MOUNTVIEW ESTATES P.L.C. FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 1993

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DIRECTORS AND ADVISERS

Directors

D.M. Sinclair, FCA

Joined the Company as company secretary in 1977, became a director in 1982, and succeeded his father as chairman in 1990.

W.D.T. Sinclair, FCCA

Founded the Company with his brother in 1937 and was chairman until 1990. He remains on the board as a non-executive director.

F.P. sinclair

Co-founded the Company in 1937 and is still a full-time executive director.

K. Langrish-Smith

Joined the Company in 1974 and became a director in 1982.

C. Maunder Taylor, FRICS

Joined the Company as a non-executive director in 1990 and became a full-time executive director in 1992.

Secretary & Registered Office

K.J. Langley, FCA

16/20 High Road, Wood Green, London N22 6DB

Bankers

Midland Bank plc, 20 Eastcheap, London EC3M 1ED Barclays Bank plc, 24/26 Minories, London EC3N 1BQ

Auditors

BSG Valentine

Chartered Accountants

22 South Audley Street, London WIY 5DN

solicitors

Forbes & Son

8/10 Halfmoon court, Bartholomew Close, London ECIA 7HE.

Ross & Craig

Swift House, 12a Upper Berkeley Street, London Wik 7PE.

Ragistrars and Transfer Office

Barclays Registrars

Bourne House, 34 Beckenham Road, Beckenham, Kent BR3 4TU

Brokers

Browin, Dolphin & Co. Limited

5 Giltspur Street, London EC1A 3BD

CHAIRMAN'S STATEMENT

Turnover for the year has fallen slightly compared with last year, but the growth in profits has proved to be stronger than was anticipated at the time of our Interim Statement and so it is pleasing to report that profits for the year have increased by some 3.6% to £6,794,379. Despite continued difficult trading conditions, the Company has reduced its overdrafts by £1.3 million and this combined with the fall in interest rates has resulted in a further saving of nearly £300,000.

The Company has introduced some computerisation during the year and this has contributed to the further increase in administrative expenses. Nevertheless, the margin by which rental income exceeds these expenses is greater than ever before and it is expected that the computerisation will make us more efficient in enhancing future rental income. Indeed it is this rental income which has underpinned our profits during the recession which is now said to be ending.

More of the management of the Company's portfolio is now undertaken from within our own offices. The staff recruitment of the last three years and the loyalty of our established staff are thus beginning to bear fruit. I thank all my staff and colleagues for their hard work which has put the Company in a strong position to benefit from the long awaited recovery in the housing market. During the first three months of our new financial year acquisitions totalling about £4 million have put the company in an even stronger position.

Last year net dividend payments totalled 18p per share and this year your Board recommend a final dividend of 12p per share giving a total for the year of 20p per share. The final dividend is payable on 16 August 1993. After making allowance for the adjustments in Advance Corporation Tax outlined in the Budget, the gross dividends will have increased by 7% for the year. The total dividends of 20p are very nearly five times covered by the earnings per share of 99.3p and this is a further illustration of the Company's continuing financial strength.

At last year's Annual General Meeting a Special Resolution was passed so that the Company could be ready to take its place in the TAURUS system. Since then the Stock Exchange has had to announce the abandonment of TAURUS. It is disappointing for the Company to have spent time and money on such a project, as your Board is always acutely aware of the need to give shareholders value for money.

Your Board is aware that the Company's shares are not as readily tradeable as might be presumed for a company with a full Stock Exchange listing and your Board are also concerned about the potential cost of implementing the recommendations of the Cadbury Committee.

I spent thirteen years as Company Secretary and I have now been Chairman of the Company for some three years. Whilst I have expanded the staff from twelve to twenty in that time, there is no spare capacity and no scope for allocating staff to unproductive tasks. My contemporaries, Keith Langrish-Smith and Christopher Maunder Taylor, and I are aware that we must continue to husband the Company's resources keenly if we are to maintain its good reputation during the coming years. Should we be tempted towards any excesses we still have the two founding fathers of the Company on the Board to check those excesses.

CHAIRMAN'S STATEMENT (CONTINUED)

The sinclair family still own about 58% of the Company and my father and my uncle are not going to allow over fifty years of hard work to go to waste. By guarding their family's and their company's welfare in this way, I believe that they are more effective than any non-executive directors that I might recruit.

I realise that it is a privilege to be Chairman of a Company with over £50 million of assets and I am very aware of my duty to the 42% of outside shareholders as well as the 58% who are my family. Nevertheless, I believe that all these shareholders will be best served by the Company continuing its tried and tested modus operandi and by keeping personnel at its present efficient level.

D M Sinclair

CHAIRMAN

REPORT OF THE DIRECTORS

The Directors have pleasure in presenting their Fifty sixth Annual Report to the Members together with the Statements of Accounts for the year ended 31 March 1993.

. PROFITS	19	1993		1992	
PROFILE	£	£	£	£	
The Net Profits of the Group for the year, after providing for taxation, amounted to	:	4,553,868		4,392,460	
From this so that be deducted the following dr s:	10				
Interim 8p per share (1992: 8p pe share) already paid Final 12p per share (1992: 10p	er 366,966		366,966		
per share) recommended by the Directors	550,449		458,707		
	حاله خواه خليم پيها پوچه	917,415		825,673	
Leaving an undistributed profit for the year of		3,636,453		3,566,787	
Deduct: Transfer to reserve for property insurance		2,000		2,000	
		3,634,453		3,564,787	
To this is added the balance brome forward from the previous year	ught	41,022,942		37,458,155	
Leaving an unappropriated Group I to carry forward of	profit	44,657,395		41,022,942 ******	

2. ACTIVITIES

There has keep as significant change in the principal activities of the Company and its Subsacted undertakings and these activities are shown below:

Parent Compan'

Mountview Estates P.L.C.	Property Dealing
subsidiary undertakings (both wholly owner	ed)
Hurstway Investment Co Limited)	Property Dealing

REPORT OF THE DIRECTORS (Continued)

3. FIXED ASSETS

The fixed assets in the Consolidated Balance Sheet at the net book amount of £122,888 consist wholly of motor vehicles and office and computer equipment held by the Parent Company.

4. DIRECTORS

The Directors of the Company are Mr D M sinclair, Mr W D I sinclair, Mr F P sinclair, Mr K Langrish-smith and Mr C Maunder Taylor. No other persons have been Directors during the year.

In accordance with the Company's Articles of Association, Mr C Maunder Taylor retires from the Board by rotation and being eligible, offers himself for reappointment. A motion for his re-appointment will be proposed at the Annual General Meeting.

Under Sections 379 and 293(5) of the Companies Act 1985, Mr W D I Sinclair retires from the Board by reason of his age. In view of his age he offers himself for re-election only as a Non-Executive Director. Accordingly special notice has been received and a motion for his re-appointment will be proposed at the Annual General Meeting notwithstanding that he is now 80 years of age.

similarly under sections 379 and 293(5) of the Companies Act 1985, Mr F P Sinclair retires from the Board by reason of his age and offers himself for reelection. Accordingly special notice has been received and a motion for his reappointment will be proposed at the Annual General Meeting notwithstanding that he is now 77 years of age.

Contracts of Service between the Directors of the Company and the Company or its subsidiary undertakings are determinable within one year without payment of compensation.

5. DIRECTORS' INTERESTS IN SHARE CAPITAL

The number of Ordinary Shares in the Company in which the Directors and their families were interested is as follows:

31 March

1092

31 March

	1993	1774 .E. C
	Ordinary shares o	r ob eacu
D M Sinclair (including the holding by Mrs Pam Sinclair of 205,000)	490,315	489,315
W D I Sinclair (including the holding by Mrs Doris Sinclair of 158,500 and by		
Kingsway Wallpaper Stores Ltd of 70,500) F P Sinclair (including the holding by	386,000	386,000
Mrs Daphne Sinclair of 524,093)	603,960	603,960
K Langrish-Smith (including the holding by Mrs Elizabeth Langrish-Smith of 215,175)	217,175	217,175
C Maunder Taylor	₩.	+

The above interests are all beneficial.

Mrs E Langrish-Smith disposed of 509 Ordinary Shares within one month of the Notice of Meeting. There have been no other movements in the Directors' interests within one month of the Notice of Meeting.

REPORT OF THE DIRECTORS (Continued)

6. SUBSTANTIAL INTERESTS IN SHARE CAPITAL

As at the date of this Report notices have been received of the following substantial interests in the capital of the Company:

	Ordinary Shares of 5p each	% of Issued Share Capital
	or ob each	Situate definition
Mrs M A Murphy	517,295	11.27
TR Property Investment Trust PLC	275,000	5.99
Mrs S M Simkins	268,25 <i>4</i>	5.85
Barclays Bank P.L.C. (non-beneficial)	140,400	3.06
Junction Nominees Ltd	177,000	3.86
Lazard Brothers & Co Ltd (non-benefici	lal) 150,297	3.28

7. DIRECTORS' INTERESTS IN CONTRACTS

There was no Contract subsisting during or at the end of the financial year in which a Director of the Company is or was materially interested and which is or was significant in relation to the Company's business.

8. INCOME AND CORPORATION TAXES ACT 1988

The Board are of the opinion that the Company is not a close company.

9. AUDITORS

Messrs BSG Valentine have indicated their willingness to continue in office, and a motion for their re-appointment will be proposed at the Annual General Meeting.

16/20 High Road Wood Green London N22 6DB

16 June 1993

By Order of the Board

. A. K.T Langley

Becretary

REPORT OF THE AUDITORS TO THE NEMBERS OF MOUNTVIEW ESTATES P.L.C. We have audited the financial statements on pages 8 to 17 in accordance with Auditing Standards.

In our opinion, the financial statements give a true and fair view of the state of affairs of the Company and of the Group as at 31 March 1993 and of the profit and cash flows of the Group for the year then ended and have been properly prepared in accordance with the Companies Act 1985.

Scholl Li

22 south Audley Street

London

WLY 5DN

17 June 1993

BSG VALENTINE

Chartered Accountants

and Registered Auditor

MOUNTVIEW ESTATES P.L.C.

CONSOLIDATED PROFIT AND LOSS ACCOUNT

FOR THE YEAR ENDED 31 MARCH 1993

			1992
	Notes	£	£
TURNOVER	1 (c)	13,430,175	13,705,177
Cost of sales		5,422,586	5,768,341
GROSS PROFIT		8,007,589	7,936,836
Interest receivable		972	2,492
		8,008,561	7,939,328
Administrative expenses		648,287	719,122
operating profit	2	7,160,274	7,220,206
Interest payable	5	365,895	661,954
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		6,794,379	6,558,252
Tax on profit on ordinary activities	б	2,240,511	2,165,792
PROFIT ON ORDINARY ACTIVITES AFTER TAXATION	7	4,553,868	4,392,460
DIVIDENDS	8	917,415	825,673
		3,636,453	3,566,787
Transfer to reserve for property insurance	9	2,000	2,000
RETAINED PROFIT FOR THE FINANCIAL YEAR		3,634,451	3,564,787
RETAINED PROFIT AT 1 APRIL 19	92	41,022,942	37,458,155
UNAPPROPRIATED PROFIT OF GROU	i.b	44,657,395	41,022,942
AMOUNTS RETAINED IN SUBSIDIAR	XY UNDERTAKINGS	9,513,644	8,893,294
* Earnings per share		99.3p	95.3p

^{*} The basis of the calculation is the profit on ordinary activities after taxation divided by the average number of ordinary shares in issue during the year.

Mountview estates p.l.c.

BALANCE SHEET AS AT 31 MARCH 1.93

		Mount	view Estates		
		1002	PLC		Group
	Notes	1993 £	~~/~	1993	1992
FIXED ASSETS	***************************************	r.	E	£	£
Tangible assets	12	122,888			
Investments	13		,		76,515
	4.4	33,640	33,640	-	-
		156,528		122,888	76,525
CURRENT ASSETS		وي و دور من الحد و دور الحد و دور الحد و دور الحد	ه جو چې و په و چې د ه د د د د د د د د د د د د د د د د د	*****	
Stocks	1(0)	51 300 72 <i>4</i>	40 204 44-		
Debtors	14	241 646	48,356,462	53,147,588	50,711,730
cash at bank and in hand	**	241,525	288,537		
		148,161	226,694	152,558	229,882
		51,690,420	48,871,693	53,543,234	51,256,534
Deferred taxation asset	15	808 د 12	152,902	159,808	152,902
CREDITORS: Amounts falling		51,850,228	49,024,595	53,703,042	51,409,436
due within one year	16	8,497,539	6,994,493	8,848,922	10,145,396
NET CURRENT ASSETS		43,352,689	42,030,102	44,854,120	
TOTAL ASSETS LESS CURRENT LIABILITIES		42,509,217	الله الحدد لبداء فحد هدد قبي بحد فين يبل هند وين .	44,977,008	المن بعد ينب شد بنت بالله بدائم بند بند بند بند
creditors: Amounts falling due after more than one year	17	8,051,606	9,698,149		_
			~~~~~~~~	·	مندو پندو شدند شدند چند شدند کا کلیده سند است. ا
		22,42,011	32,442,108 =========	44,977,008	41,340,555
CAPITAL AND RESERVES					
Called up share capital	18	229,354	229,354	222	
Capital redemption reserve	11	20,646		229,354	229,354
Capital reserve	10	24,660	20,646	20,646	20,646
Reserve for property insurance	9	39,200	24,660	13,613	13,613
Profit and loss account	•		37,800	56,000	54,000
		35,143,751	32,329,648	44,657,395	41,022,942
		35,457,611	32,442,108	44,977,008	41,340,555

Approved by the Board on 16 June 1993

Directors

F P Sinclair

Of June 1993

# PROFIT AND LOSS ACCOUNT

## FOR THE YEAR ENDED 31 MARCH 1993

	Notes	1993 £	1992 E
TURNOVER	1 (c)	11,757,816	11,951,726
Cost of sales		4,680,095	4,909,209
GROSS PROFIT		7,077,721	7,042,517
Administrative expenses		844,238	716,108
OPERATING PROFIT	2	6,233,483	6,326,409
Interest payable	5	365,895	661,954
PROFIT ON ORDINARY ACTIVITY BEFORE TAXATION	PIES	5,867,588	5,664,455
Taxation	ΰ	1,934,670	1,870,839
PROFIT ON ORDINARY ACTIVITY AFTER TAXATION	ries 7	3,932,918	3,793,616
DIVIDENDS	8	917,415	825,673
		3,015,503	2,967,943
Transfer to reserve for property insurance	9	1,400	1,400
RETAINED PROFIT FOR THE FINANCIAL YEAR		3,014,103	2,966,543
RETAINED PROFIT AT 1 APRIL	1992	32,129,648	29,163,105
RETAINED PROFIT AT 31 MARC	н 1993	35,143,751	32,129,648

# CONSOLIDATED CASE FLOW STATEMENT

# FOR THE YEAR ENDED 31 MARCH 1993

	Notes	E	1993 E	£	1992 £
OPERATING ACTIVITIES  Cash inflow from  operating activities	19		4,397,458		6,013,334
RETURNS ON INVESTMENTS AND SERVICING OF FINANCE Interest paid Dividends paid to sharehol	ders	(381,454) (825,673)	(1,207,127)	(623,954) (779,803)	(1,403,757)
TAXATION U.K. corporation tax paid (i advance corporation tax)	neludikn	g	(1,888,575)		(2,772,427)
INVESTING ACTIVITIES Purchase of tangible fixed a	ısaets	(100,284)		(30,057)	
sale of tangible fixed asset	:8	27,250		6,000	
			(73,034)	)	(24,05/)
NET CASH INFLOW BEFORE FINANCI	:NG		1,228,722		1,813,093
Financius					جمع ميان مين عامل جمع مين معام
increase in Cash and Cash Equivalents	19		1,728,722		1,813,093

#### GOTES TO THE ACCOUNTS

#### 1 ACCOUNTING POLICIES

## (a) Basis of Accounting

The accounts have been prepared under the historical cost convention and in accordance with applicable accounting standards.

## (b) Basis of Consolidation

The Group accounts consolidate the accounts of Mountview Estates P.L.C. and its subsidiary undertakings made up to 31 March each year.

#### (c) Turnover

Turnover includes proceeds from sales of properties, rents from properties and other sundry items of revenue before charging expenses.

#### (d) Tangible Fixed Assets

Depreciation is provided at the following annual rates:

Motor vehicles	20% on reducing balance
Office equipment	5% on reducing balance
Computer equipment	20% on reducing balance

#### (e) Stocks

Those comprise freehold and leasehold properties which are valued at the lower of cost and estimated net realisable value.

University Patatos

		Mountvie	w Estates			
2	OPERATING PROFIT	P.	L.C.	Gr	Group	
2	OPERALING LICELE	1993	1992	1993	1992	
	The operating profit is stated after charging:	£	£	£	£	
	Depreciation of tangiblo					
	fixed assets	27,198	16,270	27,198	16,270	
	Directors' remuneration	206,253	163,663	206,253	163,663	
	Auditors' remuneration	17,002	11,750	21,150	14,805	
	Marcola. Townsanger	222222	======	=======		
	And after crediting: Net rental income	2,861,856	2,727,649	3,042,117	2,946,346	
	Administrative charges to	18,737	17,170	18,737	17,170	
	related companies					
3	STAFF COSTS (including director	<b>a</b> )				
	Waqos and salaries	397,968	295,390	397,968	295,390	
	social sacurity costs	39,133	29,519	39,133	29,519	
		437,101	324,909	437,101	324,909	
		*=======				

The average weekly number of employees during the year was as follows:

office and management

# NOTES TO THE ACCOUNTS (Continued)

			w Estates	d	•115
4	DIRECTORS · EMOLUMENTS	1993 £	1.C. 1992 £	Gro 1993 £	1992 £
	Chairman Highest paid director Directors whose total remuneration was in the range of	94,370	81,832	94,370 -	81,832 -
	E5,001 - E10,000 No director (1992: 1)	-	8,840	-	8,840
	£10,001 - £15,000 2 directors (1992: 1)	22,230	12,050	22,230	12,050
	E20,001 - E25,000 No director (1992: 1)	-	21,757	-	21,757
	E35,001 - E40,000 1 director (1992: 1) E50,001 - E55,000	35,318	39,184	39,318	39,184
	1 director (1992: Nil)	50,335		50,335	
		206,253	163,663	206,253 =========	163,663
5	INTEREST PAYABLE Interest on bank overdrafts	365,895 =-~=====	661,954 ******	365,895 ==-======	661,95 <i>4</i>
б	TAX ON PROFIT ON ORDINARY ACTIVITI	es			
	The tax charge based on the profit of the year is as follows:	ន			
	Corporation tax at 33% (1992: 33%) Underprovision in previous year	1,926,601 8,069	1,865,533 5,306	2,232,442 8,069	2,160,486 5,306
		1,934,670	1,870,839	2,240,511	2,165,792
7	PROFIT ON ORDINARY ACTIVITES AFTER TAXATION		1,993 £	1992 £	
	Dealt with in the accounts of the Parent Company Dealt with in the accounts of		3,932,918	3,793,616	
	the Subsidiary undertakings		620,950	598,844	
			4,553,868	4,392,460 messasses	

## NOTES TO THE ACCOUNTS (Continued)

		* * * * * * * * * * * * * * * * * * * *	ew Estates	G#	-11n
8	DIVIDENDS	P.L.C.		Group 1993 1992	
		1993	1992	£	£
		£	£	E	2
	Dividends on ordinary shares Interim paid 8p per share				
	(1992: 8p per share) Final proposed 12p per share	366,966	366,966	366,966	366,966
	(1992: 10p per share)	550,449	458,707	550,449	458,707
		917,415	825,673	917,415	825,673
		) النا الدين الدين عن من بدو	8428846268		
9	RESERVE FOR PROPERTY INSURANCE				
	Balance at 1 April 1992	37,800	36,400	54,000	52,000
	Transfer to rousive	1,400	1,400	2,000	2,000
	Balance at 31 March 1993	39,200	37,800	56,000	54,000

#### 10 CAPITAL RESERVE

The balance of the capital reserve represents capital reserves in the remaining Group Companies less consolidated goodwill.

# 11 CAPITAL REDEMPTION RESERVE

Represents the nominal value of the 412,925 Ordinary Shares of 5p each of the Company purchased for cancellation.

## NOTES TO THE ACCOUNTS (Continued)

12	TANGIBLE FIXED ASSETS All held by Parent Company	Motor Vehicles E	Office Equipment E	Computer Equipment E	Total £
	Cost				
	1 April 1992	103,802	17,240	#9	121,042
	Additions	71,670	4,308	24,306	
	Disposals	(54,169)	<b>-</b>		(54,169)
	31 March 1993	121,303	21,548	24,306	167,157
	Depreciation				
	1 April 1992	41,768	2,759	-	44,527
	Charge for the year	21,398	939	4,861	27,198
	Withdrawn following disposal	(27,456)		•••	(27,456)
	31 March 1993	35,710	3,698	4,861	44,269
	Written down values				
	31 March 1993	85,593	17,850	19,445	122,888
	31 March 1992	62,034	14,481		76,515

#### 13 INVESTMENTS

This represents the cost of shares in the following wholly owned Subsidiary undertakings whose principal activities are property dealing and both of which are incorporated and operate in England.

The results of these subsidiary undertakings are consolidated in the accounts of the Group.

share Capital

	Authorised		Issued		Cost
	1993	1992	1993	1992	£
Hurstway Investment Co Limited					
Ordinary shares of £1 each	100	100	100	100	100
seru Investments Limited					
Ordinary shares of £1 each	14,390	14,390	5,390	5,390	16,440
Deferred shares of El each	5,610	5,610	5,610	5,610	17,100
	•				
					33,640
					*====

1.4	DEBTORS	Mountview Estates P.L.C. Group				
14		1993 E	1992 £	1993 £	1992 £	
	Trade debtors other debtors Prepayments and accrued income	178,156 39,173 24,196	250,246 27,911 10,380	178,378 40,514 24,196	275,031 29,511 10,380	
		241,525	288,537	243,088	314,922	

## NOTES TO THE ACCOUNTS (Continued)

15	DEFERRED TAXATION ASSET	TAXATION ASSET  Mountview Estates P.L.C.			Group		
		1993	1992	1993	1992		
		£	£	£	£		
	Advance Corporation Tax recoveral after more than one year	159,808	152,902	159,808 .e=======	152,902		
16	CREDITORS: Amounts falling due within one year						
	Bank overdrafts	5,735,756	913 TU-858	5,773,579			
	Trade creditors	33,749	56,407	33,767			
	Current corporation tax	1,651,376	1,605,781	1,957,217	1,900,234		
	Other taxes and social		004 405	202 252	294,423		
	security costs	302,757		302,757	*		
	Proposed dividend	550,449	458,707	550,449	458,707		
	Other creditors	223,452	349,187	231,153	352,694		
		8,497,539	6,994,493		10,145,396		
		======================================	_4242424242	=======================================	##=###################################		
17	CREDITORS: Amounts falling due after more than one year  Amounts owed to subsidiary undertakings	8,051,606	9,698,149 ========	- 	• •		
18	SHARE CAPITAL			1993 £	1992 £		
	Authorised: 5,000,000 ordinary shares of 5p	each		250,000	250,000		
	Allotted, issued and fully paid						
	4,587,075 ordinary shares of 5p	each		229,354	229,354		
				222222			

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# NOTES TO THE ACCOUNTS (Continued)

19.	CASHFLOW	1993 £	1992 £
	RECONCILIATION OF TRADING PROFITS TO NET FROM OPERATING ACTIVITIES	CASH INFLOW	
	Operating profit Depreciation (Gain)/Loss on sale of fixed assets (Increase) in stocks Decrease in debtors	7,160,274 27,198 (537) (2,435,858) 71,834	7,220,206 16,270 1,199 (1,365,848) 52,414
	(Decrease)/Increase in creditors  Net cash inflow from operating activities	(425,453)  4,397,458	89,093  6,013,334
	CHANGES IN CASH AND CASH EQUIVALENTS DURI	ING YEAR	
	Balance at 1 April 1992 Net cash inflow	(6,849,743) 1,228,722	(8,662,836) 1,813,093
	Balance at 31 March 1993	(5,621,021) =======	(6,849,743)
	The balance at 31 March 1993 compris	1 <b>0</b> 5	
	Cash at bank Overdrafts	152,558 (5,773,579)	229,882 (7,079,625)
		(5,621,021)	(6,849,743)

