



Income And Expenditure Account

Name of Building Tuen Mun Parklane Square  
Base Period Jan 2023

	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			7,924.36	14,575.24			22,499.60
Extra Air Conditioning Charge			16,200.00		9,300.00		25,500.00
Car Park Licence Fee	10,000.00						10,000.00
Hourly Car Park Fee	15,444.00						15,444.00
Transmitting Equipment Licence Fee						21,580.00	21,580.00
Light Box Licence Fee	85,138.12			15,873.50			101,011.62
External Wall Advertisement	15,067.00						15,067.00
Sundry Income	18,720.00			50,642.95		3,259.80	72,622.75
	144,369.12		24,124.36	81,091.69	9,300.00	24,839.80	283,724.97
<b>TOTAL INCOME</b>	144,369.12	378,621.00	400,314.36	459,023.69	223,016.00	196,309.80	1,801,653.97
<b>EXPENDITURE</b>							
<b>Staff Costs</b>							
Basic Salaries	257,352.55		58,896.96		51,396.97		367,646.48
MPF	15,081.79		3,451.56		3,012.04		21,545.39
Uniform & Laundry	879.20		201.21		175.59		1,256.00
Employees' Compensation Insurance (Staff Costs)	5,393.02						5,393.02
Medical Insurance (Staff Costs)	1,984.50		454.17		396.33		2,835.00
	280,691.06		63,003.90		54,980.93		398,675.89
<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			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	1,000.00						1,000.00
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
	65,519.15	61,418.90	41,765.70	34,119.60	18,764.30	15,947.60	237,535.25
<b>Repairs</b>							
Repair Air Conditioning			5,037.00		2,263.00		7,300.00
Repair Water Pump		48,181.25		11,118.75			59,300.00
Electrical Repairs	94,000.00						94,000.00
Repairs	1,111.12						1,111.12
	95,111.12	48,181.25	5,037.00	11,118.75	2,263.00		161,711.12
<b>Electricity</b>							
Electricity	1,302.00	111,345.87	118,588.94	32,778.03	61,307.65	36,738.51	362,061.00
<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>Gardening &amp; Decoration</b>							
Festival Decoration	15,764.53			5,118.00			20,882.53
	15,764.53			5,118.00			20,882.53
<b>Sundry Expenses</b>							
Bank Charges		14.95	14.95	5.52	5.53	28.60	69.55
Legal Fee	583.00						583.00
Printing & Stationery	1,079.95						1,079.95
Postage		210.97		100.76		471.47	783.20
Rent & Rates	6,070.00			2,522.00		1,918.00	10,510.00
Telephone	868.00						868.00
Sundry Expenses	1,025.50			26.00			1,051.50
Distilled Water	2,109.80		482.84		421.36		3,014.00
Travelling Expenses	62.00						62.00
	11,798.25	225.92	497.79	2,654.28	426.89	2,418.07	18,021.20
<b>HQ Administration Fee</b>							
HQ Administration Fee	4,300.00						4,300.00
Manager's Remuneration	33,000.00						33,000.00
	37,300.00						37,300.00
<b>TOTAL EXPENDITURE</b>	529,611.11	306,711.94	228,893.33	151,308.66	137,742.77	78,764.18	1,433,031.99
<b>Operating Surplus / (Deficit) before Fund Transfer</b>	(385,241.99)	71,909.06	171,421.03	307,715.03	85,273.23	117,545.62	368,621.98
Fund Transfer		(18,931.05)	(18,809.50)	(18,896.60)	(10,685.80)	(8,573.50)	(75,896.45)
<b>Operating Surplus / (Deficit)</b>	(385,241.99)	52,978.01	152,611.53	288,818.43	74,587.43	108,972.12	292,725.53
<b>Allocation For Common Deficit</b>							
Office 寫字樓	46.82%	180,370.30	(180,370.30)				
Commercial 商場	40.86%	157,409.88		(157,409.88)			
Carpark 停車場	12.32%	47,461.81				(47,461.81)	
	100.00%						
<b>Operating Surplus / (Deficit)</b>		(127,392.29)	152,611.53	131,408.55	74,587.43	61,510.31	292,725.53
<b>Surplus / (Deficit) B/F</b>		(5,819,848.24)	13,225,712.00	21,384,341.78	(9,425,251.86)	(2,642,043.48)	16,722,910.20
<b>TOTAL SURPLUS/(DEFICIT)</b>		(5,947,240.53)	13,378,323.53	21,515,750.33	(9,350,664.43)	(2,580,533.17)	17,015,635.73

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。



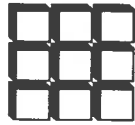
Income And Expenditure Account  
Name of Building  
For the period from 01/04/2022 To 31/01/2023

Tuen Mun Parklane Square

	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\$
<b>INCOME</b>							
Management Fee	-	3,786,210.00	-	3,779,320.00	-	-	7,565,530.00
Car Park Management Fee	-	-	-	-	-	1,714,700.00	1,714,700.00
Air Conditioning	-	-	3,761,900.00	-	2,137,160.00	-	5,899,060.00
	-	3,786,210.00	3,761,900.00	3,779,320.00	2,137,160.00	1,714,700.00	15,179,290.00
<b>Sundry Income</b>							
Bank Interest Income	22,433.40	-	62,090.98	114,968.74	-	-	199,493.12
Extra Air Conditioning Charge	-	-	248,850.00	-	91,800.00	-	340,650.00
Car Park Licence Fee	64,000.00	-	-	-	-	-	64,000.00
Hourly Car Park Fee	152,499.60	-	-	-	-	-	152,499.60
Transmitting Equipment Licence Fee	-	-	-	-	-	215,800.00	215,800.00
Light Box Licence Fee	843,249.46	-	-	156,715.50	-	-	999,964.96
External Wall Advertisement	152,564.50	-	-	-	-	-	152,564.50
Directory	-	4,050.00	-	-	-	-	4,050.00
Sundry Income	187,520.00	-	6,072.00	568,273.49	2,728.00	33,176.10	797,769.59
	1,422,266.96	4,050.00	317,012.98	839,957.73	94,528.00	248,976.10	2,926,791.77
<b>TOTAL INCOME</b>	1,422,266.96	3,790,260.00	4,078,912.98	4,619,277.73	2,231,688.00	1,963,676.10	18,106,081.77
<b>EXPENDITURE</b>							
<b>Staff Costs</b>							
Basic Salaries	2,365,782.48	-	541,447.50	-	471,613.31	-	3,378,843.29
Bonus	280.00	-	-	-	-	-	280.00
MPF	116,624.34	-	26,691.52	-	23,248.02	-	166,563.88
Staff Recruitment	1,801.20	-	-	-	-	-	1,801.20
Uniform & Laundry	12,908.52	-	2,240.18	-	1,954.91	-	17,103.61
Staff Benefits	3,633.00	-	76.90	-	67.10	-	3,777.00
Employees' Compensation Insurance (Staff Costs)	53,930.20	-	-	-	-	-	53,930.20
Medical Insurance (Staff Costs)	8,485.50	725.71	454.17	633.29	396.33	-	10,695.00
	2,563,445.24	725.71	570,910.27	633.29	497,279.67	-	3,632,994.18
<b>Cleaning Charges</b>							
Cleaning Charges	72,800.00	855,400.00	-	655,200.00	-	236,600.00	1,820,000.00
	72,800.00	855,400.00	-	655,200.00	-	236,600.00	1,820,000.00
<b>Contract Maintenance</b>							
Lift Maintenance	231,593.00	602,263.00	-	166,852.00	-	9,292.00	1,010,000.00
Air Conditioning Maintenance	-	-	187,335.00	-	84,165.00	-	271,500.00
Fire Services Maintenance	8,804.00	-	-	-	-	-	8,804.00
CCTV System Maintenance	6,210.00	-	-	-	-	-	6,210.00
Escalator Maintenance	342,080.00	-	-	171,040.00	-	-	513,120.00
Gondola System Maintenance	11,000.00	-	-	-	-	-	11,000.00
Generator Set Maintenance	9,550.00	-	-	-	-	-	9,550.00
Carpark Barrier System Maintenance	38,000.00	-	-	-	-	-	38,000.00
Contract Maintenance	8,418.50	11,926.00	-	3,304.00	-	150,184.00	173,832.50
	655,655.50	614,189.00	187,335.00	341,196.00	84,165.00	159,476.00	2,042,016.50
<b>Repairs</b>							
Repair Lift	-	-	-	58,000.00	-	-	58,000.00
Repair Air Conditioning	-	-	164,703.00	1,700.00	293,497.00	-	459,900.00
Repair Fire Services	267,350.00	-	-	-	-	1,200.00	268,550.00
Repair Water Pipe	560,400.00	-	-	-	-	-	560,400.00
Repair Water Pump	157,400.00	48,181.25	-	11,118.75	-	-	216,700.00
Repair CCTV System	-	1,862.35	-	1,200.00	-	11,100.00	14,162.35
Gondola System Repairs	27,000.00	-	-	-	-	-	27,000.00
Repair Escalator	223,000.00	-	-	62,800.00	-	-	285,800.00
Drainage Clearance	7,600.00	-	-	3,600.00	-	3,000.00	14,200.00
WaterProofing Work	-	67,392.00	-	10,608.00	-	-	78,000.00
Repair Concrete Spalling	-	-	-	-	-	69,000.00	69,000.00
Electrical Repairs	94,000.00	-	-	-	-	-	94,000.00
Lighting Equipment	395.92	580.00	-	734.98	-	-	1,710.90
Repairs	56,371.39	16,870.50	13,595.76	4,717.23	6,108.24	3,106.68	100,769.80
	1,393,517.31	134,886.10	178,298.76	154,478.96	299,605.24	87,406.68	2,248,193.05
Electricity	11,299.00	570,111.24	2,410,036.23	420,681.91	1,103,654.78	366,722.84	4,882,506.00
Water Charges	-	1,815.20	-	793.20	-	476.20	3,084.60
<b>Insurance</b>							
All Risk Insurance	84,375.50	-	-	-	-	-	84,375.50
Public Liability Insurance	27,194.72	-	-	-	-	-	27,194.72
Third Party Liability Insurance	2,837.50	-	-	-	-	-	2,837.50
Employees' Compensation Insurance	(3,806.14)	-	-	-	-	-	(3,806.14)
Medical Insurance	1,020.00	-	-	-	-	-	1,020.00
Management Liability Insurance	33,450.00	-	-	-	-	-	33,450.00
	145,071.58	-	-	-	-	-	145,071.58
<b>Gardening &amp; Decoration</b>							
Gardening & Decoration	-	-	-	91.00	-	-	91.00
Festival Decoration	21,666.48	-	-	11,313.09	-	-	32,979.57
	21,666.48	-	-	11,404.09	-	-	33,070.57
<b>Sundry Expenses</b>							
Bank Charges	2,338.75	92.95	92.95	36.39	36.41	192.40	2,789.85
Legal Fee	4,668.00	-	-	-	-	-	4,668.00
Printing & Stationery	16,365.66	1,528.33	3.81	1,155.15	3.33	2,392.77	21,449.05
Postage	480.50	2,055.98	-	860.80	-	4,437.42	7,834.70
Rent & Rates	31,802.00	-	-	2,522.00	-	7,562.00	41,886.00
Telephone	7,718.00	-	-	-	-	-	7,718.00
Sundry Expenses	13,412.36	8,962.51	76.34	5,599.50	184.31	218.35	28,453.37
Distilled Water	3,917.42	-	482.84	-	421.36	-	4,821.62
Property Tax	51,361.52	-	-	45,182.48	-	5,803.00	102,347.00
Travelling Expenses	2,084.20	-	-	-	-	-	2,084.20
Miscellaneous - Walkie Talkie	2,200.00	-	-	-	-	-	2,200.00
	136,348.41	12,639.77	655.94	55,356.32	645.41	20,605.94	226,251.79
HQ Administration Fee	43,000.00	-	-	-	-	-	43,000.00
Manager's Remuneration	330,000.00	-	-	-	-	-	330,000.00
<b>TOTAL EXPENDITURE</b>	5,372,803.52	2,189,767.02	3,347,236.20	1,639,743.77	1,985,350.10	871,287.66	15,406,188.27
Operating Surplus / (Deficit) before Fund Transfer	(3,950,536.56)	1,600,492.98	731,676.78	2,979,533.96	246,337.90	1,092,388.44	2,699,893.50
Fund Transfer	-	(189,310.50)	(188,095.00)	(188,966.00)	(106,858.00)	(85,735.00)	(758,964.50)
Operating Surplus / (Deficit)	(3,950,536.56)	1,411,182.48	543,581.78	2,790,567.96	139,479.90	1,006,653.44	1,940,929.00
Allocation For Common Deficit							
Office 寫字樓	46.82%	1,849,641.22	(1,849,641.22)	-	-	-	-
Commercial 商場	40.86%	1,614,189.22	-	(1,614,189.22)	-	-	-
Carpark 停車場	12.32%	486,706.12	-	-	-	(486,706.12)	-
	100.00%	-	-	-	-	-	-
Operating Surplus / (Deficit)	-	(438,458.74)	543,581.78	1,176,378.74	139,479.90	519,947.32	1,940,929.00
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>	-	(5,947,240.53)	13,378,323.53	21,515,750.33	(9,350,664.43)	(2,580,533.17)	17,015,635.73

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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

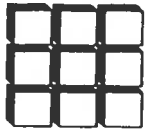
資產負債表  
BALANCE SHEET

截至 2023年01月31日  
AS AT 31/01/2023

		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	(10,283.68)	15,946.31	74,412.22	90,240.84	8,162.28	178,477.97
Cash at Bank - Owners' Corporation	銀行存款 - 法團	15,723,598.75	3,997,055.28	2,212,698.40	2,936,392.05	860,048.43	25,729,792.91
Account Receivable	應收款項	146,643.00	181,337.00	337,039.99	136,452.00	57,847.91	859,319.90
Temporary Payment	暫付帳	57,257.10	0.00	6,333.30	0.00	1,909.60	65,500.00
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	15,155.85	0.00	13,226.60	0.00	3,988.05	32,370.50
Current Account with Manager	經理人來往帳	1,790,060.08	(2,072,864.61)	1,561,573.16	(1,807,224.13)	470,793.30	(57,662.20)
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>(2,355,182.47)</u>	<u>13,680,677.52</u>	<u>26,083,561.83</u>	<u>(8,731,634.65)</u>	<u>(716,116.29)</u>	<u>27,961,305.94</u>
<b>CURRENT LIABILITIES</b>	<b>流動負債</b>						
Receipt in Advance	預收款項	489,576.03	1,547.00	381,680.01	(742.00)	119,873.53	991,934.57
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	1,644,458.69	169,988.05	971,939.37	53,424.23	201,312.62	3,041,122.96
		<u>2,514,069.32</u>	<u>171,535.05</u>	<u>1,425,915.42</u>	<u>52,682.23</u>	<u>325,216.51</u>	<u>4,489,418.53</u>
<b>NET ASSETS / (LIABILITIES)</b>	<b>資產/(負債)淨值</b>	<u>(4,842,537.70)</u>	<u>13,509,142.47</u>	<u>24,680,959.90</u>	<u>(8,784,316.88)</u>	<u>(1,034,303.38)</u>	<u>23,528,944.41</u>
<b>REPRESENTED BY</b>	<b>代表</b>						
Operating Surplus /(Deficit)	盈餘/(赤字)	(5,947,240.53)	13,378,323.53	21,515,750.33	(9,350,664.43)	(2,580,533.17)	17,015,635.73
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	250,905.83	130,818.94	2,186,621.57	483,547.55	1,288,829.79	4,340,723.68
Suspense Account	暫記帳	0.00	0.00	0.00	82,800.00	0.00	82,800.00
		<u>(4,842,537.70)</u>	<u>13,509,142.47</u>	<u>24,680,959.90</u>	<u>(8,784,316.88)</u>	<u>(1,034,303.38)</u>	<u>23,528,944.41</u>

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 JANUARY 2023  
二零二三年一月份賬目明細表

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 31/01/2023
交通銀行	382-570-1025243-03	定期單截至 24/11/2022 (由24/11/2022至24/05/2023)
交通銀行	382-570-1025243-03	定期單截至 05/12/2022 (由05/12/2022至06/03/2023)
交通銀行	382-570-1025243-03	定期單截至 28/12/2022 (由28/12/2022至28/06/2023)
交通銀行	382-570-1025243-03	定期單截至 11/01/2023 (由11/01/2023至11/07/2023)
交通銀行	382-570-1025243-02	收到截至 20/02/2023