



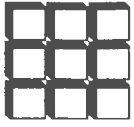
Income And Expenditure Account

Name of Building  
Base Period

Tuen Mun Parklane Square  
May 2020

	公共地方	寫字樓	寫字樓冷氣	商場	商場冷氣	停車場	合共
	Common	Office	Office Air-	Commercial	Commercial Air-	Carpark	Total
	HK\$	HK\$	Conditioning	HK\$	Conditioning	HK\$	HK\$
<b>INCOME</b>							
Management Fee	-	378,621.00	-	377,932.00	-	-	756,553.00
Car Park Management Fee	-	-	-	-	-	151,106.00	151,106.00
Air Conditioning	-	-	376,190.00	-	213,716.00	-	589,906.00
	-	378,621.00	376,190.00	377,932.00	213,716.00	151,106.00	1,497,565.00
<b>Sundry Income</b>							
Bank Interest Income	37,357.76	-	-	-	-	-	37,357.76
Extra Air Conditioning Charge	-	-	2,250.00	-	3,150.00	-	5,400.00
Transmitting Equipment Licence Fee	14,580.00	-	-	-	-	7,000.00	21,580.00
Light Box Licence Fee	9,082.00	-	-	3,286.50	-	-	12,368.50
External Wall Advertisement	16,516.00	-	-	5,000.00	-	-	21,516.00
Directory	-	900.00	-	-	-	-	900.00
Sundry Income	-	-	-	41,593.20	-	251.90	41,845.10
	77,535.76	900.00	2,250.00	49,879.70	3,150.00	7,251.90	140,967.36
<b>TOTAL INCOME</b>	77,535.76	379,521.00	378,440.00	427,811.70	216,866.00	158,357.90	1,638,532.36
<b>EXPENDITURE</b>							
<b>Staff Costs</b>							
Basic Salaries	261,495.57	-	59,845.36	-	52,224.59	-	373,565.52
MPF	12,077.35	280.77	2,834.19	280.77	2,482.18	-	17,955.26
Staff Recruitment	398.00	-	-	-	-	-	398.00
Uniform & Laundry	6,789.00	-	1,101.00	-	960.00	-	8,850.00
	280,760.92	280.77	63,780.55	280.77	55,666.77	-	400,769.78
<b>Cleaning Charges</b>							
Cleaning Charges	-	85,811.00	-	70,159.00	-	38,585.00	194,555.00
	-	85,811.00	-	70,159.00	-	38,585.00	194,555.00
<b>Contract Maintenance</b>							
Lift Maintenance	-	60,226.30	-	16,685.20	-	24,088.50	101,000.00
Air Conditioning Maintenance	-	-	11,853.01	-	10,343.65	-	22,196.66
CCTV System Maintenance	900.00	-	-	-	-	-	900.00
Escalator Maintenance	-	-	-	47,520.00	-	-	47,520.00
Gondola System Maintenance	1,100.00	-	-	-	-	-	1,100.00
Generator Set Maintenance	880.00	-	-	-	-	-	880.00
Contract Maintenance	-	-	-	-	-	15,000.00	15,000.00
	2,880.00	60,226.30	11,853.01	64,205.20	10,343.65	39,088.50	188,596.66
<b>Repairs</b>							
Gondola System Repairs	9,500.00	-	-	-	-	-	9,500.00
Repair Escalator	-	-	-	114,000.00	-	-	114,000.00
Repairs	7,522.50	5,769.34	-	5,492.17	-	2,540.00	21,324.01
	17,022.50	5,769.34	-	119,492.17	-	2,540.00	144,824.01
<b>Electricity</b>	248.00	41,099.11	166,728.75	36,916.35	145,497.37	36,394.42	428,884.00
<b>Insurance</b>							
All Risk Insurance	9,248.05	-	-	-	-	-	9,248.05
Public Liability Insurance	2,918.00	-	-	-	-	-	2,918.00
Third Party Liability Insurance	333.00	-	-	-	-	-	333.00
Employees' Compensation Insurance	37,666.96	-	-	-	-	-	37,666.96
Medical Insurance	5,029.00	-	-	-	-	-	5,029.00
	55,195.01	-	-	-	-	-	55,195.01
<b>Sundry Expenses</b>							
Bank Charges	44.20	-	-	-	-	-	44.20
Printing & Stationery	3,685.50	-	-	-	-	-	3,685.50
Postage	1,287.60	-	-	-	-	-	1,287.60
Advertising Expenses	-	1,332.20	-	1,162.60	-	-	2,494.80
Telephone	1,344.00	-	-	-	-	-	1,344.00
Sundry Expenses	4,680.90	1,281.57	-	1,118.43	-	-	7,080.90
Travelling Expenses	150.00	-	-	-	-	-	150.00
	11,192.20	2,613.77	-	2,281.03	-	-	16,087.00
HQ Administration Fee	4,300.00	-	-	-	-	-	4,300.00
Manager's Remuneration	32,000.00	-	-	-	-	-	32,000.00
<b>TOTAL EXPENDITURE</b>	403,598.63	195,800.29	242,362.31	293,334.52	211,507.79	116,607.92	1,463,211.46
Operating Surplus / (Deficit) before Fund Transfer	(326,062.87)	183,720.71	136,077.69	134,477.18	5,358.21	41,749.98	175,320.90
Fund Transfer	-	(18,931.05)	(18,809.50)	(18,896.60)	(10,685.80)	(7,555.30)	(74,878.25)
Operating Surplus / (Deficit)	(326,062.87)	164,789.66	117,268.19	115,580.58	(5,327.59)	34,194.68	100,442.65
Allocation For Common Deficit							
Office 寫字樓	46.82%	152,662.64	(152,662.64)	-	-	-	-
Commercial 商場	40.86%	133,229.29	-	(133,229.29)	-	-	-
Carpark 停車場	12.32%	40,170.94	-	-	-	(40,170.94)	-
	100.00%						
Operating Surplus / (Deficit)	-	12,127.02	117,268.19	(17,648.71)	(5,327.59)	(5,976.26)	100,442.65
Surplus / (Deficit) B/F	-	(4,967,253.72)	11,804,631.32	17,676,581.64	(10,266,140.54)	(3,827,216.24)	10,420,602.46
<b>TOTAL SURPLUS/(DEFICIT)</b>	-	(4,955,126.70)	11,921,899.51	17,658,932.93	(10,271,468.13)	(3,833,192.50)	10,521,045.11

註：已包括未經審核前管理公司截至31/12/2019之盈餘 / (赤字)



# 佳定物業管理有限公司

## Guardian Property Management Limited

大廈名稱  
NAME OF BUILDING

屯門柏麗廣場  
TUEN MUN PARKLANE SQUARE

資產負債表  
BALANCE SHEET

截至 2020年05月31日  
AS AT 31/05/2020

	寫字樓	寫字樓冷氣	商場	商場冷氣	停車場	合共
	Office HK\$	Office Air- Conditioning HK\$	Commercial HK\$	Commercial Air- Conditioning HK\$	Carpark HK\$	Total HK\$
<b>CURRENT ASSETS</b>						
Cash at Bank & on Hand	297,755.63	0.00	251,125.48	0.00	75,718.70	624,599.81
Cash at Bank - Owners' Corporation	17,363,149.16	1,195,687.49	(892,065.22)	626,355.19	(281,567.93)	18,011,558.69
Account Receivable	194,520.31	208,232.00	310,846.64	167,286.00	42,088.05	922,973.00
Temporary Payment	36,000.00	0.00	0.00	0.00	0.00	36,000.00
Utility Deposits	683,673.80	0.00	303,303.75	0.00	229,877.45	1,216,855.00
Prepayments	71,506.73	0.00	62,404.21	0.00	18,815.96	152,726.90
Current Account with Manager	150,145.61	(122,667.64)	130,970.17	(109,724.73)	39,637.81	88,361.22
Current Account with Ex-Mgt Company	(20,761,108.37)	11,559,203.54	21,574,056.41	(10,087,495.41)	(2,348,504.31)	(63,848.14)
	<u>(1,964,357.13)</u>	<u>12,840,455.39</u>	<u>21,740,641.44</u>	<u>(9,403,578.95)</u>	<u>(2,223,934.27)</u>	<u>20,989,226.48</u>
<b>CURRENT LIABILITIES</b>						
Receipt in Advance	35,500.17	9,497.00	95,709.38	29,317.00	87,591.44	257,614.99
Temporary Receipt	0.00	0.00	0.00	0.00	795.00	795.00
Accounts Payable & Accruals	1,145,360.17	69,143.94	836,480.76	107,970.23	233,721.00	2,392,676.10
	<u>1,180,860.34</u>	<u>78,640.94</u>	<u>932,190.14</u>	<u>137,287.23</u>	<u>322,107.44</u>	<u>2,651,086.09</u>
<b>NET ASSETS / (LIABILITIES)</b>	<b><u>(3,145,217.47)</u></b>	<b><u>12,761,814.45</u></b>	<b><u>20,808,451.30</u></b>	<b><u>(9,540,866.18)</u></b>	<b><u>(2,546,041.71)</u></b>	<b><u>18,338,140.39</u></b>
<b>REPRESENTED BY</b>						
Operating Surplus / (Deficit)	(4,955,126.70)	11,921,899.51	17,658,932.93	(10,271,468.13)	(3,833,192.50)	10,521,045.11
Various Deposits Received	853,797.00	0.00	978,588.00	0.00	257,400.00	2,089,785.00
Major Repairs Reserve	956,112.23	839,914.94	2,170,930.37	730,601.95	1,029,750.79	5,727,310.28
	<u>(3,145,217.47)</u>	<u>12,761,814.45</u>	<u>20,808,451.30</u>	<u>(9,540,866.18)</u>	<u>(2,546,041.71)</u>	<u>18,338,140.39</u>

註：已包括未經審核前管理公司截至31/12/2019之盈餘 / (赤字)

9