



<b>Report of:</b>	<b>Meeting</b>	<b>Date</b>	<b>Item No.</b>
Cllr. Alan Vincent, Resources Portfolio Holder and Clare James, Head of Finance	Cabinet	7 September 2016	7

## **Capital Programme Review and Monitoring Report**

### **1. Purpose of report**

- 1.1 To consider the summary of the Spending Officers' (April to end June 2016) review of the 2016/17 Capital Budget and its impact on the Capital Programme thereafter.

### **2. Outcomes**

- 2.1 The delivery of the Capital Programme and its monitoring will demonstrate good financial management by ensuring that the Programme is soundly based and designed to deliver the Council's strategic priorities.

### **3. Recommendation**

- 3.1 That the Capital Programme and its funding be updated to reflect the changes indicated in the report and that the impact on the Revenue Budget is reflected in the Medium Term Financial Plan (MTFP) and future revisions of the Revenue Estimates.

### **4. Background**

- 4.1 As part of the Council's Performance Management process spending Officers and Financial Services review at the end of each quarter the progress of Capital scheme expenditure against the approved Programme. The summary results of this review for the 2016/17 first quarter, ending 30 June 2016, are contained in Appendix 1.
- 4.2 The Original Capital Budget for 2016/17 was set at £26,843,312. Details of the changes either in expenditure or its funding since then (see Appendix 1) can be found in the appropriate Cabinet, Audit Committee or Portfolio Holder reports. The main variations in spend against profiled

budget and budget changes from the first quarter review, as a result of Officers' information, are detailed in Appendix 2.

## 5. Key issues and proposals

- Appendix 1 shows actual costs and commitments totalling £6,136,233 up to the end of the first quarter against the Officers' profiled budget of £5,479,077 representing a spend of 112%. The main scheme variations in spend against profiled budget are shown in Appendix 2, section A.
- The current 2016/17 Capital Programme includes 14 schemes that have been slipped from 2015/16 and 2 schemes where there was advance spend of the 2016/17 budget resulting in expenditure in 2015/16. These schemes were reported to Audit Committee 28 June 2016 as part of the 2015/16 Final Accounts report and can be seen at Appendix 3.
- At 30 June 2016 there was 1 current year scheme that had not been reported to Portfolio Holders for scheme approval (see Appendix 2, section A1).
- As a result of the quarter 1 review, when compared to the current approved Budget taking into account rephasing of schemes and recognising increases/decreases, aggregate expenditure in 2016/17 is now expected to be £60,934 higher as listed in Appendix 2, section B1.

### Leisure and Culture Portfolio

- Poulton and Thornton Leisure Centres – Both leisure centre schemes are complete. However final settlement has not been made as agreement with the contractor has yet to be reached. Once the scheme costs are finalised they will be summarised in a detailed report to Cabinet.
- Garstang Leisure Centre and Pool – the contract has been awarded and work has commenced at both sites, with the budget phased between quarters 1 and 2.

### Neighbourhood Services and Community Safety Portfolio

- Flood Relief (Property Level Resilience Grants) – Following the severe weather in December 2015 further funding has become available for grants for homeowners to implement flood resistance/resilience measures to minimise the impact of flooding. These are being administered through the council which had received twenty five applications up to the quarter ended 30 June. The PLR scheme is expected to be closed to new applications by December 2016 at the latest.
- Rossall Seawall Improvement Works – Current spend is ahead of profile and the budget will be rephrased in the next quarter once the latest forecast from the contractor is received. A minor adjustment to the budget is to be made to increase it by £934. This amount had been treated as an underspend in 2015/16 and should have been carried forward into 2016/17.

- Disabled Facilities Mandatory Grants – the budget for 2016/17 has increased substantially from 2015/16 owing to an increase in Better Care Funding across Lancashire Authorities. Actual spend is £166,652 below budget owing to a backlog of referrals from Lancashire County Council. Measures are now being put in place by LCC to improve the flow of referrals and this will continue to be monitored.
- Wyre Beach Management Study – This Environment Agency funded scheme slipped from 2015/16 and the extension of the current study is being agreed with Liverpool University for commencement in autumn 2016.

#### Planning and Economic Development Portfolio

- Beach Bungalows – This scheme funded by the Coastal Communities Fund is now complete. We are awaiting final invoices as per the separate green paper report dated 16/6/16.
- Marine Hall Dome – Works are behind schedule owing to delays in sourcing the specialised replacement glass which then impacts on other aspects of the scheme. These works are now expected to commence in September.

#### Resources Portfolio

- Vehicle Replacement – the purchase of several vehicles has been put back to later in the year.
- Wyreside Café – This scheme is complete. However the final invoice remains outstanding despite efforts to prompt the supplier to seek payment.

#### Street Scene, Parks and Open Spaces Portfolio

- Playground Refurbishment Unallocated – After officer consultation with the Portfolio Holder a scheme report will follow later in the year.
- Mount Ground Restoration – Current spend is ahead of profile. A decision on the lottery bid is expected in December.
- Douglas Avenue Playground Refurbishment – Additional costs of £255 will be offset against reduced costs for the North Drive playground refurbishment.

#### Capital Grants, Contributions and Receipts

- There has been an increase in 2016/17 external funding since the original Capital Programme was approved by Council 17 February 2016. The Better Care Funding award for 2016/17 was finalised with a further £636,119 for provision of Disabled Facilities Grants. The Environment Agency confirmed £20,000 funding for the first year of a 5 year extension to the Cell 11 Beach Monitoring scheme. Property Level Resilience funding from DCLG via Lancashire County Council will cover the cost of

the council's Flood Relief (PLR) grant payments budgeted at £111,210. A capital receipt of £285,000 was received for the sale of land within Hardhorn car park in June in addition to a £15,000 deposit received in 2015/16. The total receipt of £300,000 less deductions for costs incurred in the sale of £11,765, leaving £288,235 will fund the 2016/17 capital growth bid included within the capital programme approved by Cabinet 20 January 2016. This bid related to the backlog of repairs and maintenance to council assets and separate approval for each scheme will be sought as required.

<b>Financial and legal implications</b>	
Finance	The changes to the Capital Programme expenditure following the first quarter review and the funding indicated in Appendix 1 (2016/17 through to 2019/20) do not require any additional use of Reserves or Capital Receipts.
Legal	None arising directly from this report

#### **Other risks/implications: checklist**

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

<b>implications</b>	<b>✓ / x</b>
community safety	x
equality and diversity	x
sustainability	x
health and safety	x

<b>risks/implications</b>	<b>✓ / x</b>
asset management	✓
climate change	x
data protection	x

report author	telephone no.	email	date
Julie Woods, Senior Account Manager	01253 887601	<a href="mailto:julie.woods@wyre.gov.uk">julie.woods@wyre.gov.uk</a>	12/7/16

<b>List of background papers:</b>		
name of document	date	where available for inspection
Capital Programme Monitoring Papers		Financial Services Team

## **List of appendices**

Appendix 1 – Capital Programme and Funding.

Appendix 2 – 2015/16 Quarter 1 Expenditure Changes and Funding Issues.

Appendix 3 – Extract from 2015/16 Final Accounts report Appendix 2 – Table 2 to Audit Committee 28 June 2016.

arm/ex/cab/cr/16/0709jw1

**Capital Programme and Funding**

**Appendix 1**

	Full Year Budget £	Funded by ..... Grants and Contributions £	Revenue £	Capital Receipts £	Loan £	Total Funded £
<b>Capital Budget - 2016/17</b>						
Original overall approval, part of 16/17 Council Tax setting	26,843,312	25,799,316	584,500	459,496	0	26,843,312

Overall approval after changes for new scheme Town Centre CCTV, additional costs to Garstang Leisure Centre and Pool, initial extension of EA funding for Cell 11, increase in Better Care Funding of DFGs and increase in Flood Relief grants.

Also after 2015/16 Final Accounts report to Audit Committee 28/6/16 in which slippage to 2016/17 was agreed.

	27,253,843	25,969,518	769,829	514,496	0	27,253,843
--	------------	------------	---------	---------	---	------------

**All 2016/17 schemes - by Director**

Service Director for:-  
Health and Wellbeing

People and Places

Performance and Innovation

	Actual to 30th June 16 £	Commitments £	Profiled budget to end Qtr 1 £	Current Full Year Budget £
Health and Wellbeing	40,106	340,853	471,484	1,916,196
People and Places	3,673,815	1,928,874	4,785,636	24,593,290
Performance and Innovation	-89,561	242,146	221,957	744,357
	<u>3,624,360</u>	<u>2,511,873</u>	<u>5,479,077</u>	<u>27,253,843</u>

**All 2016/17 schemes - by Portfolio**

Portfolio:-

Health and Community Engagement

Leisure and Culture

Neighbourhood Services and Community Safety

Planning and Economic Development

Resources

Street Scene, Parks and Open Spaces

	Actual to 30th June 16 £	Commitments £	Profiled budget to end Qtr 1 £	Current Full Year Budget £
Health and Community Engagement	4,000	0	4,000	4,000
Leisure and Culture	-239,964	435,000	133,762	481,528
Neighbourhood Services and Community Safety	3,629,588	1,530,970	4,578,234	25,371,154
Planning and Economic Development	-14,549	132,637	170,457	170,457
Resources	180,543	0	242,500	669,900
Street Scene, Parks and Open Spaces	<u>64,742</u>	<u>413,266</u>	<u>350,124</u>	<u>556,804</u>
	<u>3,624,360</u>	<u>2,511,873</u>	<u>5,479,077</u>	<u>27,253,843</u>

	Full Year Budget £	Funded by ..... Grants and Contributions £	Revenue £	Capital Receipts £	Loan £	Total Funded £
<b>Latest Capital Budget 2016/17 after Quarter 1 review</b>	<b>27,314,777</b>	<b>26,030,452</b>	<b>769,829</b>	<b>514,496</b>	<b>0</b>	<b>27,314,777</b>

**Capital Budget - 2017/18**

Original overall approval, part of 16/17 Council Tax setting	18,708,846	18,462,846	246,000	0	0	18,708,846
--	------------	------------	---------	---	---	------------

Overall approval after 2015/16 Final Accounts report to Audit Committee 28/6/16 which included a Vehicle Fleet Replacement Programme review affecting 2017/18.	18,750,846	18,462,846	288,000	0	0	18,750,846
--	------------	------------	---------	---	---	------------

<b>Latest Capital Budget 2017/18 after 16/17 Qtr 1 review</b>	<b>18,750,846</b>	<b>18,462,846</b>	<b>288,000</b>	<b>0</b>	<b>0</b>	<b>18,750,846</b>
---	-------------------	-------------------	----------------	----------	----------	-------------------

Capital Programme and Funding

Appendix 1 - Continued

	Full Year Budget £	Funded by ..... Grants and Contributions £	Revenue £	Capital Receipts £	Loan £	Total Funded £
<b>Capital Budget - 2018/19</b>						
Original overall approval, part of 16/17 Council Tax setting	1,081,500	892,000	189,500	0	0	1,081,500
No change proposed at Audit Committee 28/6/16	1,081,500	892,000	189,500	0	0	1,081,500
<b>Latest Capital Budget 2018/19 after 16/17 Qtr 1 review</b>	<b>1,081,500</b>	<b>892,000</b>	<b>189,500</b>	<b>0</b>	<b>0</b>	<b>1,081,500</b>

	Full Year Budget £	Funded by ..... Grants and Contributions £	Revenue £	Capital Receipts £	Loan £	Total Funded £
<b>Capital Budget - 2019/20</b>						
Original overall approval, part of 16/17 Council Tax setting	1,236,500	892,000	344,500	0	0	1,236,500
No change proposed at Audit Committee 28/6/16	1,236,500	892,000	344,500	0	0	1,236,500
<b>Latest Capital Budget 2019/20 after 16/17 Qtr 1 review</b>	<b>1,236,500</b>	<b>892,000</b>	<b>344,500</b>	<b>0</b>	<b>0</b>	<b>1,236,500</b>

2016/17 Quarter 1 Expenditure changes and Funding Issues

Appendix 2

A) Main Scheme variations - actuals and commitments to 30/6/16 compared with profiled budget

	Actual to 30th June 16 £	Commitments £	Profiled budget to end Qtr 1 £	Current Full Year Budget £
<b><u>A1) Schemes for which Portfolio Holder approval reports have yet to be considered</u></b>				
<u>Street Scene, Parks and Open Spaces</u>				
Playground Refurbishment Unallocated	0	0	30,000	30,000
<b><u>A2) Main Schemes with slower spend progress than anticipated</u></b>				
<u>Leisure and Culture</u>				
Thornton Leisure Centre	-99,387	0	0	0
Poulton Leisure Centre	-63,277	0	0	0
<u>Neighbourhood Services and Community Safety</u>				
Disabled Facilities Mandatory Grants	202,570	0	369,222	1,528,119
Wyre Beach Management Study	0	0	17,147	22,862
<u>Planning and Economic Development</u>				
Beach Bungalows - CCF2	-8,668	89,800	100,511	100,511
Marine Hall Dome Restoration	18,421	16,500	63,200	63,200
<u>Resources</u>				
Vehicle Fleet Replacement Programme	198,343	0	242,500	242,500
Wyreside Café - CCF2	-17,800	0	0	0
<b><u>A3) Main Schemes with greater spend progress than anticipated</u></b>				
<u>Leisure and Culture</u>				
Garstang Leisure Centre	-3,800	170,000	82,262	182,252
Garstang Pool	0	140,000	0	152,776
<u>Neighbourhood Services and Community Safety</u>				
Rossall Seawall Improvement Works	3,396,083	1,500,000	4,158,053	23,699,914
Flood Relief (Resilience Grants)	30,900	0	12,812	51,210
<u>Street Scene, Parks and Open Spaces</u>				
Mount Grounds Restoration	62,036	363,413	246,876	426,758
	<b>3,715,421</b>	<b>2,279,713</b>	<b>5,322,583</b>	<b>26,500,102</b>

B) 2016/17 Quarter 1 Review changes

	Budget Adjustment £	Funded by .....				Total Funded £
		Grants and Contributions £	Revenue £	Capital Receipts £	Loan £	
<b><u>B1) Capital Budget - 2016/17 changes</u></b>						
<b><u>Changes in schemes as a result of rephasing, increased costs, reduced costs and externally funded schemes</u></b>						
<u>Neighbourhood Services and Community Safety</u>						
Flood Relief (Resilience Grants)	60,000	60,000	0	0	0	60,000
Rossall Seawall Improvement Works	934	934	0	0	0	934
<u>Street Scene, Parks and Open Spaces</u>						
North Drive Playground Refurbishment	-255	0	0	-255	0	-255
Douglas Avenue Playground Refurbishment	255	0	0	255	0	255
	<b>60,934</b>	<b>60,934</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>60,934</b>

**B2) Capital Budget - 2017/18 changes**

**Changes in scheme as a result of rephasing and externally funded schemes**

No changes.

**B3) Capital Budget - 2018/19 changes**

No changes.

**B4) Capital Budget - 2019/20 changes**

No changes.



Comparison of Capital Expenditure to Budget

NB. Reflects new Directorates	Updated Revised 2015/16 Budget £	To 31st March 16 Actuals £	Variance £	Advance spend of 16/17 Budget £	Overspend £	Underspend £	Slippage £	Comments
<b>HEALTH AND COMMUNITY ENGAGEMENT PORTFOLIO</b>								
<b><u>Health and Wellbeing Directorate</u></b>								
Air Quality - Paths	4,000	0	-4,000	0	0	0	-4,000	Works have been delayed by LCC who have now committed to complete the works by June 2016.
<b>Portfolio Total</b>	<b>4,000</b>	<b>0</b>	<b>-4,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-4,000</b>	
<b>LEISURE AND CULTURE PORTFOLIO</b>								
<b><u>Health and Wellbeing Directorate</u></b>								
QS Consultant costs for Client Side Leisure Centre Refurbishments	25,132	25,130	-2	0	0	-2	0	Scheme complete with minor underspend.
Garstang Leisure Centre	0	3,800	3,800	3,800	0	0	0	Advance spend of 16/17 budget to fund Quantity Surveyor Fees.
Thornton Leisure Centre	225,870	225,870	0	0	0	0	0	
Poulton Leisure Centre	565,354	565,354	0	0	0	0	0	
Fleetwood Leisure Centre Health and Fitness Equipment	133,922	133,922	0	0	0	0	0	Scheme complete.
<b><u>People and Places Directorate</u></b>								
Urban Woodland Scheme Tower & Pheasants Woods	924	850	-74	0	0	-74	0	Scheme complete with funding to be to be claimed from the Forestry Commission in future years.
<b><u>Performance and Innovation Directorate</u></b>								
Fleetwood Leisure Centre Heating	95,000	0	-95,000	0	0	0	-95,000	Tenders are due to be returned in June with PH report to follow.
Fleetwood Leisure Centre Sand filters	125,000	73,500	-51,500	0	0	0	-51,500	Final works to be completed once suitable date received from YMCA for closure of the facility.
<b>Portfolio Total</b>	<b>1,171,202</b>	<b>1,028,426</b>	<b>-142,776</b>	<b>3,800</b>	<b>0</b>	<b>-76</b>	<b>-146,500</b>	
<b>NEIGHBOURHOOD SERVICES AND COMMUNITY SAFETY PORTFOLIO</b>								
<b><u>Health and Wellbeing Directorate</u></b>								
<b><u>Housing</u></b>								
Disabled Facilities Mandatory Grants	894,551	894,813	262	0	262	0	0	Minor overspend of which £145.59 is being funded by Regenda.
Empty Homes Delivery	17,049	0	-17,049	0	0	0	-17,049	To be used for partial match funding for future schemes.
Social Housing	62,500	62,500	0	0	0	0	0	Scheme complete.
<b><u>People and Places Directorate</u></b>								
New Link Road through Hardhorn Rd Car Park, Poulton	100,000	100,000	0	0	0	0	0	Scheme complete.
Flood Repair and Renew Grant	10,000	10,000	0	0	0	0	0	Current scheme complete.
<b><u>Coast Protection</u></b>								
Cell Eleven (2011 to 2016) Monitoring: External Costs	5,600	6,292	692	0	692	0	0	} Scheme complete with cumulative (2011-2016) overspend being claimed from EA.
Cell Eleven (2011 to 2016) Monitoring: In House Fees	15,000	13,004	-1,996	0	0	-1,996	0	
Wyre Beach Management Study	11,432	0	-11,432	0	0	0	-11,432	Extension of the study to monitor beaches using radar - agreement with Liverpool University expected to be finalised by the end of May 2016.
Rossall Seawall Improvement Works: External Costs	13,985,429	14,839,171	853,742	853,742	0	0	0	Advance spend of 16/17 budget funded by EA.
Rossall Seawall Improvement Works: In House Fees	114,590	113,656	-934	0	0	-934	0	Minor variance.
Knott End Revetment Works: External Costs	5,401	5,399	-2	0	0	-2	0	} Scheme complete, minor underspend.
Knott End Revetment Works: In House Costs	2,810	2,811	1	0	1	0	0	
Cleveleys Promenade Beach Urgent works: External Costs	28,346	28,182	-164	0	0	-164	0	} Scheme complete, minor underspend to be repaid to EA.
Cleveleys Promenade Beach Urgent works: Internal Costs	2,370	238	-2,132	0	0	-2,132	0	
Fleetwood and Cleveleys Beach Works	20,679	20,335	-344	0	0	-344	0	Scheme complete, minor underspend to be repaid to EA.
<b>Portfolio Total</b>	<b>15,275,757</b>	<b>16,096,401</b>	<b>820,644</b>	<b>853,742</b>	<b>955</b>	<b>-5,572</b>	<b>-28,481</b>	
<b>PLANNING AND ECONOMIC DEVELOPMENT PORTFOLIO</b>								
<b><u>Chief Executive Directorate</u></b>								
Monitoring and Evaluation CCF2	10,000	0	-10,000	0	0	0	-10,000	£6,746 to be used for evaluation £3,254 to be trf'rd to Beach Bungalows.
Marine Hall Dome Restoration (including CCF2 funding)	72,000	8,800	-63,200	0	0	0	-63,200	To complete Summer 2016.

Comparison of Capital Expenditure to Budget - Continued

Appendix 3

NB. Reflects new Directorates	Updated Revised 2015/16 Budget £	To 31st March 16 Actuals £	Variance £	Advance spend of 16/17 Budget £	Overspend £	Underspend £	Slippage £	Comments
<b><u>PLANNING AND ECONOMIC DEVELOPMENT PORTFOLIO - Continued</u></b>								
<b><u>People and Places Directorate</u></b>								
Euston Park CCF2	144,221	144,221	0	0	0	0	0	0 Scheme complete.
Skate Park CCF2	112,953	112,953	0	0	0	0	0	0 Scheme complete.
Water Park CCF2	456,263	380,642	-75,621	0	0	-75,621	0	0 Scheme complete, underspend on Water Park funding overspend on café.
<b><u>People and Places Directorate (continued)</u></b>								
Marine Lakes CCF2: External Costs	-433	-522	-89	0	0	-89	0	
Marine Lakes CCF2: In House Fees	0	89	89	0	89	0	0	
Ecology Zone CCF2	60,000	60,000	0	0	0	0	0	
<b><u>Performance and Innovation Directorate</u></b>								
Café CCF2	176,079	257,354	81,275	0	81,275	0	0	0 Scheme complete, overspend on Café being funded by underspend on Water Park above and Unallocated below.
Unallocated CCF2	12,400	0	-12,400	0	0	-5,654	-6,746	Underspend used to fund net overspend of Café see above .Slippage transferred to Beach Bungalows.
Beach Bungalows CCF2	150,000	73,290	-76,710	0	0	0	-76,710	Works commenced and completion due by June 2016.
<b>Portfolio Total</b>	<b>1,193,483</b>	<b>1,036,827</b>	<b>-156,656</b>	<b>0</b>	<b>81,364</b>	<b>-81,364</b>	<b>-156,656</b>	
<b><u>RESOURCES PORTFOLIO</u></b>								
<b><u>People and Places Directorate</u></b>								
Vehicle Fleet Replacement Programme	205,608	205,889	281	0	281	0	0	0 Small overspend.
E Benefits and Revenues Software	6,596	6,557	-39	0	0	-39	0	0 Scheme complete with minor underspend.
Civica Documents General Filing Software	27,725	22,388	-5,337	0	0	-5,337	0	0 Scheme complete with underspend.
<b><u>Performance and Innovation Directorate</u></b>								
Renovation Wyreside Café	21,967	21,971	4	0	4	0	0	0 Scheme complete.
Beach Bungalows Fleetwood	139	139	0	0	0	0	0	0 Scheme complete.
Flexi and Absence Management System	33,406	30,507	-2,899	0	0	-2,899	0	0 Scheme complete with underspend due to reduced cost of interfaces
<b>Portfolio Total</b>	<b>295,441</b>	<b>287,451</b>	<b>-7,990</b>	<b>0</b>	<b>285</b>	<b>-8,275</b>	<b>0</b>	
<b><u>STREET SCENE, PARKS AND OPEN SPACES PORTFOLIO</u></b>								
<b><u>People and Places Directorate</u></b>								
Memorial Park Fleetwood Heritage scheme Phase 2	631,936	640,996	9,060	0	9,060	0	0	0 Scheme mainly complete, overspend due to a time extension with main contractor. Compensatory underspend on revenue.
Mount Grounds	490,328	362,850	-127,478	0	0	0	-127,478	Work to the shelters is commencing later than anticipated and the value of landscaping works to date is lower than originally forecast.
Jean Stansfield Play Area	0	-320	-320	0	0	-320	0	0 Difference between accrued and actual retention on completed scheme.
North Drive Playground Refurbishment	23,000	0	-23,000	0	0	0	-23,000	Slipped to avoid play area being closed during Easter holidays.
Tebay Playground Refurbishment	7,000	0	-7,000	0	0	0	-7,000	Work sequential to other sites having been refurbished.
Douglas Avenue Playground Refurbishment	18,000	0	-18,000	0	0	0	-18,000	Slipped to avoid play area being closed during Easter holidays.
Mariners Close Playground Removal/Relandscaping	7,000	0	-7,000	0	0	0	-7,000	Work sequential to other sites having been refurbished.
<b>Portfolio Total</b>	<b>1,177,264</b>	<b>1,003,526</b>	<b>-173,738</b>	<b>0</b>	<b>9,060</b>	<b>-320</b>	<b>-182,478</b>	
<b>GRAND TOTAL</b>	<b>19,117,147</b>	<b>19,452,631</b>	<b>335,484</b>	<b>857,542</b>	<b>91,664</b>	<b>-95,607</b>	<b>-518,115</b>	