

Retention Business Plan			1	2	3	4	5	6	7	8	9									
Repairs and Improvements	Unit	Lifecycle	No	2006	No	2007	No	2008	No	2009	No	2010	No	2011	No	2012	No	2013	No	2014
	Cost			100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		100.0%
				100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		100.0%
Major Repairs																				
Window Replacement	2,500	40	80.00	200,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Kitchen Fittings - Replacement	3,000	30	138.00	884,000	138.00	1,153,000	138.00	1,099,000	138.00	1,320,000	138.00	1,270,000	138.00	1,095,000	5.20	1,100,000	5.20	1,100,000	5.20	1,100,000
Bathroom Fittings - Replacement	1,500	40	334.00	0	334.00	0	334.00	0	334.00	0	334.00	0	334.00	0	64.13	0	64.13	0	64.13	0
Electrical CH Replacement	2,100	30	4.40	264,000	4.40	264,000	4.40	264,000	4.40	264,000	4.40	264,000	4.40	264,000	19.20	264,000	19.20	264,000	19.20	264,000
Gas CH Boiler Replacement	900	15	246.14	0	246.14	0	246.14	0	246.14	0	246.14	0	246.14	0	210.60	0	210.60	0	210.60	0
Gas CH Boiler Replacement - Second Boiler	900	15	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Gas CH Radiator Replacement	2,100	30	6.80	0	6.80	0	6.80	0	6.80	0	6.80	0	6.80	0	7.50	0	7.50	0	7.50	0
Secondary Heating - Renew	350	15	26.73	0	26.73	0	26.73	0	26.73	0	26.73	0	26.73	0	0.00	0	0.00	0	0.00	0
Secondary Heating - Renew - Second	350	15	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Solid Fuel Heating	3,000	30	0.20	0	0.20	0	0.20	0	0.20	0	0.20	0	0.20	0	0.20	0	0.20	0	0.20	0
Central Heating				264,000		264,000		264,000		264,000		264,000		264,000	237	264,000	237	264,000	237	264,000
Rewiring	1,800	30	187.22	268,000	187.22	150,000	187.22	150,000	187.22	150,000	187.22	150,000	187.22	150,000	122.25	150,000	122.25	150,000	122.25	150,000
Flat Roof - Renew	500	15	48.20	0	48.20	0	48.20	0	48.20	0	48.20	0	48.20	0	0.20	0	0.20	0	0.20	0
Flat Roof - Renew - Second	500	15	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Pitched Roof Covering [inc RW goods and eaves]/Structure	4,000	50	52.47	235,000	50.00	235,000	45.00	235,000	40.00	235,000	35.00	235,000	30.00	235,000	40.67	235,000	40.67	235,000	40.67	200,000
Roofing				235,000		235,000		235,000		235,000		235,000		235,000	41	235,000	41	235,000	41	200,000
Doors - Front and Rear	1,100	40	363.64	243,000	363.64	250,000	363.64	250,000	363.64	250,000	363.64	250,000	363.64	250,000	50.25	153,000	50.25	153,000	50.25	149,000
Ceiling Structure and Finish	1,000	50	1.80	0	1.80	0	1.80	0	1.80	0	1.80	0	1.80	0	43.00	0	43.00	0	43.00	0
Floor Structure and Finish	1,000	80	12.90	41,000	12.90	40,000	12.90	40,000	12.90	40,000	12.90	40,000	12.90	40,000	12.90	40,000	12.90	40,000	12.90	40,000
Internal Walls and Finish	1,170	40	11.03	0	11.03	0	11.03	0	11.03	0	11.03	0	11.03	0	11.03	0	11.03	0	11.03	0
Loft Insulation	200	50	5.00	0	5.00	0	5.00	0	5.00	0	5.00	0	5.00	0	0.40	0	0.40	0	0.40	0
Smoke Detectors	250	15	49.60	0	49.60	0	49.60	0	49.60	0	49.60	0	49.60	0	65.79	0	65.79	0	65.79	0
Smoke Detectors - Second	250	15	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Staircase and Handrail	500	50	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	86.00	0	86.00	0	86.00	0
Interior Structural Work				41,000		40,000		40,000		40,000		40,000		40,000	219	40,000	219	40,000	219	40,000
Chimney - Rebuild	750	60	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	138.20	0	138.20	0	138.20	0
Chimney - Repoint/Re-render	450	40	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	16.18	0	16.18	0	16.18	0
External Wall Structure	3,000	80	2.60	41,000	2.60	40,000	2.60	40,000	2.60	40,000	2.60	40,000	2.60	40,000	0.00	40,000	0.00	40,000	0.00	40,000
External Wall Structure: Foundations - Renew/Underpin	1,000	80	2.60	0	2.60	0	2.60	0	2.60	0	2.60	0	2.60	0	0.00	0	0.00	0	0.00	0
External Wall Structure: GDamp Proof Courses	500	80	2.60	0	2.60	0	2.60	0	2.60	0	2.60	0	2.60	0	0.00	0	0.00	0	0.00	0
External Wall Structure: Windows - Lintels and Cills	700	80	2.60	0	2.60	0	2.60	0	2.60	0	2.60	0	2.60	0	0.00	0	0.00	0	0.00	0
External Wall Structure: XDamp Proof Membrane - Install/Ren	500	80	2.60	0	2.60	0	2.60	0	2.60	0	2.60	0	2.60	0	0.00	0	0.00	0	0.00	0
Outhouse Structure, Doors and Windows	1,100	50	20.00	0	20.00	0	20.00	0	20.00	0	20.00	0	20.00	0	20.00	0	20.00	0	20.00	0
Pointing and Rendering	500	30	8.36	0	8.36	0	8.36	0	8.36	0	8.36	0	8.36	0	180.40	0	180.40	0	180.40	0
Wall Cladding	7,000	30	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Exterior Structural Work				41,000		40,000		40,000		40,000		40,000		40,000	355	40,000	355	40,000	355	40,000
Paths and Hardstands	750	25	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	76.40	0	76.40	0	76.40	0
Paths and Hardstands - Second	750	25	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Paths				0		0		0		0		0		0	76	0	76	0	76	0
Boundary Walls, Fences and Gates	500	25	52.00	26,000	52.00	26,000	52.00	26,000	52.00	26,000	52.00	26,000	52.00	26,000	152.80	26,000	152.80	26,000	152.80	26,000
Boundary Walls, Fences and Gates - Second	500	25	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Boundaries				26,000		26,000		26,000		26,000		26,000		26,000	153	26,000	153	26,000	153	26,000
Underground Drainage	1,000	30	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	50.00	0	50.00	0	50.00	0
Water Mains	600	40	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	120.33	0	120.33	0	120.33	0
Drainage and Mains				0		0		0		0		0		0	170	0	170	0	170	0
Woodworm and Damp Treatment	600	30	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	116.67	0	116.67	0	116.67	0
Empty Property Repairs	204,000			204,000		204,000		204,000		204,000		204,000		204,000		204,000		204,000		204,000
Communal Boiler - Renew	1,000	15	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	2.20	0	2.20	0	2.20	0
Communal Flooring	500	20	20.60	41,000	20.60	40,000	20.60	40,000	20.60	40,000	20.60	40,000	20.60	40,000	0.40	40,000	0.40	40,000	0.40	40,000
Communal Kitchens	2,500	20	0.40	0	0.40	0	0.40	0	0.40	0	0.40	0	0.40	0	0.40	0	0.40	0	0.40	0
Communal Lighting	500	20	20.00	0	20.00	0	20.00	0	20.00	0	20.00	0	20.00	0	20.00	0	20.00	0	20.00	0
Communal Stairs	1,100	55	5.80	0	5.80	0	5.80	0	5.80	0	5.80	0	5.80	0	0.40	0	0.40	0	0.40	0
Communal WCs	1,500	30	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Door Entry System	250	20	53.28	0	53.28	0	53.28	0	53.28	0	53.28	0	53.28	0	0.00	0	0.00	0	0.00	0
Communal Areas				41,000	100	40,000	100	40,000	100	40,000	100	40,000	100	40,000	23	40,000	23	40,000	23	40,000
Major Repairs Sub-Total				2,447,000		2,402,000		2,348,000		2,569,000		2,519,000		2,344,000		2,252,000		2,252,000		2,213,000

Improvements																			
DHS-led improvements																			
Install Cavity Wall Insulation	300	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Solid Fuel CH Present but requires Loft Ins Install or Upgrade	200	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Solid Fuel CH Present but requires Cavity Wall ins install	300	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Electric CH Present but requires CW and Loft Ins - Install or Up	300	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Electric CH Present but requires Loft Ins - Install or Upgrade	200	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Gas CH Present but requires Loft Ins - Install or Upgrade	200	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
Install Central Heating	3,000	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0
DHS-led Improvements Sub-Total			0		0		0		0		0		0		0		0		0
Other Improvements																			
Sewerage Disposal	200,000		200,000	-60,000	140,000	25,000	165,000	-165,000	0	0	0	0	0	0	0	0	0	0	0
Social Services Adaptations	200,000		200,000	-60,000	140,000	25,000	165,000	-165,000	0	0	0	0	0	0	0	0	0	0	0
Remodelling Sheltered Units	200,000		200,000	-50,000	150,000	-50,000	100,000	-100,000	0	0	0	0	0	0	0	0	0	0	0
Off Street Parking	75,000		75,000		75,000		75,000	-75,000	0	0	0	0	0	0	0	0	0	0	0
Security Work	0		0		0		0		0	0	0	0	0	0	0	0	0	0	0
Major Improvements and Extensions	100,000		100,000	-100,000	0		0		0	0	0	0	0	0	0	0	0	0	0
Other Improvements Sub-Total			775,000		505,000		505,000		0		0		0		0		0		0
Improvements Sub-Total			775,000		505,000		505,000		0		0		0		0		0		0
Tenant Aspirations																			
Sound Insulation	0		0		0		0		0		0		0		0		0		0
Power Operated Doors	0		0		0		0		0		0		0		0		0		0
Additional Adaptations	0		0		0		0		0		0		0		0		0		0
Additional Environmental Improvement	0		0		0		0		0		0		0		0		0		0
Additional Resident-led Environmental Improvement	0		0		0		0		0		0		0		0		0		0
Additional Security Lighting	0		0		0		0		0		0		0		0		0		0
Tenant Aspirations Sub-Total			0		0		0		0		0		0		0		0		0
Responsive Repairs																			
Responsive Repairs - General	921,000		921,000		921,000		921,000		921,000		921,000		-30,000		891,000		891,000		891,000
Empty Property Repairs	204,000		-204,000		0		0		0		0		0		0		0		0
Adaptations	50,000		50,000		50,000		50,000		50,000		50,000		-30,000		20,000		20,000		20,000
Supporting People Adaptations	138,620		-138,620		0		0		0		0		0		0		0		0
Contingent Major Repairs:																			
Major Structural Works/Foundations/Wall Tie Failure	26,000		26,000		26,000		26,000		26,000		26,000		-8,000		18,000		18,000		18,000
Asbestos Management	10,000		10,000		10,000		10,000		10,000		10,000		10,000		10,000		10,000		10,000
Other Minor Work	8,000		-8,000		0		0		0		0		0		0		0		0
Responsive Repairs Sub-Total			1,007,000		1,007,000		1,007,000		1,007,000		1,007,000				939,000		939,000		939,000
Programmed Maintenance																			
Communal Areas	15,000		15,000		15,000		15,000		15,000		15,000		15,000		15,000		15,000		15,000
Servicing of Appliances	36,000		36,000		36,000		36,000		36,000		36,000		36,000		36,000		36,000		36,000
Gas Appliances - Servicing	265,000		265,000		265,000		265,000		265,000		265,000		265,000		265,000		265,000		265,000
Lift Maintenance	27,000		27,000		27,000		27,000		27,000		27,000		27,000		27,000		27,000		27,000
Dampness Eradication	71,000		71,000		71,000		71,000		71,000		71,000		71,000		71,000		71,000		71,000
Path Repairs	51,000		51,000		51,000		51,000		51,000		51,000		51,000		51,000		51,000		51,000
Woodworm Treatment	3,000		3,000		3,000		3,000		3,000		3,000		3,000		3,000		3,000		3,000
Other	47,000		47,000		47,000		47,000		47,000		47,000		-32,000		15,000		15,000		15,000
Programmed Maintenance Sub-Total			515,000		515,000		515,000		515,000		515,000				483,000		483,000		483,000
Cyclical Maintenance																			
External Decoration	460,000		460,000		460,000		460,000		460,000		460,000		460,000		460,000		460,000		460,000
Pre-painting Repairs	40,000		40,000		40,000		40,000		40,000		40,000		-40,000		0		0		0
Internal decoration	10,000		10,000		10,000		10,000		10,000		10,000		10,000		10,000		10,000		10,000
Pre-Cast Reinforced Concrete inspection [92 x £500 every 10	46,000		-46,000		0		0		0		0		0		0		0		0
Cyclical Maintenance Sub-Total			510,000		510,000		510,000		510,000		510,000				470,000		470,000		470,000
TOTAL			5,254,000		4,939,000		4,885,000		4,601,000		4,551,000				4,236,000		4,144,000		4,105,000

Summary																			
Dwellings			4,318		4,318		4,318		4,318		4,318		4,318		4,318		4,318		4,318
Major Repairs																			
Window Replacement		80	200,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Kitchen Fittings Replacement		138	884,000	138	1,153,000	138	1,099,000	138	1,320,000	138	1,270,000	138	1,095,000	5	1,100,000	5	1,100,000	5	1,100,000
Bathroom Fittings Replacement		334	0	334	0	334	0	334	0	334	0	334	0	64	0	64	0	64	0
Central Heating		0	264,000	0	264,000	0	264,000	0	264,000	0	264,000	0	264,000	237	264,000	237	264,000	237	264,000
Rewiring		187	268,000	187	150,000	187	150,000	187	150,000	187	150,000	187	150,000	122	150,000	122	150,000	122	150,000
Roofing		0	235,000	0	235,000	0	235,000	0	235,000	0	235,000	0	235,000	41	235,000	41	235,000	41	200,000
Doors - Front and Rear		364	243,000	364	250,000	364	250,000	364	250,000	364	250,000	364	250,000	50	153,000	50	153,000	50	149,000
Interior Structural Work		0	41,000	0	40,000	0	40,000	0	40,000	0	40,000	0	40,000	219	40,000	219	40,000	219	40,000
External Structural Work		0	41,000	0	40,000	0	40,000	0	40,000	0	40,000	0	40,000	355	40,000	355	40,000	355	40,000
Paths		0	0	0	0	0	0	0	0	0	0	0	0	76	0	76	0	76	0
Boundaries		0	26,000	0	26,000	0	26,000	0	26,000	0	26,000	0	26,000	153	26,000	153	26,000	153	26,000
Drainage and Mains		0	0	0	0	0	0	0	0	0	0	0	0	170	0	170	0	170	0
Woodworm and Damp Treatment		0	0	0	0	0	0	0	0	0	0	0	0	117	0	117	0	117	0
Empty Property Repairs		0	204,000	0	204,000	0	204,000	0	204,000	0	204,000	0	204,000	0	204,000	0	204,000	0	204,000
Communal Areas		0	41,000	100	40,000	100	40,000	100	40,000	100	40,000	100	40,000	23	40,000	23	40,000	23	40,000
Major Repairs		1103	2,447,000	1123	2,402,000	1123	2,348,000	1123	2,569,000	1123	2,519,000	1123	2,344,000	1634	2,252,000	1634	2,252,000	1634	2,213,000
Cost per Dwelling			567		556		544		595		583		543		522		522		513
Improvements			775,000		505,000		505,000		0		0		0		0		0		0
Cost per Dwelling			179		117		117		0		0		0		0		0		0
Tenant Aspirations			0		0		0		0		0		0		0		0		0
Cost per Dwelling			0		0		0		0		0		0		0		0		0
Responsive Maintenance			1,007,000		1,007,000		1,007,000		1,007,000		1,007,000		939,000		939,000		939,000		939,000
Cost per Dwelling			233		233		233		233		233		217		217		217		217
Programmed Maintenance			515,000		515,000		515,000		515,000		515,000		483,000		483,000		483,000		483,000
Cost per Dwelling			119		119		119		119		119		112		112		112		112
Cyclical Maintenance			510,000		510,000		510,000		510,000		510,000		470,000		470,000		470,000		470,000
Cost per Dwelling			118		118		118		118		118		109		109		109		109
TOTAL			5,254,000		4,939,000		4,885,000		4,601,000		4,551,000		4,236,000		4,144,000		4,144,000		4,105,000
Cost per Dwelling			1,217		1,144		1,131		1,066		1,054		981		960		960		951
Supporting Housing Alterations		10	7	518,160	518,160	474,980	539,750	539,750	539,750	539,750	539,750	539,750	561,340	0	0	0	0	0	0
Cost per Dwelling			120		120		110		125		125		125		130		0		0

	22		23		24		25		26		27		28		29		30		
	2027	No	2028	No	2029	No	2030	No	2031	No	2032	No	2033	No	2034	No	2035	Total	£/Dwelling
	100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		
	100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		100.0%		
	11,000	4.40	11,000	4.40	11,000	4.40	11,000	93.40	233,000	93.40	233,000	93.40	233,000	93.40	233,000	93.40	233,000	1,420,000	328
	685,000	17.70	685,000	17.70	685,000	17.70	685,000	23.10	685,000	23.10	685,000	23.10	685,000	23.10	685,000	23.10	685,000	26,996,000	6,235
	0	34.93	0	34.93	0	34.93	0	33.20	0	33.20	0	33.20	0	33.20	0	33.20	0	0	0
	577,000	14.00	577,000	14.00	577,000	14.00	577,000	2.20	495,000	2.20	495,000	2.20	495,000	2.20	495,000	2.20	495,000	12,000,000	2,771
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0
	0	234.80	0	234.80	0	234.80	0	62.40	0	62.40	0	62.40	0	62.40	0	62.40	0	0	0
	0	82.60	0	82.60	0	82.60	0	182.80	0	182.80	0	182.80	0	182.80	0	182.80	0	0	0
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0
	0	8.20	0	8.20	0	8.20	0	7.00	0	7.00	0	7.00	0	7.00	0	7.00	0	0	0
	577,000	340	577,000	340	577,000	340	577,000	254	495,000	254	495,000	254	495,000	254	495,000	254	495,000	12,000,000	2,771
	231,000	150.58	231,000	150.58	231,000	150.58	231,000	0.45	231,000	0.45	231,000	0.45	231,000	0.45	231,000	0.45	231,000	5,833,000	1,347
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0
	0	0.20	0	0.20	0	0.20	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0
	433,000	18.13	433,000	18.13	433,000	18.13	433,000	16.33	325,000	16.33	325,000	16.33	325,000	16.33	325,000	16.33	325,000	9,000,000	2,079
	433,000	18	433,000	18	433,000	18	433,000	16	325,000	16	325,000	16	325,000	16	325,000	16	325,000	9,000,000	2,079
	0	11.65	0	11.65	0	11.65	0	2.95	0	2.95	0	2.95	0	2.95	0	2.95	0	3,997,000	923
	0	43.00	0	43.00	0	43.00	0	43.00	0	43.00	0	43.00	0	43.00	0	43.00	0	0	0
	40,000	12.90	40,000	12.90	40,000	12.90	40,000	12.90	40,000	12.90	40,000	12.90	40,000	12.90	40,000	12.90	40,000	1,201,000	277
	0	11.03	0	11.03	0	11.03	0	11.03	0	11.03	0	11.03	0	11.03	0	11.03	0	0	0
	0	0.40	0	0.40	0	0.40	0	2.40	0	2.40	0	2.40	0	2.40	0	2.40	0	0	0
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0
	0	65.79	0	65.79	0	65.79	0	161.60	0	161.60	0	161.60	0	161.60	0	161.60	0	0	0
	0	86.00	0	86.00	0	86.00	0	86.00	0	86.00	0	86.00	0	86.00	0	86.00	0	0	0
	40,000	219	40,000	219	40,000	219	40,000	317	40,000	317	40,000	317	40,000	317	40,000	317	40,000	1,201,000	277
	0	70.80	0	70.80	0	70.80	0	30.00	0	30.00	0	30.00	0	30.00	0	30.00	0	0	0
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0
	40,000	11.80	40,000	11.80	40,000	11.80	40,000	9.40	40,000	9.40	40,000	9.40	40,000	9.40	40,000	9.40	40,000	1,201,000	277
	0	11.80	0	11.80	0	11.80	0	9.40	0	9.40	0	9.40	0	9.40	0	9.40	0	0	0
	0	11.80	0	11.80	0	11.80	0	9.40	0	9.40	0	9.40	0	9.40	0	9.40	0	0	0
	0	11.80	0	11.80	0	11.80	0	9.40	0	9.40	0	9.40	0	9.40	0	9.40	0	0	0
	0	11.80	0	11.80	0	11.80	0	9.40	0	9.40	0	9.40	0	9.40	0	9.40	0	0	0
	0	20.00	0	20.00	0	20.00	0	20.00	0	20.00	0	20.00	0	20.00	0	20.00	0	0	0
	40,000	115.40	40,000	115.40	40,000	115.40	40,000	99.80	33,000	99.80	33,000	99.80	33,000	99.80	33,000	99.80	33,000	495,000	114
	0	10.57	0	10.57	0	10.57	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0
	80,000	276	80,000	276	80,000	276	80,000	197	73,000	197	73,000	197	73,000	197	73,000	197	73,000	1,696,000	392
	16,000	0.10	16,000	0.10	16,000	0.10	16,000	0.00	16,000	0.00	16,000	0.00	16,000	0.00	16,000	0.00	16,000	240,000	55
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0
	16,000	0	16,000	0	16,000	0	16,000	0	16,000	0	16,000	0	16,000	0	16,000	0	16,000	240,000	55
	26,000	0.20	26,000	0.20	26,000	0.20	26,000	0.00	26,000	0.00	26,000	0.00	26,000	0.00	26,000	0.00	26,000	780,000	180
	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0
	26,000	0	26,000	0	26,000	0	26,000	0	26,000	0	26,000	0	26,000	0	26,000	0	26,000	780,000	180
	0	50.00	0	50.00	0	50.00	0	50.00	0	50.00	0	50.00	0	50.00	0	50.00	0	0	0
	0	120.33	0	120.33	0	120.33	0	120.33	0	120.33	0	120.33	0	120.33	0	120.33	0	0	0
	0	170	0	170	0	170	0	170	0	170	0	170	0	170	0	170	0	0	0
	0	116.67	0	116.67	0	116.67	0	116.67	0	116.67	0	116.67	0	116.67	0	116.67	0	0	0
	204,000		204,000		204,000		204,000		204,000		204,000		204,000		204,000		204,000	6,120,000	1,413
	0	2.20	0	2.20	0	2.20	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0
	0	22.40	0	22.40	0	22.40	0	0.40	0	0.40	0	0.40	0	0.40	0	0.40	0	601,000	
	0	0.40	0	0.40	0	0.40	0	0.40	0	0.40	0	0.40	0	0.40	0	0.40	0	0	0
	0	20.00	0	20.00	0	20.00	0	20.00	0	20.00	0	20.00	0	20.00	0	20.00	0	0	0
	0	6.40	0	6.40	0	6.40	0	2.60	0	2.60	0	2.60	0	2.60	0	2.60	0	0	0
	0	0.80	0	0.80	0	0.80	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0	0
	0	0.00	0	0.00	0	0.00	0	34.60	0	34.60	0	34.60	0	34.60	0	34.60	0	0	0
	0	52	0	52	0	52	0	58	0	58	0	58	0	58	0	58	0	601,000	0
	2,303,000		2,303,000		2,303,000		2,303,000		2,328,000		2,328,000		2,328,000		2,328,000		2,328,000	69,884,000	16,001

0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0
0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0		0		0		0		0		0		0		0		0		305,000	70
0		0		0		0		0		0		0		0		0		305,000	70
0		0		0		0		0		0		0		0		0		250,000	58
0		0		0		0		0		0		0		0		0		150,000	35
0		0		0		0		0		0		0		0		0		0	0
0		0		0		0		0		0		0		0		0		0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,785,000	412
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,785,000	412
0		0		0		0		0		0		0		0		0		0	0
0		0		0		0		0		0		0		0		0		0	0
0		0		0		0		0		0		0		0		0		0	0
0		0		0		0		0		0		0		0		0		0	0
0		0		0		0		0		0		0		0		0		0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
821,000	821,000	821,000	821,000	821,000	-15,000	806,000	806,000	806,000	806,000	806,000	806,000	806,000	806,000	806,000	806,000	806,000	25,790,000	5,956	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-204,000	-47	
15,000	15,000	15,000	15,000	15,000	-5,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	635,000	147	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-138,620	-32	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	459,000	106	
5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	245,000	57	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-8,000	-2	
851,000	851,000	851,000	851,000	851,000	831,000	831,000	831,000	831,000	831,000	831,000	831,000	831,000	831,000	831,000	831,000	831,000	26,778,380	6,184	
15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	450,000	104	
36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	1,080,000	249	
265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	7,950,000	1,836	
27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	810,000	187	
51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000	51,000	1,910,000	441	
40,000	40,000	40,000	40,000	40,000	-20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	1,239,000	286	
3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	90,000	21	
10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	498,000	115	
447,000	447,000	447,000	447,000	447,000	427,000	427,000	427,000	427,000	427,000	427,000	427,000	427,000	427,000	427,000	427,000	427,000	14,027,000	3,239	
460,000	460,000	460,000	460,000	460,000	-40,000	420,000	420,000	420,000	420,000	420,000	420,000	420,000	420,000	420,000	420,000	420,000	13,560,000	3,132	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	160,000	37	
10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	300,000	69	
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-46,000	-11	
470,000	470,000	470,000	470,000	470,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	430,000	13,974,000	3,227	
4,071,000	4,071,000	4,071,000	4,071,000	4,071,000	4,016,000	4,016,000	4,016,000	4,016,000	4,016,000	4,016,000	4,016,000	4,016,000	4,016,000	4,016,000	4,016,000	4,016,000	126,448,380		

