Bolton Council

Report to:	Environmental Services Scrutiny Committee		
Date:	2 nd April 2019		
Report of:	Director of Place Director of Corporate Resources	Report No: ES	SC/550
Contact Officer:	Janet Pollard - Head of Strategic Finance and Accountancy	Tele No:	01204 336710
Report Title:	Directorate of Place – Finance Report	2018/19 – Quar	ter Three
Non Confidential:	This report does not contain information in the absence of the press or members of		its consideration
Purpose:	This report provides the Executive Cabine Services, Highways & Transport and Cult relating to the financial quarter three positi within Directorate of Place.	ure & Sport with	information
Recommendations:	 It is recommended that the Environmental Notes the quarter three financial position Directorate of Place Notes revisions made to the capital programmed programmed and an environmental of the report. 	on of the portfol	ios within the
Decision:			
Background Doc(s):			
(for use on Exec Rep) Signed:	Leader / Executive Cabinet Member	Monitoring O	fficer
Date:	This report does not require an equality impact to being outside the high and medium relevant		

This report outlines the financial quarter three position in respect of the Environmental Services, Highways & Transport, Culture & Sport portfolios within the Directorate of Place.

Key Issues

Revenue Expenditure:

Revenue expenditure projections against the budget at quarter three after planned reserve movements are: Environmental Services Portfolio £32k overspend Highways and Transport £89k overspend Culture & Sport £3k underspend within an overall projected overspend of £65k for the whole Directorate of Place.

Capital Expenditure:

Capital expenditure for the Directorate of Place as at quarter three was £43.7M against a revised budget at quarter three of £62.4M. Capital expenditure at quarter two for the three portfolio areas reported on totalled £14.6M.

Reserves:

Directorate of Place have a projected general reserve of £54,852 for the end of the year.

Efficiency targets:

The budgeted efficiency savings for 2017/19 for Directorate of Place are £2.8 m.

All planned efficiencies are projected to be achieved.

<u>Risk:</u>

Specific areas of financial risk identified for the year related to loss of income due to the economic downturn and energy prices for street lighting.

1 Introduction

This report provides the Executive Cabinet Members with the financial position relating to the Environmental Services, Highways & Transport and Culture and Sport portfolios within the Directorate of Place

The information is divided into five elements.

- Revenue expenditure
- Capital expenditure
- Reserve movements
- Efficiency targets
- Areas of financial risk

2 Revenue expenditure

2.1 Revenue budget

The approved revenue budget for the Directorate of Place is £39.03M see table One (a) is allocated across the portfolios as shown in table One (b) below:

	Total £'000
Original Approved Budget 2018 / 19	39,240
Recharges 2018 / 19	910
Original Manager's Controllable Budget 2018 / 19	38,330
<u>Virements in Year :</u>	
Supported Employment posts to Directorate of People	-34
Transfer of Chief Officer Post from Directorate of Corporate Resources	98
Transfer to Directorate of Corporate Resources related to savings review	-33
Contribution to new procurement posts	-16
CPS Budget Resource Transfer from Chief Execs	27
Registrars Rental - notional rent for Merehall from Chief Execs	54
Revised Insurance Estimate	-191
Mobile phone contract saving	-16
MFD Contract saving	-38
Adjusted Manager's Controllable Budget 2018 / 19	38,181
Adjusted Recharges 2018 / 19	856
Adjusted Budget as at Dec 2018	39,037

Table One (a): Approved Revenue Budget 2018/19

Table One (b)

Portfolio	Adjusted 2018/19 budget at Dec 2018
	£'000
Deputy Leader	3,727
Strategic Planning & Housing	1,246
Environmental Services	18,529
Culture & Sport	7,922
Highways & Transport	6,663
Community Issues	740
Corporate Resources	210
Total	39,037

2.2 In year revenue changes

There have been three budget adjustments made during quarter three:

- A revised insurance estimate has been incorporated into the current budget
- Contract savings from mobile telephony contract have been included in the current budget
- Contract savings from use of multi-function printing devices have been incorporated into the budget.

2.3 Financial position – as at quarter three

Table two below outlines the financial position of the portfolio areas within Directorate of Place after movements to reserves, as at 30th December 2018.

Table Two – financial position as at quarter three 2018/19

Portfolio	Net Budget <u>£'000</u>	Projected Outturn <u>£'000</u>	Year End Variance <u>£'000</u>
Executive Cabinet Member - Environmental Services			
Neighbourhood & Regulatory Services	7,198	7,208	10
Neighbourhood Management	818	777	(41)
Waste	8,027	8,045	18
Trade Waste	(17)	(49)	(32)
Bereavement Services	(680)	(648)	32
Social Needs Transport	16	16	0
Supported Employment	75	75	(0)
Building Cleaning	392	434	42
School Meals	355	388	33

Heaton Fold	7	7	(0)
Security Services	(54)	(47)	7
Markets	4	35	31
Albert Halls	95	214	119
Corporate & Democratic Core	89	56	(33)
Cross Departmental	226	86	(139)
Housing Services	1,977	1,963	(14)
	18,529	18,561	32
Executive Cabinet Member - Culture & Sport			
Leisure	2,684	2,686	2
Libraries, Museum and Archives	5,238	5,233	(5)
	7,922	7,919	(3)
Executive Cabinet Member - Highways &			
<u>Transport</u> Highways & Engineering	6,904	7,110	206
Parking Services	(146)	(200)	(54)
Transport	(198)	(247)	(50)
Community Centres	102	89	(13)
	6,663	6,752	89
Executive Cabinet Member - Deputy Leader	3,727	3,725	(2)
Executive Cabinet Member - Strategic Planning & Housing	1,246	1,195	(51)
Executive Cabinet Member - Community Issues	740	740	0
Executive Cabinet Member - Corporate Resources	210	210	0
Total Directorate of Place	39,037	39,102	65

2.3.1 Variance analysis

The financial position of the portfolios within the Directorate of Place are: £32k overspend Environmental Services Portfolio £89k overspend Highways and Transport Portfolio £3k underspend Culture & Sport Portfolio

This is within an overall projected final outturn position at quarter three for the Directorate of Place of an overspend of £65k.

2.3.2 Variance details

There are two significant variances:

Albert Halls +£119k

The delayed tendering of the Albert Halls bar, event catering and restaurant facilities has resulted in additional costs and loss of income.

Highways & Engineering (£206k)

Following the retender of the councils electricity supplier last year, energy unit cost prices have increased. This has had a significant impact on the cost of streetlighting. Despite further reduction in energy use from continued installation of LED lighting, energy costs are projected to be significantly above budget.

3 Saving and efficiency 2017/19 reductions

In setting the Strategic Budget for the year, the Directorate of Place was required to implement $\pounds 2.8m$ of saving and efficiency reductions. $\pounds 2.353m$ of this target had been achieved by the close of the 2017/18 financial year to leave $\pounds 447k$ outstanding. The remaining target of $\pounds 447$ is made up of:

- £192k within Neighbourhood Management
- £255k cross-cutting across the Directorate of Place.

Action is being taken to implement the reductions and ongoing monitoring of expenditure against specific options has been incorporated into the financial monitoring.

Due to the recent chief officer changes, it is proposed that the senior management review with a target of £255k be transferred to the 2019/21 programme. The in year shortfall can be met by the removal of cash limited budgets.

Table Three below provides details of the approved options. All of the approved options are projected to be achieved.

Review	Revised Target 2017-19	Delivered	In consultation	No report yet	Comments
	£'000	£'000	£'000	£'000	
Savings & Efficiencies achieved in 2017/18	1,813	1,813	0	-	
ECM – Environmental Services					
Review of Neighbourhood Management and Area Working	266	74	0	192	Reports to follow Qtr 4 2018/19
					Approval
Cross Cutting options which include a review of senior management and a review of cash limited budgets	721	466	0	255	sought within this report to substitute this option
Total Place	2,800	2,353	0	447	

Table Three – Strategic Options 2017/19 – Env. Servs, Culture, Sport, Highways, Transport portfolio

4 Capital programme monitoring

Appendix A outlines the capital programme position for the Directorate of Place across the portfolio areas. Total capital expenditure at quarter three for the Directorate of Place is £43.7M against the revised budget at quarter two of £62.4M. It should be noted that a significant proportion of the capital budget sits under the Deputy Leader Porfolio relating to the Town Centre Masterplan investment. The programme currently contains allocations for a number of large property transactions if these do not take place before the end of March the budget will be carried over into 2019/20.

4.1 In year Changes to Programme

The capital programme of the Directorate of Place, had approvals totaling £86.908M. This comprises of:

- the original approval of £77.423M in the capital programme report to Council on 21st February 2018,
- £6.307M brought forward from the residual 2017/18 programme
- an additional £6.484M of funding programmed since the capital programme report of February 2018.

Of these approvals £27.661M are currently forecast to be carried forward into 2018/19 for schemes profiled to complete in 2019/20. £128k has been transferred to the Directorate of People.

	£IVI
2018/19 Original Approval	77.423
Brought forward from 2017/18	6.307
Additions in year	6.484
Virement to Dept. of People	-0.128
Total available funding:	90.086
Quarter 3 Revised Allocation	62.425

The Directorate of Place's capital programme is broken down across the portfolio areas as follows:

		2018/19		2019/20			
	Original Allocation 2018/19 £	Revised Allocation 2018/19 £	Actual at 31/12/18 2018/19 £	AI	Driginal location 019/20 £	Revised Allocation 2019/20 £	
Total Deputy Leader Portfolio	51,830,850	35,530,673	29,082,729	34,	000,000	49,065,507	
Total Environmental Services Portfolio	8,053,332	7,022,131	3,569,217	3,	482,888	7,014,295	
Total Leisure & Culture Portfolio	8,922,731	7,320,997	2,735,390	2,	250,000	5,521,848	
Total Highways & Transport Portfolio	8,615,989	12,551,349	8,269,256		0	3,175,432	

4.2 One Off Investment

As part of annual budget approved by Cabinet, one off funding was approved for a range of strategic investments covering both capital and revenue schemes over four years. The table below shows funding currently earmarked to Department of Place.

Table Three - One Off Strategic Investment

Executive Cabinet Member - Culture & Sport

	Re- aligned One Off Allocation	2013-18 Expenditure	Budget allocated to 2018/19	2018/19 Expenditure at Q3	Remaining Budget allocated to 2019/20
	£000	£000	£000	£000	£000
2013/14 Strategic Budget & Capital Programme					
Sporting / Leisure Facilities	1,500	1,137	113	42	250
2015/16 Strategic Budget					
3G Pitches	1,500	927	573	91	0
Support to Octagon Theatre Development	2,000	675	1,325		0
2016/17 Strategic Budget					
Improvements/Additional Facilities @ Bolton One	1,000	918	82	0	0
Total EM Culture & Sport	6,000	3,657	2,093	133	250

Executive Cabinet Member - Environmental Services

	Re- aligned One Off Allocation	2013-18 Expenditure	Budget allocated to 2018/19	2018/19 Expenditure at Q3	Remaining Budget allocated to 2019/20
	£000	£000	£000	£000	£000
2015/16 Strategic Budget					
Clean Up of Neighbourhoods (capital)	200	182	18	1	0
2018/19 Strategic Budget					
Waste Behavioural Change Programme	300	0	300	61	0
Anti Social Behaviour/Home Watch Schemes	100	0	100	0	0
Housing Services					
2017/18 Strategic Budget					
Safe Warm Dry	2,000	0	0	0	2,000
Total EM Environmental Services	2,600	182	418	62	2,000

Executive Cabinet Member - Highways & Transport

Total EM Highways & Transport	2,700	913	1,787	581	0
Additional Highways Maintenance Work	300	0	300	300	0
LED Street Lighting	200	0	200	0	0
2018/19 Strategic Budget					
Dropped Kerb	200	1	199	36	0
2017/18 Strategic Budget					
Additional Flashing Road Speed Warnings	1,000	627	373	109	0
Improved Street Lighting	1,000	285	715	136	0
2016/17 Strategic Budget					
	£000	£000	£000	£000	£000
	Re- aligned One Off Allocation	2013-18 Expenditure	Budget allocated to 2018/19	2018/19 Expenditure at Q3	Remaining Budget allocated to 2019/20

5 Reserve movements

Table Four – Directorate of Place Reserves Position - 2018/19 Quarter 3

Executive Cabinet	Opening Balance at 01/04/18	Anticipated Movements in Year	Closing Balance 31/03/2019
Member			
	£	£	£
Culture & Sport Deputy Leader	-3,499,713 -4,073,778	358,526 1,468,383	-3,141,187 -2,605,395
Environment	-4,039,201	656,888	-3,382,313
Highways & Transport	-2,681,505	2,114,380	-567,125
Strategic Housing & Planning	-277,561	11,276	-266,285
Community Issues	-234,195	0	-234,195
Total	-14,805,953	4,609,453	-10,196,500

After the projected use of reserves of £4,609,453 during 2018/19 the projected balance at 31 March 2019 would be \pm 10,196,500.

Detailed reserve tables for Directorate of Place can be found in appendix B.

6 Risk areas

During the year a number of potential risks were identified.

6.1 Levels of Income Built into the budget

Assumptions have been made when compiling the budget. Income levels have been based on trend analysis, actual income received and service specific knowledge. There is a risk due to the present economic climate that budgeted income levels may not be achieved.

6.2 Loss of Trading Services Contracts

The Place department contains a number of trading accounts. Some of the service areas, such as Building Cleaning are seeing an increase in the number of contracts not being renewed. The levels of losses are currently manageable within the departments overall resources however this is being closely monitored.

6.3 Asset Management

The Place department is responsible for a large asset management portfolio. The department is constantly reviewing its health and safety responsibilities. The costs of this are currently being met by departmental resources.

6.4 Brexit

At this point it is unknown as to how the Brexit arrangements will impact the financial position of the Directorate. However, work is being undertaken to assess the risk.

6.5 Energy costs

Due to the nature of the services delivered by the Directorate of Place, slight changes in energy prices, can have a material effect. In 2018/19, the increase of the unit cost of energy has meant that the highways budget is overspent, this can currently be managed within the directorate's financial resources.

7 Conclusions and recommendations

This report has provided information relating to the financial position at quarter one for the Environmental Services, Highways & Transport and Culture & Sport portfolios within the Directorate of Place for the 2018/19 financial year. It is recommended that the Environmental Services Scrutiny Committee:

- Notes the quarter three financial position of the portfolios within the Directorate of Place.
- Notes revisions made to the capital programme for the Environmental Services portfolio at quarter 3 as set out in section 4 and appendix A of the report.
- Note the key findings of the report

Capital Programme 2018/19

		2018/19			9/20
	Original Allocation	Revised Allocation	Actual at 31/8/18	Original Allocation	Revised Allocation
	2018/19	2018/19	2018/19	2019/20	2019/20
Deputy Leader Portfolio	£	£	£	£	£
Development & Regeneration					
Town Centre Improvement Fund	175,000	212,858	71,427	0	0
Development Enabling Fund	392,000	419,072	331,239	0	0
Town Centre Strategy Enabling Fund	43,850	76,729	63,488	0	31,350
Public Art S106	0	0	0	0	0
Public Realm Impl Frmwk	500,000	817,216	492,381	0	0
Public Realm Schemes & Gateways	0	132,000	12,540	0	0
Town Centre Strategy	33,000,000	21,396,700	16,373,447	33,000,000	43,000,000
Manchester Airport	11,000,000	11,000,000	11,277,778	0	0
Property					
Asset Management Plan - urgent works	1,539,000	773,690	381,893	0	1,143,820
Westhoughton Town Hall	2,000,000	125,000	1,776	0	2,375,000
Blackrod AO	175,000	843	434	0	39,157
Castle Hill Car Park Alterations	0	13,253	1,253	0	10,180
61-63 Market St Little Lever	1,756,000	207,312	5,822	0	0
Town Centres	0	0	0	0	150,000
Farnworth Market Precinct	250,000	0	0	0	200,000
Corporate Property Capital Programme	1,000,000	0	0	1,000,000	2,000,000
Festival Hall & Albert Halls Cooling System	0	80,000	69,252	0	0
Mere Hall - service move works	0	276,000	0	0	116,000
Total Deputy Leader Portfolio	51,830,850	35,530,673	29,082,729	34,000,000	49,065,507
Environmental Services Portfolio					
Equipped Play Area Strategy (S106)	0	282,417	70,880	0	0
Access To Nature	0	0	0	0	0
Greenspace - Playing Pitches & Changing Facilities	49,241	51,748	32,103	0	12,263
Greenspace - Multi Use Games Areas	43,321	0	0	0	43,321
Greenspace - Outdoor Gyms/Health Trails	0	6,303	0	0	0
Replacement of Waste bins	0	210,033	134,219	0	0
Replacement of Fleet Vehicles	325,000	1,114,380	1,023,581	0	0

3G Sports Pitches - Cabinet Feb 16	835,770	96,756	90,899		700 405
				0	786,135
Street scene Cabinet Feb 2015	0	17,836	723	0	0
Depot Machine	0	84,157	84,157	0	0
Overdale Paths & Resurfacing	0	124,000	70,455	0	0
Heaton Fold Car Park Resurfacing	0	50,000	49,900	0	0
Wellington House Boilers	0	37,500	37,500	0	0
Heaton Fold Summer House	0	50,000	0	0	50,000
Housing					
Private landlords/ empty dwellings	0	67,946	33,760	0	0
Disabled Facilities Grants	2,700,000	2,749,462	981,715	1,982,888	2,622,576
Private Sector Renewal	2,000,000	1,929,324	883,434	1,500,000	1,500,000
Safe Warm Dry Cabinet Feb-17	2,000,000	0	0	0	2,000,000
Housing Improvements Cabinet Feb 2015	100,000	150,269	75,891	0	0
New Build Affordable Homes	0	0	0	0	0
Total Environmental Services Portfolio	8,053,332	7,022,131	3,569,217	3,482,888	7,014,295
Leisure & Culture Portfolio					
Former Horwich Leisure Centre site	0	273,000	204,834	0	0
Bolton One Facilities - Cabinet Feb 16	0	9,445	0	0	72,698
Smithills Hall Internal Refurbishment	0	23,518	0	0	0
Octagon	7,000,000	5,673,446	1,343,922	2,250,000	5,259,997
Egyptology	1,200,000	1,131,491	1,130,608	0	0
Hall ith Wood Museum	122,731	125,097	5,585	0	0
Bromley Cross Library Heating System	0	35,000	14,898	0	0
Great Lever Library (UCAN)	600,000	50,000	35,544	0	189,153
Total Leisure & Culture Portfolio	8,922,731	7,320,997	2,735,390	2,250,000	5,521,848
Highways & Transport Portfolio					
DfT Highways LTP	349,983	3,155,233	2,853,978	0	0
Pothole Action Fund	0	319,000	319,000	0	0
Budget 2018 Additional Highways Maintenance	0	902,000	0	0	452,000
Concrete lighting columns over 40 years old renewals	0	99,744	0	0	11,083
Street Lighting LED Programme	2,106,658	2,147,923	887,017	0	150,000
Improved Street Lighting - Cabinet Feb 16 & Feb-18	700,000	200,313	135,835	0	518,560
Depot Improvement Plan - Mayor St	150,910	217,451	10,798	0	8,588
Business Support Systems	0	0	0	0	12,957
Highways Strategic Investment	0	0	24,691	0	0

Total Highways & Transport Portfolio	8,615,989	12,551,349	8,269,256	0	3,175,432
BTCTS - South Sector	0	0	0	0	0
City Cycle Ambition	200,000	415,028	117,412	0	0
Cycle Access to Stations	100,000	100,000	0	0	0
Cycle Access to Bolton: East (Middlebrook Way)	231,109	5,000	0	0	226,109
LSTF Enhancing Cycle Routes & 20 mph schemes	65,907	67,717	0	0	0
Highways Flood Damage - Dft	325,551	303,959	262,236	0	0
Bolton Salford Quality Bus Network	983,227	1,277,179	1,267,124	0	0
Crompton Way / Blackburn Road	0	0	0	0	0
Tonge Moor Corridor Junction Improvement	0	0	0	0	0
A666 Challenge Fund St Peters Way Improvement	2,421,240	1,010,842	1,008,467	0	933,991
A666 Average Speed Camera Replacements	162,000	287,000	140	0	0
Highways Maintenance Cabinet Feb-18	300,000	300,000	300,000	0	0
Insurance Programme: High Risk Road Maintenance	0	1,400,111	904,255	0	491,885
Dropped Kerbs Cabinet Feb-17	150,000	66,269	36,440	0	132,538
Road Warning Signals - Cabinet Feb 16	369,404	237,719	108,825	0	237,719
Footpaths Strategic Investment	0	38,863	33,039	0	0

Dire	ecto	orate	e of F	Place	e Gr	and	Tot	al			77,42	22,902	62,42	5,150	43,656	,593	39,73	32,888	64,777,	081
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Monitoring is against the revised allocation (shaded)

Directorate of Place Reserves 2018/19

Portfolio	Opening Balance 18/19	Movements in Year	Closing Balance 18/19
	£	£	£
Culture & Sport			
Bolton Arena	(3,256,086)	233,429	(3,022,657)
Bolton One	(110,894)	0	(110,894)
Hallithwood	(125,097)	125,097	(0)
Leisure Faciltiies	0	0	0
Leverhulme Sinking Fund	0	0	0
LMA General Reserve	(7,636)	0	(7,636)
Total Culture & Sport Portfolio	(3,499,713)	358,526	(3,141,187)
Deputy Leader			
Departmental Accommodation	(91,260)	0	(91,260)
BASE Reserve	(124,154)	0	(124,154)
Business Growth Fund	(15,081)	15,081	0
Car Parking Initiatives	(217,613)	0	(217,613)
Carbon Management	(9,000)	0	(9,000)
Directorate General Reserve	(8,123)	0	(8,123)
Farnworth Town Centre Development	(306,800)	0	(306,800)
Property Reserve	(375,855)	152,000	(223,855)
Local Development Framework	(208,407)	0	(208,407)
Merehall Reserve	(272,785)	0	(272,785)
Octagon Kiosks Sinking Fund	(60,000)	0	(60,000)
Spirit of Sport	(27,544)	24,745	(2,799)
The Work Programme	(160,626)	0	(160,626)
Town Centre Programmes	(2,196,529)	1,276,557	(919,972)
Total Deputy Leader Portfolio	(4,073,778)	1,468,383	(2,605,395)
Environment			
Asset Management Liability	(656,247)	383,622	(272,625)
Cremators Maintenance Fund	(12,867)	0	(12,867)
Farnworth Neighbourhood Mgmnt cont	(7,956)	0	(7,956)
Furnished Tenancy	(263,934)	0	(263,934)
Environmental Svs General Reserve	(95,156)	56,337	(38,819)
Housing General Reserve	(7,909)	0	(7,909)
GM Homelessness Group	(16,004)	2,143	(13,861)
Graves In Perpetuity	(197,126)	0	(197,126)
Halliwell UCAN Support	(31,600)	15,800	(15,800)
Homelessness	(292,874)	22,950	(269,924)
Housing Needs & Stock Condition	(36,460)	0	(36,460)
Housing Standards/Empty Homes	(40,244)	16,000	(24,244)
Kitchen Investment	(47,766)	0	(47,766)
Lease Management	(100,560)	0	(100,560)
Model Railway	(12,590)	0	(12,590)
Neighbourhood Management	(391,366)	32,209	(359,157)

Pinpoint (CBL)	(158,362)	0	(158,362)
Prevention of Repossession	(80,320)	30,000	(50,320)
Private Sector Renewal	(32,170)	32,170	0
Proceeds of Crime	(8,511)	0	(8,511)
Property Maintenance	(25,899)	25,899	(0)
Rechargeable Works S278	(50,635)	0	(50,635)
Regulatory Services	(210,261)	0	(210,261)
Safeguarding Implementation	(6,333)	0	(6,333)
Tobacco Product Project	(4,915)	0	(4,915)
Trading Income Loss	(80,449)	0	(80,449)
Waste Initiatives	(141,731)	0	(141,731)
Welfare Reform (Property Issues)	(205,970)	39,758	(166,212)
Refugee Resettlement	(822,987)	0	(822,987)
Total Environmental Services Portfolio Highways & Transport	(4,039,201)	656,888	(3,382,313)
Highways Road Maintenance	(1,891,996)	1,500,000	(391,996)
Reserve Funding for Fleet Purchases	(789,508)	614,380	(175,129)
Total Highways & Transport	(2,681,505)	2,114,380	(567,125)
Planning & Housing			
Broadband	(66,000)	0	(66,000)
Building Control Trading Surplus	(81,111)	0	(81,111)
Feasibility Study - District Heating	(80,022)	0	(80,022)
Home Solutions	(50,429)	11,276	(39,153)
Total Strategic Housing & Planning Portfolio	(277,561)	11,276	(266,285)
Community Issues			
Community Safety	(234,195)	0	(234,195)
Total Department of Place	(14,805,953)	4,609,453	(10,196,500)