



Monthly Report

To: Overlook Board of Directors
From: WEB Properties, Inc.
Date: December 31, 2019
Re: Overlook HOA Operating Statements, December 2019

To All,

Enclosed you will find the December 2019 monthly statement and financial reports for the Overlook Homeowners Association.

Income

In December, we collected \$7,162.06 in Total Income, which is \$2,272.06 above the budget estimate of \$4,890.00. Year-To-Date we have collected \$124,833.24 in Total Income, which is \$12,970.76 below the budget estimate of \$137,804.00.

Account Balances

As of December 31, the balance of each account is as follows:

Overlook Operating Account	\$28,550.59
Overlook Reserve Account	\$42,347.78
Overlook Savings Account	\$15,091.58
Total	\$85,989.95

Delinquencies

Through the month of December, there is \$17,415.28 in Outstanding Homeowner Dues, Late Fees, Interest, Lien Filing Fees and CC&R Violations. This is made up of 19 homeowners. The attached report provides a more detailed reference for your review.

Prepays

In December, there was \$2,216.89 in Prepays from 11 homeowners. The attached report provides a more detailed reference for your review.

Expenses

In December, Total Expenses were \$15,763.24, which is \$8,007.24 over the budget estimate of \$7,756.00. This is primarily attributable to the cost of the temporary Menaul Ct lift station pumps. Year-To-Date Total Expenses are \$124,635.60 which is \$17,449.60 above the budget estimate of \$107,186.00. These are primarily attributable to the unbudgeted street repairs and drainage work on Upper and Lower Bolan and the Menaul Ct pumps.

CC&R Notices

We sent out the following CC&R Violation and Thank You Letters in December.

CC&R Violation Notices	
1st Notice	1
2nd Notice	0
1st Fine	0
2nd Fine	0
3 or More Fines	0
Landscape Letter	0
Total	1

Management Issues

The Board was looking into the cost of separating the water lines from 501 W Bolan that feed the irrigation to the park across the street. Please advise whether this has been determined.

Homeowners on Upper and Lower Bolan were invoiced for their portion of the street repairs and given through the end of December to pay. As of December 31, \$685.51 remains outstanding.

Regarding the failed pumps in the Menaul Ct lift station, the first new pump has arrived at RC Worst and ready for installation. The Board will review all costs to date, options moving forward with the second failed pump. Insurance proceeds covered \$10,000 and these monies will be deposited in January 2020.

The revised draft 2020 budget will be reviewed by the Board in January and, once adopted, a meeting will be set with homeowners to ratify.

Together with the enclosed reports, this should bring you up to date on the status of the Overlook Homeowners Association for the month of December 2019. If there is anything else, we can do to be of assistance, please feel free to call or email us.

Sincerely,

WEB Properties, Inc.

A handwritten signature in blue ink that reads "Ronald W. White". The signature is written in a cursive style with a large initial 'R'.

Ronald W. White
Property Manager

Cash Flow MTD Comparison

Properties: Anton Court, Bolan - Lower West, Bolan - Upper West, Bolan Avenue, Jordan Lane, Lincoln Way, Menaul Court, Overlook HOA, W Willapa, Willapa Court, Z - Vacant Lot

01/01/19 - 12/31/19 (cash basis)

	Month to Date			
	12/01/19 - 12/31/19	% Income	01/01/19 - 12/31/19	% Income
OPERATING ACTIVITIES				
INCOME				
4100 INCOME				
4101 HOA DUES				
2201 Prepays	199.65	2.79 %	799.82	0.64 %
4101 Other HOA DUES	3,172.75	44.30 %	57,986.96	46.45 %
4101 Total HOA DUES	3,372.40	47.09 %	58,786.78	47.09 %
4102 JORDAN LANE FEES				
4104 JL - Snow Removal	15.00	0.21 %	150.00	0.12 %
4105 JL - Upgrade Lrgr Trash Can	0.00	0.00 %	107.52	0.09 %
4106 JL - Utility Fees	880.00	12.29 %	15,163.95	12.15 %
4116 JL - Private Dr Res Assessment	14.17	0.20 %	535.90	0.43 %
4121 JL - PUD Res Assessment	130.00	1.82 %	3,087.50	2.47 %
4126 JL - Private Dr Snow Removal	105.00	1.47 %	1,935.00	1.55 %
4102 Total JORDAN LANE FEES	1,144.17	15.98 %	20,979.87	16.81 %
4107 LOWER WEST BOLAN FEES				
4108 LWB - Snow Removal	45.00	0.63 %	1,451.01	1.16 %
4118 LWB - Private Dr Res Assessment	42.50	0.59 %	1,706.50	1.37 %
4127 LWB - Road Repair Special	243.38	3.40 %	2,506.49	2.01 %
4107 Total LOWER WEST BOLAN FEES	330.88	4.62 %	5,664.00	4.54 %
4109 MENAUL COURT FEES				
4112 MC - Utility Fees	1,023.40	14.29 %	14,446.63	11.57 %
4115 MC - Snow Removal	105.00	1.47 %	1,408.67	1.13 %
4119 MC - Lift Station Res Assessments	116.69	1.63 %	2,203.63	1.77 %
4122 MC - PUD Res Assessment	113.75	1.59 %	2,161.25	1.73 %
4109 Total MENAUL COURT FEES	1,358.84	18.97 %	20,220.18	16.20 %
4113 UPPER WEST BOLAN FEES				
4114 UWB - Snow Removal	45.00	0.63 %	1,350.00	1.08 %
4120 UWB - Private Dr Res Assessment	42.50	0.59 %	1,657.50	1.33 %
4128 UWB - Road Repair Special	296.20	4.14 %	2,802.05	2.24 %
4113 Total UPPER WEST BOLAN FEES	383.70	5.36 %	5,809.55	4.65 %
4123 ANTON COURT FEES				
4124 AC - Private Dr Res Assessment	0.00	0.00 %	804.96	0.64 %
4123 Total ANTON COURT FEES	0.00	0.00 %	804.96	0.64 %
4150 CA RESERVE ASSESSMENTS				
4151 Com Area Res Assessment	330.00	4.61 %	9,201.76	7.37 %
4150 Total CA RESERVE ASSESSMENTS	330.00	4.61 %	9,201.76	7.37 %
4100 Total INCOME	6,919.99	96.62 %	121,467.10	97.30 %
4200 OTHER PROPERTY INCOME				
4201 Late Fees & Interest	242.07	3.38 %	3,311.14	2.65 %
4202 Return Chk Charges / NSF Income	0.00	0.00 %	5.00	0.00 %
4208 CC&R Fines	0.00	0.00 %	50.00	0.04 %
4200 Total OTHER PROPERTY INCOME	242.07	3.38 %	3,366.14	2.70 %
TOTAL INCOME	7,162.06	100.03%	124,833.24	99.99%
EXPENSE				
5000 EXPENSES				
5001 MAINTENANCE EXPENSES				
5002 Repairs Materials	0.00	0.00 %	-60.93	-0.05 %
5004 Plumbing Materials	0.00	0.00 %	-810.15	-0.65 %
5005 Plumbing Contract	0.00	0.00 %	-1,061.43	-0.85 %
5009 Locks & Keys	-19.22	-0.27 %	-52.91	-0.04 %
5022 Maintenance Miscellaneous	-5,228.94	-73.01 %	-6,561.69	-5.26 %
5023 Maintenance Engineer	-866.69	-12.10 %	-2,039.54	-1.63 %
5024 Travel Reimbursement	0.00	0.00 %	-12.92	-0.01 %
5001 Total MAINTENANCE EXPENSES	-6,114.85	-85.38 %	-10,599.57	-8.49 %

5100 LANDSCAPING				
5101 Lawn Mowing	0.00	0.00 %	-4,425.50	-3.55 %
5102 Sprinkler Materials	0.00	0.00 %	-849.35	-0.68 %
5103 Pruning	-110.91	-1.55 %	-535.71	-0.43 %
5105 Spray/Fertilization	-130.68	-1.82 %	-1,381.09	-1.11 %
5108 Common Area Weed Control	0.00	0.00 %	-272.25	-0.22 %
5110 Landscaping Other	-340.86	-4.76 %	-3,695.02	-2.96 %
5100 Total LANDSCAPING	-582.45	-8.13 %	-11,158.92	-8.94 %
5150 STREETS & SIDEWALKS				
5153 Snow Removal CA Sidewalks	-302.68	-4.23 %	-302.68	-0.24 %
5156 Street Repair Contract	0.00	0.00 %	-34,417.62	-27.57 %
5157 Parking Other	0.00	0.00 %	-5.44	0.00 %
5158 JL Snow Removal	0.00	0.00 %	-2,632.96	-2.11 %
5150 Total STREETS & SIDEWALKS	-302.68	-4.23 %	-37,358.70	-29.93 %
5300 UTILITIES				
5304 Water	-335.24	-4.68 %	-2,477.82	-1.98 %
5309 Jordan Lane Utilities	-4,189.79	-58.50 %	-23,735.81	-19.01 %
5310 Menaul Ct Utilities	-3,053.73	-42.64 %	-17,979.29	-14.40 %
5300 Total UTILITIES	-7,578.76	-105.82 %	-44,192.92	-35.40 %
5400 TAX & LICENSES				
5404 Licenses	-10.00	-0.14 %	-10.00	-0.01 %
5405 Lien Filing Fee	0.00	0.00 %	-302.00	-0.24 %
5400 Total TAX & LICENSES	-10.00	-0.14 %	-312.00	-0.25 %
5600 ADMINISTRATIVE				
5601 Property Management Fee	-1,000.00	-13.96 %	-12,250.00	-9.81 %
5602 Legal Fees	0.00	0.00 %	-3,312.50	-2.65 %
5603 Accounting Fees	-17.00	-0.24 %	-697.00	-0.56 %
5605 Meeting Expenses	0.00	0.00 %	-200.00	-0.16 %
5607 Qualchan HOA Monthly Fee	-157.50	-2.20 %	-1,732.50	-1.39 %
5610 Other Admin Exp	0.00	0.00 %	-1,637.23	-1.31 %
5600 Total ADMINISTRATIVE	-1,174.50	-16.40 %	-19,829.23	-15.88 %
5650 INSURANCE				
5651 Liability & Multi-Peril	0.00	0.00 %	-1,077.80	-0.86 %
5650 Total INSURANCE	0.00	0.00 %	-1,077.80	-0.86 %
5700 OFFICE				
5702 Mail/Postage	0.00	0.00 %	-29.36	-0.02 %
5703 Copies/Reproductions	0.00	0.00 %	-77.10	-0.06 %
5700 Total OFFICE	0.00	0.00 %	-106.46	-0.09 %
5000 Total EXPENSES	-15,763.24	-220.09 %	-124,635.60	-99.84 %
TOTAL EXPENSE	-15,763.24	-220.10%	-124,635.60	-99.82%
NON OPERATING EXPENSE				
6000 NON-OPERATING EXPENSES				
6002 Funds Transf. to Res. from Oper.	-1,501.28	-20.96 %	-20,985.44	-16.81 %
6000 Total NON-OPERATING EXPENSES	-1,501.28	-20.96 %	-20,985.44	-16.81 %
TOTAL NON OPERATING EXPENSE	-1,501.28	-20.96%	-20,985.44	-16.81%
Net Income	-10,102.46	-141.06 %	-20,787.80	-16.65 %
Net cash provided by Operating Activities	-10,102.46		-20,787.80	
Net cash increase for period	-10,102.46		-20,787.80	
Cash at beginning of period	38,653.05		49,338.39	
Cash at end of period	28,550.59		28,550.59	

Budget Comparison

Properties: Anton Court, Bolan - Lower West, Bolan - Upper West, Bolan Avenue, Jordan Lane, Lincoln Way, Menaul Court, Overlook HOA, W Willapa, Willapa Court, Z - Vacant Lot

Comparison Periods: 12/01/19 - 12/31/19 and 01/01/19 - 12/31/19 (cash basis)

	Actual 12/01/19 - 12/31/19	Budget 12/19 - 12/19	\$ Change	% Change	Actual YTD 01/01/19 - 12/31/19	Budget YTD 01/19 - 12/19	\$ Change	% Change
INCOME								
4100 INCOME								
4101 HOA DUES								
2201 Prepays	199.65	0.00	199.65		799.82	0.00	799.82	
4101 Other HOA DUES	3,172.75	2,500.00	672.75	26.9 %	57,986.96	71,400.00	-13,413.04	-18.8 %
4101 Total HOA DUES	3,372.40	2,500.00	872.40	34.9 %	58,786.78	71,400.00	-12,613.22	-17.7 %
4102 JORDAN LANE FEES								
4104 JL - Snow Removal	15.00	0.00	15.00		150.00	0.00	150.00	
4105 JL - Upgrade Lrgtr Trash Can	0.00	0.00	0.00		107.52	0.00	107.52	
4106 JL - Utility Fees	880.00	940.00	-60.00	-6.4 %	15,163.95	23,760.00	-8,596.05	-36.2 %
4116 JL - Private Dr Res Assessment	14.17	0.00	14.17		535.90	680.00	-144.10	-21.2 %
4121 JL - PUD Res Assessment	130.00	0.00	130.00		3,087.50	2,730.00	357.50	13.1 %
4126 JL - Private Dr Snow Removal	105.00	0.00	105.00		1,935.00	0.00	1,935.00	
4102 Total JORDAN LANE FEES	1,144.17	940.00	204.17	21.7 %	20,979.87	27,170.00	-6,190.13	-22.8 %
4107 LOWER WEST BOLAN FEES								
4108 LWB - Snow Removal	45.00	0.00	45.00		1,451.01	0.00	1,451.01	
4118 LWB - Private Dr Res Assessment	42.50	0.00	42.50		1,706.50	1,870.00	-163.50	-8.7 %
4127 LWB - Road Repair Special Asses	243.38	0.00	243.38		2,506.49	0.00	2,506.49	
4107 Total LOWER WEST BOLAN FE	330.88	0.00	330.88		5,664.00	1,870.00	3,794.00	202.9 %
4109 MENAUL COURT FEES								
4112 MC - Utility Fees	1,023.40	950.00	73.40	7.7 %	14,446.63	19,800.00	-5,353.37	-27.0 %
4115 MC - Snow Removal	105.00	0.00	105.00		1,408.67	0.00	1,408.67	
4119 MC - Lift Station Res Assessment	116.69	0.00	116.69		2,203.63	2,200.00	3.63	0.2 %
4122 MC - PUD Res Assessment	113.75	0.00	113.75		2,161.25	2,144.00	17.25	0.8 %
4109 Total MENAUL COURT FEES	1,358.84	950.00	408.84	43.0 %	20,220.18	24,144.00	-3,923.82	-16.3 %
4113 UPPER WEST BOLAN FEES								
4114 UWB - Snow Removal	45.00	0.00	45.00		1,350.00	0.00	1,350.00	
4120 UWB - Private Dr Res Assessment	42.50	0.00	42.50		1,657.50	1,700.00	-42.50	-2.5 %
4128 UWB - Road Repair Special Asses	296.20	0.00	296.20		2,802.05	0.00	2,802.05	
4113 Total UPPER WEST BOLAN FE	383.70	0.00	383.70		5,809.55	1,700.00	4,109.55	241.7 %
4123 ANTON COURT FEES								
4124 AC - Private Dr Res Assessment	0.00	0.00	0.00		804.96	1,020.00	-215.04	-21.1 %
4123 Total ANTON COURT FEES	0.00	0.00	0.00		804.96	1,020.00	-215.04	-21.1 %
4150 CA RESERVE ASSESSMENTS								
4151 Com Area Res Assessment	330.00	500.00	-170.00	-34.0 %	9,201.76	10,500.00	-1,298.24	-12.4 %

	Actual 12/01/19 - 12/31/19	Budget 12/19 - 12/19	\$ Change	% Change	Actual YTD 01/01/19 - 12/31/19	Budget YTD 01/19 - 12/19	\$ Change	% Change
4150 Total CA RESERVE ASSESSME	330.00	500.00	-170.00	-34.0 %	9,201.76	10,500.00	-1,298.24	-12.4 %
4100 Total INCOME	6,919.99	4,890.00	2,029.99	41.5 %	121,467.10	137,804.00	-16,336.90	-11.9 %
4200 OTHER PROPERTY INCOME								
4201 Late Fees & Interest	242.07	0.00	242.07		3,311.14	0.00	3,311.14	
4202 Return Chk Charges / NSF Income	0.00	0.00	0.00		5.00	0.00	5.00	
4208 CC&R Fines	0.00	0.00	0.00		50.00	0.00	50.00	
4200 Total OTHER PROPERTY INCOME	242.07	0.00	242.07		3,366.14	0.00	3,366.14	
TOTAL INCOME	7,162.06	4,890.00	2,272.06	46.5 %	124,833.24	137,804.00	-12,970.76	-9.4 %
EXPENSE								
5000 EXPENSES								
5001 MAINTENANCE EXPENSES								
5002 Repairs Materials	0.00	0.00	0.00		60.93	0.00	60.93	
5004 Plumbing Materials	0.00	0.00	0.00		810.15	0.00	810.15	
5005 Plumbing Contract	0.00	0.00	0.00		1,061.43	365.00	696.43	190.8 %
5009 Locks & Keys	19.22	0.00	19.22		52.91	0.00	52.91	
5022 Maintenance Miscellaneous	5,228.94	0.00	5,228.94		6,561.69	0.00	6,561.69	
5023 Maintenance Engineer	866.69	150.00	716.69	477.8 %	2,039.54	1,800.00	239.54	13.3 %
5024 Travel Reimbursement	0.00	0.00	0.00		12.92	0.00	12.92	
5001 Total MAINTENANCE EXPENSE	6,114.85	150.00	5,964.85	3,976.6 %	10,599.57	2,165.00	8,434.57	389.6 %
5100 LANDSCAPING								
5101 Lawn Mowing	0.00	0.00	0.00		4,425.50	5,000.00	-574.50	-11.5 %
5102 Sprinkler Materials	0.00	0.00	0.00		849.35	980.00	-130.65	-13.3 %
5103 Pruning	110.91	0.00	110.91		535.71	500.00	35.71	7.1 %
5104 New Plants	0.00	0.00	0.00		0.00	950.00	-950.00	-100.0 %
5105 Spray/Fertilization	130.68	0.00	130.68		1,381.09	600.00	781.09	130.2 %
5108 Common Area Weed Control	0.00	0.00	0.00		272.25	5,000.00	-4,727.75	-94.6 %
5110 Landscaping Other	340.86	0.00	340.86		3,695.02	0.00	3,695.02	
5100 Total LANDSCAPING	582.45	0.00	582.45		11,158.92	13,030.00	-1,871.08	-14.4 %
5150 STREETS & SIDEWALKS								
5153 Snow Removal CA Sidewalks	302.68	500.00	-197.32	-39.5 %	302.68	2,345.00	-2,042.32	-87.1 %
5156 Street Repair Contract	0.00	0.00	0.00		34,417.62	0.00	34,417.62	
5157 Parking Other	0.00	0.00	0.00		5.44	0.00	5.44	
5158 JL Snow Removal	0.00	561.00	-561.00	-100.0 %	2,632.96	3,261.00	-628.04	-19.3 %
5159 LWB Snow Removal	0.00	400.00	-400.00	-100.0 %	0.00	2,751.00	-2,751.00	-100.0 %
5160 UWB Snow Removal	0.00	400.00	-400.00	-100.0 %	0.00	2,845.00	-2,845.00	-100.0 %
5161 MC Snow Removal	0.00	300.00	-300.00	-100.0 %	0.00	2,266.00	-2,266.00	-100.0 %
5162 AC Snow Removal	0.00	300.00	-300.00	-100.0 %	0.00	2,352.00	-2,352.00	-100.0 %
5163 JL Private Dr Snow Removal	0.00	400.00	-400.00	-100.0 %	0.00	2,975.00	-2,975.00	-100.0 %
5150 Total STREETS & SIDEWALKS	302.68	2,861.00	-2,558.32	-89.4 %	37,358.70	18,795.00	18,563.70	98.8 %
5300 UTILITIES								

	Actual 12/01/19 - 12/31/19	Budget 12/19 - 12/19	\$ Change	% Change	Actual YTD 01/01/19 - 12/31/19	Budget YTD 01/19 - 12/19	\$ Change	% Change
5304 Water	335.24	150.00	185.24	123.5 %	2,477.82	2,000.00	477.82	23.9 %
5305 Sewer	0.00	0.00	0.00		0.00	800.00	-800.00	-100.0 %
5309 Jordan Lane Utilities	4,189.79	2,000.00	2,189.79	109.5 %	23,735.81	25,457.00	-1,721.19	-6.8 %
5310 Menaul Ct Utilities	3,053.73	1,417.00	1,636.73	115.5 %	17,979.29	20,453.00	-2,473.71	-12.1 %
5300 Total UTILITIES	7,578.76	3,567.00	4,011.76	112.5 %	44,192.92	48,710.00	-4,517.08	-9.3 %
5400 TAX & LICENSES								
5404 Licenses	10.00	0.00	10.00		10.00	0.00	10.00	
5405 Lien Filing Fee	0.00	0.00	0.00		302.00	0.00	302.00	
5400 Total TAX & LICENSES	10.00	0.00	10.00		312.00	0.00	312.00	
5600 ADMINISTRATIVE								
5601 Property Management Fee	1,000.00	1,000.00	0.00	0.0 %	12,250.00	12,000.00	250.00	2.1 %
5602 Legal Fees	0.00	0.00	0.00		3,312.50	0.00	3,312.50	
5603 Accounting Fees	17.00	20.00	-3.00	-15.0 %	697.00	640.00	57.00	8.9 %
5605 Meeting Expenses	0.00	0.00	0.00		200.00	0.00	200.00	
5606 Audit	0.00	0.00	0.00		0.00	7,000.00	-7,000.00	-100.0 %
5607 Qualchan HOA Monthly Fee	157.50	158.00	-0.50	-0.3 %	1,732.50	1,896.00	-163.50	-8.6 %
5610 Other Admin Exp	0.00	0.00	0.00		1,637.23	0.00	1,637.23	
5600 Total ADMINISTRATIVE	1,174.50	1,178.00	-3.50	-0.3 %	19,829.23	21,536.00	-1,706.77	-7.9 %
5650 INSURANCE								
5651 Liability & Multi-Peril	0.00	0.00	0.00		1,077.80	1,350.00	-272.20	-20.2 %
5652 Board of Directors Ins	0.00	0.00	0.00		0.00	1,600.00	-1,600.00	-100.0 %
5650 Total INSURANCE	0.00	0.00	0.00		1,077.80	2,950.00	-1,872.20	-63.5 %
5700 OFFICE								
5702 Mail/Postage	0.00	0.00	0.00		29.36	0.00	29.36	
5703 Copies/Reproductions	0.00	0.00	0.00		77.10	0.00	77.10	
5700 Total OFFICE	0.00	0.00	0.00		106.46	0.00	106.46	
5000 Total EXPENSES	15,763.24	7,756.00	8,007.24	103.2 %	124,635.60	107,186.00	17,449.60	16.3 %
TOTAL EXPENSE	15,763.24	7,756.00	8,007.24	103.2 %	124,635.60	107,186.00	17,449.60	16.3 %
NOI	-8,601.18	-2,866.00	-5,735.18	-200.1 %	197.64	30,618.00	-30,420.36	-99.4 %
NON OPERATING EXPENSE								
6000 NON-OPERATING EXPENSES								
6002 Funds Transf. to Res. from Oper.	1,501.28	500.00	1,001.28	200.3 %	20,985.44	21,824.00	-838.56	-3.8 %
6000 Total NON-OPERATING EXPENSE	1,501.28	500.00	1,001.28	200.3 %	20,985.44	21,824.00	-838.56	-3.8 %
TOTAL NON OPERATING EXPENSE	1,501.28	500.00	1,001.28	200.3 %	20,985.44	21,824.00	-838.56	-3.8 %
NET INCOME	-10,102.46	-3,366.00	-6,736.46	-200.1 %	-20,787.80	8,794.00	-29,581.80	-336.4 %

	Actual 12/01/19 - 12/31/19	Budget 12/19 - 12/19	\$ Change	% Change	Actual YTD 01/01/19 - 12/31/19	Budget YTD 01/19 - 12/19	\$ Change	% Change
NET INCOME SUMMARY								
Income	7,162.06	4,890.00	2,272.06	46.5 %	124,833.24	137,804.00	-12,970.76	-9.4 %
Expense	-15,763.24	-7,756.00	-8,007.24	103.2 %	-124,635.60	-107,186.00	-17,449.60	16.3 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Non Operating Expense	-1,501.28	-500.00	-1,001.28	-200.3 %	-20,985.44	-21,824.00	838.56	3.8 %
NET INCOME	-10,102.46	-3,366.00	-6,736.46	-200.1 %	-20,787.80	8,794.00	-29,581.80	-336.4 %