



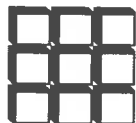
Income And Expenditure Account

Name of Building Tuen Mun Parklane Square
Base Period Mar 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	Office	Office Air-	Commercial	Commercial Air-	Carpark	Total
	HK\$	HK\$	Conditioning	HK\$	Conditioning	HK\$	HK\$
			HK\$		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			34,646.17	63,113.91			97,760.08
Extra Air Conditioning Charge			27,000.00		9,300.00		36,300.00
Hourly Car Park Fee	15,780.60						15,780.60
Transmitting Equipment Licence Fee						19,260.00	19,260.00
Light Box Licence Fee	85,130.00			15,869.50			100,999.50
External Wall Advertisement	15,063.00						15,063.00
Directory		450.00					450.00
Sundry Income	43,720.00			55,727.55		3,085.40	102,532.95
	159,693.60	450.00	61,646.17	134,710.96	9,300.00	22,345.40	388,146.13
TOTAL INCOME	159,693.60	379,071.00	437,836.17	512,642.96	223,016.00	193,815.40	1,906,075.13
EXPENDITURE							
Staff Costs							
Basic Salaries	257,785.01		58,995.95		51,483.37		368,264.33
MPF	11,682.61		2,673.66		2,333.19		16,689.46
Uniform & Laundry	1,148.70		262.89		229.41		1,641.00
Employees' Compensation Insurance (Staff Costs)	5,393.02						5,393.02
	276,009.34		61,932.50		54,045.97		391,987.81
Cleaning Charges							
Cleaning Charges	7,280.00	85,540.00		65,520.00		23,660.00	182,000.00
Waste Disposal							
Pest Control							
Cleaning Material & Equipment							
	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			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	1,175.00						1,175.00
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
	65,594.15	61,418.90	14,165.70	34,119.60	6,364.30	15,947.60	197,610.25
Repairs							
Repair Air Conditioning							
Repair Fire Services	52,000.00	1,000.00		40,000.00		42,000.00	135,000.00
Repair Water Pump	5,400.00	10,562.50		2,437.50			18,400.00
Repair CCTV System	6,400.00						6,400.00
Drainage Clearance	22,800.00						22,800.00
Repairs	85,336.00	25,097.45	29.00	15,456.55	25.00	3,000.00	128,944.00
	171,936.00	36,659.95	29.00	57,894.05	25.00	45,000.00	311,544.00
Depreciation							
Depreciation	7,607.60						7,607.60
	7,607.60						7,607.60
Electricity							
Electricity	1,188.00	51,292.64	159,512.89	43,356.92	71,665.22	33,286.33	360,302.00
Insurance							
All Risk Insurance	5,626.84						5,626.84
Public Liability Insurance	1,668.33						1,668.33
Third Party Liability Insurance	125.13						125.13
Management Liability Insurance	3,345.00						3,345.00
	10,765.30						10,765.30
Sundry Expenses							
Bank Charges	1,320.00	14.95	14.95	5.85	5.85	27.30	1,388.90
Legal Fee	583.00						583.00
Printing & Stationery	6,241.62						6,241.62
Postage	6.60	210.34		82.80		470.06	769.80
Telephone	869.00						869.00
Sundry Expenses	135.25			40.00			175.25
Travelling Expenses	452.00						452.00
	9,607.47	225.29	14.95	128.65	5.85	497.36	10,479.57
HQ Administration Fee	4,300.00						4,300.00
Manager's Remuneration	33,000.00						33,000.00
TOTAL EXPENDITURE	587,287.86	235,136.78	235,655.04	201,019.22	132,106.34	118,391.29	1,509,596.53
Operating Surplus / (Deficit) before Fund Transfer	(427,594.26)	143,934.22	202,181.13	311,623.74	90,909.66	75,424.11	396,478.60
Fund Transfer		(18,931.05)	(18,809.50)	(18,896.60)	(10,685.80)	(8,573.50)	(75,896.45)
Operating Surplus / (Deficit)	(427,594.26)	125,003.17	183,371.63	292,727.14	80,223.86	66,850.61	320,582.15
Allocation For Common Deficit							
Office 寫字樓	46.82%	200,199.63	(200,199.63)				
Commercial 商場	40.86%	174,715.01		(174,715.01)			
Carpark 停車場	12.32%	52,679.62				(52,679.62)	
	100.00%						
Operating Surplus / (Deficit)		(75,196.46)	183,371.63	118,012.13	80,223.86	14,170.99	320,582.15
Surplus / (Deficit) B/F		(6,218,080.70)	13,574,906.52	21,822,241.44	(9,281,165.72)	(2,450,936.86)	17,446,964.68
TOTAL SURPLUS/(DEFICIT)		(6,293,277.16)	13,758,278.15	21,940,253.57	(9,200,941.86)	(2,436,765.87)	17,767,546.83

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。
- 本帳目已包括山前管理公司(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

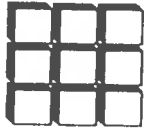
資產負債表
BALANCE SHEET

截至 2023年03月31日
AS AT 31/03/2023

	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\$	
FIXED ASSETS	固定資產	23,152.21	0.00	20,205.02	0.00	6,092.17	49,449.40
CURRENT ASSETS	流動資產						
Cash at Bank & on Hand	銀行存款及現金	62,192.08	670.69	89,147.95	0.00	29,521.69	181,532.41
Cash at Bank - Owners' Corporation	銀行存款 - 法團	15,583,641.42	4,651,770.06	2,542,905.54	3,297,835.89	970,106.04	27,046,258.95
Account Receivable	應收款項	50,327.45	101,769.00	237,115.70	89,769.00	52,999.60	531,980.75
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	46,706.68	0.00	40,761.13	0.00	12,290.19	99,758.00
Current Account with Manager	經理人來往帳	1,687,388.63	(2,191,707.82)	1,471,971.42	(1,910,933.71)	443,776.79	(499,504.69)
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)
		(2,590,100.21)	14,121,705.47	26,266,513.20	(8,610,824.23)	(608,261.95)	28,579,032.28
CURRENT LIABILITIES	流動負債						
Receipt in Advance	預收款項	388,787.09	(16,287.00)	238,469.31	(2,525.00)	74,128.57	682,572.97
Temporary Receipt	暫收帳	363,179.40	0.00	57,586.44	0.00	1,915.16	422,681.00
Accounts Payable & Accruals	應付款項	1,831,797.74	211,276.38	847,406.13	87,723.48	195,175.57	3,173,379.30
		2,583,764.23	194,989.38	1,143,461.88	85,198.48	271,219.30	4,278,633.27
NET ASSETS / (LIABILITIES)	資產/(負債)淨值	(5,150,712.23)	13,926,716.09	25,143,256.34	(8,696,022.71)	(873,389.08)	24,349,848.41
REPRESENTED BY	代表						
Operating Surplus /(Deficit)	盈餘/(赤字)	(6,293,277.16)	13,758,278.15	21,940,253.57	(9,200,941.86)	(2,436,765.87)	17,767,546.83
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	288,767.93	168,437.94	2,224,414.77	504,919.15	1,305,976.79	4,492,516.58
		(5,150,712.23)	13,926,716.09	25,143,256.34	(8,696,022.71)	(873,389.08)	24,349,848.41

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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 MARCH 2023
二零二三年三月份賬目明細表

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 31/03/2023
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 06/03/2023 (由06/03/2023至06/06/2023)
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 20/04/2023