



Income And Expenditure Account

Name of Building Tuen Mun Parklane Square
Base Period Oct 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\$
INCOME							
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
Sundry Income							
Bank Interest Income		-	176.67	328.11	-	-	504.78
Extra Air Conditioning Charge		-	27,750.00	-	9,000.00	-	36,750.00
Car Park Licence Fee	10,000.00	-	-	-	-	-	10,000.00
Hourly Car Park Fee	16,196.40	-	-	-	-	-	16,196.40
Transmitting Equipment Licence Fee	-	-	-	-	-	21,580.00	21,580.00
Light Box Licence Fee	85,194.20	-	-	17,735.20	-	-	102,929.40
External Wall Advertisement	15,277.50	-	-	-	-	-	15,277.50
Directory	-	900.00	-	-	-	-	900.00
Sundry Income	18,720.00	-	-	51,865.70	-	3,399.70	73,985.40
	145,388.10	900.00	27,926.67	69,929.01	9,000.00	24,979.70	278,123.48
TOTAL INCOME	145,388.10	379,521.00	404,116.67	447,861.01	222,716.00	196,449.70	1,796,052.48
EXPENDITURE							
Staff Costs							
Basic Salaries	262,754.83	-	60,133.33	-	52,475.89	-	375,364.05
MPF	10,965.87	-	2,509.64	-	2,190.01	-	15,665.52
Uniform & Laundry	1,288.00	-	294.76	-	257.24	-	1,840.00
Staff Benefits	245.00	-	-	-	-	-	245.00
Employees' Compensation Insurance (Staff Costs)	5,393.02	-	-	-	-	-	5,393.02
	280,646.72	-	62,937.73	-	54,923.14	-	398,507.59
Cleaning Charges							
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
Contract Maintenance							
Lift Maintenance	23,159.30	60,226.30	-	16,685.20	-	929.20	101,000.00
Air Conditioning Maintenance	-	-	41,765.70	-	18,764.30	-	60,530.00
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	41,765.70	34,119.60	18,764.30	15,947.60	237,485.25
Repairs							
Repair Fire Services	252,000.00	-	-	-	-	-	252,000.00
Repair CCTV System	-	462.35	-	-	-	1,800.00	2,262.35
Lighting Equipment	-	580.00	-	-	-	-	580.00
Repairs	196.00	750.00	-	1,700.00	-	-	2,646.00
	252,196.00	1,792.35	-	1,700.00	-	1,800.00	257,488.35
Electricity	1,120.00	46,527.11	317,481.35	43,841.38	142,636.55	32,873.61	584,480.00
Water Charges		1,198.20	-	523.20	-	225.00	1,946.40
Insurance							
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
Gardening & Decoration							
Festival Decoration	-	-	-	4,836.94	-	-	4,836.94
	-	-	-	4,836.94	-	-	4,836.94
Sundry Expenses							
Bank Charges	-	13.97	13.98	5.52	5.53	27.95	66.95
Printing & Stationery	1,201.84	457.62	3.81	457.63	3.33	-	2,124.23
Postage	110.00	206.98	-	81.48	-	462.54	861.00
Rent & Rates	8,567.00	-	-	-	-	1,918.00	10,485.00
Telephone	869.00	-	-	-	-	-	869.00
Sundry Expenses	315.60	3,444.44	-	1,372.45	-	218.35	5,350.84
Distilled Water	113.05	-	-	-	-	-	113.05
Property Tax	51,361.52	-	-	45,182.48	-	5,803.00	102,347.00
	62,538.01	4,123.01	17.79	47,099.56	8.86	8,429.84	122,217.07
HQ Administration Fee	4,300.00	-	-	-	-	-	4,300.00
Manager's Remuneration	33,000.00	-	-	-	-	-	33,000.00
TOTAL EXPENDITURE	721,394.88	200,599.57	422,202.57	197,640.68	216,332.85	82,936.05	1,841,106.60
Operating Surplus / (Deficit) before Fund Transfer	(576,006.78)	178,921.43	(18,085.90)	250,220.33	6,383.15	113,513.65	(45,054.12)
Fund Transfer	-	(18,931.05)	(18,809.50)	(18,896.60)	(10,685.80)	(8,573.50)	(75,896.45)
Operating Surplus / (Deficit)	(576,006.78)	159,990.38	(36,895.40)	231,323.73	(4,302.65)	104,940.15	(120,950.57)
Allocation For Common Deficit							
Office 寫字樓	46.82%	269,686.37	(269,686.37)	-	-	-	-
Commercial 商場	40.86%	235,356.37	-	(235,356.37)	-	-	-
Carpark 停車場	12.32%	70,964.04	-	-	-	(70,964.04)	-
	100.00%						
Operating Surplus / (Deficit)		(109,695.99)	(36,895.40)	(4,032.64)	(4,302.65)	33,976.11	(120,950.57)
Surplus / (Deficit) B/F		(5,718,577.10)	12,935,932.93	21,033,197.06	(9,480,700.24)	(2,819,141.62)	15,950,711.03
TOTAL SURPLUS/(DEFICIT)		(5,828,273.09)	12,899,037.53	21,029,164.42	(9,485,002.89)	(2,785,165.51)	15,829,760.46

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。



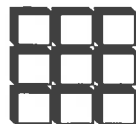
Income And Expenditure Account

Name of Building Tuen Mun Parklane Square
For the period from 01/04/2022 To 31/10/2022

	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\$
INCOME							
Management Fee	-	2,650,347.00	-	2,645,524.00	-	-	5,295,871.00
Car Park Management Fee	-	-	-	-	-	1,200,290.00	1,200,290.00
Air Conditioning	-	-	2,633,330.00	-	1,496,012.00	-	4,129,342.00
	-	2,650,347.00	2,633,330.00	2,645,524.00	1,496,012.00	1,200,290.00	10,625,503.00
Sundry Income							
Bank Interest Income	22,433.40	-	9,589.46	17,507.84	-	-	49,530.70
Extra Air Conditioning Charge	-	-	157,950.00	-	54,900.00	-	212,850.00
Car Park Licence Fee	24,000.00	-	-	-	-	-	24,000.00
Hourly Car Park Fee	109,157.40	-	-	-	-	-	109,157.40
Transmitting Equipment Licence Fee	-	-	-	-	-	151,060.00	151,060.00
Light Box Licence Fee	587,729.34	-	-	103,430.00	-	-	691,159.34
External Wall Advertisement	106,942.50	-	-	-	-	-	106,942.50
Directory	-	3,600.00	-	-	-	-	3,600.00
Sundry Income	131,360.00	-	6,072.00	411,652.29	2,728.00	23,312.20	575,124.49
	981,622.64	3,600.00	173,611.46	532,590.13	57,628.00	174,372.20	1,923,424.43
TOTAL INCOME	981,622.64	2,653,947.00	2,806,941.46	3,178,114.13	1,553,640.00	1,374,662.20	12,548,927.43
EXPENDITURE							
Staff Costs							
Basic Salaries	1,623,240.80	-	371,511.53	-	323,317.14	-	2,318,069.47
Bonus	280.00	-	-	-	-	-	280.00
MPF	72,347.37	-	16,558.39	-	14,405.32	-	103,311.08
Staff Recruitment	1,801.20	-	-	-	-	-	1,801.20
Uniform & Laundry	8,634.69	-	1,365.07	-	1,191.24	-	11,191.00
Staff Benefits	3,297.00	-	-	-	-	-	3,297.00
Employees' Compensation Insurance (Staff Costs)	37,751.14	-	-	-	-	-	37,751.14
Medical Insurance (Staff Costs)	6,501.00	725.71	-	633.29	-	-	7,860.00
	1,753,853.20	725.71	389,434.99	633.29	338,913.70	-	2,483,560.89
Cleaning Charges							
Cleaning Charges	50,960.00	598,780.00	-	458,640.00	-	165,620.00	1,274,000.00
	50,960.00	598,780.00	-	458,640.00	-	165,620.00	1,274,000.00
Contract Maintenance							
Lift Maintenance	162,115.10	421,584.10	-	116,796.40	-	6,504.40	707,000.00
Air Conditioning Maintenance	-	-	117,237.90	-	52,672.10	-	169,910.00
Fire Services Maintenance	6,464.00	-	-	-	-	-	6,464.00
CCTV System Maintenance	4,320.00	-	-	-	-	-	4,320.00
Escalator Maintenance	239,456.00	-	-	119,728.00	-	-	359,184.00
Gondola System Maintenance	7,700.00	-	-	-	-	-	7,700.00
Generator Set Maintenance	6,650.00	-	-	-	-	-	6,650.00
Carpark Barrier System Maintenance	26,600.00	-	-	-	-	-	26,600.00
Contract Maintenance	5,892.95	8,348.20	-	2,312.80	-	105,128.80	121,682.75
	459,198.05	429,932.30	117,237.90	238,837.20	52,672.10	111,633.20	1,409,510.75
Repairs							
Repair Air Conditioning	-	-	159,666.00	1,700.00	208,434.00	-	369,800.00
Repair Fire Services	267,350.00	-	-	-	-	1,200.00	268,550.00
Repair Water Pipe	560,400.00	-	-	-	-	-	560,400.00
Repair Water Pump	102,000.00	-	-	-	-	-	102,000.00
Repair CCTV System	-	1,862.35	-	-	-	11,100.00	12,962.35
Repair Escalator	223,000.00	-	-	62,800.00	-	-	285,800.00
Drainage Clearance	7,600.00	-	-	-	-	3,000.00	10,600.00
WaterProofing Work	-	67,392.00	-	10,608.00	-	-	78,000.00
Repair Concrete Spalling	-	-	-	-	-	69,000.00	69,000.00
Lighting Equipment	395.92	580.00	-	-	-	-	975.92
Repairs	55,096.27	15,842.00	13,595.76	4,002.50	6,108.24	2,231.00	96,875.77
	1,215,842.19	85,676.35	173,261.76	79,110.50	214,542.24	86,531.00	1,854,964.04
Electricity	7,552.00	316,904.36	1,930,992.62	305,098.14	867,547.41	250,662.47	3,678,757.00
Water Charges	-	1,815.20	-	793.20	-	476.20	3,084.60
Insurance							
All Risk Insurance	59,009.63	-	-	-	-	-	59,009.63
Public Liability Insurance	18,936.47	-	-	-	-	-	18,936.47
Third Party Liability Insurance	1,961.62	-	-	-	-	-	1,961.62
Employees' Compensation Insurance	(3,806.14)	-	-	-	-	-	(3,806.14)
Medical Insurance	1,020.00	-	-	-	-	-	1,020.00
Management Liability Insurance	23,415.00	-	-	-	-	-	23,415.00
	100,536.58	-	-	-	-	-	100,536.58
Gardening & Decoration							
Festival Decoration	-	-	-	4,836.94	-	-	4,836.94
	-	-	-	4,836.94	-	-	4,836.94
Sundry Expenses							
Bank Charges	2,152.90	48.10	48.10	19.17	19.18	107.90	2,395.35
Legal Fee	2,915.00	-	-	-	-	-	2,915.00
Printing & Stationery	11,759.47	1,528.33	3.81	879.15	3.33	2,392.77	16,566.86
Postage	370.50	1,410.99	-	589.18	-	2,996.03	5,366.70
Rent & Rates	25,732.00	-	-	-	-	5,644.00	31,376.00
Telephone	5,112.00	-	-	-	-	-	5,112.00
Sundry Expenses	11,271.52	8,438.82	-	3,427.15	-	218.35	23,355.84
Distilled Water	1,753.00	-	-	-	-	-	1,753.00
Property Tax	51,361.52	-	-	45,182.48	-	5,803.00	102,347.00
Travelling Expenses	1,060.00	-	-	-	-	-	1,060.00
	113,487.91	11,426.24	51.91	50,097.13	22.51	17,162.05	192,247.75
HQ Administration Fee	30,100.00	-	-	-	-	-	30,100.00
Manager's Remuneration	231,000.00	-	-	-	-	-	231,000.00
TOTAL EXPENDITURE	3,962,529.93	1,445,260.16	2,610,979.18	1,138,046.40	1,473,697.96	632,084.92	11,262,598.55
Operating Surplus / (Deficit) before Fund Transfer	(2,980,907.29)	1,208,686.84	195,962.28	2,040,067.73	79,942.04	742,577.28	1,286,328.88
Fund Transfer	-	(132,517.35)	(131,666.50)	(132,276.20)	(74,800.60)	(60,014.50)	(531,275.15)
Operating Surplus / (Deficit)	(2,980,907.29)	1,076,169.49	64,295.78	1,907,791.53	5,141.44	682,562.78	755,053.73
Allocation For Common Deficit							
Office 寫字樓	1,395,660.79	(1,395,660.79)	-	-	-	-	-
Commercial 商場	1,217,998.70	-	-	(1,217,998.70)	-	-	-
Carpark 停車場	367,247.80	-	-	-	-	(367,247.80)	-
	100.00%	-	-	-	-	-	-
Operating Surplus / (Deficit)	-	(319,491.30)	64,295.78	689,792.83	5,141.44	315,314.98	755,053.73
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
TOTAL SURPLUS/(DEFICIT)	-	(5,828,273.09)	12,899,037.53	21,029,164.42	(9,485,002.89)	(2,785,165.51)	15,829,760.46

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。



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10月31日
AS AT 31/10/2022

		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\$
FIXED ASSETS	固定資產	26,714.09	0.00	23,313.49	0.00	7,029.42	57,057.00
CURRENT ASSETS	流動資產						
Cash at Bank & on Hand	銀行存款及現金	1,802,342.53	295,357.47	1,406,694.26	199,526.94	382,047.49	4,085,968.69
Cash at Bank - Owners' Corporation	銀行存款 - 法團	16,178,347.84	3,895,558.72	2,184,946.66	2,948,193.79	796,837.99	26,003,885.00
Account Receivable	應收款項	93,225.61	105,934.00	256,710.05	99,802.00	56,033.78	611,705.44
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	43,112.91	0.00	37,624.83	0.00	11,344.55	92,082.29
Current Account with Manager	經理人來往帳	1,205,026.47	(1,859,921.66)	1,051,012.00	(1,621,397.61)	316,850.22	(908,430.58)
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)
		(748,301.11)	13,996,132.07	26,821,599.26	(8,461,370.29)	(553,842.23)	31,054,217.70
CURRENT LIABILITIES	流動負債						
Receipt in Advance	預收款項	201,731.06	(20,765.00)	166,309.39	2,958.00	61,167.62	411,401.07
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	3,477,010.73	1,043,469.10	2,468,623.13	569,184.45	652,645.43	8,210,932.84
		4,058,776.39	1,022,704.10	2,707,228.56	572,142.45	717,843.41	9,078,694.91
NET ASSETS / (LIABILITIES)	資產/(負債)淨值	(4,780,363.41)	12,973,427.97	24,137,684.19	(9,033,512.74)	(1,264,656.22)	22,032,579.79
REPRESENTED BY	代表						
Operating Surplus /(Deficit)	盈餘/(赤字)	(5,828,273.09)	12,899,037.53	21,029,164.42	(9,485,002.89)	(2,785,165.51)	15,829,760.46
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	194,112.68	74,390.44	2,129,931.77	451,490.15	1,263,109.29	4,113,034.33
		(4,780,363.41)	12,973,427.97	24,137,684.19	(9,033,512.74)	(1,264,656.22)	22,032,579.79

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 OCTOBER 2022
二零二二年十月份賬目明細表

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 31/10/2022
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	382-570-1025243-03	定期單截至 28/09/2022 (由28/09/2022至28/12/2022)
交通銀行	382-570-1025243-02	收到截至 20/11/2022