



Income And Expenditure Account

Name of Building
Base Period

Tuen Mun Parklane Square
Feb 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	-	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	-	-	43,051.28	80,269.47	-	-	123,320.75
Extra Air Conditioning Charge	-	-	16,200.00	-	8,700.00	-	24,900.00
Car Park Licence Fee	10,000.00	-	-	-	-	-	10,000.00
Hourly Car Park Fee	12,454.20	-	-	-	-	-	12,454.20
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	15,862.41	-	-	-	-	-	15,862.41
Directory	-	1,350.00	-	-	-	-	1,350.00
Sundry Income	19,040.00	-	-	67,288.97	-	3,400.80	89,729.77
	133,594.95	1,350.00	59,251.28	164,067.94	8,700.00	25,900.80	392,864.97
TOTAL INCOME	133,594.95	379,971.00	435,441.28	541,999.94	222,416.00	197,370.80	1,910,793.97
EXPENDITURE							
Staff Costs							
Basic Salaries	249,914.90	-	57,194.82	-	49,911.59	-	357,021.31
MPF	16,204.18	-	3,708.44	-	3,236.20	-	23,148.82
Uniform & Laundry	711.90	-	162.92	-	142.18	-	1,017.00
Employees' Compensation Insurance (Staff Costs)	3,899.26	-	892.37	-	778.74	-	5,570.37
	270,730.24	-	61,958.55	-	54,068.71	-	386,757.50
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	1,260.00	-	-	-	-	-	1,260.00
Generator Set Maintenance	1,000.00	-	-	-	-	-	1,000.00
Carpark Barrier System Maintenance	4,000.00	-	-	-	-	-	4,000.00
Contract Maintenance	691.85	1,192.60	-	330.40	-	15,018.40	17,233.25
	65,759.15	61,418.90	21,327.50	34,119.60	9,582.50	15,947.60	208,155.25
Repairs							
Repair Air Conditioning	-	-	15,216.00	-	1,984.00	-	17,200.00
Repair Water Pump	16,500.00	-	-	-	-	-	16,500.00
Lighting Equipment	-	-	-	270.00	-	-	270.00
Repairs	7,173.00	-	-	-	-	900.00	8,073.00
	23,673.00	-	15,216.00	270.00	1,984.00	900.00	42,043.00
Electricity							
Electricity	1,143.00	49,167.20	140,453.84	58,787.17	63,102.45	40,958.34	353,612.00
Water Charges							
Water Charges	-	3,367.70	-	1,515.00	-	397.60	5,280.30
Insurance							
All Risk Insurance	12,394.50	-	-	-	-	-	12,394.50
Public Liability Insurance	1,672.00	-	-	-	-	-	1,672.00
Third Party Liability Insurance	126.50	-	-	-	-	-	126.50
Management Liability Insurance	3,345.00	-	-	-	-	-	3,345.00
	17,538.00	-	-	-	-	-	17,538.00
Gardening & Decoration							
Gardening & Decoration	700.00	-	-	6,940.00	-	-	7,640.00
	700.00	-	-	6,940.00	-	-	7,640.00
Sundry Expenses							
Bank Charges	-	16.58	16.57	5.53	5.52	30.55	74.75
Legal Fee	583.33	-	-	-	-	-	583.33
Printing & Stationery	2,826.45	-	-	-	-	-	2,826.45
Postage	22.00	215.37	-	99.76	-	484.67	821.80
Telephone	973.00	-	-	-	-	-	973.00
Sundry Expenses	7,694.90	-	-	-	-	-	7,694.90
Distilled Water	1,112.00	-	227.48	-	198.52	-	1,538.00
Travelling Expenses	-	265.00	-	154.60	-	-	419.60
	13,211.68	496.95	244.05	259.89	204.04	515.22	14,931.83
HQ Administration Fee							
HQ Administration Fee	4,300.00	-	-	-	-	-	4,300.00
Manager's Remuneration	33,000.00	-	-	-	-	-	33,000.00
	37,300.00	-	-	-	-	-	37,300.00
TOTAL EXPENDITURE	437,335.07	199,990.75	239,199.94	167,411.66	128,941.70	82,378.76	1,255,257.88
Operating Surplus / (Deficit) before Fund Transfer	(303,740.12)	179,980.25	196,241.34	374,588.28	93,474.30	114,992.04	655,536.09
Fund Transfer	-	(18,931.05)	(18,809.50)	(18,896.60)	(10,685.80)	(8,573.50)	(75,896.45)
Operating Surplus / (Deficit)	(303,740.12)	161,049.20	177,431.84	355,691.68	82,788.50	106,418.54	579,639.64
Allocation For Common Deficit							
Office 寫字樓	46.82%	142,211.12	(142,211.12)	-	-	-	-
Commercial 商場	40.86%	124,108.21	-	(124,108.21)	-	-	-
Carpark 停車場	12.32%	37,420.79	-	-	-	(37,420.79)	-
	100.00%						
Operating Surplus / (Deficit)	-	18,838.08	177,431.84	231,583.47	82,788.50	68,997.75	579,639.64
Surplus / (Deficit) B/F	-	(6,678,794.58)	13,879,186.87	23,526,170.29	(9,478,367.61)	(1,876,943.37)	19,371,251.60
TOTAL SURPLUS/(DEFICIT)	-	(6,659,956.50)	14,056,618.71	23,757,753.76	(9,395,579.11)	(1,807,945.62)	19,950,891.24

備註

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Income And Expenditure Account

Name of Building **Tuen Mun Parklane Square**

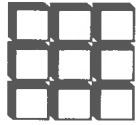
For the period from **01/04/2023 To 29/02/2024**

	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							
收入							
Management Fee	-	4,164,831.00	-	4,157,252.00	-	-	8,322,083.00
Car Park Management Fee	-	-	-	-	-	1,886,170.00	1,886,170.00
Air Conditioning	-	-	4,138,090.00	-	2,350,876.00	-	6,488,966.00
	-	4,164,831.00	4,138,090.00	4,157,252.00	2,350,876.00	1,886,170.00	16,697,219.00
Sundry Income							
其他							
Bank Interest Income	-	-	393,104.75	716,861.30	-	-	1,109,966.05
Extra Air Conditioning Charge	-	-	229,200.00	-	100,200.00	-	329,400.00
Car Park Licence Fee	110,000.00	-	-	-	-	-	110,000.00
Hourly Car Park Fee	192,337.20	-	-	-	-	-	192,337.20
Transmitting Equipment Licence Fee	-	-	-	-	-	231,000.00	231,000.00
Light Box Licence Fee	934,972.00	-	-	212,962.50	-	15,000.00	1,162,934.50
External Wall Advertisement	167,291.78	-	-	-	-	-	167,291.78
Directory	-	6,750.00	-	-	-	-	6,750.00
Sundry Income	210,620.00	-	-	695,356.88	-	37,478.80	943,455.68
	1,615,220.98	6,750.00	622,304.75	1,625,180.68	100,200.00	283,478.80	4,253,135.21
TOTAL INCOME	1,615,220.98	4,171,581.00	4,760,394.75	5,782,432.68	2,451,076.00	2,169,648.80	20,950,354.21
EXPENDITURE							
支出							
Staff Costs							
員工開支							
Basic Salaries	2,817,424.91	-	644,817.61	-	562,650.22	-	4,024,892.74
Bonus	144,056.50	-	32,968.37	-	28,770.13	-	205,795.00
MPF	137,469.49	-	31,462.25	-	27,453.22	-	196,384.96
Uniform & Laundry	11,840.10	-	2,371.46	-	2,069.44	-	16,281.00
Staff Benefits	315.00	-	-	-	-	-	315.00
Employees' Compensation Insurance (Staff Costs)	38,410.62	-	12,493.23	-	10,902.34	-	61,806.19
Medical Insurance (Staff Costs)	11,047.73	-	2,528.35	-	2,206.39	-	15,782.47
	3,160,564.35	-	726,641.27	-	634,051.74	-	4,521,257.36
Cleaning Charges							
清潔費							
Cleaning Charges	80,080.00	940,940.00	-	720,720.00	-	260,260.00	2,002,000.00
	80,080.00	940,940.00	-	720,720.00	-	260,260.00	2,002,000.00
Contract Maintenance							
合約保養							
Lift Maintenance	254,752.30	662,489.30	-	183,537.20	-	10,221.20	1,111,000.00
Air Conditioning Maintenance	-	-	277,673.10	-	124,756.90	-	402,430.00
Fire Services Maintenance	8,910.00	-	-	-	-	-	8,910.00
CCTV System Maintenance	6,930.00	-	-	-	-	-	6,930.00
Escalator Maintenance	376,288.00	-	-	188,144.00	-	-	564,432.00
Gondola System Maintenance	13,010.00	-	-	-	-	-	13,010.00
Generator Set Maintenance	12,800.00	-	-	-	-	-	12,800.00
Carpark Barrier System Maintenance	43,200.00	-	-	-	-	-	43,200.00
Contract Maintenance	9,860.35	13,118.60	-	3,634.40	-	165,202.40	191,815.75
	725,750.65	675,607.90	277,673.10	375,315.60	124,756.90	175,423.60	2,354,527.75
Repairs							
修理費							
Repair Air Conditioning	-	-	100,797.00	85,980.00	189,135.00	-	375,912.00
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	147,100.00	-	84,180.00	-	37,820.00	-	269,100.00
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	-	45,719.91	-	1,200.00	55,154.91
Repair Generator Set	40,300.00	-	-	-	-	-	40,300.00
Repair Carpark Barrier System	9,000.00	-	-	-	-	-	9,000.00
Repairs	205,861.74	28,182.76	656.00	85,974.82	164,432.00	20,617.06	505,724.38
	761,596.74	109,362.76	185,633.00	343,424.73	391,387.00	49,117.06	1,840,521.29
Electricity							
電費							
Electricity	12,187.00	568,729.67	3,062,963.26	568,286.73	1,376,113.93	406,482.41	5,994,763.00
Water Charges							
水費							
Water Charges	-	6,284.00	-	2,865.70	-	816.80	9,966.50
Insurance							
保險費							
All Risk Insurance	68,662.90	-	-	-	-	-	68,662.90
Public Liability Insurance	18,355.30	-	-	-	-	-	18,355.30
Third Party Liability Insurance	1,377.80	-	-	-	-	-	1,377.80
Medical Insurance	3,435.60	-	786.27	-	686.13	-	4,908.00
Management Liability Insurance	36,795.00	-	-	-	-	-	36,795.00
	128,626.60	-	786.27	-	686.13	-	130,099.00
Gardening & Decoration							
園藝及裝飾							
Gardening & Decoration	700.00	-	-	6,940.00	-	-	7,640.00
Festival Decoration	508.26	-	-	19,086.30	-	-	19,594.56
	1,208.26	-	-	26,026.30	-	-	27,234.56
Sundry Expenses							
雜項							
Bank Charges	3,140.00	175.50	175.50	62.73	62.72	321.10	3,937.55
Legal Fee	6,414.36	142,400.00	-	-	-	-	148,814.36
Printing & Stationery	23,120.66	-	132.33	209.00	115.49	-	23,577.48
Postage	81.40	3,160.74	-	1,390.98	-	7,631.28	12,264.40
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	9,883.00	-	-	-	-	-	9,883.00
Sundry Expenses	13,931.79	16,890.21	-	8,458.62	-	3,330.00	42,610.62
Distilled Water	4,859.48	-	962.16	-	839.64	-	6,661.28
Property Tax	193,838.72	-	-	61,884.20	-	33,968.08	289,691.00
Travelling Expenses	1,668.90	265.00	182.80	1,308.50	155.90	154.60	3,735.70
Miscellaneous - Walkie Talkie	14,666.00	-	-	-	-	-	14,666.00
	320,817.31	162,891.45	1,452.79	91,788.03	1,173.75	63,356.06	641,479.39
HQ Administration Fee							
總部行政費							
HQ Administration Fee	47,300.00	-	-	-	-	-	47,300.00
Manager's Remuneration	363,000.00	-	-	-	-	-	363,000.00
TOTAL EXPENDITURE	5,601,130.91	2,463,815.78	4,255,149.69	2,128,427.09	2,528,169.45	955,455.93	17,932,148.85
Operating Surplus / (Deficit) before Fund Transfer	(3,985,909.93)	1,707,765.22	505,245.06	3,654,005.59	(77,093.45)	1,214,192.87	3,018,205.36
Fund Transfer	-	(208,241.55)	(206,904.50)	(207,862.60)	(117,543.80)	(94,308.50)	(834,860.95)
Operating Surplus / (Deficit)	(3,985,909.93)	1,499,523.67	298,340.56	3,446,142.99	(194,637.25)	1,119,884.37	2,183,344.41
Allocation For Common Deficit							
分攤公共地方收支虧損							
Office 寫字樓	1,866,203.01	(1,866,203.01)	-	-	-	-	-
Commercial 商場	1,628,642.80	-	-	(1,628,642.80)	-	-	-
Carpark 停車場	491,064.12	-	-	-	-	(491,064.12)	-
	100.00%	-	-	-	-	-	-
Operating Surplus / (Deficit)	-	(366,679.34)	298,340.56	1,817,500.19	(194,637.25)	628,820.25	2,183,344.41
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)	-	(6,659,956.50)	14,056,618.71	23,757,753.76	(9,395,579.11)	(1,807,945.62)	19,950,891.24

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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02月29日
AS AT 29/02/2024

		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	(23,114.01)	24,213.76	138,429.34	14,521.22	18,665.94	172,716.25
Cash at Bank - Owners' Corporation	銀行存款 - 法團	14,631,720.42	6,096,700.68	3,918,950.47	3,888,444.58	1,478,646.23	30,014,462.38
Account Receivable	應收款項	66,356.34	87,685.00	302,339.68	98,775.00	42,522.95	597,678.97
Temporary Payment	暫付帳	72,114.20	0.00	12,666.60	0.00	3,819.20	88,600.00
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	82,868.54	0.00	72,319.73	0.00	21,805.62	176,993.89
Current Account with Manager	經理人來往帳	2,444,137.17	(2,918,522.13)	2,132,388.86	(2,545,136.50)	642,904.21	(244,228.39)
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)
		(2,803,530.91)	14,849,280.85	28,455,372.84	(8,630,891.11)	89,498.29	31,959,729.96
CURRENT LIABILITIES	流動負債						
Receipt in Advance	預收款項	448,364.42	(51,631.00)	237,403.50	(30,098.00)	74,058.61	678,097.53
Temporary Receipt	暫收帳	363,179.40	0.00	57,586.44	0.00	(104.84)	420,661.00
Accounts Payable & Accruals	應付款項	1,447,713.50	199,436.70	890,882.79	51,237.05	171,897.02	2,761,167.06
		2,259,257.32	147,805.70	1,185,872.73	21,139.05	245,850.79	3,859,925.59
NET ASSETS / (LIABILITIES)	資產/(負債)淨值	(5,039,636.02)	14,701,475.15	27,289,705.13	(8,652,030.16)	(150,260.33)	28,149,253.77
REPRESENTED BY	代表						
Operating Surplus /(Deficit)	盈餘/(赤字)	(6,659,956.50)	14,056,618.71	23,757,753.76	(9,395,579.11)	(1,807,945.62)	19,950,891.24
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	766,523.48	644,856.44	2,553,363.37	743,548.95	1,400,285.29	6,108,577.53
		(5,039,636.02)	14,701,475.15	27,289,705.13	(8,652,030.16)	(150,260.33)	28,149,253.77

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- 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
PMC licence (C-736281)

TUEN MUN PARKLANE SQUARE
屯門栢麗廣場

ACCOUNT BREAKDOWN FOR THE MONTH OF FEBRUARY 2024
二零二四年二月份賬目明細表

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 29/02/2024
交通銀行	382-570-1025243-03	定期單截至 28/02/2024 (由28/02/2024至28/05/2024)
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 20/03/2024