

Income And Expenditure Account

Name of Building

Base Period

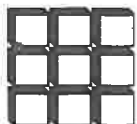
Tuen Mun Parklane Square

Jul 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\$
INCOME							
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
Sundry Income							
Bank Interest Income	8,744.58	-	-	-	-	-	8,744.58
Extra Air Conditioning Charge	-	-	18,900.00	-	13,950.00	-	32,850.00
Hourly Car Park Fee	-	-	-	-	-	16,057.80	16,057.80
Transmitting Equipment Licence Fee	21,580.00	-	-	-	-	-	21,580.00
Light Box Licence Fee	5,719.82	73,624.50	-	10,168.00	-	-	89,512.32
External Wall Advertisement	-	1,800.00	-	(16,889.00)	-	1,800.00	(13,289.00)
Directory	-	1,350.00	-	-	-	-	1,350.00
Sundry Income	-	4,000.00	-	33,106.95	-	4,657.20	41,764.15
	36,044.40	80,774.50	18,900.00	26,385.95	13,950.00	22,515.00	198,569.85
TOTAL INCOME	36,044.40	459,395.50	395,090.00	404,317.95	227,666.00	173,621.00	1,696,134.85
EXPENDITURE							
Staff Costs							
Basic Salaries	267,520.85	-	61,224.07	-	53,427.75	-	382,172.67
MPF	13,260.26	-	3,034.71	-	2,648.27	-	18,943.24
Uniform & Laundry	2,045.40	-	468.20	-	408.40	-	2,922.00
Staff Benefits	1,498.00	-	-	-	-	-	1,498.00
	284,324.51	-	64,726.98	-	56,484.42	-	405,535.91
Cleaning Charges							
Cleaning Charges	-	85,811.00	-	70,159.00	-	38,585.00	194,555.00
Waste Disposal	-	1,760.00	-	1,440.00	-	800.00	4,000.00
	-	87,571.00	-	71,599.00	-	39,385.00	198,555.00
Contract Maintenance							
Lift Maintenance	-	60,226.30	-	16,685.20	-	24,088.50	101,000.00
Air Conditioning Maintenance	-	-	12,066.63	-	10,530.07	-	22,596.70
Fire Services Maintenance	-	-	-	-	-	-	-
CCTV System Maintenance	600.00	-	-	-	-	-	600.00
Escalator Maintenance	-	-	-	47,520.00	-	-	47,520.00
Gondola System Maintenance	1,150.00	-	-	-	-	-	1,150.00
Generator Set Maintenance	880.00	-	-	-	-	-	880.00
Carpark Barrier System Maintenance	-	-	-	-	-	3,650.00	3,650.00
Contract Maintenance	-	-	-	-	-	15,000.00	15,000.00
	2,630.00	60,226.30	12,066.63	64,205.20	10,530.07	42,738.50	192,396.70
Repairs							
Repair Air Conditioning	-	-	9,612.00	-	13,588.00	-	23,200.00
Repair Fire Services	-	-	-	-	-	-	-
Repair Water Pump	-	-	-	-	-	-	-
Repair CCTV System	-	1,280.00	-	-	-	1,280.00	2,560.00
Drainage Clearance	4,200.00	-	-	-	-	-	4,200.00
Repairs	2,074.00	42,770.00	-	16,310.00	-	2,540.00	63,694.00
	6,274.00	44,050.00	9,612.00	16,310.00	13,588.00	3,820.00	93,654.00
Electricity	241.00	41,683.29	232,498.41	37,000.21	202,891.86	36,130.23	550,445.00
Insurance							
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	7,533.50	-	-	-	-	-	7,533.50
	20,032.55	-	-	-	-	-	20,032.55
Sundry Expenses							
Bank Charges	44.85	-	-	-	-	-	44.85
Printing & Stationery	2,680.00	-	-	-	-	-	2,680.00
Postage	1,948.90	-	-	-	-	-	1,948.90
Rent & Rates	7,942.00	-	-	2,522.00	-	-	10,464.00
Telephone	6,054.00	-	-	-	-	-	6,054.00
Sundry Expenses	6,984.90	-	-	-	-	-	6,984.90
Travelling Expenses	66.50	-	-	-	-	-	66.50
	25,721.15	-	-	2,522.00	-	-	28,243.15
HQ Administration Fee	4,300.00	-	-	-	-	-	4,300.00
Manager's Remuneration	32,000.00	-	-	-	-	-	32,000.00
TOTAL EXPENDITURE	375,523.21	233,530.59	318,904.02	191,636.41	283,494.35	122,073.73	1,525,162.31
Operating Surplus / (Deficit) before Fund Transfer	(339,478.81)	225,864.91	76,185.98	212,681.54	(55,828.35)	51,547.27	170,972.54
Fund Transfer	-	(18,931.05)	(18,809.50)	(18,896.60)	(10,685.80)	(7,555.30)	(74,878.25)
Operating Surplus / (Deficit)	(339,478.81)	206,933.86	57,376.48	193,784.94	(66,514.15)	43,991.97	96,094.29
Allocation For Common Deficit							
Office 寫字樓	46.82%	158,943.98	(158,943.98)	-	-	-	-
Commercial 商場	40.86%	138,711.05	-	(138,711.05)	-	-	-
Carpark 停車場	12.32%	41,823.78	-	-	-	(41,823.78)	-
	100.00%						
Operating Surplus / (Deficit)	-	47,989.88	57,376.48	55,073.89	(66,514.15)	2,168.19	96,094.29
Surplus / (Deficit) B/F	-	(4,946,039.44)	11,999,784.58	17,739,452.06	(10,327,616.76)	(3,848,777.38)	10,616,803.06
TOTAL SURPLUS/(DEFICIT)	-	(4,898,049.56)	12,057,161.06	17,794,525.95	(10,394,130.91)	(3,846,609.19)	10,712,897.35

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
NAME OF BUILDING

屯門栢麗廣場
TUEN MUN PARKLANE SQUARE

資產負債表
BALANCE SHEET

截至 2020年07月31日
AS AT 31/07/2020

		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	109,630.96	0.00	95,675.37	0.00	28,847.79	234,154.12
Cash at Bank - Owners' Corporation	銀行存款 - 法團	18,034,707.86	1,616,491.06	(411,875.32)	733,541.10	(222,741.79)	19,750,122.91
Account Receivable	應收款項	149,315.00	181,673.00	225,990.00	123,174.00	39,236.58	719,388.58
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	52,748.25	0.00	46,033.61	0.00	13,879.94	112,661.80
Current Account with Manager	經理人來往帳	221,158.20	(249,576.02)	193,129.43	(220,433.95)	57,959.70	2,237.36
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)
		<u>(1,473,874.30)</u>	<u>13,107,791.58</u>	<u>22,026,313.25</u>	<u>(9,451,214.26)</u>	<u>(2,201,444.64)</u>	<u>22,007,571.63</u>
CURRENT LIABILITIES	流動負債						
Receipt in Advance	預收款項	395,805.19	32,180.00	176,235.61	23,089.00	93,021.05	720,330.85
Temporary Receipt	暫收帳	46,351.80	0.00	40,451.40	0.00	12,991.80	99,795.00
Accounts Payable & Accruals	應付款項	1,134,246.94	140,916.58	827,788.72	167,854.10	236,890.31	2,507,696.65
		<u>1,576,403.93</u>	<u>173,096.58</u>	<u>1,044,475.73</u>	<u>190,943.10</u>	<u>342,903.16</u>	<u>3,327,822.50</u>
NET ASSETS / (LIABILITIES)	資產/(負債)淨值	<u>(3,050,278.23)</u>	<u>12,934,695.00</u>	<u>20,981,837.52</u>	<u>(9,642,157.36)</u>	<u>(2,544,347.80)</u>	<u>18,679,749.13</u>
REPRESENTED BY	代表						
Operating Surplus / (Deficit)	盈餘/(赤字)	(4,898,049.56)	12,057,161.06	17,794,525.95	(10,394,130.91)	(3,846,609.19)	10,712,897.35
Various Deposits Received	各項按金	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	993,974.33	877,533.94	2,208,723.57	751,973.55	1,044,861.39	5,877,066.78
		<u>(3,050,278.23)</u>	<u>12,934,695.00</u>	<u>20,981,837.52</u>	<u>(9,642,157.36)</u>	<u>(2,544,347.80)</u>	<u>18,679,749.13</u>

註：已包括未審核前管理公司截至31/12/2019之盈餘 / 赤字

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