

**Woodley Town Council**  
**Financial statements for the year ended 31 March 2021**

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**Councillors**

The following were serving Members of the Town Council as at 22 June 2021:

Nada Al-Sanjari	Juliet Anderson	Keith Baker	David Bragg
Shadi Brindley	Anne Chadwick	Jenny Cheng	Martin Doyle
Michael Forrer	Kay Gilder	Mark Green	Alexander Heap
Robert Horskins	Carol Jewell	Tom McCann	Majid Nagra
Sam Rahmouni	Beth Rowland	Janet Sartorel	Richard Skegg
Darren Smith	Bill Soane	Alison Swaddle	Philip Wicks
(one vacancy)			

Councillor Janet Sartorel was appointed Town Mayor and Councillor Kay Gilder was appointed Deputy Town Mayor on 4 May 2021

**Town Clerk and Responsible Financial Officer**

Deborah Mander

**External auditors**

PKF Littlejohn LLP (Ref: SBA Team)  
1 Westferry Circus  
Canary Wharf  
London E14 4HD

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# **Woodley Town Council**

## **Financial statements for the year ended 31 March 2021**

### **Explanatory foreword**

#### **Accounting and audit**

Following legislative changes that became effective from 31 March 2011, the Council is no longer subject to a full external audit as its income and expenditure is below £6.5 million. Instead, the Council now falls within the limited assurance audit regime.

The Council's statutory accounts are now included in the Annual Governance and Accountability Return (AGAR) for external audit purposes and comprise a brief summary of income and expenditure, reserves and bank balances and long-term assets and liabilities. The amounts in the statutory accounts represent a summary of the related information presented in more detail within these unaudited financial statements. The AGAR and these financial statements were approved at a Council meeting on 22 June 2021.

The annual return will, in due course, include the external auditor's opinion and will be advertised when received and available for inspection.

#### **Financial responsibilities**

The Council is required to (a) make arrangements for the proper administration of its financial affairs; (b) appoint a Responsible Financial Officer (RFO) to have responsibility for the Council's financial affairs; and (c) manage its affairs to ensure economic, efficient and effective use of resources, and to safeguard its assets.

The RFO is responsible for ensuring that the financial statements are (a) prepared in accordance with the Code of Practice on Local Authority Accounting, so far as applicable to the Council; and (b) present fairly the financial position of the Council as at 31 March 2021 and its income and expenditure for the year then ended. The RFO has selected suitable accounting policies and ensured that they were applied consistently; made judgements and estimates that were reasonable and prudent; and complied with the Code.

The RFO has also ensured that proper accounting records were maintained throughout the year, and that reasonable procedures were in place for the prevention of fraud and other irregularities.

#### **Commentary on the financial outturn for the year**

This year the Council had budgeted to fund its activities using £32,094 of reserves to support revenue budget funding. The Council started the 2020/21 year with reserves of £504,213. At the end of the 2020/21 financial year the Council has been able to make a contribution of £29,813 to the general reserve, which now stands at £534,026. This included expenditure from and income to the general reserve, funds released from earmarked reserves and the Capital Programme and Repairs and Renewals fund, as well as claiming from the government's Job Retention Scheme and receiving Tier 4 grants from December 2020 in respect of the legal requirement to close Council buildings.

Total income, excluding furlough payments, was £280,846 and expenditure amounted to £1,531,559. In the year the Council claimed furlough of £216,812 and a sum of £44,528 under the Tier 4 Local Restrictions Support Grant payments.

The Council holds earmarked reserves which include a special projects reserve which is used to fund start up project costs and a building and facilities reserve to be used to update and repair our buildings. The reserve also has separate funds for specific projects, for example, for our play areas and to replace the 3G pitch carpet. The elections reserve is added to annually to cover the costs of

## **Woodley Town Council**

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any by-elections and the full Town Council elections, which next take place in May 2023. Other funds are held to cover expenses for which grant funding or other income for a specific purpose has been received, eg youth projects, sports grant funding. The Council has also received Community Infrastructure Levy funds totalling £125,634 this year, some of which have already been allocated to projects. At the end of the year the Council's earmarked reserves totalled £570,311.

At the beginning of the year the Council took action to mitigate its loss of income from the Council's buildings and facilities following the impact of the March lockdown because of the Coronavirus pandemic. It also sought to only expend funds where absolutely necessary, in order to keep spending as low as possible.

Council teams not furloughed also ensured that guidelines for public buildings and staff working arrangements were put in place, which largely meant that office staff worked from home and had computers set up remotely to be able to continue to operate.

Initially, the Town Clerk and Deputy Town Clerk and the Leaders of the then two political groups held a weekly joint telephone call to provide updates and discuss the Council's financial situation and other relevant matters, including the commitment to furlough staff and to maintain pay at their contracted rate.

The Council held its first Zoom meeting on 23 June 2020 and from then continued with Council and Committee meetings being held remotely up to 4 May 2021, after which the legislation allowing remote meetings ended. The meetings were broadcast live on the Council's YouTube site and remain available for viewing. It is estimated that more people than ever have watched all or some of the meetings that took place remotely, compared to the usual, much lower, number of residents attending meetings in person.

The Council's Urgency Committee reviewed the Council's finances and identified any budget funds that could be allocated to the general reserve and the Council's earmarked reserves were scrutinised. A total of £87,506 was released to the general reserve from that exercise. The same committee also conducted a survey of all households in the town to seek residents' views on a potential increase in the precept (the amount that households pay for the Town Council's services) with four levels of increase to choose from. The response rate for both online and postal returns was around 22% with 45% of replies supporting a 50% increase. However, there were also many households who responded to say they were struggling. The Council took this into account when it set the 2021/22 precept figure at an increase of just under 6%. A Band D household (the average Band) will pay an additional £6.77, £119 in total in 2021/22.

Over the year the Town Council has endeavoured to keep spending as low as possible and to seek income when facilities were allowed to be open to the public. At the Oakwood Centre Blood Donors continued to operate and facilities for family support were also allowed under the regulations. At the halls, some income was raised from children's dance classes and at Woodford Park Leisure Centre the guidelines were followed where some sports and activities could take place. The Leisure Services Manager and his team also ran outdoor exercise classes when allowed to do so.

In terms of projects, the Maintenance and Grounds Maintenance teams have been working to improve the Depot by building a new tractor shed, an office and providing better facilities for the two teams working there. The project is nearly complete, although there have been some delays following a loss of power to the Depot which has affected the planned timetable. These works should be completed in 2021/22.

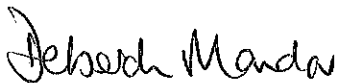
**Woodley Town Council**  
**Financial statements for the year ended 31 March 2021**

During the pandemic the Council has continued to consider and award grant applications for community groups and individuals.

Next year's project plans include:

- A new play area in Woodford Park - the Council has been allocated £200,000 of section 106 funds for a new play area. The Council is currently seeking feedback about the three designs chosen from the companies who submitted a tender.
- We will be removing vegetation around the lake and tidying up the surrounding area.
- We will be completing the Depot project - the refurbishment of the Maintenance and Grounds Maintenance Depot is almost finished with a new tractor shed installed with improved toilet and washing facilities for the staff teams based there.
- We plan to replace the low fencing by pathways in Woodford Park this year.
- We will also be restricting unauthorised access to Malone Park and installing pathways to the children's play area in the park.
- We will be developing a new Service Level Agreement to support young people in our town.
- We also aim to progress the Community Garden in the town centre once the plane tree canopies are pruned. We hope to involve as many volunteers as possible to plant and upkeep the garden.
- And financially, we will continue to manage spending and to work on increasing the uptake of our services and facilities - from what was a very low base in respect of last year's income from our services and facilities.

Signed on behalf of the Council



.....  
Deborah Mander, Town Clerk and Responsible Financial Officer  
17 June 2021

The following table provides further information and explanations for the variations between this and the previous year's net figures.

**Woodley Town Council**  
**Financial statements for the year ended 31 March 2021**

	<i>Net</i> 2021 £	<i>Net</i> 2020 £	<i>Savings (-)/ extra costs</i> £	<i>Explanation/information</i>
Woodford Park LC & 3G Pitch	79,799	-35,594	115,393	Income 48% lower due to WPLC closure most of year (includes Furlough income).
Outdoor sports and recreation	111,754	158,668	-46,914	Woodford Park Lake project completed in 2019/20.
Play areas	8,766	22,532	-13,766	Power supply cost incorrectly transferred to Depot in 2019/20.
Oakwood Centre	35,043	18,586	16,457	Income from room hire 82% and café 74% lower due to closure of offices, offset by furlough & lockdown grant.
Coronation and Chapel Halls	-2,514	9,390	-11,904	Refurbishment of Coronation Hall completed, income in hall 29% lower including furlough and lockdown grants.
Town Centre	-28,113	0	-28,113	S106 Grant income.
Community Garden Allotments	5,049	5,855	-806	Furlough income.
Partnership projects	49,888	1,728	48,160	Income from Town Centre activities reduced due lock down.
Grants under 137 LGA 1972	16,000	4,000	12,000	WTCEMI grant now included in Town Council accounts.
Other grants	33,093	31,581	1,512	Increase in annual grants awarded.
Public amenities	2,071	4,220	-2,149	Furlough income received in the year.
Public events	179	8,039	-7,860	Lower PR and promotions cost this year and furlough income received.
Public toilet	7,966	6,439	1,527	Small increase in income, higher costs in cleaning/light & heating/business rates.
Capital expenditure and receipts	8,521	-65,572	74,093	Capital programme funds allocated to general reserve in 2019/20. Lower capital expenditure in 2020/21.
Loan interest and repayments	186,506	204,275	-17,769	All capital and interest payments in current year. Reduction due to final payments of loans.
Loan sinking fund investments	129,885	59,170	70,715	Fewer transactions in 2020/21.
Administration and central costs	244,067	246,360	-2,293	Staff and equipment costs higher in 2020/21; VAT partial exemption charge higher. Furlough income received.
Democratic process	46,941	83,294	-36,353	Staff costs slightly higher in 2020/21. All out election in 2019/20.
Corporate central costs	347,113	333,405	13,708	Higher legal/HR & Health & Safety costs plus higher employers' NI and pension costs.
Maintenance central costs	44,167	15,091	29,076	Tractor shed & improved facilities at Depot.
Community Infrastructure Levy	-125,634	-43,221	-82,413	Higher CIL allocation in 2020/21.
<i>Net cost</i>	<u>1,200,547</u>	<u>1,068,246</u>	<u>132,301</u>	

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**Income and Expenditure Account for the year ended 31 March 2021**

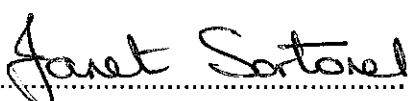
	Note	Year ended 31 March 2021			2020
		Expense £	Income £	Net £	Net £
Leisure activities					
Woodford Park Leisure Centre & 3G pitch		304,793	224,994	79,798	-35,595
Outdoor sports and recreation		139,364	27,610	111,754	158,668
Play areas		12,222	3,456	8,766	22,532
Community halls					
Oakwood Centre		158,636	123,593	35,043	18,586
Coronation & Chapel Halls		44,667	47,181	-2,514	9,390
Maintenance central costs		44,167	0	44,167	15,091
Town Centre Comm Garden		0	28,113	-28,113	0
Allotments		20,221	15,172	5,049	5,855
Community support					
Woodley Town Centre		66,857	43,821	23,036	-24,074
Managment					
Grants under S137 LGA 1972	5	16,000	0	16,000	4,000
Other grants/SLAs	5	33,093	0	33,093	31,581
Youth services		26,852	0	26,852	25,802
Public amenities		3,385	1,314	2,071	4,220
Public events		967	788	179	8,039
Public toilet		8,567	601	7,966	6,439
Capital expenditure and receipts	6	8,521	0	8,521	-65,572
Loan interest and repayments		186,506	0	186,506	204,276
Loan sinking fund investments		191,590	61,705	129,885	59,170
Administration & democratic costs					
Administration and office costs		267,546	23,479	244,067	246,360
Democratic process		46,941	0	46,941	83,294
Council-wide central costs		347,113	0	347,113	333,405
Community Infrastructure Levy		0	125,634	-125,634	-43,221
<b>Net cost of Council services</b>		<b>1,928,008</b>	<b>727,461</b>	<b>1,200,547</b>	<b>1,068,246</b>
Precept on Wokingham Borough Council			1,203,188		1,123,528
Precept support grant			0		8,644
Interest and investment income			30,371		30,117
<b>Net income/expenditure (-) for the year</b>			<b>33,012</b>		<b>94,043</b>
Movements on earmarked reserves					
Transfers from reserves	14	-252,690		-3,199	-56,846
Transfers to reserves	14	255,889			
<b>Increase in general fund for the year</b>				<b>29,813</b>	<b>37,197</b>
Balance brought forward				504,213	467,016
<b>General fund balance carried forward</b>				<b>534,026</b>	<b>504,213</b>

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**Balance Sheet as at 31 March 2021**

	Note	31 March 2021		31 March 2020	
		£	£	£	£
<b>Current assets</b>					
Stocks			0		0
Debtors and prepayments					
Amounts due for Council services		-985		45,662	
VAT recoverable		17,168		2,469	
Revenue grants receivable		0		2,336	
Accrued income		22,858		579	
Prepaid expenses		42,359		40,759	
			81,400		91,805
Bank and cash balances					
Term deposits		500,000		500,000	
Deposit accounts		583,286		542,041	
Current accounts		42,227		68,381	
Petty cash and cash floats		508		454	
			1,126,021		1,110,876
			1,207,421		1,202,681
<b>Less current liabilities</b>					
Creditors and income in advance					
Trade supplies and services		12,635		22,852	
Other creditors		49,782		40,047	
VAT provision (partial exemption)		11,000		11,000	
Loan interest accrued		0		0	
Other accruals		14,657		26,269	
Grants received in advance		14,947		18,818	
Income received in advance		63		12,369	
			103,084		131,355
<b>Net assets</b>			<b>1,104,337</b>		<b>1,071,326</b>
<b>Reserves and balances</b>					
Earmarked reserves					
Capital projects	14		52,508		68,408
Asset replacement	14		25,369		25,369
Other earmarked reserves	14		492,434		473,335
			570,311		567,112
General fund as shown on the Income & Expenditure Account (page 6)			534,026		504,214
			<b>1,104,337</b>		<b>1,071,326</b>

These financial statements show a true and fair view of the Council's financial position as at 31 March 2021, and of its income and expenditure for the year ended on that date. These financial statements were approved by the Council on 22 June 2021.

  
 .....  
 Councillor Janet Sartorel  
 Town Mayor

  
 .....  
 Deborah Mander  
 Responsible Financial Officer

**Woodley Town Council**  
**Financial statements for the year ended 31 March 2021**

**Notes to the Financial Statements**

**1. Principal accounting policies**

Accounting convention

These financial statements have been prepared in accordance with proper accounting practices as set out in the SLCC Practitioners' Guide for Local Councils, and as such meet the requirements of the Accounts and Audit Regulations 2011.

Fixed assets and associated long-term borrowings

Fixed assets comprise (a) those tangible assets which are considered to yield benefit to the community, or the services which the Council provides, for more than one year; and (b) long-term debtors and investments. These assets are not included in the Council's balance sheet but are disclosed as within Notes to these financial statements. All expenditure on acquiring or enhancing fixed assets is charged to Income & Expenditure Account in the year in which it is incurred.

Tangible fixed assets are stated at cost or (in the case of freehold and leasehold properties) at valuation, less accumulated depreciation to 31 March 2010 where relevant, being the date when accounting and audit requirements were changed and depreciation was no longer required.

Certain community assets are the subject of restrictive covenants as to their use and/or future disposal. Such assets are therefore considered to have no appreciable realisable value and are therefore stated at nominal values.

Long-term borrowings similarly are not included in the balance sheet but are disclosed in the Notes to these financial statements. Loan repayments are charged to Income & Expenditure Account in the year in which they are incurred.

Capital receipts

Receipts from the sale of fixed assets, and grants or loans advanced for the acquisition or enhancement of fixed assets, are credited to Income & Expenditure Account when received and transferred to reserves until used to finance capital expenditure.

Debtors and creditors

These financial statements are prepared on an accruals basis in accordance with Accounts & Audit Regulations. Except for expenditure on fixed assets or capital receipts (see above), income and expenditure therefore includes amounts due to, or payable by, the Council.

Stocks

Stocks of retail items at the leisure centre are valued at cost. Other stocks are treated as consumed at the time of purchase because the aggregate value at any time is not material in relation to the Council's financial statements.

Pension contributions

Employer contributions to the Berkshire Superannuation Scheme (which is a defined benefit scheme) on behalf of the Council's staff are charged to Income & Expenditure Account on the accruals basis. Employer contributions are determined by the Scheme's actuaries on a triennial basis and are set to ensure that the Scheme will be funded to meet 100% of its liabilities in accordance with Government regulations for local government pension schemes.



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	<u>2021</u>	<u>2020</u>
	<u>£</u>	<u>£</u>
<b>2. Interest and loan repayments</b>		
Interest payable	131,115	133,868
Loan repayments	55,392	70,406
	<u>186,507</u>	<u>204,274</u>

<b>3. Employee costs and numbers</b>		
Salaries and wages	754,476	736,038
Employer National Insurance contributions	62,386	58,471
Employer pension contributions (see below)	166,887	154,682
	<u>983,749</u>	<u>949,191</u>

Employer pension contributions were paid at 23.8% of employees' pensionable earnings in the year (2019: 22.1%) as determined in the actuarial valuation as at 31 March 2017.

	<u>Number</u>	<u>Number</u>
The average monthly no. of employees during the year was:		
Full time	23	22
Part time	26	32
	<u>49</u>	<u>54</u>

	<u>£</u>	<u>£</u>
<b>4. Audit fees</b>		
Fees paid to external auditors for statutory audit services	2,400	2,400

<b>5. Grants to/SLAs with local organisations</b>		
The Council made grants to local organisations to facilitate:		
Transport for people with limited mobility	20,211	19,961
Counselling and advisory services	12,500	11,620
Cultural services	0	0
Environmental services	382	0
	<u>33,093</u>	<u>31,581</u>

The Council made grants under Section 137 of the Local Government Act 1972 where there were no specific enabling powers amounting to:

	<u>16,000</u>	<u>4,000</u>
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The maximum available under Section 137 in the year was £175,111 (electorate: 21,047 in the 2020 register of electors).

<b>6. Tangible fixed assets</b>		
Capital expenditure comprises of:		
Amounts from capital programme	0	9,769
Expenditure not resulting in new asset:	0	3,111
Tractor Shed/Modular shower & toilet	26,578	71,658
	<u>26,578</u>	<u>84,538</u>

The net decrease in tangible fixed assets was as follows:

Purchases from capital programme	0	9,769
Purchases from other budget heads	26,578	10,974
		<u>20,743</u>
Less items deleted on disposal	0	-73,179
	<u>26,578</u>	<u>-52,436</u>

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	<u>2021</u>	<u>2020</u>
	£	£
The Council received external funding towards capital expenditure:		
Specific grants received: Community Infrastructure Levy	125,634	43,221
<b>7. Long-term investments</b>		
Expenditure on long-term investments during the year was	191,590	380,409
Proceeds from sale of investments was	-61,705	-321,239
Net expenditure on investments	129,885	59,170
Investments held by the Council:		
Purchases in the year	191,590	380,409
Original cost of disposals in the year	-37,050	-237,352
Net increase during the year	154,540	143,057
Cost of investments as at 1 April	1,394,336	1,251,279
Cost of investments as at 31 March	1,548,876	1,394,336
These investments represent a sinking fund set up to meet the amounts repayable on loans amounting to £2M that fall due in 2025 and 2026. The Council takes professional advice on management of the investment portfolio, and the amount precepted annually for the fund is kept under review in conjunction with the investment adviser.		
The investments had a market value at year end of:	1,825,515	1,612,580
<b>8. Fixed assets</b>		
Operational freehold land and buildings		
Woodford Park Leisure Centre	1,519,411	1,519,411
Coronation Hall and car park	239,100	239,100
Chapel Hall and car park	196,000	196,000
The Oakwood Centre	3,517,000	3,517,000
Works and maintenance depot	135,465	108,887
Public toilet	71,658	71,658
	5,678,634	5,652,056
Vehicles and equipment	475,854	475,854
Light vans (2) and tractors (2) with ancillary equipment		
Grounds maintenance equipment		
Furniture and equipment - Oakwood Centre, halls, offices		
Infrastructure assets	954,062	954,062
Woodford Park		
Skate spot, Woodford Park		
Equipment in children's play areas		
Street lighting columns (49), partial costs 3G pitch/car park/tennis project		
Community assets	465,981	465,981
Woodford Park, children's play areas (No 4.)		
Total tangible fixed assets	7,574,531	7,547,953
Investments (see Note 7 above)	1,548,875	1,394,336
<b>Total</b>	<b>9,123,406</b>	<b>8,942,289</b>

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	<u>2021</u>	<u>2020</u>
	£	£

**9. Long-term liabilities**

The Council has borrowed amounts from the Public Works Loans Board on various occasions over past years in connection with various capital schemes to purchase or improve its fixed assets. Some of these loans are repayable by annual instalments through precepted sums. Others are repayable on maturity, and the Council has established a sinking fund with annual contributions to provide for the amount due on maturity. The amounts repayable at year end are as follows:

Within one year of the balance sheet date	56,610	55,489
Between one and two years	59,414	56,610
Between two and five years	972,248	187,507
Between five and ten years	1,424,789	2,244,206
More than ten years	177,055	201,696
	2,690,116	2,745,508

**10. Capital commitments**

The Council had no capital commitments at 31 March 2021 not otherwise provided in these financial statements (2020: none).

**11. Contingent liabilities**

The Council is not aware of any contingent liabilities at the date of these financial statements, other than those mentioned in the foreword (2020: none).

**12. Trust funds; Woodley Memorial Recreational Ground Charity**

The Council is corporate trustee for this Charity, which is registered in England as number 300098. The Charity owns an area of land in Woodley, known as the Memorial Ground, which is available to the general public for sport, recreation and leisure use, but it has no other assets. The Council maintains this land on behalf of the Charity under its general powers for the maintenance of land and open spaces; and the Charity makes a donation to the Council each year, equivalent to its annual income, in consideration for the Council bearing the costs of maintenance.

The costs incurred in the year ended 31 March 2021 were £9,355 (2020: £9,275), to which the Charity contributed its income of £1,792 (2020: £236).

**13. Related party transactions**

The Council awards grants to support a number of voluntary or charitable bodies, but it does not attempt to influence through awarding the grants. Members also represent the Council on various organisations, but the appointments do not place Members in a position to exert undue influence.

No Members have undertaken any declarable, material transactions with the Council, nor vice versa. Details of any such transactions would be recorded in the Register of Members' Interests.

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**14. Earmarked reserves**

	<u>At 1 April</u> <u>2020</u>	<u>Transfer</u> <u>to reserve</u>	<u>Transfer</u> <u>from</u> <u>reserve</u>	<u>At 31 March</u> <u>2021</u>
	£	£	£	£
Capital projects reserve				
Capital programme fund	39,718	0	-8,520	31,198
Building and facilities fund	28,689	0	-7,379	21,310
Asset replacement reserves				
Repairs & Renewals fund	25,369	0	0	25,369
Other earmarked reserves				
WPLC Roof EMR	0	40,000	0	40,000
Capital receipt - Airfield Centre	89,400	0	0	89,400
Oakwood Marketing Reserve	87	0	-87	0
Maintenance workshop	61,103	0	-44,167	16,936
Depot Power Supply EMR	0	9,646	0	9,646
Centre Stage Fund WTCMI	0	25,000	-12,495	12,505
WPLC Changing Room	10,000	0	0	10,000
Special projects fund	25,040	0	0	25,040
TCMI Fund	37,066	0	-23,035	14,031
Oakwood Roof EMR	0	5,890	-2,405	3,485
WTC sinking fund	19,374	2,816	0	22,190
Play area reserve	22,662	0	0	22,662
Mayoral regalia	1,610	0	-1,610	0
Bookings software reserve	30,000	0	-30,000	0
3G Pitch carpet replacement reserve	48,000	12,000	0	60,000
Youth projects	687	0	0	687
JAC Loddon Mead project reserve	2,500	0	0	2,500
WP Bursary Fund	1,500	0	0	1,500
WPLC Community sports grants	8,334	0	-50	8,284
Council elections reserve	0	6,500	0	6,500
Allotment toilets	1,595	145	0	1,740
Speedwatch reserve	1,246	0	-1,246	0
Capital receipts reserve	39,105	0	-39,105	0
WPLC development reserve	31,169	0	0	31,169
Allotments security	333	145	0	478
Youth projects - Anxiety parents self help	779	0	0	779
Loddon Mead Art Project EMR	800	0	0	800
Town centre clock repairs	2,984	0	0	2,984
Fitness gym reserve	86	0	-86	0
Community Infrastructure Levy	37,876	125,634	-82,505	81,005
Town Centre Community Garden	0	28113	0	28113
	473,336	255,889	-236,791	492,434
<b>Total earmarked reserves:</b>	<b>567,112</b>	<b>255,889</b>	<b>-252,690</b>	<b>570,311</b>