佳 定 物 業 管 理 有 限 公 司
Guardian Property Management Limited

Income And Expenditure Account

Name of Building Tuen Mun Parklane Square

Base Period Jun 2020

		公共地方 Common HK$	寫字樓 Office HK$	寫字樓冷氣 Office Air-Conditioning HK$	商場 Commercial HK$	商場冷氣 Commercial Air-Conditioning HK$	停車場 Carpark HK$	合共 Total HK$
INCOME	收入							
Management Fee	管理費	-	378,621.00	-	377,932.00	-	-	756,553.00
Car Park Management Fee	車位管理費	-	-	-	-	-	151,106.00	151,106.00
Air Conditioning	冷氣費	-	-	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
Sundry Income	其他							
Bank Interest Income	銀行利息收入	47.50	-	-	-	-	-	47.50
Extra Air Conditioning Charge	超時冷氣費	-	-	17,550.00	-	-	-	17,550.00
Hourly Car Park Fee	時租車位收入	-	-	-	-	-	26,334.00	26,334.00
Transmitting Equipment Licence Fee	牌照費	21,580.00	-	-	-	-	-	21,580.00
Light Box Licence Fee	燈箱牌照費	29,082.00	-	-	3,286.50	-	-	32,368.50
External Wall Advertisement	外牆廣告收入	16,516.00	-	-	5,000.00	-	-	21,516.00
Directory	水牌	-	1,350.00	-	-	-	-	1,350.00
Sundry Income	其他	-	4,000.00	-	23,036.65	-	4,000.00	31,036.65
		67,225.50	5,350.00	17,550.00	31,323.15	-	30,334.00	151,782.65
TOTAL INCOME	**總收入**	67,225.50	383,971.00	393,740.00	409,255.15	213,716.00	181,440.00	1,649,347.65
EXPENDITURE	支出							
Staff Costs	員工開支							
Basic Salaries	員工開支	262,518.97	(1,393.60)	59,535.31	(1,393.60)	51,917.33	(20.00)	371,164.41
MPF	強積金	13,670.95	(69.68)	3,114.29	(69.70)	2,715.87	(1.00)	19,360.73
Uniform & Laundry	制服及洗熨	3,003.00	293.00	395.00	256.00	343.00	-	4,290.00
Staff Benefits	員工福利	413.00	-	-	-	-	-	413.00
		279,605.92	(1,170.28)	63,044.60	(1,207.30)	54,976.20	(21.00)	395,228.14
Cleaning Charges	清潔費							
Cleaning Charges	清潔費	-	85,811.00	-	70,159.00	-	38,585.00	194,555.00
		-	85,811.00	-	70,159.00	-	38,585.00	194,555.00
Contract Maintenance	合約保養							
Lift Maintenance	升降機/電梯保養		60,226.30	-	16,685.20	-	24,088.50	101,000.00
Air Conditioning Maintenance	冷氣系統保養	-	-	11,853.01	-	10,343.65	-	22,196.66
Fire Services Maintenance	防火設施系統保養	2,265.00	-	-		-	-	2,265.00
CCTV System Maintenance	保安系統保養	900.00	-	-	-	-	-	900.00
Escalator Maintenance	扶手電梯保養	-	-	-	47,520.00	-	-	47,520.00
Gondola System Maintenance	吊船保養	1,100.00	-	-	-	-	-	1,100.00
Generator Set Maintenance	發電機保養	880.00		-	-	-	-	880.00
Carpark Barrier System Maintenance	車場系統保養	-	-	-	-	-	18,250.00	18,250.00
Contract Maintenance	合約保養	1,800.00	-	-	-	-	15,000.00	16,800.00
		6,945.00	60,226.30	11,853.01	64,205.20	10,343.65	57,338.50	210,911.66
Repairs	修理費							
Repair Fire Services	維修防火設施系統	29,800.00	-		-		-	29,800.00
Repair Water Pump	維修水泵	-	1,495.20		1,304.80		-	2,800.00
Gondola System Repairs	維修吊船	-	-		-		-	-
Repair Escalator	扶手電梯維修	-	-	-	-	-	-	-
Repairs	修理費	4,256.50	8,879.70	1,388.40	2,482.30	1,211.60	12,200.00	30,418.50
		34,056.50	10,374.90	1,388.40	3,787.10	1,211.60	12,200.00	63,018 50
Electricity	電費	211.00	42,146.32	220,377.42	37,184.92	192,314.38	37,695.96	529,930.00
Water Charges	水費	-	6,208.20	-	2,748.60	-	880.80	9,837.60
Insurance	保險費							
All Risk Insurance	財產全險	9,248.05	-	-	-	-	-	9,248.05
Public Liability Insurance	公眾責任保險	2,918.00	-	-	-	-	-	2,918.00
Third Party Liability Insurance	第三者責任保險	333.00	-	-	-	-	-	333.00
Employees' Compensation Insurance	僱員補償保險	7,533.50	-	-	-	-	-	7,533.50
Medical Insurance	醫療保險	1,668.00	-	382.00	-	333.00	-	2,383.00
		21,700.55	-	382.00	-	333.00	-	22,415.55
Sundry Expenses	雜項							
Bank Charges	銀行費用	45.50	-	-	-	-	-	45.50
Printing & Stationery	印刷及文具	4,583.50	-	-	-	-	-	4,583.50
Telephone	電話費	1,334.00	-	-	-	-	-	1,334.00
Sundry Expenses	雜項	6,360.00	-	-	-	-	2,700.00	9,060.00
Distilled Water	蒸餾水	1,492.00	-	-	-	-	-	1,492.00
		13,815.00	-	-	-	-	2,700.00	16,515.00
HQ Administration Fee	總部行政費	4,300.00	-	-	-	-	-	4,300.00
Manager's Remuneration	經理人酬金	32,000.00	-	-	-	-	-	32,000.00
TOTAL EXPENDITURE	**總支出**	392,633.97	203,596.44	297,045.43	176,877.52	259,178.83	149,379.26	1,478,711.45
Operating Surplus / (Deficit) before Fund Transfer	基金轉調前盈餘 / (赤字)	(325,408.47)	180,374.56	96,694.57	232,377.63	(45,462.83)	32,060.74	170,636.20
Fund Transfer	基金調撥	-	(18,931.05)	(18,809.50)	(18,896.60)	(10,685.80)	(7,555.30)	(74,878.25)
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	(325,408.47)	161,443.51	77,885.07	213,481.03	(56,148.63)	24,505.44	95,757.95
Allocation For Common Deficit	分攤公共地方收支虧損							
Office 寫字樓	46.82%	152,356.25	(152,356.25)	-	-	-	-	-
Commercial 商場	40.86%	132,961.90	-	-	(132,961.90)	-	-	-
Carpark 停車場	12.32%	40,090.32	-	-	-	-	(40,090.32)	-
	100.00%							
Operating Surplus / (Deficit)	本期盈餘 / (赤字)	-	9,087.26	77,885.07	80,519.13	(56,148.63)	(15,584.88)	95,757.95
Surplus / (Deficit) B/F	盈餘 / (赤字) 滾存	-	(4,955,126.70)	11,921,899.51	17,658,932.93	(10,271,468.13)	(3,833,192.50)	10,521,045.11
TOTAL SURPLUS/(DEFICIT)	**盈餘 / (赤字) 總額**	-	(4,946,039.44)	11,999,784.58	17,739,452.06	(10,327,616.76)	(3,848,777.38)	10,616,803.06

註：已包括未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 屯門栢麗廣場
NAME OF BUILDING TUEN MUN PARKLANE SQUARE

資產負債表 截至 2020年06月30日
BALANCE SHEET AS AT 30/06/2020

		寫字樓 Office HK$	寫字樓冷氣 Office Air-Conditioning HK$	商場 Commercial HK$	商場冷氣 Commercial Air-Conditioning HK$	停車場 Carpark HK$	合共 Total HK$
CURRENT ASSETS	**流動資產**						
Cash at Bank & on Hand	銀行存款及現金	319,809.58	0.00	270,372.05	0.00	81,521.87	671,703.50
Cash at Bank - Owners' Corporation	銀行存款 - 法團	17,528,578.15	1,376,700.68	(672,053.16)	734,948.88	(378,990.10)	18,589,184.45
Account Receivable	應收款項	237,566.31	232,252.00	198,224.64	98,976.00	39,936.63	806,955.58
Temporary Payment	暫付帳	36,000.00	0.00	0.00	0.00	0.00	36,000.00
Utility Deposits	水電按金	683,673.80	0.00	303,303.75	0.00	229,877.45	1,216,855.00
Prepayments	預付費用	62,127.49	0.00	54,218.91	0.00	16,347.95	132,694.35
Current Account with Manager	經理人來往帳	165,339.91	(185,317.24)	144,416.60	(164,357.93)	43,271.93	3,353.27
Current Account with Ex-Mgt Company	前管理公司來往帳	(20,761,108.37)	11,559,203.54	21,574,056.41	(10,087,495.41)	(2,348,504.31)	(63,848.14)
		(1,728,013.13)	12,982,838.98	21,872,539.20	(9,417,928.46)	(2,316,538.58)	21,392,898.01
CURRENT LIABILITIES	**流動債項**						
Receipt in Advance	預收款項	409,362.30	1,160.00	183,437.46	16,034.00	82,621.41	692,615.17
Temporary Receipt	暫收帳	0.00	0.00	0.00	0.00	795.00	795.00
Accounts Payable & Accruals	應付款項	979,823.73	123,169.96	781,234.71	152,366.55	154,116.30	2,190,711.25
		1,389,186.03	124,329.96	964,672.17	168,400.55	237,532.71	2,884,121.42
NET ASSETS / (LIABILITIES)	**資產/(債項)淨值**	(3,117,199.16)	12,858,509.02	20,907,867.03	(9,586,329.01)	(2,554,071.29)	18,508,776.59
REPRESENTED BY	**代表**						
Operating Surplus /(Deficit)	盈餘/(赤字)	(4,946,039.44)	11,999,784.58	17,739,452.06	(10,327,616.76)	(3,848,777.38)	10,616,803.06
Various Deposits Received	各類按金	853,797.00	0.00	978,588.00	0.00	257,400.00	2,089,785.00
Major Repairs Reserve	大型維修儲備金	975,043.28	858,724.44	2,189,826.97	741,287.75	1,037,306.09	5,802,188.53
		(3,117,199.16)	12,858,509.02	20,907,867.03	(9,586,329.01)	(2,554,071.29)	18,508,776.59

註：已包括未審核前管理公司截至31/12/2019之盈餘 / 赤字