



Income And Expenditure Account

Name of Building Tuen Mun Parklane Square  
Base Period Aug 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		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			9,248.32	16,876.86	-	-	26,125.18
Extra Air Conditioning Charge			27,600.00	-	9,300.00	-	36,900.00
Car Park Licence Fee	4,000.00	-	-	-	-	-	4,000.00
Hourly Car Park Fee	16,691.40	-	-	-	-	-	16,691.40
Transmitting Equipment Licence Fee	-	-	-	-	-	21,580.00	21,580.00
Light Box Licence Fee	84,282.00	-	-	17,255.00	-	-	101,537.00
External Wall Advertisement	15,277.50	-	-	-	-	-	15,277.50
Directory	-	900.00	-	-	-	-	900.00
Sundry Income	18,720.00	-	6,072.00	85,907.70	2,728.00	3,315.50	116,743.20
	138,970.90	900.00	42,920.32	120,039.56	12,028.00	24,895.50	339,754.28
<b>TOTAL INCOME</b>	138,970.90	379,521.00	419,110.32	497,971.56	225,744.00	196,365.50	1,857,683.28
<b>EXPENDITURE</b>							
<b>Staff Costs</b>							
Basic Salaries	219,150.64	-	50,154.17	-	43,767.49	-	313,072.30
MPF	9,688.91	-	2,217.40	-	1,935.00	-	13,841.31
Staff Recruitment	1,308.00	-	-	-	-	-	1,308.00
Uniform & Laundry	1,330.10	-	199.13	-	173.77	-	1,703.00
Staff Benefits	784.00	-	-	-	-	-	784.00
Employees' Compensation Insurance (Staff Costs)	5,393.02	-	-	-	-	-	5,393.02
	237,654.67	-	52,570.70	-	45,876.26	-	336,101.63
<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	780.00	-	-	-	-	-	780.00
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
	65,469.15	61,418.90	14,165.70	34,119.60	6,364.30	15,947.60	197,485.25
<b>Repairs</b>							
Repair Air Conditioning	-	-	123,441.00	-	55,459.00	-	178,900.00
Repair Water Pipe	465,400.00	-	-	-	-	-	465,400.00
Repair CCTV System	-	1,400.00	-	-	-	7,500.00	8,900.00
WaterProofing Work	-	67,392.00	-	10,608.00	-	-	78,000.00
Lighting Equipment	395.92	-	-	-	-	-	395.92
Repairs	4,280.27	3,239.00	761.76	-	342.24	-	8,623.27
	470,076.19	72,031.00	124,202.76	10,608.00	55,801.24	7,500.00	740,219.19
Electricity	1,022.00	46,537.27	332,777.40	43,735.93	149,508.69	36,553.71	610,135.00
<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	-	11.37	11.38	4.55	4.55	26.65	58.50
Legal Fee	583.00	-	-	-	-	-	583.00
Printing & Stationery	2,188.32	310.05	-	122.06	-	692.89	3,313.32
Postage	22.80	183.91	-	72.40	-	410.99	690.10
Telephone	640.00	-	-	-	-	-	640.00
Sundry Expenses	2,385.12	2,721.20	-	1,857.88	-	-	6,964.20
Distilled Water	546.00	-	-	-	-	-	546.00
Travelling Expenses	387.00	-	-	-	-	-	387.00
	6,752.24	3,226.53	11.38	2,056.89	4.55	1,130.53	13,182.12
HQ Administration Fee	4,300.00	-	-	-	-	-	4,300.00
Manager's Remuneration	33,000.00	-	-	-	-	-	33,000.00
<b>TOTAL EXPENDITURE</b>	840,399.25	268,753.70	523,727.94	156,040.42	257,555.04	84,791.84	2,131,268.19
Operating Surplus / (Deficit) before Fund Transfer	(701,428.35)	110,767.30	(104,617.62)	341,931.14	(31,811.04)	111,573.66	(273,584.91)
Fund Transfer	-	(18,931.05)	(18,809.50)	(18,896.60)	(10,685.80)	(8,573.50)	(75,896.45)
Operating Surplus / (Deficit)	(701,428.35)	91,836.25	(123,427.12)	323,034.54	(42,496.84)	103,000.16	(349,481.36)
Allocation For Common Deficit							
Office 寫字樓	46.82%	(328,408.75)	-	-	-	-	-
Commercial 商場	40.86%	286,603.62	-	(286,603.62)	-	-	-
Carpark 停車場	12.32%	86,415.98	-	-	-	(86,415.98)	-
	100.00%						
Operating Surplus / (Deficit)	-	(236,572.50)	(123,427.12)	36,430.92	(42,496.84)	16,584.18	(349,481.36)
Surplus / (Deficit) B/F	-	(5,497,401.35)	13,068,939.19	20,825,258.70	(9,398,046.92)	(2,838,423.98)	16,160,325.64
<b>TOTAL SURPLUS/(DEFICIT)</b>	-	(5,733,973.85)	12,945,512.07	20,861,689.62	(9,440,543.76)	(2,821,839.80)	15,810,844.28

備註

- 此報表是依據本公司於準備文件時所取得的資訊及材料而製備。因應情況所需，本公司可能會作出修訂並向業主作出匯報。
- 法國銀行戶口交易資料乃參考附表所列的銀行結單編製。
- 本帳目已包括由前管理公司(大昌物業管理有限公司)所提供截至2019年12月31日的未經審計財務狀況資料。由於相關核數師報告尚未完成,上述資料有待調整。



Income And Expenditure Account

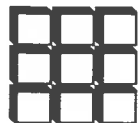
Name of Building Tuen Mun Parklane Square

For the period from 01/04/2022 To 31/08/2022

	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\$
<b>INCOME</b>							
<b>收入</b>							
Management Fee	-	1,893,105.00	-	1,889,660.00	-	-	3,782,765.00
Car Park Management Fee	-	-	-	-	-	857,350.00	857,350.00
Air Conditioning	-	-	1,880,950.00	-	1,068,580.00	-	2,949,530.00
	-	1,893,105.00	1,880,950.00	1,889,660.00	1,068,580.00	857,350.00	7,589,645.00
<b>Sundry Income</b>							
<b>其他</b>							
Bank Interest Income	22,433.40	-	9,260.81	16,899.59	-	-	48,593.80
Extra Air Conditioning Charge	-	-	100,500.00	-	36,600.00	-	137,100.00
Car Park Licence Fee	4,000.00	-	-	-	-	-	4,000.00
Hourly Car Park Fee	59,677.20	-	-	-	-	-	59,677.20
Transmitting Equipment Licence Fee	-	-	-	-	-	107,900.00	107,900.00
Light Box Licence Fee	418,253.14	-	-	68,439.80	-	-	486,692.94
External Wall Advertisement	76,387.50	-	-	-	-	-	76,387.50
Directory	-	2,250.00	-	-	-	-	2,250.00
Sundry Income	93,920.00	-	6,072.00	292,140.95	2,728.00	16,619.40	411,480.35
	674,671.24	2,250.00	115,832.81	377,480.34	39,328.00	124,519.40	1,334,081.79
<b>TOTAL INCOME</b>	<b>674,671.24</b>	<b>1,895,355.00</b>	<b>1,996,782.81</b>	<b>2,267,140.34</b>	<b>1,107,908.00</b>	<b>981,869.40</b>	<b>8,923,726.79</b>
<b>EXPENDITURE</b>							
<b>支出</b>							
<b>Staff Costs</b>							
<b>員工開支</b>							
Basic Salaries	1,131,197.29	-	258,903.82	-	225,049.03	-	1,615,150.14
Bonus	280.00	-	-	-	-	-	280.00
MPF	52,503.78	-	12,017.00	-	10,442.32	-	74,963.10
Staff Recruitment	1,308.00	-	-	-	-	-	1,308.00
Uniform & Laundry	5,978.19	-	757.12	-	660.69	-	7,396.00
Staff Benefits	2,954.00	-	-	-	-	-	2,954.00
Employees' Compensation Insurance (Staff Costs)	26,965.10	-	-	-	-	-	26,965.10
Medical Insurance (Staff Costs)	3,330.00	-	-	-	-	-	3,330.00
	1,224,516.36	-	271,677.94	-	236,152.04	-	1,732,346.34
<b>Cleaning Charges</b>							
<b>清潔費</b>							
Cleaning Charges	36,400.00	427,700.00	-	327,600.00	-	118,300.00	910,000.00
	36,400.00	427,700.00	-	327,600.00	-	118,300.00	910,000.00
<b>Contract Maintenance</b>							
<b>合約保養</b>							
Lift Maintenance	115,796.50	301,131.50	-	83,426.00	-	4,646.00	505,000.00
Air Conditioning Maintenance	-	-	61,306.50	-	27,543.50	-	88,850.00
Fire Services Maintenance	4,904.00	-	-	-	-	-	4,904.00
CCTV System Maintenance	3,060.00	-	-	-	-	-	3,060.00
Escalator Maintenance	171,040.00	-	-	85,520.00	-	-	256,560.00
Gondola System Maintenance	5,500.00	-	-	-	-	-	5,500.00
Generator Set Maintenance	4,750.00	-	-	-	-	-	4,750.00
Carpark Barrier System Maintenance	19,000.00	-	-	-	-	-	19,000.00
Contract Maintenance	4,209.25	5,963.00	-	1,652.00	-	75,092.00	86,916.25
	328,259.75	307,094.50	61,306.50	170,598.00	27,543.50	79,738.00	974,540.25
<b>Repairs</b>							
<b>修理費</b>							
Repair Air Conditioning	-	-	142,071.00	1,700.00	149,529.00	-	293,300.00
Repair Fire Services	14,150.00	-	-	-	-	1,200.00	15,350.00
Repair Water Pipe	484,400.00	-	-	-	-	-	484,400.00
Repair Water Pump	102,000.00	-	-	-	-	-	102,000.00
Repair CCTV System	-	1,400.00	-	-	-	9,300.00	10,700.00
Repair Escalator	223,000.00	-	-	62,800.00	-	-	285,800.00
Drainage Clearance	-	-	-	-	-	3,000.00	3,000.00
WaterProofing Work	-	67,392.00	-	10,608.00	-	-	78,000.00
Lighting Equipment	395.92	-	-	-	-	-	395.92
Repairs	50,161.27	11,994.00	13,595.76	2,302.50	6,108.24	2,231.00	86,392.77
	874,107.19	80,786.00	155,666.76	77,410.50	155,637.24	15,731.00	1,359,338.69
Electricity	5,288.00	222,726.33	1,303,291.04	214,692.30	585,536.55	179,645.78	2,511,180.00
Water Charges	-	617.00	-	270.00	-	251.20	1,138.20
<b>Insurance</b>							
<b>保險費</b>							
All Risk Insurance	42,099.05	-	-	-	-	-	42,099.05
Public Liability Insurance	13,430.97	-	-	-	-	-	13,430.97
Third Party Liability Insurance	1,377.70	-	-	-	-	-	1,377.70
Employees' Compensation Insurance	(3,806.14)	-	-	-	-	-	(3,806.14)
Medical Insurance	1,020.00	-	-	-	-	-	1,020.00
Management Liability Insurance	16,725.00	-	-	-	-	-	16,725.00
	70,846.58	-	-	-	-	-	70,846.58
<b>Sundry Expenses</b>							
<b>雜項</b>							
Bank Charges	2,152.90	22.75	22.75	9.10	9.10	53.30	2,269.90
Legal Fee	2,915.00	-	-	-	-	-	2,915.00
Printing & Stationery	8,391.83	1,070.71	-	421.52	-	2,392.77	12,276.83
Postage	232.70	1,013.85	-	432.83	-	2,108.52	3,787.90
Rent & Rates	17,165.00	-	-	-	-	3,726.00	20,891.00
Telephone	3,374.00	-	-	-	-	-	3,374.00
Sundry Expenses	10,056.17	2,801.20	-	1,857.88	-	-	14,715.25
Distilled Water	1,107.05	-	-	-	-	-	1,107.05
Travelling Expenses	880.00	-	-	-	-	-	880.00
	46,274.65	4,908.51	22.75	2,721.33	9.10	8,280.59	62,216.93
HQ Administration Fee	21,500.00	-	-	-	-	-	21,500.00
Manager's Remuneration	165,000.00	-	-	-	-	-	165,000.00
<b>TOTAL EXPENDITURE</b>	<b>2,772,192.53</b>	<b>1,043,832.34</b>	<b>1,791,964.99</b>	<b>793,292.13</b>	<b>1,004,878.43</b>	<b>401,946.57</b>	<b>7,808,106.99</b>
Operating Surplus / (Deficit) before Fund Transfer	(2,097,521.29)	851,522.66	204,817.82	1,473,848.21	103,029.57	579,922.83	1,115,619.80
Fund Transfer	-	(94,655.25)	(94,047.50)	(94,483.00)	(53,429.00)	(42,867.50)	(379,482.25)
Operating Surplus / (Deficit)	(2,097,521.29)	756,867.41	110,770.32	1,379,365.21	49,600.57	537,055.33	736,137.55
Allocation For Common Deficit	分攤公共地方收支虧損						
Office 寫字樓	46.82%	982,059.47	(982,059.47)	-	-	-	-
Commercial 商場	40.86%	857,047.18	-	(857,047.18)	-	-	-
Carpark 停車場	12.32%	258,414.64	-	-	-	(258,414.64)	-
	100.00%						
Operating Surplus / (Deficit)	-	(225,192.06)	110,770.32	522,318.03	49,600.57	278,640.69	736,137.55
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>	<b>-</b>	<b>(5,733,973.85)</b>	<b>12,945,512.07</b>	<b>20,861,689.62</b>	<b>(9,440,543.76)</b>	<b>(2,821,839.80)</b>	<b>15,810,844.28</b>

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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

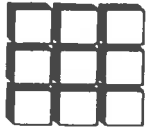
資產負債表  
BALANCE SHEET

截至 2022年08月31日  
AS AT 31/08/2022

		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>FIXED ASSETS</b>	<b>固定資產</b>	26,714.09	0.00	23,313.49	0.00	7,029.42	57,057.00
<b>CURRENT ASSETS</b>	<b>流動資產</b>						
Cash at Bank & on Hand	銀行存款及現金	159,368.93	20.55	139,119.35	0.00	40,072.60	338,581.43
Cash at Bank - Owners' Corporation	銀行存款 - 法團	17,011,251.99	4,393,629.39	2,471,714.58	3,139,461.90	753,425.45	27,769,483.31
Account Receivable	應收款項	90,391.90	127,665.00	265,070.31	129,820.00	40,971.89	653,919.10
Temporary Payment	暫付帳	7,257.10	0.00	6,333.30	0.00	1,909.60	15,500.00
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	59,609.73	0.00	52,021.67	0.00	15,685.43	127,316.83
Current Account with Manager	經理人來往帳	1,444,692.01	(1,742,772.56)	1,260,169.06	(1,519,166.50)	379,914.72	(177,163.27)
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)
		(1,305,041.91)	14,337,745.92	26,072,706.43	(8,337,380.01)	(886,886.17)	29,881,144.26
<b>CURRENT LIABILITIES</b>	<b>流動債項</b>						
Receipt in Advance	預收款項	299,578.99	4,243.00	287,482.58	(2,151.00)	100,866.50	690,020.07
Temporary Receipt	暫收帳	380,034.60	0.00	72,296.04	0.00	4,030.36	456,361.00
Accounts Payable & Accruals	應付款項	2,765,984.86	1,351,219.41	1,803,825.11	675,196.20	333,723.90	6,929,949.48
		3,445,598.45	1,355,462.41	2,163,603.73	673,045.20	438,620.76	8,076,330.55
<b>NET ASSETS / (LIABILITIES)</b>	<b>資產/(債項)淨值</b>	(4,723,926.27)	12,982,283.51	23,932,416.19	(9,010,425.21)	(1,318,477.51)	21,861,870.71
<b>REPRESENTED BY</b>	<b>代表</b>						
Operating Surplus /(Deficit)	盈餘/(赤字)	(5,733,973.85)	12,945,512.07	20,861,689.62	(9,440,543.76)	(2,821,839.80)	15,810,844.28
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	156,250.58	36,771.44	2,092,138.57	430,118.55	1,245,962.29	3,961,241.43
		(4,723,926.27)	12,982,283.51	23,932,416.19	(9,010,425.21)	(1,318,477.51)	21,861,870.71

備註

- 此報表是依據本公司於準備文件時所取得的資訊及材料而製備。因應情況所需，本公司可能會作出修訂並向業主作出匯報。
- 法團銀行戶口交易資料乃參考附表所列的銀行結單編製。
- 本帳目已包括由前管理公司(大昌物業管理有限公司)所提供截至2019年12月31日的未經審計財務狀況資料。由於相關核數師報告尚未完成,上述資料有待調整。



**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 AUGUST 2022  
二零二二年八月份賬目明細表

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 31/08/2022
交通銀行	382-570-1025243-03	定期單截至 24/08/2022 (由24/08/2022至24/11/2022)
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	382-570-1025243-03	定期單截至 31/08/2022 (由31/08/2022至30/11/2022)
交通銀行	382-570-1025243-02	收到截至 20/09/2022