



Income And Expenditure Account

Name of Building Tuen Mun Parklane Square  
Base Period Mar 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 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	-	-	41,434.77	76,916.48	-	-	118,351.25
Extra Air Conditioning Charge	-	-	20,250.00	-	9,300.00	-	29,550.00
Car Park Licence Fee	10,000.00	-	-	-	-	-	10,000.00
Hourly Car Park Fee	16,909.20	-	-	-	-	-	16,909.20
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	16,942.41	-	-	-	-	-	16,942.41
Directory	-	1,350.00	-	-	-	-	1,350.00
Sundry Income	17,640.00	-	-	37,808.18	-	3,254.50	58,702.68
	137,729.95	1,350.00	61,684.77	131,234.16	9,300.00	25,754.50	367,053.38
<b>TOTAL INCOME</b>	137,729.95	379,971.00	437,874.77	509,166.16	223,016.00	197,224.50	1,884,982.38
<b>EXPENDITURE</b>							
<b>Staff Costs</b>							
Basic Salaries	233,153.36	-	53,358.85	-	46,564.07	-	333,076.28
Bonus	220,812.20	-	50,534.45	-	44,099.35	-	315,446.00
MPF	10,785.74	-	2,468.38	-	2,154.09	-	15,408.21
Uniform & Laundry	1,063.30	-	243.35	-	212.35	-	1,519.00
Employees' Compensation Insurance (Staff Costs)	3,899.26	-	892.37	-	778.74	-	5,570.37
Medical Insurance (Staff Costs)	7,034.86	-	1,609.98	-	1,404.96	-	10,049.80
	476,748.72	-	109,107.38	-	95,213.56	-	681,069.66
<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	-	-	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
<b>Repairs</b>							
Repair Air Conditioning	-	-	31,298.40	-	14,061.60	-	45,360.00
Drainage Clearance	15,680.00	-	-	-	-	-	15,680.00
Repairs	7,387.00	1,850.00	-	1,850.00	-	-	11,087.00
	23,067.00	1,850.00	31,298.40	1,850.00	14,061.60	-	72,127.00
<b>Depreciation</b>							
Depreciation	11,411.40	-	-	-	-	-	11,411.40
	11,411.40	-	-	-	-	-	11,411.40
<b>Electricity</b>							
Electricity	952.00	48,630.74	181,076.75	50,291.24	81,353.32	32,737.95	395,042.00
<b>Insurance</b>							
All Risk Insurance	12,387.00	-	-	-	-	-	12,387.00
Public Liability Insurance	1,668.00	-	-	-	-	-	1,668.00
Third Party Liability Insurance	125.00	-	-	-	-	-	125.00
Management Liability Insurance	3,345.00	-	-	-	-	-	3,345.00
	17,525.00	-	-	-	-	-	17,525.00
<b>Sundry Expenses</b>							
Audit Fee	12,500.00	-	-	-	-	-	12,500.00
Bank Charges	-	19.17	19.18	5.52	5.53	30.55	79.95
Legal Fee	583.33	-	-	-	-	-	583.33
Printing & Stationery	1,171.00	-	2.40	-	2.10	-	1,175.50
Postage	-	320.56	-	125.80	-	754.44	1,200.80
Telephone	974.00	-	-	-	-	-	974.00
Sundry Expenses	6,148.50	-	-	-	-	-	6,148.50
Distilled Water	182.00	-	41.65	-	36.35	-	260.00
Travelling Expenses	210.00	-	-	-	-	-	210.00
	21,768.83	339.73	63.23	131.32	43.98	784.99	23,132.08
HQ Administration Fee	4,300.00	-	-	-	-	-	4,300.00
Manager's Remuneration	33,000.00	-	-	-	-	-	33,000.00
<b>TOTAL EXPENDITURE</b>	661,812.10	197,779.37	342,873.26	151,912.16	200,254.96	73,130.54	1,627,762.39
Operating Surplus / (Deficit) before Fund Transfer	(524,082.15)	182,191.63	95,001.51	357,254.00	22,761.04	124,093.96	257,219.99
Fund Transfer	-	(18,931.05)	(18,809.50)	(18,896.60)	(10,685.80)	(8,573.50)	(75,896.45)
Operating Surplus / (Deficit)	(524,082.15)	163,260.58	76,192.01	338,357.40	12,075.24	115,520.46	181,323.54
Allocation For Common Deficit							
Office 寫字樓	46.82%	245,375.26	(245,375.26)	-	-	-	-
Commercial 商場	40.86%	214,139.97	-	(214,139.97)	-	-	-
Carpark 停車場	12.32%	64,566.92	-	-	-	(64,566.92)	-
	100.00%						
Operating Surplus / (Deficit)	-	(82,114.68)	76,192.01	124,217.43	12,075.24	50,953.54	181,323.54
Surplus / (Deficit) B/F	-	(6,659,956.50)	14,056,618.71	23,757,753.76	(9,395,579.11)	(1,807,945.62)	19,950,891.24
<b>TOTAL SURPLUS/(DEFICIT)</b>	-	(6,742,071.18)	14,132,810.72	23,881,971.19	(9,383,503.87)	(1,756,992.08)	20,132,214.78

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**

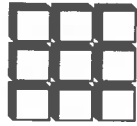
Name of Building **Tuen Mun Parklane Square**  
 For the period from 01/04/2023 To 31/03/2024

UNAUDITED

	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\$		
<b>INCOME</b>							
Management Fee	-	4,543,452.00	-	4,535,184.00	-	-	9,078,636.00
Car Park Management Fee	-	-	-	-	-	2,057,640.00	2,057,640.00
Air Conditioning	-	-	4,514,280.00	-	2,564,592.00	-	7,078,872.00
		4,543,452.00	4,514,280.00	4,535,184.00	2,564,592.00	2,057,640.00	18,215,148.00
<b>Sundry Income</b>							
Bank Interest Income	-	-	434,539.52	793,777.78	-	-	1,228,317.30
Extra Air Conditioning Charge	-	-	249,450.00	-	109,500.00	-	358,950.00
Car Park Licence Fee	120,000.00	-	-	-	-	-	120,000.00
Hourly Car Park Fee	209,246.40	-	-	-	-	-	209,246.40
Transmitting Equipment Licence Fee	-	-	-	-	-	252,000.00	252,000.00
Light Box Licence Fee	1,011,210.34	-	-	229,472.00	-	16,500.00	1,257,182.34
External Wall Advertisement	184,234.19	-	-	-	-	-	184,234.19
Directory	-	8,100.00	-	-	-	-	8,100.00
Sundry Income	228,260.00	-	-	733,165.06	-	40,733.30	1,002,158.36
	1,752,950.93	8,100.00	683,989.52	1,756,414.84	109,500.00	309,233.30	4,620,188.59
<b>TOTAL INCOME</b>	1,752,950.93	4,551,552.00	5,198,269.52	6,291,598.84	2,674,092.00	2,366,873.30	22,835,336.59
<b>EXPENDITURE</b>							
<b>Staff Costs</b>							
Basic Salaries	3,050,578.27	-	698,176.46	-	609,214.29	-	4,357,969.02
Bonus	364,868.70	-	83,502.82	-	72,869.48	-	521,241.00
MPF	148,255.23	-	33,930.63	-	29,607.31	-	211,793.17
Uniform & Laundry	12,903.40	-	2,614.81	-	2,281.79	-	17,800.00
Staff Benefits	315.00	-	-	-	-	-	315.00
Employees' Compensation Insurance (Staff Costs)	42,309.88	-	13,385.60	-	11,681.08	-	67,376.56
Medical Insurance (Staff Costs)	18,082.59	-	4,138.33	-	3,611.35	-	25,832.27
	3,637,313.07	-	835,748.65	-	729,265.30	-	5,202,327.02
<b>Cleaning Charges</b>							
Cleaning Charges	87,360.00	1,026,480.00	-	786,240.00	-	283,920.00	2,184,000.00
	87,360.00	1,026,480.00	-	786,240.00	-	283,920.00	2,184,000.00
<b>Contract Maintenance</b>							
Lift Maintenance	277,911.60	722,715.60	-	200,222.40	-	11,150.40	1,212,000.00
Air Conditioning Maintenance	-	-	299,000.60	-	134,339.40	-	433,340.00
Fire Services Maintenance	9,720.00	-	-	-	-	-	9,720.00
CCTV System Maintenance	7,560.00	-	-	-	-	-	7,560.00
Escalator Maintenance	410,496.00	-	-	205,248.00	-	-	615,744.00
Gondola System Maintenance	14,270.00	-	-	-	-	-	14,270.00
Generator Set Maintenance	13,800.00	-	-	-	-	-	13,800.00
Carpark Barrier System Maintenance	47,200.00	-	-	-	-	-	47,200.00
Contract Maintenance	10,552.20	14,311.20	-	3,964.80	-	180,220.80	209,049.00
	791,509.80	737,026.80	299,000.60	409,435.20	134,339.40	191,371.20	2,562,683.00
<b>Repairs</b>							
Repair Air Conditioning	-	-	132,095.40	85,980.00	203,196.60	-	421,272.00
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	32,960.00	4,800.00	-	-	-	-	37,760.00
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	213,248.74	30,032.76	656.00	87,824.82	164,432.00	20,617.06	516,811.38
	784,663.74	111,212.76	216,931.40	345,274.73	405,448.60	49,117.06	1,912,648.29
<b>Depreciation</b>							
Depreciation	11,411.40	-	-	-	-	-	11,411.40
	11,411.40	-	-	-	-	-	11,411.40
<b>Electricity</b>	13,139.00	617,360.41	3,244,040.01	618,577.97	1,457,467.25	439,220.36	6,389,805.00
<b>Water Charges</b>	-	6,284.00	-	2,865.70	-	816.80	9,966.50
<b>Insurance</b>							
All Risk Insurance	81,049.90	-	-	-	-	-	81,049.90
Public Liability Insurance	20,023.30	-	-	-	-	-	20,023.30
Third Party Liability Insurance	1,502.80	-	-	-	-	-	1,502.80
Medical Insurance	3,435.60	-	786.27	-	686.13	-	4,908.00
Management Liability Insurance	40,140.00	-	-	-	-	-	40,140.00
	146,151.60	-	786.27	-	686.13	-	147,624.00
<b>Gardening &amp; Decoration</b>							
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
<b>Sundry Expenses</b>							
Audit Fee	12,500.00	-	-	-	-	-	12,500.00
Bank Charges	3,140.00	194.67	194.68	68.25	68.25	351.65	4,017.50
Legal Fee	6,997.69	142,400.00	-	-	-	-	149,397.69
Printing & Stationery	24,291.66	-	134.73	209.00	117.59	-	24,752.98
Postage	81.40	3,481.30	-	1,516.78	-	8,385.72	13,465.20
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	10,857.00	-	-	-	-	-	10,857.00
Sundry Expenses	20,080.29	16,890.21	-	8,458.62	-	3,330.00	48,759.12
Distilled Water	5,041.48	-	1,003.81	-	875.99	-	6,921.28
Property Tax	193,838.72	-	-	61,884.20	-	33,968.08	289,691.00
Travelling Expenses	1,878.90	265.00	182.80	1,308.50	155.90	154.60	3,945.70
Miscellaneous - Walkie Talkie	14,666.00	-	-	-	-	-	14,666.00
	342,586.14	163,231.18	1,516.02	91,919.35	1,217.73	64,141.05	664,611.47
HQ Administration Fee	51,600.00	-	-	-	-	-	51,600.00
Manager's Remuneration	396,000.00	-	-	-	-	-	396,000.00
<b>TOTAL EXPENDITURE</b>	6,262,943.01	2,661,595.15	4,598,022.95	2,280,339.25	2,728,424.41	1,028,586.47	19,559,911.24
Operating Surplus / (Deficit) before Fund Transfer	(4,509,992.08)	1,889,956.85	600,246.57	4,011,259.59	(54,332.41)	1,338,286.83	3,275,425.35
Fund Transfer	-	(227,172.60)	(225,714.00)	(226,759.20)	(128,229.60)	(102,882.00)	(910,757.40)
Operating Surplus / (Deficit)	(4,509,992.08)	1,662,784.25	374,532.57	3,784,500.39	(182,562.01)	1,235,404.83	2,364,667.95
Allocation For Common Deficit							
Office 寫字樓	46.82%	2,111,578.27	(2,111,578.27)	-	-	-	-
Commercial 商場	40.86%	1,842,782.77	-	(1,842,782.77)	-	-	-
Carpark 停車場	12.32%	555,631.04	-	-	-	(555,631.04)	-
	100.00%						
Operating Surplus / (Deficit)	-	(448,794.02)	374,532.57	1,941,717.62	(182,562.01)	679,773.79	2,364,667.95
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
<b>TOTAL SURPLUS/(DEFICIT)</b>	-	(6,742,071.18)	14,132,810.72	23,881,971.19	(9,383,503.87)	(1,756,992.08)	20,132,214.78

**備註**

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- 法團銀行戶口交易資料乃參考附表所列的銀行結單編製。
- 本報日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)

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03月31日  
AS AT 31/03/2024

	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\$	
<b>FIXED ASSETS</b>	<b>固定資產</b>	17,809.39	0.00	15,542.32	0.00	4,686.29	38,038.00
<b>CURRENT ASSETS</b>	<b>流動資產</b>						
Cash at Bank & on Hand	銀行存款及現金	373,189.67	23,942.70	450,149.60	9,498.62	108,263.55	965,044.14
Cash at Bank - Owners' Corporation	銀行存款 - 法團	13,909,980.73	6,349,463.36	3,475,462.86	4,034,178.10	1,338,543.70	29,107,628.75
Account Receivable	應收款項	83,202.23	105,405.00	311,951.39	96,707.00	46,929.86	644,195.48
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	74,048.79	0.00	64,622.69	0.00	19,484.83	158,156.31
Current Account with Manager	經理人來往帳	2,622,549.87	(2,974,349.36)	2,288,090.34	(2,593,854.66)	689,850.93	32,287.12
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)
		(2,942,528.08)	15,063,665.24	28,481,221.64	(8,540,966.35)	88,026.21	32,149,418.66
<b>CURRENT LIABILITIES</b>	<b>流動負債</b>						
Receipt in Advance	預收款項	403,176.04	(57,038.00)	189,289.34	(36,758.00)	43,697.90	542,367.28
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	1,411,745.52	324,226.58	817,069.02	125,060.77	139,852.73	2,817,954.62
		2,178,100.96	267,188.58	1,063,944.80	88,302.77	183,445.79	3,780,982.90
<b>NET ASSETS / (LIABILITIES)</b>	<b>資產/(負債)淨值</b>	(5,102,819.65)	14,796,476.66	27,432,819.16	(8,629,269.12)	(90,733.29)	28,406,473.76
<b>REPRESENTED BY</b>	<b>代表</b>						
Operating Surplus / (Deficit)	盈餘/(赤字)	(6,742,071.18)	14,132,810.72	23,881,971.19	(9,383,503.87)	(1,756,992.08)	20,132,214.78
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	785,454.53	663,665.94	2,572,259.97	754,234.75	1,408,858.79	6,184,473.98
		(5,102,819.65)	14,796,476.66	27,432,819.16	(8,629,269.12)	(90,733.29)	28,406,473.76

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。



TUEN MUN PARKLANE SQUARE  
屯門栢麗廣場

ACCOUNT BREAKDOWN FOR THE MONTH OF MARCH 2024  
二零二四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 28/03/2024
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 06/03/2024 (由06/03/2024至06/06/2024)
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 18/03/2024 (由18/03/2024至18/06/2024)
交通銀行	382-570-1025243-02	收到截至 20/04/2024