

**Hearthstone of Ellicott Mills Condominium**

11/30/2023

**Monthly Financials**

<u><i>Included Reports</i></u>	<u><i>Copies</i></u>
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c/o First Real Estate Mgmt  
5304 Dorsey Hall Drive  
Ellicott City MD 21042

First Real Estate Management  
5304 Dorsey Hall Drive  
Ellicott City MD 21042

	Operating Fund	Replacement Fund	Total
<b>CURRENT ASSETS</b>			
FCB Primary Operating Checking	32,347.74	0.00	32,347.74
FCB DEBIT CARD Account	934.27	0.00	934.27
Capital Bank Money Market Reserve	0.00	115,705.65	115,705.65
FCB Money Market Reserves	0.00	17.16	17.16
Capital Bank CD 1	0.00	50,860.31	50,860.31
Capital Bank CD 2	0.00	33,551.25	33,551.25
Capital Bank CD 0532	0.00	32,457.79	32,457.79
1st Internet Bank CD 7081 mat 11/20/2024	0.00	51,289.78	51,289.78
1st Internet Bank CD 7099 mat 11/09/23	0.00	50,088.76	50,088.76
1st Internet CD 7106 mat 11/10/23	0.00	49,357.63	49,357.63
1st Internet CD 7114 mat 5/10/23	0.00	49,584.78	49,584.78
1st Internet CD 7122 mat 11/20/2024	0.00	51,576.00	51,576.00
Accounts Receivable	306.00	0.00	306.00
Income Taxes Recoverable	437.00	0.00	437.00
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Total Current Assets	34,025.01	484,489.11	518,514.12
<b>FIXED ASSETS</b>			
Prepaid Insurance	2,375.00	0.00	2,375.00
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Total Fixed Assets	2,375.00	0.00	2,375.00
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<b>TOTAL ASSETS</b>	<u>36,400.01</u>	<u>484,489.11</u>	<u>520,889.12</u>
<b>LIABILITIES &amp; FUND BALANCES</b>			
<b>CURRENT LIABILITIES</b>			
Accounts Payable	2,186.52	0.00	2,186.52
Prepaid Assessments	3,137.40	0.00	3,137.40
	-----	-----	-----
Total Current Liabilities	5,323.92	0.00	5,323.92
<b>FUND BALANCES</b>			
Excess of Rev Over Exp Operating	20,967.68	0.00	20,967.68
Excess of Rev Over Exp Reserves	0.00	13,183.33	13,183.33
Retained Earnings	36,953.41	0.00	36,953.41
Reserve Fund Balance	0.00	444,460.78	444,460.78
Transfer to Reserves	(35,750.00)	0.00	(35,750.00)
Transfer from Operating	0.00	35,750.00	35,750.00
Transfer from Reserves	8,905.00	0.00	8,905.00
Transfer to Operating	0.00	(8,905.00)	(8,905.00)
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Total Fund Balances (Deficit)	31,076.09	484,489.11	515,565.20
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<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<u>36,400.01</u>	<u>484,489.11</u>	<u>520,889.12</u>

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	Operating Fund	Replacement Fund	Total
<b>REVENUES:</b>			
Condominium Assessments	105,984.00	0.00	105,984.00
Waverly Mews Condo III	276.00	0.00	276.00
Late Fee	75.00	0.00	75.00
Bad Check	10.00	0.00	10.00
Bank Interest - Operations	19.23	0.00	19.23
Bank Interest - Reserves	0.00	13,183.33	13,183.33
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<b>TOTAL REVENUES</b>	<b>106,364.23</b>	<b>13,183.33</b>	<b>119,547.56</b>
<b>EXPENSES:</b>			
Bank Service Charge	10.00	0.00	10.00
Accounting Fee	1,887.38	0.00	1,887.38
Management Fee	5,004.99	0.00	5,004.99
Office	193.30	0.00	193.30
Postage	108.92	0.00	108.92
Coupons	138.33	0.00	138.33
Meetings	149.90	0.00	149.90
Administrative Fees	188.25	0.00	188.25
Legal General	3,675.00	0.00	3,675.00
Audit & Tax Prep	1,875.00	0.00	1,875.00
Clubhouse Miscellaneous	832.71	0.00	832.71
Snow Removal	248.00	0.00	248.00
Special Events	113.46	0.00	113.46
Water and Sewer	251.59	0.00	251.59
Public Electric-Clubhouse	825.79	0.00	825.79
Public Electric-Street Lights	4,369.82	0.00	4,369.82
Landscaping-Contract	18,203.51	0.00	18,203.51
Landscape Projects	3,160.00	0.00	3,160.00
Gutter Cleaning	1,770.00	0.00	1,770.00
Clubhouse Maintenance	1,865.00	0.00	1,865.00
On-Site Maintenance	2,623.00	0.00	2,623.00
Insurance	15,234.60	0.00	15,234.60
State Taxes	135.00	0.00	135.00
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<b>TOTAL EXPENSES</b>	<b>62,863.55</b>	<b>0.00</b>	<b>62,863.55</b>
<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>43,500.68</b>	<b>13,183.33</b>	<b>56,684.01</b>
<b>RESERVE CONTRIBUTION</b>			
Transfer to Reserves	(35,750.00)	0.00	(35,750.00)
Transfer from Operating	0.00	35,750.00	35,750.00
<b>REIMBURSEMENT FOR CAPITAL WORK</b>			
Transfer to Operating	0.00	(8,905.00)	(8,905.00)
Transfer from Reserves	8,905.00	0.00	8,905.00
<b>Net Cash Flow Before Capital Expense</b>	<b>16,655.68</b>	<b>40,028.33</b>	<b>56,684.01</b>
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<b>CAPITAL EXPENDITURES</b>			
Capital Expenditures -Painting Clubhouse	0.00	7,108.00	7,108.00
Capital Exp-Parking Lot Sealcoat	0.00	6,725.00	6,725.00
Capital Exp-SWP Drain Grates & Lines	0.00	8,700.00	8,700.00
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<b>TOTAL CAPITAL EXPENDITURES</b>	<b>0.00</b>	<b>22,533.00</b>	<b>22,533.00</b>
<b>NET GAIN or (LOSS)</b>	<b>16,655.68</b>	<b>17,495.33</b>	<b>34,151.01</b>

11/30/2023  
11:16 AM

Hearthstone of Ellicott Mills Condominium  
Income Statement  
11/30/2023

c/o First Real Estate Mgmt  
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	Operating Fund	Replacement Fund	Total
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Hearthstone of Ellicott Mills Condominium  
Budget by Month Spread  
11/30/2023

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	Jan	Jan	Feb	Feb	Mar	Mar	Apr	Apr	May	May	Jun	Jun	Jul	Jul	Aug	Aug	Sep	Sep	Oct	Oct	Nov	Nov	Dec	Dec	Total	Total	
	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Ann	Ann	
<b>REVENUES:</b>																											
Condominium Assessments	9,654	9,660	9,654	9,660	9,654	9,660	9,654	9,660	9,654	9,660	9,654	9,660	9,654	9,660	9,654	9,660	9,654	9,660	9,654	9,384	9,654	9,660	9,648	9,645	115,842	115,629	
Waverly Mews Condo III	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	276	0	0	0	0	0	276	
Late Fee	17	0	17	0	17	0	17	30	17	0	17	0	17	0	17	15	17	15	17	0	17	15	13	0	200	75	
Bad Check	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	
Contingency Surplus Funds Prev Yrs.	4,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,500	0	
Bank Interest Earned	502	785	502	716	502	789	502	771	502	917	502	1,083	502	1,610	502	1,623	502	1,593	502	1,638	502	1,679	498	0	6,020	13,203	
<b>TOTAL REVENUES</b>	<b>14,673</b>	<b>10,445</b>	<b>10,173</b>	<b>10,376</b>	<b>10,173</b>	<b>10,449</b>	<b>10,173</b>	<b>10,471</b>	<b>10,173</b>	<b>10,577</b>	<b>10,173</b>	<b>10,743</b>	<b>10,173</b>	<b>11,270</b>	<b>10,173</b>	<b>11,298</b>	<b>10,173</b>	<b>11,268</b>	<b>10,173</b>	<b>11,298</b>	<b>10,173</b>	<b>11,354</b>	<b>10,159</b>	<b>9,645</b>	<b>126,562</b>	<b>129,193</b>	
<b>EXPENSES:</b>																											
Bank Service Charge	13	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	10
Accounting Fee	173	161	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	169	173	2,072	2,060	
Management Fee	457	439	457	457	457	457	457	457	457	457	457	457	457	457	457	457	457	457	457	457	457	452	452	457	5,479	5,462	
Office	17	29	17	3	17	90	17	5	17	7	17	12	17	2	17	1	17	7	17	13	17	25	13	4	200	198	
Postage	13	9	13	6	13	3	13	6	13	7	13	11	13	11	13	6	13	5	13	5	13	40	7	5	150	114	
Coupons	125	138	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125	138
Meetings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150	0	0	0	0	0	0	0	150	
Administrative Fees	8	0	8	0	8	132	8	0	8	0	8	0	8	0	8	0	8	0	8	0	8	56	12	0	100	188	
Legal General	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	175	875	175	1,225	175	0	2,100	3,675	
Audit & Tax Prep	0	0	0	0	1,800	0	1,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,800	1,875
Clubhouse Miscellaneous	21	0	21	0	21	0	21	450	21	0	21	9	21	0	21	147	21	120	21	0	21	106	19	0	250	833	
Snow Removal	3,000	248	3,000	0	3,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,000	0	12,000	248	
Pest Control	0	0	0	0	0	0	125	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125	0
Special Events	0	0	0	0	125	0	0	0	0	0	125	0	0	55	0	58	125	0	0	0	0	0	125	0	500	113	
Water and Sewer	57	41	0	0	0	0	56	41	0	0	0	0	56	170	0	0	0	56	0	0	0	0	0	0	0	225	252
Public Electric-Clubhouse	108	0	108	176	108	128	108	102	108	46	108	48	108	52	108	84	108	93	108	55	108	40	112	76	1,300	902	
Public Electric-Street Lights	325	327	325	327	325	659	325	0	325	327	325	327	325	346	325	683	325	0	325	342	325	1,030	325	0	3,900	4,370	
Landscaping	0	0	0	0	0	0	0	0	0	0	0	100	0	(100)	0	0	0	0	0	0	0	0	0	0	0	0	0
Landscaping-Contract	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,734	1,659	1,534	1,659	1,659	1,659	1,659	1,664	0	19,913	18,204	
Landscape Projects	475	493	475	0	475	0	475	0	475	460	475	351	475	1,302	475	0	475	193	475	50	475	311	475	0	5,700	3,160	
Gutter Cleaning	0	0	0	0	0	0	0	0	0	0	0	0	0	850	0	215	0	0	370	0	335	0	0	0	0	1,770	
Clubhouse Maintenance	0	0	0	0	0	0	0	0	0	0	0	1,099	0	766	0	0	0	0	0	0	0	0	0	0	0	1,865	
HVAC Repairs & Maintenance	0	0	0	0	0	0	160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	160	0
On-Site Maintenance	1,125	0	1,125	0	1,125	350	1,125	1,175	1,125	0	1,125	250	1,125	0	1,125	508	1,125	0	1,125	0	1,125	340	1,125	0	13,500	2,623	
Painting	0	0	0	0	0	0	0	1,563	0	(1,563)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Insurance	0	0	4,000	0	3,322	0	0	4,000	4,791	0	0	0	0	0	4,000	3,566	0	0	0	0	4,000	3,556	0	0	16,000	15,235	
Federal Taxes	0	0	0	0	0	0	413	0	0	0	413	0	0	0	0	0	412	0	0	0	0	0	412	0	1,650	0	
State Taxes	0	0	0	0	0	0	75	0	0	0	75	45	0	0	0	0	75	90	0	0	0	0	75	90	300	225	
<b>TOTAL EXPENSES</b>	<b>7,751</b>	<b>3,719</b>	<b>11,556</b>	<b>2,975</b>	<b>9,481</b>	<b>7,149</b>	<b>5,385</b>	<b>7,690</b>	<b>8,556</b>	<b>6,538</b>	<b>5,169</b>	<b>4,716</b>	<b>4,612</b>	<b>5,919</b>	<b>8,556</b>	<b>7,809</b>	<b>5,168</b>	<b>2,997</b>	<b>4,612</b>	<b>3,999</b>	<b>8,556</b>	<b>9,353</b>	<b>8,160</b>	<b>805</b>	<b>87,562</b>	<b>63,668</b>	
<b>EXCESS OF REVENUES OVER EXPENSES</b>	<b>6,922</b>	<b>6,726</b>	<b>(1,383)</b>	<b>7,401</b>	<b>692</b>	<b>3,300</b>	<b>4,788</b>	<b>2,780</b>	<b>1,617</b>	<b>4,039</b>	<b>5,004</b>	<b>6,027</b>	<b>5,561</b>	<b>5,351</b>	<b>1,617</b>	<b>3,489</b>	<b>5,005</b>	<b>8,271</b>	<b>5,561</b>	<b>7,299</b>	<b>1,617</b>	<b>2,001</b>	<b>1,999</b>	<b>8,840</b>	<b>39,000</b>	<b>65,524</b>	
Transfer to Reserves	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	0	39,000	35,750	
<b>Net Cash Flow</b>	<b>3,672</b>	<b>3,476</b>	<b>(4,633)</b>	<b>4,151</b>	<b>(2,558)</b>	<b>50</b>	<b>1,538</b>	<b>(470)</b>	<b>(1,633)</b>	<b>789</b>	<b>1,754</b>	<b>2,777</b>	<b>2,311</b>	<b>2,101</b>	<b>(1,633)</b>	<b>239</b>	<b>1,755</b>	<b>5,021</b>	<b>2,311</b>	<b>4,049</b>	<b>(1,633)</b>	<b>(1,249)</b>	<b>(1,251)</b>	<b>8,840</b>	<b>0</b>	<b>29,774</b>	
<b>CAPITAL EXPENDITURES</b>																											
Capital Expenditures -Painting Club	0	0	0	0	0	617	0	0	0	6,491	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,108
Capital Exp-Parking Lot Sealcoat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,725	0	0	0	0	0	0	6,725
Capital Exp-SWP Drain Grates & Line	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,700	0	0	0	0	0	0	0	0	8,700
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>617</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,491</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,700</b>	<b>0</b>	<b>6,725</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>22,533</b>	
<b>EXCESS REVENUES or (LOSS) AFTER CAP</b>	<b>3,672</b>	<b>3,476</b>	<b>(4,633)</b>	<b>4,151</b>	<b>(2,558)</b>	<b>(567)</b>	<b>1,538</b>	<b>(470)</b>	<b>(1,633)</b>	<b>(5,703)</b>	<b>1,754</b>	<b>2,777</b>	<b>2,311</b>	<b>2,101</b>	<b>(1,633)</b>	<b>239</b>	<b>1,755</b>	<b>(3,679)</b>	<b>2,311</b>	<b>(2,676)</b>	<b>(1,633)</b>	<b>(1,249)</b>	<b>(1,251)</b>	<b>8,840</b>	<b>0</b>	<b>7,241</b>	

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	Actual Jan	Actual Feb	Actual Mar	Actual Apr	Actual May	Actual Jun	Actual Jul	Actual Aug	Actual Sep	Actual Oct	Actual Nov	Budget Dec	Total Projected
<b>REVENUES:</b>													
4001 Condominium Assessments	9,660	9,660	9,660	9,660	9,660	9,660	9,660	9,660	9,660	9,384	9,660	9,648	115,632
4003 Waverly Mews Condo III	0	0	0	0	0	0	0	0	0	276	0	0	276
4010 Late Fee	0	0	0	30	0	0	0	15	15	0	15	13	88
4012 Bad Check	0	0	0	10	0	0	0	0	0	0	0	0	10
Bank Interest Earned	785	716	789	771	917	1,083	1,610	1,623	1,593	1,638	1,679	498	13,701
<b>TOTAL REVENUES</b>	<b>10,445</b>	<b>10,376</b>	<b>10,449</b>	<b>10,471</b>	<b>10,577</b>	<b>10,743</b>	<b>11,270</b>	<b>11,298</b>	<b>11,268</b>	<b>11,298</b>	<b>11,354</b>	<b>10,159</b>	<b>129,707</b>
<b>EXPENSES:</b>													
5000 Bank Service Charge	0	0	0	10	0	0	0	0	0	0	0	0	10
5001 Accounting Fee	161	173	173	173	173	173	173	173	173	173	173	169	2,056
5002 Management Fee	439	457	457	457	457	457	457	457	457	457	457	452	5,457
5004 Office	29	3	90	5	7	12	2	1	7	13	25	13	206
5005 Postage	9	6	3	6	7	11	11	6	5	5	40	7	116
5006 Coupons	138	0	0	0	0	0	0	0	0	0	0	0	138
5014 Meetings	0	0	0	0	0	0	0	0	150	0	0	0	150
5015 Administrative Fees	0	0	132	0	0	0	0	0	0	0	56	12	200
5015 Legal General	175	175	175	175	175	175	175	175	175	875	1,225	175	3,850
5015 Audit & Tax Prep	0	0	0	1,875	0	0	0	0	0	0	0	0	1,875
5054 Clubhouse Miscellaneous	0	0	0	450	0	9	0	147	120	0	106	19	852
5055 Snow Removal	248	0	0	0	0	0	0	0	0	0	0	3,000	3,248
5065 Special Events	0	0	0	0	0	0	55	58	0	0	0	125	238
5100 Water and Sewer	41	0	0	41	0	0	170	0	0	0	0	0	252
5101 Public Electric-Clubhouse	0	176	128	102	46	48	52	84	93	55	40	112	938
5102 Public Electric-Street Lights	327	327	659	0	327	327	346	683	0	342	1,030	325	4,695
5203 Landscaping	0	0	0	0	0	100	-100	0	0	0	0	0	0
5203 Landscaping-Contract	1,659	1,659	1,659	1,659	1,659	1,659	1,659	1,734	1,534	1,659	1,659	1,664	19,868
5203 Landscape Projects	493	0	0	0	460	351	1,302	0	193	50	311	475	3,635
5204 Gutter Cleaning	0	0	0	0	0	0	850	215	0	370	335	0	1,770
5204 Clubhouse Maintenance	0	0	0	0	0	1,099	766	0	0	0	0	0	1,865
5206 On-Site Maintenance	0	0	350	1,175	0	250	0	508	0	0	340	1,125	3,748
5206 Painting	0	0	0	1,563	-1,563	0	0	0	0	0	0	0	0
5210 Insurance	0	0	3,322	0	4,791	0	0	3,566	0	0	3,556	0	15,235
5300 Federal Taxes	0	0	0	0	0	0	0	0	0	0	0	412	412
5300 State Taxes	0	0	0	0	0	45	0	0	90	0	0	75	210
<b>TOTAL EXPENSES</b>	<b>3,719</b>	<b>2,975</b>	<b>7,149</b>	<b>7,690</b>	<b>6,538</b>	<b>4,716</b>	<b>5,919</b>	<b>7,809</b>	<b>2,997</b>	<b>3,999</b>	<b>9,353</b>	<b>8,160</b>	<b>71,024</b>
<b>EXCESS OF REVENUES OVER EXPEN</b>	<b>6,726</b>	<b>7,401</b>	<b>3,300</b>	<b>2,780</b>	<b>4,039</b>	<b>6,027</b>	<b>5,351</b>	<b>3,489</b>	<b>8,271</b>	<b>7,299</b>	<b>2,001</b>	<b>1,999</b>	<b>58,683</b>
3100 Transfer to Reserves	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	39,000
<b>Net Cash Flow</b>	<b>3,476</b>	<b>4,151</b>	<b>50</b>	<b>-470</b>	<b>789</b>	<b>2,777</b>	<b>2,101</b>	<b>239</b>	<b>5,021</b>	<b>4,049</b>	<b>-1,249</b>	<b>-1,251</b>	<b>19,683</b>
<b>CAPITAL EXPENDITURES</b>													
6540 Capital Expenditures -Paintin	0	0	617	0	6,491	0	0	0	0	0	0	0	7,108
6545 Capital Exp-Parking Lot Sealc	0	0	0	0	0	0	0	0	0	6,725	0	0	6,725
6595 Capital Exp-SWP Drain Grates	0	0	0	0	0	0	0	0	8,700	0	0	0	8,700
<b>TOTAL CAPITAL EXPENDITURES</b>	<b>0</b>	<b>0</b>	<b>617</b>	<b>0</b>	<b>6,491</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,700</b>	<b>6,725</b>	<b>0</b>	<b>0</b>	<b>22,533</b>
<b>EXCESS REVENUES or (LOSS) AFT</b>	<b>3,476</b>	<b>4,151</b>	<b>-567</b>	<b>-470</b>	<b>-5,703</b>	<b>2,777</b>	<b>2,101</b>	<b>239</b>	<b>-3,679</b>	<b>-2,676</b>	<b>-1,249</b>	<b>-1,251</b>	<b>-2,850</b>