



Income And Expenditure Account

Name of Building Tuen Mun Parklane Square
Base Period Jan 2024

	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			21,349.20	40,105.03			61,454.23
Extra Air Conditioning Charge			17,550.00		9,300.00		26,850.00
Car Park Licence Fee	10,000.00						10,000.00
Hourly Car Park Fee	19,503.00						19,503.00
Transmitting Equipment Licence Fee						21,000.00	21,000.00
Light Box Licence Fee	76,238.34			16,509.50		1,500.00	94,247.84
External Wall Advertisement	15,862.37						15,862.37
Sundry Income	18,720.00			35,912.05		3,221.50	57,853.55
	140,323.71		38,899.20	92,526.58	9,300.00	25,721.50	306,770.99
TOTAL INCOME	140,323.71	378,621.00	415,089.20	470,458.58	223,016.00	197,191.50	1,824,699.99
EXPENDITURE							
Staff Costs							
Basic Salaries	264,517.01		60,536.63		52,827.81		377,881.45
MPF	12,300.01		2,814.93		2,456.50		17,571.44
Uniform & Laundry	959.70		219.64		191.66		1,371.00
Employees' Compensation Insurance (Staff Costs)	3,899.26		892.37		778.74		5,570.37
	281,675.98		64,463.57		56,254.71		402,394.26
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			21,327.50		9,582.50		30,910.00
Fire Services Maintenance	810.00						810.00
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	2,800.00						2,800.00
Carpark Barrier System Maintenance	3,900.00						3,900.00
Contract Maintenance	691.85	1,192.60		330.40		15,018.40	17,233.25
	67,374.15	61,418.90	21,327.50	34,119.60	9,582.50	15,947.60	209,770.25
Repairs							
Repair Water Pipe	132,900.00						132,900.00
Lighting Equipment				2,147.56			2,147.56
Repair Generator Set	23,800.00						23,800.00
Repairs	13,922.00	4,410.00		460.00	4,625.00	1,260.00	24,677.00
	170,622.00	4,410.00		2,607.56	4,625.00	1,260.00	183,524.56
Electricity							
Electricity	991.00	48,977.37	157,656.74	54,414.09	70,831.28	35,646.52	368,517.00
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
Gardening & Decoration							
Festival Decoration	430.88			10,023.27			10,454.15
	430.88			10,023.27			10,454.15
Sundry Expenses							
Bank Charges		16.57	16.58	5.52	5.53	31.20	75.40
Legal Fee	1,750.03	142,400.00					144,150.03
Printing & Stationery	1,062.22		8.51		7.42		1,078.15
Postage	25.00	216.31		104.35		486.24	831.90
Rent & Rates	16,181.00			6,723.00		4,968.00	27,872.00
Telephone	974.00						974.00
Sundry Expenses	1,395.35	7,264.71		2,235.29			10,895.35
Distilled Water	994.00		227.48		198.52		1,420.00
	22,381.60	149,897.59	252.57	9,068.16	211.47	5,485.44	187,296.83
HQ Administration Fee	4,300.00						4,300.00
Manager's Remuneration	33,000.00						33,000.00
TOTAL EXPENDITURE	598,820.91	350,243.86	243,700.38	175,752.68	141,504.96	81,999.56	1,592,022.35
Operating Surplus / (Deficit) before Fund Transfer	(458,497.20)	28,377.14	171,388.82	294,705.90	81,511.04	115,191.94	232,677.64
Fund Transfer		(18,931.05)	(18,809.50)	(18,896.60)	(10,685.80)	(8,573.50)	(75,896.45)
Operating Surplus / (Deficit)	(458,497.20)	9,446.09	152,579.32	275,809.30	70,825.24	106,618.44	156,781.19
Allocation For Common Deficit							
Office 寫字樓	214,668.39	(214,668.39)					
Commercial 商場	187,341.96			(187,341.96)			
Carpark 停車場	56,486.85					(56,486.85)	
	100.00%						
Operating Surplus / (Deficit)		(205,222.30)	152,579.32	88,467.34	70,825.24	50,131.59	156,781.19
Surplus / (Deficit) B/F		(6,473,572.28)	13,726,607.55	23,437,702.95	(9,549,192.85)	(1,927,074.96)	19,214,470.41
TOTAL SURPLUS/(DEFICIT)		(6,678,794.58)	13,879,186.87	23,526,170.29	(9,478,367.61)	(1,876,943.37)	19,371,251.60

備註

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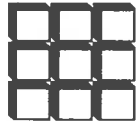
Income And Expenditure Account

Name of Building: Tuen Mun Parklane Square
For the period from 01/04/2023 To 31/01/2024

	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	-	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
Sundry Income							
Bank Interest Income	-	-	350,053.47	636,591.83	-	-	986,645.30
Extra Air Conditioning Charge	-	-	213,000.00	-	91,500.00	-	304,500.00
Car Park Licence Fee	100,000.00	-	-	-	-	-	100,000.00
Hourly Car Park Fee	179,883.00	-	-	-	-	-	179,883.00
Transmitting Equipment Licence Fee	-	-	-	-	-	210,000.00	210,000.00
Light Box Licence Fee	858,733.66	-	-	196,453.00	-	13,500.00	1,068,686.66
External Wall Advertisement	151,429.37	-	-	-	-	-	151,429.37
Directory	-	5,400.00	-	-	-	-	5,400.00
Sundry Income	191,580.00	-	-	628,067.91	-	34,078.00	853,725.91
	1,481,626.03	5,400.00	563,053.47	1,461,112.74	91,500.00	257,578.00	3,860,270.24
TOTAL INCOME	1,481,626.03	3,791,610.00	4,324,953.47	5,240,432.74	2,228,660.00	1,972,278.00	19,039,560.24
EXPENDITURE							
Staff Costs							
Basic Salaries	2,567,510.01	-	587,622.79	-	512,738.63	-	3,667,871.43
Bonus	144,056.50	-	32,968.37	-	28,770.13	-	205,795.00
MPF	121,265.31	-	27,753.81	-	24,217.02	-	173,236.14
Uniform & Laundry	11,128.20	-	2,208.54	-	1,927.26	-	15,264.00
Staff Benefits	315.00	-	-	-	-	-	315.00
Employees' Compensation Insurance (Staff Costs)	34,511.36	-	11,600.86	-	10,123.60	-	56,235.82
Medical Insurance (Staff Costs)	11,047.73	-	2,528.35	-	2,206.39	-	15,782.47
	2,889,834.11	-	664,682.72	-	579,983.03	-	4,134,499.86
Cleaning Charges							
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
Contract Maintenance							
Lift Maintenance	231,593.00	602,263.00	-	166,852.00	-	9,292.00	1,010,000.00
Air Conditioning Maintenance	-	-	256,345.60	-	115,174.40	-	371,520.00
Fire Services Maintenance	8,100.00	-	-	-	-	-	8,100.00
CCTV System Maintenance	6,300.00	-	-	-	-	-	6,300.00
Escalator Maintenance	342,080.00	-	-	171,040.00	-	-	513,120.00
Gondola System Maintenance	11,750.00	-	-	-	-	-	11,750.00
Generator Set Maintenance	11,800.00	-	-	-	-	-	11,800.00
Carpark Barrier System Maintenance	39,200.00	-	-	-	-	-	39,200.00
Contract Maintenance	9,168.50	11,926.00	-	3,304.00	-	150,184.00	174,582.50
	659,991.50	614,189.00	256,345.60	341,196.00	115,174.40	159,476.00	2,146,372.50
Repairs							
Repair Air Conditioning	-	-	85,581.00	85,980.00	187,151.00	-	358,712.00
Repair Fire Services	28,000.00	22,900.00	-	-	-	26,000.00	76,900.00
Repair Water Pipe	132,900.00	-	-	-	-	-	132,900.00
Repair Water Pump	130,600.00	-	84,180.00	-	37,820.00	-	252,600.00
Repair CCTV System	20,800.00	1,300.00	-	-	-	1,300.00	23,400.00
Repair Escalator	104,300.00	-	-	110,000.00	-	-	214,300.00
Drainage Clearance	17,280.00	4,800.00	-	-	-	-	22,080.00
WaterProofing Work	-	51,000.00	-	15,750.00	-	-	66,750.00
Electrical Repairs	49,000.00	-	-	-	-	-	49,000.00
Lighting Equipment	7,055.00	1,180.00	-	45,449.91	-	1,200.00	54,884.91
Repair Generator Set	40,300.00	-	-	-	-	-	40,300.00
Repair Carpark Barrier System	9,000.00	-	-	-	-	-	9,000.00
Repairs	198,688.74	28,182.76	656.00	85,974.82	164,432.00	19,717.06	497,651.38
	737,923.74	109,362.76	170,417.00	343,154.73	389,403.00	48,217.06	1,798,478.29
Electricity	11,044.00	519,562.47	2,922,509.42	509,499.56	1,313,011.48	365,524.07	5,641,151.00
Water Charges	-	2,916.30	-	1,350.70	-	419.20	4,686.20
Insurance							
All Risk Insurance	56,268.40	-	-	-	-	-	56,268.40
Public Liability Insurance	16,683.30	-	-	-	-	-	16,683.30
Third Party Liability Insurance	1,251.30	-	-	-	-	-	1,251.30
Medical Insurance	3,435.60	-	786.27	-	686.13	-	4,908.00
Management Liability Insurance	33,450.00	-	-	-	-	-	33,450.00
	111,088.60	-	786.27	-	686.13	-	112,561.00
Gardening & Decoration							
Festival Decoration	508.26	-	-	19,086.30	-	-	19,594.56
	508.26	-	-	19,086.30	-	-	19,594.56
Sundry Expenses							
Bank Charges	3,140.00	158.92	158.93	57.20	57.20	290.55	3,862.80
Legal Fee	5,831.03	142,400.00	-	-	-	-	148,231.03
Printing & Stationery	20,294.21	-	132.33	209.00	115.49	-	20,751.03
Postage	59.40	2,945.37	-	1,291.22	-	7,146.61	11,442.60
Advertising Expenses	4,762.00	-	-	-	-	2,079.00	6,841.00
Rent & Rates	44,451.00	-	-	18,474.00	-	15,872.00	78,797.00
Telephone	8,910.00	-	-	-	-	-	8,910.00
Sundry Expenses	6,236.89	16,890.21	-	8,458.62	-	3,330.00	34,915.72
Distilled Water	3,747.48	-	734.68	-	641.12	-	5,123.28
Property Tax	193,838.72	-	-	61,884.20	-	33,968.08	289,691.00
Travelling Expenses	1,668.90	-	182.80	1,153.90	155.90	154.60	3,316.10
Miscellaneous - Walkie Talkie	14,666.00	-	-	-	-	-	14,666.00
	307,605.63	162,394.50	1,208.74	91,528.14	969.71	62,840.84	626,547.56
HQ Administration Fee	43,000.00	-	-	-	-	-	43,000.00
Manager's Remuneration	330,000.00	-	-	-	-	-	330,000.00
TOTAL EXPENDITURE	5,163,795.84	2,263,825.03	4,015,949.75	1,961,015.43	2,399,227.75	873,077.17	16,676,890.97
Operating Surplus / (Deficit) before Fund Transfer	(3,682,169.81)	1,527,784.97	309,003.72	3,279,417.31	(170,567.75)	1,099,200.83	2,362,669.27
Fund Transfer	-	(189,310.50)	(188,095.00)	(188,966.00)	(106,858.00)	(85,735.00)	(758,964.50)
Operating Surplus / (Deficit)	(3,682,169.81)	1,338,474.47	120,908.72	3,090,451.31	(277,425.75)	1,013,465.83	1,603,704.77
Allocation For Common Deficit							
Office 寫字樓	46.82%	1,723,991.89	(1,723,991.89)	-	-	-	-
Commercial 商場	40.86%	1,504,534.59	-	(1,504,534.59)	-	-	-
Carpark 停車場	12.32%	453,643.33	-	-	-	(453,643.33)	-
	100.00%						
Operating Surplus / (Deficit)	-	(385,517.42)	120,908.72	1,585,916.72	(277,425.75)	559,822.50	1,603,704.77
Surplus / (Deficit) B/F	-	(6,293,277.16)	13,758,278.15	21,940,253.57	(9,200,941.86)	(2,436,765.87)	17,767,546.83
TOTAL SURPLUS/(DEFICIT)	-	(6,678,794.58)	13,879,186.87	23,526,170.29	(9,478,367.61)	(1,876,943.37)	19,371,251.60

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佳定物業管理有限公司
Guardian Property Management Limited
PMC licence (C-736281)

大廈名稱
NAME OF BUILDING

屯門栢麗廣場
TUEN MUN PARKLANE SQUARE

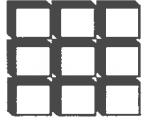
資產負債表
BALANCE SHEET

截至 2024年01月31日
AS AT 31/01/2024

		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	119,269.45	90,805.04	268,797.01	142,103.48	35,725.58	656,700.56
Cash at Bank - Owners' Corporation	銀行存款 - 法團	14,726,944.59	5,854,301.07	3,814,643.64	3,756,377.48	1,440,833.52	29,593,100.30
Account Receivable	應收款項	54,046.28	81,245.00	264,053.97	95,914.00	55,009.30	550,268.55
Temporary Payment	暫付帳	22,114.20	0.00	12,666.60	0.00	3,819.20	38,600.00
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	12,019.38	0.00	10,489.39	0.00	3,162.70	25,671.47
Current Account with Manager	經理人來往帳	2,454,405.40	(2,807,084.42)	2,141,349.97	(2,447,889.36)	645,606.15	(13,612.26)
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>(2,688,814.27)</u>	<u>14,778,470.23</u>	<u>28,390,278.74</u>	<u>(8,540,989.81)</u>	<u>65,290.59</u>	<u>32,004,235.48</u>
CURRENT LIABILITIES	流動負債						
Receipt in Advance	預收款項	490,809.80	(44,685.00)	300,050.66	(28,052.00)	93,229.32	811,352.78
Temporary Receipt	暫收帳	363,179.40	0.00	57,586.44	0.00	17,375.16	438,141.00
Accounts Payable & Accruals	應付款項	1,557,753.89	317,921.42	1,013,621.60	232,566.65	188,609.86	3,310,473.42
		<u>2,411,743.09</u>	<u>273,236.42</u>	<u>1,371,258.70</u>	<u>204,514.65</u>	<u>299,214.34</u>	<u>4,559,967.20</u>
NET ASSETS / (LIABILITIES)	資產/(負債)淨值	<u>(5,077,405.15)</u>	<u>14,505,233.81</u>	<u>27,039,225.06</u>	<u>(8,745,504.46)</u>	<u>(227,831.58)</u>	<u>27,493,717.68</u>
REPRESENTED BY	代表						
Operating Surplus / (Deficit)	盈餘/(赤字)	(6,678,794.58)	13,879,186.87	23,526,170.29	(9,478,367.61)	(1,876,943.37)	19,371,251.60
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	747,592.43	626,046.94	2,534,466.77	732,863.15	1,391,711.79	6,032,681.08
		<u>(5,077,405.15)</u>	<u>14,505,233.81</u>	<u>27,039,225.06</u>	<u>(8,745,504.46)</u>	<u>(227,831.58)</u>	<u>27,493,717.68</u>

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佳定物業管理有限公司
Guardian Property Management Limited
PMC licence (C-736281)

TUEN MUN PARKLANE SQUARE
屯門栢麗廣場

ACCOUNT BREAKDOWN FOR THE MONTH OF JANUARY 2024
二零二四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 31/01/2024
交通銀行	382-570-1025243-03	定期單截至 27/11/2023 (由27/11/2022至27/02/2024)
交通銀行	382-570-1025243-03	定期單截至 06/12/2023 (由06/12/2023至06/03/2024)
交通銀行	382-570-1025243-03	定期單截至 04/01/2024 (由04/01/2024至05/04/2024)
交通銀行	382-570-1025243-03	定期單截至 11/10/2023 (由11/10/2023至11/04/2024)
交通銀行	382-570-1025243-03	定期單截至 18/12/2023 (由18/12/2023至18/03/2024)
交通銀行	382-570-1025243-02	收到截至 20/02/2024