



MORELAND COURTS
Sophisticated Living in an Architectural Landmark

Management Financial Report
March 2025

Profit and Loss Statement

Net operating loss for March was \$411, \$19,793 favorable to budget.

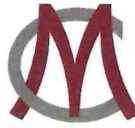
- Total income for March was \$256,017, \$1,051 unfavorable to budget.
- Total expenses for March were \$256,427, \$20,844 under budget. The main contributors of lower expenses relative to budget were:
 - Lower net wages and employee benefits of \$8,959 due to staff shortages.
 - Higher net maintenance and repairs by \$5,803 due to suite owner repairs in excess of budget of which \$2,800 was billed back to residents and an extensive repair to a door lock.
 - Lower net major repairs expenses by \$4,000 due to lower heating and plumbing expense.
 - Lower net administrative expenses by \$14,446 due to the budgeted amount of the annual audit recorded in March in the amount of \$14,500 which will be offset by the bill received in April 2025.

Net operating loss for March year-to-date was \$97,232, \$8,953 favorable to budget.

- Total income was \$768,239, \$2,964 unfavorable to budget.
- Total expenses were \$865,471, \$11,918 under budget. The main contributors of lower expenses relative to budget were:
 - Lower net wages and employee benefits of \$16,896 due to staff shortages.
 - Higher net utilities by \$26,238 due to higher natural gas costs with more usage of the boilers and higher than budgeted to sewer due to an adjustment from estimate to actual.
 - Lower net major repairs by \$7,108 due to lower plumbing and boiler & heating expenses.
 - Higher net contracted services by \$7,115 due to additional elevator services performed by Schindler.
 - Lower net administrative expenses by \$10,666 due to budgeted amount of annual audit not billed in March, offset expense will occur in April 2025.

Capital Expense and Capital Reserve Spending

Budgeted capital expense related to income is \$200,000 and is collected monthly from owners. Budgeted capital reserve related income is \$712,500 and is also collected monthly from owners.



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In March \$5,643 was spent on capital expenses and \$11,885 was spent on capital reserve. Year-to-date, \$10,365 was spent on annual capital and \$111,903 was spent on capital reserve.

For more details on categories of expense/spending, see page 9 of the financial packet.

Balance Sheet and Liquidity

Our ability to fund operations, capital expenses and reserve expenses are a function of cash on hand, Accounts Receivable (A/R) from Owners and additional income to be assessed to Owners for the remainder of the year.

At the end of March, cash was \$439,500, of which \$26,907 was operational cash, \$40,397 annual capital cash, \$264,001 was capital reserve cash and the remainder was loan escrow. Of note is Accounts Payable (A/P) from operations, which is \$20,065 over year-end levels. This is attributable to a higher gas bill of \$29,650 which affects operational liquidity.

The combination of current operating cash balances, a higher than year-end A/P balance and higher A/R from Owners will be rectified when we ultimately collect on A/R balances.

At the end of March, accounts receivable from owners was \$102,751. Details on the aging of our accounts receivable can be found on page 10 of the financial packet. Of this net total, two delinquencies account for more than half of the total. We are in active legal pursuit for these 2 accounts.

Moreland Courts Condominium Association
Balance Sheet
As of March 31, 2025

	Amount as of 3/31/2025	Amount as of 12/31/2024	\$ Change
ASSETS			
Cash			
1007 Capital Reserve	264,001	332,860	(68,859)
1013 NCB Loan Escrow Account	107,794	104,268	3,526
1015 Operating	26,907	47,229	(20,321)
1018 Annual Capital	40,397	809	39,588
1040 Petty Cash	400	400	-
Total Cash	439,500	485,566	(46,066)
Accounts Receivable			
1200 Accounts Receivable			
1201 Accounts Receivable-Other	3,488	3,488	-
1200 Other Accounts Receivable	102,751	98,404	4,347
1200 Total Accounts Receivable	106,239	101,892	4,347
1250 Allowance for Credit Losses	(40,000)	(40,000)	-
Total Accounts Receivable	66,239	61,892	4,347
Other Current Asset			
1300 PREPAID EXPENSES			
1310 Employee Advances	10,140	11,236	(1,096)
1320 Prepaid Elevator Inspections	9,266	18,595	(9,329)
1325 Prepaid Maintenance Contract	18,998	2,802	16,196
1330 Prepaid Hospitalization	11,220	-	11,220
1340 Prepaid Insurance	23,700	41,812	(18,112)
1350 Prepaid Legal Fees	750	1,125	(375)
1360 Prepaid Taxes	3,730	-	3,730
1370 Prepaid Workers Comp	-	315	(315)
1300 Other PREPAID EXPENSES	3,139	3,139	-
1300 Total PREPAID EXPENSES	80,942	79,024	1,919
Total Other Current Asset	80,942	79,024	1,919
Fixed Asset			
1700 Furniture & Fixtures	34,890	41,375	(6,484)
1750 A/D - Furniture & Fixtures	(34,890)	(34,890)	-
1775 Machinery & Equipment	86,349	79,865	6,484
1776 A/D - Machinery & Equipment	(67,430)	(65,918)	(1,511)
1800 Automobile & Trucks	32,058	32,058	-
1850 A/D - Automobile & Trucks	(32,058)	(32,058)	-
1860 4X2 Cub Cadet	21,384	21,384	-
1865 A/D - 4X2 Cub Cadet	(21,384)	(21,384)	-
Total Fixed Asset	18,919	20,431	(1,511)
Other Asset			
1215 Note Receivable - Guest Suite	35,481	35,481	-
1600 Deposit Workers Compensation	0	0	-
1650 UPS Deposit	180	180	-
1900 Accrued Interest	392,831	392,831	-
Total Other Asset	428,492	428,492	-
TOTAL ASSETS	1,034,091	1,075,403	(41,312)

Moreland Courts Condominium Association**Balance Sheet****As of March 31, 2025****LIABILITIES & EQUITY****Liabilities****Accounts Payable**

2000 A/P - Operational	57,504	33,245	24,259
2020 A/P - Annual Capital	(10,235)	(10,188)	(48)
2030 A/P - Capital Reserve	296	4,443	(4,147)

Total Accounts Payable	47,565	27,500	20,065
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Other Current Liability

2100 Security Deposits	4,378	3,878	500
2320 Accrued Payroll	51,996	50,973	1,024
2400 Christmas Fund Payable	8,631	8,643	(12)
2410 Centennial Celebration	165	165	-
2415 Centennial History Project Fund Payable	1,341	1,296	45
2405 Centennial Tree Donation	970	970	-

Total Other Current Liability	67,481	65,925	1,557
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Long Term Liability

2485 NCB Elevator Rehab Loan	1,312,230	1,388,840	(76,610)
2500 NCB Loan Payable 60 Month	392,765	392,765	-
2700 Due To/From Moreland TCP-MstrPL	33,000	28,853	4,147

Total Long Term Liability	1,737,995	1,810,458	(72,464)
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Total Liabilities	1,853,041	1,903,883	(50,842)
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Equity

3200 Owners Equity	(828,480)	(1,246,850)	418,370
3900 Net Income	9,530	418,370	(408,840)

Total Equity	(818,950)	(828,480)	9,530
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TOTAL LIABILITIES & EQUITY

1,034,091	1,075,403	(41,312)
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Moreland Courts Condominium Association, Inc.
Statement of Equity
As of March 31, 2025

	<u>Operational</u>	<u>Guest Suite</u>	<u>Annual Capital</u>	<u>Reserve Fund</u>	<u>Total</u>
Balance January 1, 2025	685,484	3,301	(15,874)	(1,501,391)	(828,480)
Income	762,816	5,125	50,000	178,125	996,066
Interest	298			904	1,202
Operational Expenditures	861,091	4,380			(865,471)
Capital Expenditures			10,365		(10,365)
Reserve Fund Expenditures				111,903	(111,903)
Transfer to Reserve Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Current Balance	<u>587,507</u>	<u>4,047</u>	<u>23,761</u>	<u>(1,434,265)</u>	<u>(818,950)</u>

	<u>Operational</u>	<u>Guest Suite</u>	<u>Annual Capital</u>	<u>Reserve Fund</u>	<u>Total</u>
Balance January 1, 2025	685,484	3,301	(15,874)	(1,501,391)	(828,480)
Net Change	<u>(97,977)</u>	<u>745</u>	<u>39,635</u>	<u>67,127</u>	<u>9,530</u>
Current Balance	<u>587,507</u>	<u>4,047</u>	<u>23,761</u>	<u>(1,434,265)</u>	<u>(818,950)</u>

Moreland Courts Condominium Association, Inc.
Statement of Cash Flows
March 1 through March 31, 2025

	<u>Operational</u>	<u>Loan Escrow</u>	<u>Annual Capital</u>	<u>Reserve Fund</u>	<u>Total</u>
Cash Flows From Operations:					
Net Income	(98,275)				(98,275)
Guest Suite Net Income	745				745
Capital Assessment			50,000	178,125	228,125
Interest Income	35	263		904	1,202
Add:					0
Depreciation	1,511				1,511
Due to/from funds	56,112	3,263		(59,375)	0
Changes in Working Capital:					0
					0
Assets - (increase)/decrease:					0
Accounts Receivable - Owners, net	(4,347)				(4,347)
Prepaid Expenses	(1,919)				(1,919)
Assets - Equipment and Real Property					0
Other assets					0
Accounts Receivable - 2003 Spec Assess					0
Elevator Mod Loan Funding					0
					0
Liabilities - increase/(decrease):					0
Accounts Payable - Operational	24,259				24,259
Accounts Payable - Capital			(48)		(48)
Accounts Payable - Reserve				(4,147)	(4,147)
Accrued Payroll & Related Taxes	1,024				1,024
Security Deposits	500				500
Accrued Water & Sewer					0
Christmas Fund Payable	(12)				(12)
Accrued Natural Gas					0
Accrued Other Expenses	45				45
Deferred Interest Assessment					0
Deferred Revenue					0
Debt Service payments					0
Default Contingency					0
Elevator Acceleration - NCB Loan				(72,464)	(72,464)
Funds held for Debt Payoff NCB					0
Net Cash provided/(used) by activities	(20,321)	3,526	49,953	43,045	76,202
Capital expenditures			(10,365)	(111,903)	(122,268)
Cash Transfer - Year End Surplus					0
Net increase/(decrease) in Cash	(20,321)	3,526	39,588	(68,859)	(46,066)
Balance January 1, 2025	47,629	104,268	809	332,860	485,566
Balance March 31, 2025	<u>27,308</u>	<u>107,794</u>	<u>40,397</u>	<u>264,001</u>	<u>439,500</u>
bal sheet	27,307	107,794	40,397	264,001	439,500

**Moreland Courts Condominium Association
Profit & Loss Budget Performance**

March 2025

	March 2025	Budget	(Under)/Over Budget	Jan-Mar 2025	Budget	(Under)/Over Budget	Annual Budget
INCOME							
4000 INCOME ACCOUNTS							
4050 Maintenance Fees	196,083	196,080	3	588,239	588,239	-	2,352,956
4100 Parking Lot Rental Fees	1,900	1,900	-	5,700	5,700	-	22,800
4150 Natural Gas Surcharge	20,271	20,271	(0)	60,812	60,813	(0)	243,250
4175 Insurance Surcharge	15,713	15,713	0	47,139	47,139	0	188,556
4200 Garage Parking Fees	15,220	15,640	(420)	45,660	46,920	(1,260)	187,680
4300 Late Fees	(500)	333	(833)	400	1,000	(600)	4,000
4400 Common Area Rental Fees	217	217	-	651	651	-	2,604
4500 Patio Fees	2,396	2,396	0	7,188	7,188	0	28,750
4600 In Suite Repair Income	1,993	706	1,287	3,499	2,117	1,382	17,055
4700 Garage Services	560	1,000	(440)	800	3,000	(2,200)	12,000
4800 Total Miscellaneous Income	1,076	1,250	(174)	2,728	3,750	(1,022)	15,000
4000 Total INCOME ACCOUNTS	254,928	255,505	(577)	762,816	766,516	(3,700)	3,074,651
4900 Bank Interest Income	89	-	89	89	-	89	
4988 Loan Escrow Interest Income	-	-	-	174	-	174	
5005 Returned Check Charges	-	-	-	35	-	35	
9550 Guest Suite	255,017	255,505	(488)	763,114	766,516	(3,402)	3,074,651
9550 Other Guest Suite	1,000	1,563	(563)	5,125	4,688	438	18,750
9550 Total Guest Suite	1,000	1,563	(563)	5,125	4,688	438	18,750
TOTAL INCOME	256,017	257,068	(1,051)	768,239	771,203	(2,964)	3,093,401

EXPENSE	March 2025	Budget	Under/(Over) Budget	Jan-Mar 2025	Budget	Under/(Over) Budget	Annual Budget
4999 Uncollectible Accounts Expense	-	2,500	2,500	-	7,500	7,500	30,000
5000 WAGES							
5020 WAGES:Housekeeping Wages (4)	11,723	13,554	1,831	44,110	47,440	3,330	176,204
5040 WAGES:SwitchBoard (3)	5,050	4,434	(616)	19,435	15,520	(3,915)	57,644
5100 WAGES:Garage/Valet Wages (6)	12,248	14,500	2,253	44,929	50,750	5,822	188,501
5320 WAGES:Management Staff	26,063	27,574	1,512	90,516	96,510	5,994	358,467
5440 WAGES:Security Wages	25,214	24,302	(911)	91,034	85,059	(5,975)	315,932
5480 WAGES:Maintenance Wages (5)	16,720	17,347	626	58,952	61,463	2,511	219,005
5000 Total WAGES	97,017	101,712	4,695	348,976	356,742	7,766	1,315,755
5500 EMPLOYEE BENEFITS							
5520 Hospitalization	17,185	20,036	2,851	50,948	60,108	9,160	240,431
5600 Total Payroll Taxes	7,750	8,544	794	30,522	29,967	(556)	110,523
5700 EMPLOYEE BENEFITS:Workers Compensation	-	1,167	1,167	1,782	3,500	1,718	14,000
5900 EMPLOYEE BENEFITS:Uniforms	881	333	(548)	2,193	1,000	(1,193)	4,000
5500 Total EMPLOYEE BENEFITS	25,816	30,080	4,264	85,445	94,574	9,130	368,954
6000 UTILITIES							
6020 Electricity-Common Area	5,024	5,256	232	15,026	15,476	451	58,401
6120 Natural Gas-Heating	29,649	30,500	851	129,349	111,925	(17,424)	206,750
6140 Natural Gas-Hot Water & Dryers	2,808	3,042	233	10,678	9,125	(1,553)	36,500
6200 Water	4,923	4,917	(6)	16,941	14,750	(2,191)	59,000
6300 Sewer	14,598	9,802	(4,797)	34,925	29,405	(5,520)	117,620
6000 Total UTILITIES	57,003	53,516	(3,487)	206,920	180,681	(26,238)	478,271

	March 2025	Budget	Under/(Over) Budget	Jan-Mar 2025	Budget	Under/(Over) Budget	Annual Budget
6500 MAINT & REPAIRS							
6520 Electrical Maint & Repairs	-	333	333	395	1,000	605	4,000.00
6540 Plumbing Maint & Repairs	1,278	2,500	1,223	3,275	7,500	4,225	30,000.00
6580 Boiler Maint & Repairs (Heating	8,693	6,000	(2,693)	16,239	17,000	761	35,000.00
6590 Garage Supplies (Car Wash)	-	71	71	212	213	1	850.00
6600 Housekeeping Supplies	65	667	602	1,737	2,000	263	8,000.00
6605 Keys & Locks	3,429	92	(3,337)	3,429	275	(3,154)	1,100.00
6610 De-Icing Agent	1,325	667	(659)	2,770	2,000	(770)	4,000.02
6620 Vehicle and Fuel	121	333	212	833	1,000	167	4,000.00
6640 Total Maint, Supplies, Cleaning	1,868	1,667	(201)	6,129	5,000	(1,129)	20,000.00
6680 Interior Paint Supplies	-	433	433	87	1,300	1,213	5,200.00
6700 Misc. Contractor Repairs	-	358	358	-	1,075	1,075	4,300.00
6740 Suite Owner Repairs	4,000	583	(3,417)	5,244	1,750	(3,494)	7,000.00
6820 Misc. Equipment and Repair	-	542	542	-	1,625	1,625	7,500.00
6800 Carpet Cleaning Repairs							6,500.00
6830 Dryers	-	133	133	-	400	400	1,600.00
6900 Tools/Equipment	279	875	596	1,621	2,625	1,004	10,500.00
6500 Total MAINT & REPAIRS	21,058	15,254	(5,803)	41,969	44,763	2,793	149,550
6950 Major Repairs	-	4,000	4,000	2,892	10,000	7,108	25,000.00
7000 CONTRACTED SERVICES							
7100 Landscaping	8,295	7,673	(621)	23,376	23,020	(356)	92,081.00
7110 Landscaping - Addtl'	319	-	(319)	1,109	-	(1,109)	0.00
7130 Landscaping - Fertilization	-	292	292	311	875	564	9,000.00
7200 Security/Fire Safety	-	250	250	1,084	750	(334)	3,500.00
7300 Exterminating	289	292	2	816	875	59	12,560.00
7400 Waste Removal & Recycling	1,629	1,825	196	6,025	5,475	(550)	3,500.00
7500 Cable TV/Internet	10,863	10,625	(238)	32,592	31,875	(717)	24,500.00
7600 Elevator	7,379	7,917	538	21,220	23,750	2,530	127,500.00
7610 Elevator - Additional	-	-	-	7,231	-	(7,231)	95,000.00
7800 Window Cleaning	220	-	(220)	220	-	(220)	0.00
7850 Boiler Maintenance	700	783	83	2,100	2,350	250	3,900.00
7000 Total CONTRACTED SERVICES	29,693	29,657	(37)	96,086	88,970	(7,115)	9,400.00
							380,941

	March 2025	Budget	Under/(Over) Budget	Jan-Mar 2025	Budget	Under/(Over) Budget	Annual Budget
8000 ADMIN EXPENSES							
8060 Resident Events	-	-	-	-	-	-	10,000.00
8120 ADMIN EXPENSES:Computer Services	171	1,208	1,038	3,383	3,625	242	14,500.00
8140 ADMIN EXPENSES: Legal Expense	2,330	708	(1,622)	8,932	2,125	(6,807)	8,500.00
8160 ADMIN EXPENSES: Audit Expense	-	14,500	14,500	-	15,000	15,000	15,000.00
8170 ADMIN EXPENSES: Consulting Fees	-	63	63	-	188	188	750.00
8180 ADMIN EXPENSES: Bookkeeping/Accounting Exp	609	646	37	1,827	1,938	110	7,750.00
8200 ADMIN EXPENSES:Telephone Expense	1,288	1,518	230	4,304	4,554	250	18,215.00
8250 ADMIN EXPENSES: Permits	-	-	-	-	-	-	6,300.00
8300 Total ADMIN EXPENSES:Insurance	15,933	15,713	(220)	47,798	47,139	(659)	188,556.00
8400 ADMIN EXPENSES:Other Taxes	-	-	-	-	1,000	1,000	1,000.00
8440 ADMIN EXPENSES:Payroll Charges	1,154	1,379	225	4,523	4,136	(387)	16,545.00
8450 ADMIN EXPENSES:Marketing Expense	-	42	42	-	125	125	500.00
8460 ADMIN EXPENSES:Office Admin & Supplies	1,418	2,125	707	4,162	6,375	2,213	25,500.00
8461 ADMIN EXPENSES:Bank Service Charge	112	167	55	279	500	221	2,000.00
8470 Total ADMIN EXPENSES:Postage & Shipping	1,026	533	(493)	2,084	1,600	(484)	6,400.00
8480 ADMIN EXPENSES:Depreciation Expense	504	389	(115)	1,511	1,166	(345)	4,664.00
8000 Total ADMIN EXPENSES	24,544	38,990	14,446	78,804	89,470	10,666	326,180
9560 Other Guest Suite Expenses	1,296	1,563	266	4,380	4,688	308	18,750.00
9560 Total Guest Suite Expenses	1,296	1,563	266	4,380	4,688	308	18,750
TOTAL EXPENSE	256,427	277,271	20,844	865,471	877,388	11,918	3,083,401
NET OPERATING INCOME	(411)	(20,204)	19,793	(97,232)	(106,185)	8,953	-
NCB Debt Service Income	24,026	24,026	-	72,078	72,078	-	288,312
NCB Debt Service Expense	24,026	24,026	-	72,078	72,078	-	288,312
Total - Debt Service	-	-	-	-	-	-	-

	March 2025	Budget	Under/(Over) Budget	Jan-Mar 2025	Budget	Under/(Over) Budget	Annual Budget
OTHER INCOME							
8500 CAPITAL INCOME							
8550 CAPITAL INCOME: Capital Assessment	16,667	16,667	-	50,000	50,000	-	200,000
TOTAL OTHER INCOME	16,667	16,667	-	50,000	50,000	-	200,000
OTHER EXPENSE							
8650 Annual Capital Expense							
8920 Annual Capital Expense: Electrical Major Repairs	1,200	-	(1,200)	5,922	-	(5,922)	
8930 Annual Capital Expense: Marble Restoration	4,443	-	(4,443)	4,443	-	(4,443)	
8650 Other Annual Capital Expense	-	-	-	-	-	-	
8650 Total Annual Capital Expense	5,643	16,667	11,024	10,365	50,000	39,635	200,000
Net Annual Capital Income	11,024	-	11,024	39,635	-	39,635	-
8575 CAPITAL INCOME: RESERVE FUND	59,375	59,375	0	178,125	178,125	0	712,500
8600 CAPITAL INCOME: Interest Income	249	-	249	904	-	904	-
	59,624	59,375	249	179,030	178,125	905	712,500
9110 Capital Reserve							
9107 Reserve - Masonry & Lintel	-	-	-	3,098	-	(3,098)	
9105 Total Reserve - Elevator Rehab	5,965	-	(5,965)	18,235	-	(18,235)	
9121 Reserve - Major Heating System Repairs	3,220	-	(3,220)	78,620	-	(78,620)	
9123 Reserve - Major Plumbing Repairs	2,700	-	(2,700)	11,950	-	(11,950)	
9110 Other Capital Reserve	-	-	-	-	-	-	
9110 Total Capital Reserve	11,885	59,375	47,490	111,903	178,125	66,222	712,500
NET CAPITAL RESERVE INCOME	47,739	-	47,739	67,127	-	67,127	-
NET INCOME	58,352	(20,204)	78,556	9,530	(106,185)	115,715	-

Moreland Courts Condominium Association
A/R Aging Summary
As of March 31, 2025

Condominium	0-30	31-60	61-90	91+	Total	Notes
13609-3A	-	-	-	41,092	60,748	Bankruptcy
13609-1A	-	-	-	17,805	17,805	Legal Fees
13715-2A	3,014	3,014	3,014	5,811	14,852	PAID on 04/16/25
13415-12M4	2,189	2,289	2,289	-	6,766	resident on payment plan thru May
13615-3A	2,177	2,177	2,177	-	6,532	sent email
13415-12N4	1,968	2,068	2,068	-	6,104	resident on payment plan thru May
13415-12H2	2,335	2,335	-	-	4,670	
13715-1A	2,343	-	-	-	2,343	
SHOPS @ Shaker Squar	-	-	-	1,850	1,850	
13805-3A	1,698	-	-	-	1,698	
13415-8D2	521	-	-	-	521	
13415-11A1	220	-	-	-	220	
13415-7C3	144	-	-	-	144	
13705-1A	20	-	-	-	20	
13415-12R3	6	-	-	-	6	
Sub-Total	16,635	11,883	9,548	66,557	124,279	
13805-1A	(3,791)	-	-	-	(3,791)	
13901-4A	(3,498)	-	-	-	(3,498)	
13415-12L3	(1,955)	-	-	-	(1,955)	
13415-10E3	(1,934)	-	-	-	(1,934)	
13805-3B	(1,830)	-	-	-	(1,830)	
13605-3A	(1,792)	-	-	-	(1,792)	
13801-1B	(1,751)	-	-	-	(1,751)	
13415 12E2	(1,626)	-	-	-	(1,626)	
13415-7A1	(1,626)	-	-	-	(1,626)	
13415-8S2	(1,018)	-	-	-	(1,018)	
13415-11B1	-	-	-	(500)	(500)	
13615-2C	(167)	-	-	-	(167)	
13609-3B	(41)	-	-	-	(41)	
13415-9E3	-	-	-	(1)	(1)	
Sub-Total	(21,027)	-	-	(501)	(21,528)	
TOTAL	(4,392)	11,883	9,548	66,057	102,751	