



Monthly Report

To: Overlook Board of Directors
From: WEB Properties, Inc.
Date: September 30, 2022
Re: Overlook HOA Operating Statements, September 2022

To All,

Enclosed you will find the September 2022 monthly statement and financial reports for the Overlook Homeowners Association.

Income

In September, we collected \$12,601.69 in Total Income, which is \$5,550.75 above the budget estimate of \$7,050.94. Year-to-Date we have collected \$115,039.31 in Total Income, which is \$3,362.37 above the budget estimate of \$111,679.94.

Account Balances

As of September 30, the balance of each account is as follows:

Overlook Operating Account	\$50,684.12
Overlook Reserve Account	\$57,500.11
Overlook Savings Account	\$15,105.76
Total	\$123,289.99

Delinquencies

Through the month of September, there was \$24,890.67 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 September, there was \$2,861.81 in Prepays from 18 homeowners. The attached report provides a more detailed reference for your review.

Expenses

In September, Total Expenses were \$60,491.36, which is \$50,226.85 above the budget estimate of \$10,264.50. Year-to-Date Total Expenses are \$138,113.82, which is \$41,792.32 above the budget estimate of \$96,321.50. All of this is offset by the transfer from the Reserve Account of \$48,583.59 in September. This would in effect mean year to date the expenses are actually under budget by just under \$8,000.00

CC&R Notices

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

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

Management Issues

It appears as though they've remobilized for construction at 5112 S Jordan, but it's not apparent whether any additional work has been completed. We will send an infraction notice regarding the lack of progress.

I reached out to Mary Ann Gibson about her interest in running for a Board position. She is expecting some major medical work in the coming months and will forgo a nomination for this upcoming year.

The letter from attorney David Eash was sent to Pete Johnson regarding the encroachment issue, but he has not responded. We will follow up with a certified letter if no reply soon.

Following a complaint from a group of homeowners on Falcon Point, we will be sending infraction notices to the owners of the lot under construction and the adjacent lot that was left very unsightly.

As you know, Ron White has unfortunately left our company. We will miss him as much as all of you will. As we look for and train a new HOA Manager, Bill and Lauri will take on the day-to-day operations of the property and work along with Carol Opsal to insure everything continues to be managed as you have come to expect. As always, feel free to call us with any questions or concerns.

Together with the enclosed reports, this should bring you up to date on the status of the Overlook Homeowners Association for the month of September 2022. If there is anything else, we can do to be of assistance, please feel free to call or email us.

Sincerely,

WEB Properties, Inc.
Sincerely,

WEB Properties, Inc.



William E. Butler, RPA, CCIM
President

WEB Properties, Inc.



Lauri D. Liptac
COO

Cash Flow MTD Comparison

Properties: Anton Court, Bolan - Lower West, Bolan - Upper West, Bolan Avenue, Falcon Point Court, Jordan Lane, Lincoln Way, Menaul Court, Overlook Homeowners Association, W Willapa, Willapa Court, Z - Vacant Lot
01/01/22 - 09/30/22 (cash basis)

	Month to Date		01/01/22 - 09/30/22	
	09/01/22 - 09/30/22	% Income	01/01/22 - 09/30/22	% Income
OPERATING ACTIVITIES				
INCOME				
4100 INCOME				
4101 HOA DUES				
2201 Prepays	-1,617.07	-12.83 %	3,553.08	3.09 %
4101 Other HOA DUES	6,907.69	54.82 %	48,648.15	42.29 %
4101 Total HOA DUES	5,290.62	41.98 %	52,201.23	45.38 %
4102 JORDAN LANE FEES				
4104 JL - Snow Removal	315.00	2.50 %	1,965.00	1.71 %
4105 JL - Upgrade Lrgr Trash Can	13.44	0.11 %	120.96	0.11 %
4106 JL - Utility Fees	3,156.86	25.05 %	26,379.82	22.93 %
4116 JL - Private Dr Res Assessment	42.51	0.34 %	779.35	0.68 %
4121 JL - PUD Res Assessment	390.00	3.09 %	3,136.25	2.73 %
4126 JL - Private Dr Snow Removal	15.00	0.12 %	1,065.00	0.93 %
4102 Total JORDAN LANE FEES	3,932.81	31.21 %	33,446.38	29.07 %
4107 LOWER WEST BOLAN FEES				
4108 LWB - Snow Removal	150.00	1.19 %	720.00	0.63 %
4118 LWB - Private Dr Res Assessment	255.00	2.02 %	1,317.50	1.15 %
4107 Total LOWER WEST BOLAN FEES	405.00	3.21 %	2,037.50	1.77 %
4109 MENAUL COURT FEES				
4112 MC - Utility Fees	1,297.85	10.30 %	13,625.61	11.84 %
4115 MC - Snow Removal	90.00	0.71 %	872.59	0.76 %
4119 MC - Lift Station Res Assessments	133.29	1.06 %	1,423.62	1.24 %
4122 MC - PUD Res Assessment	146.25	1.16 %	1,560.00	1.36 %
4109 Total MENAUL COURT FEES	1,667.39	13.23 %	17,481.82	15.20 %
4113 UPPER WEST BOLAN FEES				
4114 UWB - Snow Removal	90.00	0.71 %	690.00	0.60 %
4120 UWB - Private Dr Res Assessment	127.50	1.01 %	1,275.00	1.11 %
4113 Total UPPER WEST BOLAN FEES	217.50	1.73 %	1,965.00	1.71 %
4123 ANTON COURT FEES				
4124 AC - Private Dr Res Assessment	0.00	0.00 %	510.00	0.44 %
4125 AC - Snow Removal	0.00	0.00 %	540.00	0.47 %
4123 Total ANTON COURT FEES	0.00	0.00 %	1,050.00	0.91 %
4150 CA RESERVE ASSESSMENTS				
4151 Com Area Res Assessment	802.10	6.37 %	5,979.02	5.20 %
4150 Total CA RESERVE ASSESSMENTS	802.10	6.37 %	5,979.02	5.20 %
4100 Total INCOME	12,315.42	97.73 %	114,160.95	99.24 %
4200 OTHER PROPERTY INCOME				
4201 Late Fees & Interest	286.27	2.27 %	983.36	0.85 %
4203 Lien Fees	0.00	0.00 %	-225.00	-0.20 %
4210 Other Income	0.00	0.00 %	120.00	0.10 %
4200 Total OTHER PROPERTY INCOME	286.27	2.27 %	878.36	0.76 %
TOTAL INCOME	12,601.69	100.00 %	115,039.31	100.02 %
EXPENSE				
5000 EXPENSES				
5001 MAINTENANCE EXPENSES				
5005 Plumbing Contract	0.00	0.00 %	-803.64	-0.70 %
5022 Maintenance Miscellaneous	-984.14	-7.81 %	-984.14	-0.86 %
5023 Maintenance Engineer	-210.00	-1.67 %	-4,542.50	-3.95 %
5001 Total MAINTENANCE EXPENSES	-1,194.14	-9.48 %	-6,330.28	-5.50 %
5100 LANDSCAPING				
5101 Lawn Mowing	-545.00	-4.32 %	-2,588.75	-2.25 %
5102 Sprinkler Materials	-136.23	-1.08 %	-2,788.83	-2.42 %
5103 Pruning	0.00	0.00 %	-538.73	-0.47 %
5105 Spray/Fertilization	-494.28	-3.92 %	-1,769.57	-1.54 %

5110 Landscaping Other	0.00	0.00 %	-5,446.86	-4.73 %
5100 Total LANDSCAPING	-1,175.51	-9.33 %	-13,132.74	-11.42 %
5150 STREETS & SIDEWALKS				
5153 Snow Removal CA Sidewalks	0.00	0.00 %	-3,253.81	-2.83 %
5156 Street Repair Contract	-48,583.59	-385.53 %	-48,583.59	-42.23 %
5150 Total STREETS & SIDEWALKS	-48,583.59	-385.53 %	-51,837.40	-45.06 %
5300 UTILITIES				
5304 Water	-630.11	-5.00 %	-2,362.42	-2.05 %
5306 Refuse	-183.71	-1.46 %	-183.71	-0.16 %
5309 Jordan Ln Util-water,sewer,refuse	-3,553.05	-28.20 %	-25,896.40	-22.51 %
5310 Menaul Ct Util-water,sewer,refuse	-2,379.48	-18.88 %	-14,290.56	-12.42 %
5311 Lincoln Wy Util-water, sewer,refuse	0.00	0.00 %	-127.65	-0.11 %
5300 Total UTILITIES	-6,746.35	-53.54 %	-42,860.74	-37.26 %
5400 TAX & LICENSES				
5401 Real Estate Taxes	0.00	0.00 %	-70.50	-0.06 %
5405 Lien Filing Fee	0.00	0.00 %	-487.07	-0.42 %
5400 Total TAX & LICENSES	0.00	0.00 %	-557.57	-0.48 %
5600 ADMINISTRATIVE				
5601 Property Management Fee	-1,750.00	-13.89 %	-15,500.00	-13.47 %
5602 Legal Fees	-500.00	-3.97 %	-500.00	-0.43 %
5603 Accounting Fees	-26.41	-0.21 %	-746.61	-0.65 %
5607 Qualchan HOA Monthly Fee	-157.50	-1.25 %	-1,417.50	-1.23 %
5610 Other Admin Exp	-350.00	-2.78 %	-1,635.00	-1.42 %
5600 Total ADMINISTRATIVE	-2,783.91	-22.09 %	-19,799.11	-17.21 %
5650 INSURANCE				
5651 Liability & Multi-Peril	0.00	0.00 %	-2,036.00	-1.77 %
5652 Board of Directors Ins	0.00	0.00 %	-1,500.00	-1.30 %
5650 Total INSURANCE	0.00	0.00 %	-3,536.00	-3.07 %
5700 OFFICE				
5702 Mail/Postage	-7.85	-0.06 %	-59.98	-0.05 %
5700 Total OFFICE	-7.85	-0.06 %	-59.98	-0.05 %
5000 Total EXPENSES	-60,491.35	-480.03 %	-138,113.82	-120.06 %
TOTAL EXPENSE	-60,491.35	-480.03%	-138,113.82	-120.03%
NON OPERATING INCOME				
7000 NON-OPERATING INCOME				
7002 Funds Transf. from Res. to Oper.	48,583.59	385.53 %	48,583.59	42.23 %
7004 Funds Transf. from Oper. to Res.	0.00	0.00 %	-2,040.37	-1.77 %
7000 Total NON-OPERATING INCOME	48,583.59	385.53 %	46,543.22	40.46 %
TOTAL NON OPERATING INCOME	48,583.59	385.53%	46,543.22	40.46%
NON OPERATING EXPENSE				
6000 NON-OPERATING EXPENSES				
6002 Funds Transf. to Res. from Oper.	-1,939.01	-15.39 %	-12,615.39	-10.97 %
6000 Total NON-OPERATING EXPENSES	-1,939.01	-15.39 %	-12,615.39	-10.97 %
TOTAL NON OPERATING EXPENSE	-1,939.01	-15.39%	-12,615.39	-10.97%
Net Income	-1,245.08	-9.88 %	10,853.32	9.43 %
Net cash provided by Operating Activities	-1,245.08		10,853.32	
Net cash increase for period	-1,245.08		10,853.32	
Cash at beginning of period	51,929.20		39,830.80	
Cash at end of period	50,684.12		50,684.12	

Budget Comparison

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

Comparison Periods: 09/01/22 - 09/30/22 and 01/01/22 - 09/30/22 (cash basis)

	Actual 09/01/22 - 09/30/22	Budget 09/22 - 09/22	\$ Change	% Change	Actual YTD 01/01/22 - 09/30/22	Budget YTD 01/22 - 09/22	\$ Change	% Change
INCOME								
4100 INCOME								
4101 HOA DUES								
2201 Prepays	-1,617.07	0.00	-1,617.07		3,553.08	0.00	3,553.08	
4101 Other HOA DUES	6,907.69	1,240.00	5,667.69	457.1 %	48,648.15	49,140.00	-491.85	-1.0 %
4101 Total HOA DUES	5,290.62	1,240.00	4,050.62	326.7 %	52,201.23	49,140.00	3,061.23	6.2 %
4102 JORDAN LANE FEES								
4104 JL - Snow Removal	315.00	150.00	165.00	110.0 %	1,965.00	1,350.00	615.00	45.6 %
4105 JL - Upgrade Lrgr Trash Can	13.44	13.44	0.00	0.0 %	120.96	120.96	0.00	0.0 %
4106 JL - Utility Fees	3,156.86	2,950.00	206.86	7.0 %	26,379.82	26,550.00	-170.18	-0.6 %
4116 JL - Private Dr Res Assessment	42.51	85.01	-42.50	-50.0 %	779.35	765.17	14.18	1.9 %
4121 JL - PUD Res Assessment	390.00	243.75	146.25	60.0 %	3,136.25	2,193.75	942.50	43.0 %
4126 JL - Private Dr Snow Removal	15.00	60.00	-45.00	-75.0 %	1,065.00	540.00	525.00	97.2 %
4102 Total JORDAN LANE FEES	3,932.81	3,502.20	430.61	12.3 %	33,446.38	31,519.88	1,926.50	6.1 %
4107 LOWER WEST BOLAN FEES								
4108 LWB - Snow Removal	150.00	0.00	150.00		720.00	990.00	-270.00	-27.3 %
4118 LWB - Private Dr Res Assessment	255.00	0.00	255.00		1,317.50	1,402.50	-85.00	-6.1 %
4107 Total LOWER WEST BOLAN FEES	405.00	0.00	405.00		2,037.50	2,392.50	-355.00	-14.8 %
4109 MENAUL COURT FEES								
4112 MC - Utility Fees	1,297.85	1,700.00	-402.15	-23.7 %	13,625.61	15,300.00	-1,674.39	-10.9 %
4115 MC - Snow Removal	90.00	110.00	-20.00	-18.2 %	872.59	990.00	-117.41	-11.9 %
4119 MC - Lift Station Res Assessment	133.29	162.91	-29.62	-18.2 %	1,423.62	1,466.19	-42.57	-2.9 %
4122 MC - PUD Res Assessment	146.25	178.75	-32.50	-18.2 %	1,560.00	1,608.75	-48.75	-3.0 %
4109 Total MENAUL COURT FEES	1,667.39	2,151.66	-484.27	-22.5 %	17,481.82	19,364.94	-1,883.12	-9.7 %
4113 UPPER WEST BOLAN FEES								
4114 UWB - Snow Removal	90.00	0.00	90.00		690.00	900.00	-210.00	-23.3 %
4120 UWB - Private Dr Res Assessment	127.50	0.00	127.50		1,275.00	1,275.00	0.00	0.0 %
4113 Total UPPER WEST BOLAN FEES	217.50	0.00	217.50		1,965.00	2,175.00	-210.00	-9.7 %
4123 ANTON COURT FEES								
4124 AC - Private Dr Res Assessment	0.00	0.00	0.00		510.00	765.00	-255.00	-33.3 %
4125 AC - Snow Removal	0.00	0.00	0.00		540.00	540.00	0.00	0.0 %
4123 Total ANTON COURT FEES	0.00	0.00	0.00		1,050.00	1,305.00	-255.00	-19.5 %
4150 CA RESERVE ASSESSMENTS								
4151 Com Area Res Assessment	802.10	157.08	645.02	410.6 %	5,979.02	5,779.62	199.40	3.5 %
4150 Total CA RESERVE ASSESSMENTS	802.10	157.08	645.02	410.6 %	5,979.02	5,779.62	199.40	3.5 %

	Actual 09/01/22 - 09/30/22	Budget 09/22 - 09/22	\$ Change	% Change	Actual YTD 01/01/22 - 09/30/22	Budget YTD 01/22 - 09/22	\$ Change	% Change
4100 Total INCOME	12,315.42	7,050.94	5,264.48	74.7 %	114,160.95	111,676.94	2,484.01	2.2 %
4200 OTHER PROPERTY INCOME								
4201 Late Fees & Interest	286.27	0.00	286.27		983.36	0.00	983.36	
4203 Lien Fees	0.00	0.00	0.00		-225.00	0.00	-225.00	
4210 Other Income	0.00	0.00	0.00		120.00	0.00	120.00	
4200 Total OTHER PROPERTY INCOME	286.27	0.00	286.27		878.36	0.00	878.36	
TOTAL INCOME	12,601.69	7,050.94	5,550.75	78.7 %	115,039.31	111,676.94	3,362.37	3.0 %
EXPENSE								
5000 EXPENSES								
5001 MAINTENANCE EXPENSES								
5004 Plumbing Materials	0.00	175.00	-175.00	-100.0 %	0.00	175.00	-175.00	-100.0 %
5005 Plumbing Contract	0.00	800.00	-800.00	-100.0 %	803.64	1,225.00	-421.36	-34.4 %
5022 Maintenance Miscellaneous	984.14	75.00	909.14	1,212.2 %	984.14	4,675.00	-3,690.86	-78.9 %
5023 Maintenance Engineer	210.00	225.00	-15.00	-6.7 %	4,542.50	2,425.00	2,117.50	87.3 %
5001 Total MAINTENANCE EXPENSE	1,194.14	1,275.00	-80.86	-6.3 %	6,330.28	8,500.00	-2,169.72	-25.5 %
5100 LANDSCAPING								
5101 Lawn Mowing	545.00	525.00	20.00	3.8 %	2,588.75	2,625.00	-36.25	-1.4 %
5102 Sprinkler Materials	136.23	75.00	61.23	81.6 %	2,788.83	600.00	2,188.83	364.8 %
5103 Pruning	0.00	350.00	-350.00	-100.0 %	538.73	1,700.00	-1,161.27	-68.3 %
5105 Spray/Fertilization	494.28	600.00	-105.72	-17.6 %	1,769.57	1,750.00	19.57	1.1 %
5110 Landscaping Other	0.00	250.00	-250.00	-100.0 %	5,446.86	3,600.00	1,846.86	51.3 %
5100 Total LANDSCAPING	1,175.51	1,800.00	-624.49	-34.7 %	13,132.74	10,275.00	2,857.74	27.8 %
5150 STREETS & SIDEWALKS								
5153 Snow Removal CA Sidewalks	0.00	0.00	0.00		3,253.81	4,600.00	-1,346.19	-29.3 %
5156 Street Repair Contract	48,583.59	0.00	48,583.59		48,583.59	0.00	48,583.59	
5150 Total STREETS & SIDEWALKS	48,583.59	0.00	48,583.59		51,837.40	4,600.00	47,237.40	1,026.9 %
5300 UTILITIES								
5304 Water	630.11	600.00	30.11	5.0 %	2,362.42	2,500.00	-137.58	-5.5 %
5306 Refuse	183.71	0.00	183.71		183.71	0.00	183.71	
5309 Jordan Ln Util-water,sewer,refuse	3,553.05	2,950.00	603.05	20.4 %	25,896.40	26,550.00	-653.60	-2.5 %
5310 Menaul Ct Util-water,sewer,refuse	2,379.48	1,700.00	679.48	40.0 %	14,290.56	15,300.00	-1,009.44	-6.6 %
5311 Lincoln Wy Util-water, sewer,refu:	0.00	0.00	0.00		127.65	0.00	127.65	
5300 Total UTILITIES	6,746.35	5,250.00	1,496.35	28.5 %	42,860.74	44,350.00	-1,489.26	-3.4 %
5400 TAX & LICENSES								
5401 Real Estate Taxes	0.00	0.00	0.00		70.50	55.00	15.50	28.2 %
5405 Lien Filing Fee	0.00	0.00	0.00		487.07	0.00	487.07	
5400 Total TAX & LICENSES	0.00	0.00	0.00		557.57	55.00	502.57	913.8 %
5600 ADMINISTRATIVE								
5601 Property Management Fee	1,750.00	1,750.00	0.00	0.0 %	15,500.00	15,500.00	0.00	0.0 %

	Actual 09/01/22 - 09/30/22	Budget 09/22 - 09/22	\$ Change	% Change	Actual YTD 01/01/22 - 09/30/22	Budget YTD 01/22 - 09/22	\$ Change	% Change
5602 Legal Fees	500.00	0.00	500.00		500.00	0.00	500.00	
5603 Accounting Fees	26.41	32.00	-5.59	-17.5 %	746.61	713.00	33.61	4.7 %
5605 Meeting Expenses	0.00	0.00	0.00		0.00	165.00	-165.00	-100.0 %
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	157.50	0.00	0.0 %	1,417.50	1,417.50	0.00	0.0 %
5610 Other Admin Exp	350.00	0.00	350.00		1,635.00	210.00	1,425.00	678.6 %
5600 Total ADMINISTRATIVE	2,783.91	1,939.50	844.41	43.5 %	19,799.11	25,005.50	-5,206.39	-20.8 %
5650 INSURANCE								
5651 Liability & Multi-Peril	0.00	0.00	0.00		2,036.00	2,036.00	0.00	0.0 %
5652 Board of Directors Ins	0.00	0.00	0.00		1,500.00	1,500.00	0.00	0.0 %
5650 Total INSURANCE	0.00	0.00	0.00		3,536.00	3,536.00	0.00	0.0 %
5700 OFFICE								
5702 Mail/Postage	7.85	0.00	7.85		59.98	0.00	59.98	
5700 Total OFFICE	7.85	0.00	7.85		59.98	0.00	59.98	
5000 Total EXPENSES	60,491.35	10,264.50	50,226.85	489.3 %	138,113.82	96,321.50	41,792.32	43.4 %
TOTAL EXPENSE	60,491.35	10,264.50	50,226.85	489.3 %	138,113.82	96,321.50	41,792.32	43.4 %
NOI	-47,889.66	-3,213.56	-44,676.10	-1,390.2 %	-23,074.51	15,355.44	-38,429.95	-250.3 %
NON OPERATING INCOME								
7000 NON-OPERATING INCOME								
7002 Funds Transf. from Res. to Oper.	48,583.59	0.00	48,583.59		48,583.59	0.00	48,583.59	
7004 Funds Transf. from Oper. to Res.	0.00	0.00	0.00		-2,040.37	0.00	-2,040.37	
7000 Total NON-OPERATING INCOME	48,583.59	0.00	48,583.59		46,543.22	0.00	46,543.22	
TOTAL NON OPERATING INCOME	48,583.59	0.00	48,583.59		46,543.22	0.00	46,543.22	
NON OPERATING EXPENSE								
6000 NON-OPERATING EXPENSES								
6002 Funds Transf. to Res. from Oper.	1,939.01	855.85	1,083.16	126.6 %	12,615.39	15,511.05	-2,895.66	-18.7 %
6000 Total NON-OPERATING EXPENSE	1,939.01	855.85	1,083.16	126.6 %	12,615.39	15,511.05	-2,895.66	-18.7 %
TOTAL NON OPERATING EXPENSE	1,939.01	855.85	1,083.16	126.6 %	12,615.39	15,511.05	-2,895.66	-18.7 %
NET INCOME	-1,245.08	-4,069.41	2,824.33	69.4 %	10,853.32	-155.61	11,008.93	7,074.7 %

	Actual 09/01/22 - 09/30/22	Budget 09/22 - 09/22	\$ Change	% Change	Actual YTD 01/01/22 - 09/30/22	Budget YTD 01/22 - 09/22	\$ Change	% Change
NET INCOME SUMMARY								
Income	12,601.69	7,050.94	5,550.75	78.7 %	115,039.31	111,676.94	3,362.37	3.0 %
Expense	-60,491.35	-10,264.50	-50,226.85	489.3 %	-138,113.82	-96,321.50	-41,792.32	43.4 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
Net Operating Income	-47,889.66	-3,213.56	-44,676.10	-1,390.2 %	-23,074.51	15,355.44	-38,429.95	-250.3 %
Non Operating Income	48,583.59	0.00	48,583.59		46,543.22	0.00	46,543.22	
Non Operating Expense	-1,939.01	-855.85	-1,083.16	-126.6 %	-12,615.39	-15,511.05	2,895.66	18.7 %
NET INCOME	-1,245.08	-4,069.41	2,824.33	69.4 %	10,853.32	-155.61	11,008.93	7,074.7 %