



Income And Expenditure Account

Name of Building Tuen Mun Parklane Square  
Base Period Jul 2022

	公共地方	寫字樓	寫字樓冷氣	商場	商場冷氣	停車場	合共
	Common HK\$	Office HK\$	Office Air-Conditioning HK\$	Commercial HK\$	Commercial Air-Conditioning HK\$	Carpark HK\$	Total HK\$
<b>INCOME</b>							
Management Fee	-	378,621.00	-	377,932.00	-	-	756,553.00
Car Park Management Fee	-	-	-	-	-	171,470.00	171,470.00
Air Conditioning	-	-	376,190.00	-	213,716.00	-	589,906.00
	-	378,621.00	376,190.00	377,932.00	213,716.00	171,470.00	1,517,929.00
<b>Sundry Income</b>							
Bank Interest Income	-	-	12.49	22.73	-	-	35.22
Extra Air Conditioning Charge	-	-	29,425.00	-	9,000.00	-	38,425.00
Transmitting Equipment Licence Fee	-	-	-	-	-	21,580.00	21,580.00
Light Box Licence Fee	84,288.64	-	-	17,260.80	-	-	101,549.44
External Wall Advertisement	15,277.50	-	-	-	-	-	15,277.50
Directory	-	450.00	-	-	-	-	450.00
Sundry Income	18,720.00	-	-	54,709.95	-	3,232.60	76,662.55
	118,286.14	450.00	29,437.49	71,993.48	9,000.00	24,812.60	253,979.71
<b>TOTAL INCOME</b>	118,286.14	379,071.00	405,627.49	449,925.48	222,716.00	196,282.60	1,771,908.71
<b>EXPENDITURE</b>							
<b>Staff Costs</b>							
Basic Salaries	233,151.27	-	53,379.59	-	46,542.40	-	333,073.26
Bonus	280.00	-	-	-	-	-	280.00
MPF	12,649.49	-	2,896.00	-	2,525.20	-	18,070.69
Uniform & Laundry	964.60	-	220.76	-	192.64	-	1,378.00
Employees' Compensation Insurance (Staff Costs)	5,393.02	-	-	-	-	-	5,393.02
	252,438.38	-	56,496.35	-	49,260.24	-	358,194.97
<b>Cleaning Charges</b>							
Cleaning Charges	7,280.00	85,540.00	-	65,520.00	-	23,660.00	182,000.00
	7,280.00	85,540.00	-	65,520.00	-	23,660.00	182,000.00
<b>Contract Maintenance</b>							
Lift Maintenance	23,159.30	60,226.30	-	16,685.20	-	929.20	101,000.00
Air Conditioning Maintenance	-	-	14,165.70	-	6,364.30	-	20,530.00
Fire Services Maintenance	1,784.00	-	-	-	-	-	1,784.00
CCTV System Maintenance	630.00	-	-	-	-	-	630.00
Escalator Maintenance	34,208.00	-	-	17,104.00	-	-	51,312.00
Gondola System Maintenance	1,100.00	-	-	-	-	-	1,100.00
Generator Set Maintenance	950.00	-	-	-	-	-	950.00
Carpark Barrier System Maintenance	3,800.00	-	-	-	-	-	3,800.00
Contract Maintenance	841.85	1,192.60	-	330.40	-	15,018.40	17,383.25
	66,473.15	61,418.90	14,165.70	34,119.60	6,364.30	15,947.60	198,489.25
<b>Repairs</b>							
Repair Air Conditioning	-	-	18,630.00	-	75,170.00	-	93,800.00
Repair Water Pump	98,000.00	-	-	-	-	-	98,000.00
Repair CCTV System	-	-	-	-	-	1,800.00	1,800.00
Repair Escalator	58,000.00	-	-	58,000.00	-	-	116,000.00
Drainage Clearance	-	-	-	-	-	3,000.00	3,000.00
Repairs	19,538.00	555.00	-	1,385.00	-	-	21,478.00
	175,538.00	555.00	18,630.00	59,385.00	75,170.00	4,800.00	334,078.00
<b>Electricity</b>							
Electricity	1,047.00	44,198.25	322,319.82	42,065.30	144,810.36	34,434.27	588,875.00
<b>Insurance</b>							
All Risk Insurance	8,455.29	-	-	-	-	-	8,455.29
Public Liability Insurance	2,752.75	-	-	-	-	-	2,752.75
Third Party Liability Insurance	291.96	-	-	-	-	-	291.96
Management Liability Insurance	3,345.00	-	-	-	-	-	3,345.00
	14,845.00	-	-	-	-	-	14,845.00
<b>Sundry Expenses</b>							
Bank Charges	-	11.38	11.37	4.55	4.55	26.65	58.50
Legal Fee	583.00	-	-	-	-	-	583.00
Printing & Stationery	940.30	-	-	-	-	-	940.30
Postage	164.50	194.73	-	79.87	-	451.20	890.30
Rent & Rates	8,592.00	-	-	-	-	1,863.00	10,455.00
Telephone	709.00	-	-	-	-	-	709.00
Sundry Expenses	4,323.15	-	-	-	-	-	4,323.15
Distilled Water	24.00	-	-	-	-	-	24.00
Travelling Expenses	230.00	-	-	-	-	-	230.00
	15,565.95	206.11	11.37	84.42	4.55	2,340.85	18,213.25
<b>HQ Administration Fee</b>							
HQ Administration Fee	4,300.00	-	-	-	-	-	4,300.00
Manager's Remuneration	33,000.00	-	-	-	-	-	33,000.00
<b>TOTAL EXPENDITURE</b>	570,487.48	191,918.26	411,623.24	201,174.32	275,609.45	81,182.72	1,731,995.47
Operating Surplus / (Deficit) before Fund Transfer	(452,201.34)	187,152.74	(5,995.75)	248,751.16	(52,893.45)	115,099.88	39,913.24
Fund Transfer	-	(18,931.05)	(18,809.50)	(18,896.60)	(10,685.80)	(8,573.50)	(75,896.45)
Operating Surplus / (Deficit)	(452,201.34)	168,221.69	(24,805.25)	229,854.56	(63,579.25)	106,526.38	(35,983.21)
Allocation For Common Deficit							
Office 寫字樓	46.82%	(211,720.67)	-	-	-	-	-
Commercial 商場	40.86%	184,769.47	-	(184,769.47)	-	-	-
Carpark 停車場	12.32%	55,711.20	-	-	-	(55,711.20)	-
	100.00%	-	-	-	-	-	-
Operating Surplus / (Deficit)	-	(43,498.98)	(24,805.25)	45,085.09	(63,579.25)	50,815.18	(35,983.21)
Surplus / (Deficit) B/F	-	(5,453,902.37)	13,093,744.44	20,780,173.61	(9,334,467.67)	(2,889,239.16)	16,196,308.85
<b>TOTAL SURPLUS/(DEFICIT)</b>	-	(5,497,401.35)	13,068,939.19	20,825,258.70	(9,398,046.92)	(2,838,423.98)	16,160,325.64

備註

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Income And Expenditure Account

Name of Building

Tuen Mun Parklane Square

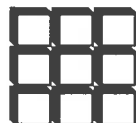
For the period from 01/04/2022 To 31/07/2022

	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\$
			HK\$		HK\$		
<b>INCOME</b>							
Management Fee		1,514,484.00	-	1,511,728.00	-	-	3,026,212.00
Car Park Management Fee	-	-	-	-	-	685,880.00	685,880.00
Air Conditioning	-	-	1,504,760.00	-	854,864.00	-	2,359,624.00
	-	1,514,484.00	1,504,760.00	1,511,728.00	854,864.00	685,880.00	6,071,716.00
<b>Sundry Income</b>							
Bank Interest Income	22,433.40	-	12.49	22.73	-	-	22,468.62
Extra Air Conditioning Charge	-	-	72,900.00	-	27,300.00	-	100,200.00
Hourly Car Park Fee	42,985.80	-	-	-	-	-	42,985.80
Transmitting Equipment Licence Fee	-	-	-	-	-	86,320.00	86,320.00
Light Box Licence Fee	333,971.14	-	-	51,184.80	-	-	385,155.94
External Wall Advertisement	61,110.00	-	-	-	-	-	61,110.00
Directory	-	1,350.00	-	-	-	-	1,350.00
Sundry Income	75,200.00	-	-	206,233.25	-	13,303.90	294,737.15
	535,700.34	1,350.00	72,912.49	257,440.78	27,300.00	99,623.90	994,327.51
<b>TOTAL INCOME</b>	535,700.34	1,515,834.00	1,577,672.49	1,769,168.78	882,164.00	785,503.90	7,066,043.51
<b>EXPENDITURE</b>							
<b>Staff Costs</b>							
Basic Salaries	912,046.65	-	208,749.65	-	181,281.54	-	1,302,077.84
Bonus	280.00	-	-	-	-	-	280.00
MPF	42,814.87	-	9,799.60	-	8,507.32	-	61,121.79
Uniform & Laundry	4,648.09	-	557.99	-	486.92	-	5,693.00
Staff Benefits	2,170.00	-	-	-	-	-	2,170.00
Employees' Compensation Insurance (Staff Costs)	21,572.08	-	-	-	-	-	21,572.08
Medical Insurance (Staff Costs)	3,330.00	-	-	-	-	-	3,330.00
	986,861.69	-	219,107.24	-	190,275.78	-	1,396,244.71
<b>Cleaning Charges</b>							
Cleaning Charges	29,120.00	342,160.00	-	262,080.00	-	94,640.00	728,000.00
	29,120.00	342,160.00	-	262,080.00	-	94,640.00	728,000.00
<b>Contract Maintenance</b>							
Lift Maintenance	92,637.20	240,905.20	-	66,740.80	-	3,716.80	404,000.00
Air Conditioning Maintenance	-	-	47,140.80	-	21,179.20	-	68,320.00
Fire Services Maintenance	4,124.00	-	-	-	-	-	4,124.00
CCTV System Maintenance	2,430.00	-	-	-	-	-	2,430.00
Escalator Maintenance	136,832.00	-	-	68,416.00	-	-	205,248.00
Gondola System Maintenance	4,400.00	-	-	-	-	-	4,400.00
Generator Set Maintenance	3,800.00	-	-	-	-	-	3,800.00
Carpark Barrier System Maintenance	15,200.00	-	-	-	-	-	15,200.00
Contract Maintenance	3,367.40	4,770.40	-	1,321.60	-	60,073.60	69,533.00
	262,790.60	245,675.60	47,140.80	136,478.40	21,179.20	63,790.40	777,055.00
<b>Repairs</b>							
Repair Air Conditioning	-	-	18,630.00	1,700.00	94,070.00	-	114,400.00
Repair Fire Services	14,150.00	-	-	-	-	1,200.00	15,350.00
Repair Water Pipe	19,000.00	-	-	-	-	-	19,000.00
Repair Water Pump	102,000.00	-	-	-	-	-	102,000.00
Repair CCTV System	-	-	-	-	-	1,800.00	1,800.00
Repair Escalator	223,000.00	-	-	62,800.00	-	-	285,800.00
Drainage Clearance	-	-	-	-	-	3,000.00	3,000.00
Repairs	45,881.00	8,755.00	12,834.00	2,302.50	5,766.00	2,231.00	77,769.50
	404,031.00	8,755.00	31,464.00	66,802.50	99,836.00	8,231.00	619,119.50
Electricity	4,266.00	176,189.06	970,513.64	170,956.37	436,027.86	143,092.07	1,901,045.00
Water Charges	-	617.00	-	270.00	-	251.20	1,138.20
<b>Insurance</b>							
All Risk Insurance	33,643.76	-	-	-	-	-	33,643.76
Public Liability Insurance	10,678.22	-	-	-	-	-	10,678.22
Third Party Liability Insurance	1,085.74	-	-	-	-	-	1,085.74
Employees' Compensation Insurance	(3,806.14)	-	-	-	-	-	(3,806.14)
Medical Insurance	1,020.00	-	-	-	-	-	1,020.00
Management Liability Insurance	13,380.00	-	-	-	-	-	13,380.00
	56,001.58	-	-	-	-	-	56,001.58
<b>Sundry Expenses</b>							
Bank Charges	2,152.90	11.38	11.37	4.55	4.55	26.65	2,211.40
Legal Fee	2,332.00	-	-	-	-	-	2,332.00
Printing & Stationery	6,203.51	760.66	-	299.46	-	1,699.88	8,963.51
Postage	209.90	829.94	-	360.43	-	1,697.53	3,097.80
Rent & Rates	17,165.00	-	-	-	-	3,726.00	20,891.00
Telephone	2,734.00	-	-	-	-	-	2,734.00
Sundry Expenses	7,671.05	80.00	-	-	-	-	7,751.05
Distilled Water	561.05	-	-	-	-	-	561.05
Travelling Expenses	493.00	-	-	-	-	-	493.00
	39,522.41	1,681.98	11.37	664.44	4.55	7,150.06	49,034.81
HQ Administration Fee	17,200.00	-	-	-	-	-	17,200.00
Manager's Remuneration	132,000.00	-	-	-	-	-	132,000.00
<b>TOTAL EXPENDITURE</b>	1,931,793.28	775,078.64	1,268,237.05	637,251.71	747,323.39	317,154.73	5,676,838.80
Operating Surplus / (Deficit) before Fund Transfer	(1,396,092.94)	740,755.36	309,435.44	1,131,917.07	134,840.61	468,349.17	1,389,204.71
Fund Transfer	-	(75,724.20)	(75,238.00)	(75,586.40)	(42,743.20)	(34,294.00)	(303,585.80)
Operating Surplus / (Deficit)	(1,396,092.94)	665,031.16	234,197.44	1,056,330.67	92,097.41	434,055.17	1,085,618.91
Allocation For Common Deficit							
Office 寫字樓	46.82%	653,650.72	(653,650.72)	-	-	-	-
Commercial 商場	40.86%	570,443.56	-	(570,443.56)	-	-	-
Carpark 停車場	12.32%	171,998.66	-	-	-	(171,998.66)	-
	100.00%						
Operating Surplus / (Deficit)	-	11,380.44	234,197.44	485,887.11	92,097.41	262,056.51	1,085,618.91
Surplus / (Deficit) B/F	-	(5,508,781.79)	12,834,741.75	20,339,371.59	(9,490,144.33)	(3,100,480.49)	15,074,706.73
<b>TOTAL SURPLUS/(DEFICIT)</b>	-	(5,497,401.35)	13,068,939.19	20,825,258.70	(9,398,046.92)	(2,838,423.98)	16,160,325.64

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Am



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

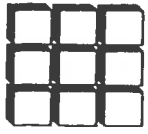
資產負債表  
BALANCE SHEET

截至 2022年07月31日  
AS AT 31/07/2022

		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\$
<b>CURRENT ASSETS</b>	<b>流動資產</b>						
Cash at Bank & on Hand	銀行存款及現金	389,648.13	8.73	340,063.34	0.00	100,667.24	830,387.44
Cash at Bank - Owners' Corporation	銀行存款 - 法團	16,653,830.11	4,312,549.71	1,970,089.41	3,076,524.89	577,095.15	26,590,089.27
Account Receivable	應收款項	83,106.99	133,287.00	289,149.75	123,786.00	63,631.01	692,960.75
Temporary Payment	暫付帳	20,614.38	0.00	17,990.25	0.00	5,424.37	44,029.00
Utility Deposits	水電按金	683,494.80	0.00	304,221.75	0.00	229,638.45	1,217,355.00
Prepayments	預付費用	69,769.80	0.00	60,888.40	0.00	18,358.90	149,017.10
Current Account with Manager	經理人來往帳	1,317,734.68	(1,690,400.99)	1,149,372.89	(1,473,464.01)	346,507.77	(350,249.66)
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>(1,542,909.48)</u>	<u>14,314,647.99</u>	<u>25,705,832.20</u>	<u>(8,360,648.53)</u>	<u>(1,007,181.42)</u>	<u>29,109,740.76</u>
<b>CURRENT LIABILITIES</b>	<b>流動負債</b>						
Receipt in Advance	預收款項	356,848.85	14,497.00	371,267.28	4,813.00	129,035.94	876,462.07
Temporary Receipt	暫收帳	443,709.80	0.00	127,865.64	0.00	20,785.56	592,361.00
Accounts Payable & Accruals	應付款項	2,162,816.69	1,213,249.86	1,329,610.61	613,152.64	186,632.27	5,505,462.07
		<u>2,963,375.34</u>	<u>1,227,746.86</u>	<u>1,828,743.53</u>	<u>617,965.64</u>	<u>336,453.77</u>	<u>6,974,285.14</u>
<b>NET ASSETS / (LIABILITIES)</b>	<b>資產/(負債)淨值</b>	<u>(4,506,284.82)</u>	<u>13,086,901.13</u>	<u>23,877,088.67</u>	<u>(8,978,614.17)</u>	<u>(1,343,635.19)</u>	<u>22,135,455.62</u>
<b>REPRESENTED BY</b>	<b>代表</b>						
Operating Surplus / (Deficit)	盈餘/(赤字)	(5,497,401.35)	13,068,939.19	20,825,258.70	(9,398,046.92)	(2,838,423.98)	16,160,325.64
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	137,319.53	17,961.94	2,073,241.97	419,432.75	1,237,388.79	3,885,344.98
		<u>(4,506,284.82)</u>	<u>13,086,901.13</u>	<u>23,877,088.67</u>	<u>(8,978,614.17)</u>	<u>(1,343,635.19)</u>	<u>22,135,455.62</u>

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GUARDIAN PROPERTY MANAGEMENT LIMITED  
佳 定 物 業 管 理 有 限 公 司

TUEN MUN PARKLANE SQUARE  
屯門栢麗廣場

ACCOUNT BREAKDOWN FOR THE MONTH OF JULY 2022  
二零二二年七月份賬目明細表

法團銀行戶口交易資料乃參考附表所列的銀行結單編製

銀行	戶口號碼	法團戶口最新結單
匯豐銀行	747-052991-838	收到截至 30/07/2022
交通銀行	382-570-1025243-03	定期單截至 24/05/2022 (由24/05/2022至24/08/2022)
交通銀行	382-570-1025243-03	定期單截至 11/07/2022 (由11/07/2022至11/01/2023)
交通銀行	382-570-1025243-02	收到截至 20/08/2022