

Company Registration Number: NI028504

Charity Registration Number: 107336

**Maghera Development Association Limited
(Charitable Company Limited by Guarantee)**

Annual Report and Unaudited Financial Statements

For the year ended 31 July 2024

**Maghera Development Association Limited
(Charitable Company Limited by Guarantee)**

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For the year ended 31 July 2024

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**Maghera Development Association Limited
(Charitable Company Limited by Guarantee)**

GENERAL INFORMATION

Board of Directors	Mr Gary Mark Gordon Burns Mr Joseph Mallon Mr John McCamley
Registered office	C/O Burns & Co 61 Main Street Maghera Co. Derry BT46 5AB
Company registration number	NI028504
Charity registration number	107336
Independent examiners	CavanaghKelly Chartered Accountants 36-38 Northland Row Dungannon Co. Tyrone BT71 6AP
Bankers	Danske Bank 14 Broad Street Magherafelt Co. Derry BT45 6EA

Maghera Development Association Limited (Charitable Company Limited by Guarantee)

DIRECTORS' REPORT

For the year ended 31 July 2024

The Directors, who are the trustees for the purpose of charity law, have pleasure in presenting their report and the unaudited financial statements of the charitable company for the year ended 31 July 2024.

The financial statements have been prepared in accordance with the Statement of Recommended Practice "Accounting and Reporting by Charities" (FRS 102), United Kingdom Generally Accepted Accounting Practice, the Companies Act 2006 and the Charities (Northern Ireland) Act 2008.

Reference and Administration Details

The reference and administration details of the charity are as shown on page 3.

Objectives and Activities

Maghera Development Association Limited was formed in 1994 with the specific aim of promoting the establishment and growth of new and established businesses throughout the area of Maghera.

The objectives are to encourage, support and develop enterprise in the Maghera area through the provision of offering a range of industrial units to a diverse range of businesses for rent at favourable rates, with flexible lease terms. The charity also aim to promote prosperity throughout the area and continues to provide financial donations to a wide range of entities such as local charities, schools, sports clubs and community groups.

The strategic objectives of the group are as follows:

- To promote economic and social growth locally;
- To provide support to businesses and members of the community; and
- To create training and employment opportunities for the local area.

Public Benefit Statement

The Directors of Maghera Development Association Limited confirm that they have complied with their duties under section 4(6) of the Charities Act (Northern Ireland) 2008 to have regard to the Charity Commission for Northern Ireland's guidance on public benefit and that the public benefit requirement has informed the activities of the charitable company in the year ended 31 July 2024.

Achievements and Performance

The group has been successful in the development of facilities, training and support for local businesses, offering a range of industrial units for rent at favourable rates, with flexible lease terms.

The Directors are confident that the charitable company continues to meets its performance objectives to benefit the local community. The charitable company continues to receive funding from local bodies and runs events throughout the course of the year.

Maghera Development Association Limited (Charitable Company Limited by Guarantee)

DIRECTORS' REPORT

For the year ended 31 July 2024

Financial Review

Financial Performance

The financial performance was in line with the Board of Directors' expectations. The charitable company remains in a sound financial position at the year end. The results for the year are set out in detail on pages 9 to 22. The charitable company returned net incoming resources for the year of £47,774 (2023: net incoming resources of £50,488).

At 31 July 2024, the total funds of the charitable company amounted to £1,186,483 (2023: £1,138,709) comprising entirely of unrestricted funds. Principal sources of funding and how this has supported the key objectives of the charitable company are disclosed in the notes to the financial statements.

Reserves Policy

The charitable company does not maintain a formal reserves policy however the Board of Directors continue to monitor the level of reserves held by the charitable company and are satisfied that these are adequate to meet any unforeseen expenditure incurred.

Structure, Governance and Management

Organisational structure

The charitable company is a company limited by guarantee, incorporated in Northern Ireland, not having a share capital.

The charitable company was established under a Memorandum of Association which established the objects and powers of the charitable company and is governed under its Articles of Association.

In accordance with the Articles of Association, the members to retire by rotation shall be those who have been longest in office since their last election, and the relevant motion will be put at the Annual General Meeting. A retiring member shall be eligible for re-election.

Directors

The Directors during the year are the same as the Directors as listed on page 3.

Taxation Status

The charitable company is recognised as a charity by HM Revenue & Customs. Accordingly, the charitable company has availed of the exemptions contained in Chapter 3 Part 11 Corporation Taxes Act 2010 and Section 256 Taxation of Chargeable Gains Act 1992.

**Maghera Development Association Limited
(Charitable Company Limited by Guarantee)**

DIRECTORS' REPORT

For the year ended 31 July 2024

Directors' Responsibilities

The Directors are responsible for preparing the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Directors to prepare financial statements for each financial year which give a true and fair view of the state of the affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that year. In preparing these financial statements the Directors are required to:

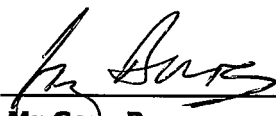
- select suitable accounting policies and apply them consistently;
- observe the methods and principles in the Charities SORP (FRS 102);
- make judgements and estimates that are reasonable and prudent; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in operation.

The Directors are responsible for keeping adequate accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Small Companies Exemption

The above report has been prepared in accordance with the special provisions relating to small companies within Part 15 of the Companies Act 2006.

This report was approved by the Board of Directors on 9/10/24
and signed on its behalf by:


Mr Gary Burns
Director

Company Registration Number: NI028504
Charity Registration Number: 107336

**Maghera Development Association Limited
(Charitable Company Limited by Guarantee)**

**INDEPENDENT EXAMINERS' REPORT to the members on the unaudited
financial statements of Maghera Development Association Limited for the
year ended 31 July 2024**

We report on the financial statements of the charitable company for the year ended 31 July 2024 which are set out on pages 9 - 22.

Respective Responsibilities of Directors and Independent Examiner

As the charitable company's Directors, who are the trustees for the purpose of charity law, you are responsible for the preparation of the financial statements in accordance with the requirements of the Companies Act 2006. Having satisfied ourselves that the charitable company is not subject to audit under company law, and is eligible for independent examination, it is our responsibility to:

- examine the accounts under section 65 of the Charities Act (Northern Ireland) 2008;
- follow the procedures laid down in the general directions given by the Charity Commission for Northern Ireland under section 65(9)(b) of the Charities Act (Northern Ireland) 2008; and
- state whether particular matters have come to our attention.

Basis of Independent Examiner's Report

We have examined your charitable company's financial statements as required under section 65 of the Charities Act (Northern Ireland) 2008 and our examination was carried out in accordance with the general directions given by the Charity Commission for Northern Ireland under section 65(9)(b) of the Charities Act (Northern Ireland) 2008. The examination included a review of the accounting records kept by the charitable company and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as charitable company Directors concerning any such matters.

Our role is to state whether any material matters have come to our attention giving us cause to believe:

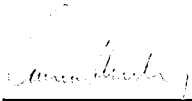
- That accounting records were not kept in accordance with section 386 of the Companies Act 2006; or
- That the accounts do not accord with those accounting records; or
- That the accounts do not comply with the accounting requirements of section 396 of the Companies Act 2006 and with the methods and principles of the Charities Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland; or
- That there is further information needed for a proper understanding of the accounts to be reached.

**Maghera Development Association Limited
(Charitable Company Limited by Guarantee)**

**INDEPENDENT EXAMINERS' REPORT to the members on the unaudited
financial statements of Maghera Development Association Limited for the
year ended 31 July 2024**

Independent Examiner's Statement

We have completed our examination and have no concerns in respect of the matters listed above and, in connection with following the Directions of the Charity Commission for Northern Ireland, we have found no matters that require drawing to your attention.



CAVANAGHKELLY

Chartered Accountants & Statutory Auditors

36-38 Northland Row

Dungannon

Co Tyrone

BT71 6AP

Date:

Maghera Development Association Limited
(Charitable Company Limited by Guarantee)

STATEMENT OF FINANCIAL ACTIVITIES
For the year ended 31 July 2024

	Note	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
INCOME AND ENDOWMENTS	3				
Income from Charitable Activities		79,998	-	79,998	94,534
Other Income		485	-	485	662
TOTAL INCOME AND ENDOWMENTS		80,483	-	80,483	95,196
RESOURCES EXPENDED	4				
Charitable Activities		(32,689)	-	(32,689)	(44,707)
TOTAL RESOURCES EXPENDED		(32,689)	-	(32,689)	(44,707)
Net incoming resources for the year	5	47,793	-	47,793	50,488
Transfers between funds		-	-	-	-
Total funds brought forward		1,138,709	-	1,138,709	1,088,221
Total funds carried forward		1,186,503	-	1,186,503	1,138,709

The above Statement of Financial Activities includes all information as required to be disclosed by the Companies Act 2006.

All of the activities of the charitable company are classed as continuing.

The Statement of Financial Activities includes all gains and losses recognised during the year.

The notes on pages 12 to 22 form an integral part of the financial statements.

Maghera Development Association Limited
(Charitable Company Limited by Guarantee)

STATEMENT OF FINANCIAL POSITION
As at 31 July 2024

	Note	2024 £	2023 £
Non-Current Assets			
Property, plant and equipment	7	146,450	146,450
Investment Property	8	855,766	855,766
		<u>1,002,216</u>	<u>1,002,216</u>
Current Assets			
Receivables	9	10,650	8,250
Cash and cash equivalents		288,681	262,593
		<u>299,331</u>	<u>270,843</u>
Payables: Amounts falling due within one year	10	<u>(83,520)</u>	<u>(84,133)</u>
Net Current Assets		<u>215,810</u>	<u>186,710</u>
Total assets less current liabilities		1,218,026	1,188,926
Provisions for liabilities and charges	11	31,544	50,216
Net Assets	12	<u><u>1,186,482</u></u>	<u><u>1,138,710</u></u>
REPRESENTED BY:			
Unrestricted funds	13	1,186,482	1,138,709
Restricted funds	13	-	-
Total Funds	13	<u><u>1,186,482</u></u>	<u><u>1,138,709</u></u>

The Directors' statements shown on the following page form part of this Statement of Financial Position.

**Maghera Development Association Limited
(Charitable Company Limited by Guarantee)**

**STATEMENT OF FINANCIAL POSITION
As at 31 July 2024 (Continued)**

These financial statements have been prepared in accordance with the provisions applicable to the small companies' regime within Part 15 of the Companies Act 2006.

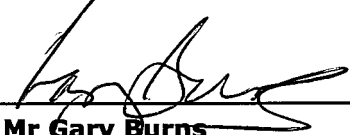
For the financial year ended 31 July 2024 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

The Directors confirm that the members have not required the company to obtain an audit of its financial statements for the year in question in accordance with section 476 of the Companies Act 2006.

The Directors acknowledge their responsibilities for ensuring that the charitable company keeps accounting records which comply with Section 386; and for preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of the financial year and of its incoming or outgoing resources for the financial year in accordance with the requirements of sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

The notes on pages 12 to 22 form an integral part of the financial statements.

The financial statements were approved and authorised for issue by the Board of Directors on 9/10/24 and signed on their behalf by:



Mr Gary Burns
Director

Company Registration Number: NI028504
Charity Registration Number: 107336

**Maghera Development Association Limited
(Charitable Company Limited by Guarantee)**

**NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 July 2024**

1. General Information

Maghera Development Association Limited is a charitable company limited by guarantee incorporated in Northern Ireland. In the event of the charitable company being wound up, the liability in respect of the guarantee is limited to an amount not exceeding £10 per member of the charitable company. The address of the registered office is as shown on page 3.

The charitable company constitutes a public benefit entity as defined by FRS 102.

2. Accounting Policies

The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the charitable company's financial statements.

2.1 Statement of Compliance

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their financial statements in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) effective 1 January 2021 (Second Edition), the Financial Reporting Standard applicable in the United Kingdom and Republic of Ireland (FRS 102), the Companies Act 2006 and the Charities (Northern Ireland) Act 2008.

2.2 Basis of Preparation

The financial statements are prepared on a going concern basis under the historical cost convention unless otherwise stated in the relevant accounting policy. Historical cost is generally based on the fair value of the consideration given in exchange for assets. The following accounting policies have been applied consistently in dealing with items which are considered material in relation to the charitable company's financial statements.

2.3 Cash Flow Statement

The charitable company has applied Update Bulletin 2 as published on 5 October 2018 (effective 1 January 2019) and does not include a cash flow statement on the grounds that it is applying FRS 102 Section 1A.

**Maghera Development Association Limited
(Charitable Company Limited by Guarantee)**

**NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 July 2024**

2.4 Income and Endowments

(i) Charitable Activities

Income from charitable activities includes income received under contract or where entitlement to grant funding is subject to specific performance conditions. It is recognised as earned. Grant income is recognised in the Statement of Financial Activities when receivable. Grant income included in this category provides funding to support projects and is recognised where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability.

(ii) Other Income

Other income is recognised in the Statement of Financial Activities where there is entitlement, certainty of receipt and the amount can be measured with sufficient reliability.

2.5 Expenditure

Expenditure is recognised when a liability is incurred. Where costs cannot be directly attributed to a particular heading, they have been allocated to activities on a basis consistent with use of resources.

(i) Charitable Activities

This comprises all the resources applied by the charitable company in undertaking its work to meet its charitable objectives. Charitable activities will include the costs of governance arrangements which relate to the general running of the charitable company.

2.6 Fund Accounting

The charitable company has two types of funds for which it is responsible at the year-end:

Unrestricted Funds - Funds which are expendable at the discretion of the Board of Directors in furtherance of the objectives of the charitable company. In additions, funds may be held in order to finance capital investment and working capital.

Restricted Funds – Income received for specific purposes. Such purposes are within the overall aims of the charitable company.

**Maghera Development Association Limited
(Charitable Company Limited by Guarantee)**

**NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 July 2024**

2.7 Property, Plant and Equipment and Depreciation

All property, plant and equipment are initially recorded at cost.

Depreciation is provided at rates calculated to write off the cost less residual value of each asset over its expected useful life, as follows:

Freehold Property	0% Straight Line
Fixtures and Fittings	25% Reducing Balance
Computer Equipment	25% Straight Line

2.8 Investment Property

Investment property is carried at fair value determined annually and derived from the current market rents and investment property yields for comparable real estate, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. No depreciation is provided. Changes in fair value are recognised in the statement of financial activities.

2.9 Trade and Other Receivables

Trade and other receivables are initially recorded at fair value and thereafter stated at cost less impairment losses for bad and doubtful debts.

2.10 Trade and Other Payables

Trade and other payables are initially recognised at fair value and thereafter stated at cost.

2.11 Taxation

As a charity, the charitable company is not liable to Corporation Tax.

2.12 Cash and Cash Equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks, other short term highly liquid investments with original maturities of three months or less.

2.13 Finance Costs

Finance costs are charged to the Statement of Financial Activities over the term of the debt.

**Maghera Development Association Limited
(Charitable Company Limited by Guarantee)**

**NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 July 2024**

2.14 Financial Instruments

(i) Financial Assets

Basic financial assets, including trade and other receivables, cash and bank balances and amounts owed by related parties and are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest. Such assets are subsequently carried at amortised cost using the effective interest method.

At the end of each reporting period financial assets measured at amortised cost are assessed for objective evidence of impairment. If an asset is impaired the impairment loss is the difference between the carrying amount and the present value of the estimated cash flows discounted at the asset's original effective interest rate. The impairment loss is recognised in profit or loss.

If there is decrease in the impairment loss arising from an event occurring after the impairment was recognised, the impairment is reversed. The reversal is such that the current carrying amount does not exceed what the carrying amount would have been had the impairment not previously been recognised. The impairment reversal is recognised in profit or loss.

Financial assets are derecognised when (a) the contractual rights to the cash flows from the asset expire or are settled, or (b) substantially all the risks and rewards of the ownership of the asset are transferred to another party or (c) despite having retained some significant risks and rewards of ownership, control of the asset has been transferred to another party who has the practical ability to unilaterally sell the asset to an unrelated third party without imposing additional restrictions.

(ii) Financial Liabilities

Basic financial liabilities, including trade and other payables, bank loans and overdrafts and amounts owed to related parties are initially recognised at transaction price, unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of the future receipts discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method. Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs.

To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a pre-payment for liquidity services and amortised over the period of the facility to which it relates. Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction price and subsequently measured at amortised cost using the effective interest method.

**Maghera Development Association Limited
(Charitable Company Limited by Guarantee)**

**NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 July 2024**

(iii) Offsetting

Financial assets and liabilities are offset, and the net amounts presented in the financial statements when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

2.15 Critical Accounting Judgements and Estimation Uncertainty

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical judgements in applying the entity's accounting policies

There are no critical judgements in applying the charity's accounting policies.

Critical accounting estimates and assumptions

There are no actual accounting estimates and assumptions.

Maghera Development Association Limited
(Charitable Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 July 2024

3. INCOME AND ENDOWMENTS

	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
Charitable Activities				
Rental Income	61,326	-	61,326	61,326
Deferred Government Grant	18,672	-	18,672	33,208
Total Income from Charitable Activities	79,998	-	79,998	94,534
Other Income				
Bank Interest Received	485	-	485	626
	485	-	485	626

Maghera Development Association Limited
(Charitable Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 July 2024

4. RESOURCES EXPENDED

	Unrestricted Funds	Restricted Funds	Total Funds	Total Funds
	2024	2024	2024	2023
	£	£	£	£
Charitable Activities				
Insurance	8,400	-	8,400	5,930
Rates	309	-	309	275
Light and heat	3,483	-	3,483	1,287
Repairs and maintenance	5,266	-	5,266	14,084
Sundry	-	-	-	-
Accountancy	2,485	-	2,485	3,092
Donations	8,850	-	8,850	17,800
Subscriptions	295	-	295	
Legal and professional	3,600	-	3,600	2,239
	32,689	-	32,689	44,707

Maghera Development Association Limited
(Charitable Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 July 2024

5. NET INCOME/(EXPENDITURE) FOR THE YEAR

Net income/(expenditure is stated after charging/(crediting):

	2024	2023
	£	£
Independent Examiner's remuneration	2,485	3,092
	2,485	3,092

6. STAFF COSTS AND EMPLOYEE BENEFITS

The average number of persons employed by the charitable company during the year NIL (2023: NIL).

6.1 DIRECTORS' REMUNERATION

The Directors received nor waived any remunerations or any other benefits during the year and no reimbursements of expenses incurred.

Maghera Development Association Limited
(Charitable Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 July 2024

7. PROPERTY, PLANT AND EQUIPMENT

	Freehold Property £	Fixtures & Fittings £	Computer Equipment £	Total £
Cost				
At 31 July 2023	146,450	18,405	3,210	168,065
Additions	-	-	-	-
At 31 July 2024	<u>146,450</u>	<u>18,405</u>	<u>3,210</u>	<u>168,065</u>
Depreciation				
At 31 July 2023	-	18,405	3,210	21,615
Charge for the year	-	-	-	-
At 31 July 2024	<u>-</u>	<u>18,405</u>	<u>3,210</u>	<u>21,615</u>
At 31 July 2024	<u>146,450</u>	<u>-</u>	<u>-</u>	<u>146,450</u>
At 31 July 2023	<u>146,450</u>	<u>-</u>	<u>-</u>	<u>146,450</u>

8. INVESTMENT PROPERTY

	Investment Property £	Total £
Cost		
At 31 July 2023	855,766	855,766
Additions	-	-
At 31 July 2024	<u>855,766</u>	<u>855,766</u>
Carrying amount		
At 31 July 2024	<u>855,766</u>	<u>855,766</u>
At 31 July 2023	<u>855,766</u>	<u>855,766</u>

Maghera Development Association Limited
(Charitable Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 July 2024

9. RECEIVABLES

	2024	2023
	£	£
Trade Receivables	10,650	8,250
	<u>10,650</u>	<u>8,250</u>

10. PAYABLES: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2024	2023
	£	£
Trade Payables	312	1,201
Other tax and social security	1,474	1,434
Accruals	81,734	81,498
	<u>83,520</u>	<u>84,133</u>

11. PROVISIONS FOR LIABILITIES AND CHARGES

	Deferred Government Grant £
Cost	
At 31 July 2023	832,776
Additions	-
At 31 July 2024	<u>832,776</u>
Grant Released	
At 31 July 2023	782,560
Charge for the year	18,672
At 31 July 2024	<u>801,232</u>
Balance	
At 31 July 2024	<u>31,544</u>
At 31 July 2023	<u>50,216</u>

Maghera Development Association Limited
(Charitable Company Limited by Guarantee)

NOTES TO THE FINANCIAL STATEMENTS
For the year ended 31 July 2024

12. ANALYSIS OF NET ASSETS

	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
Non-Current Assets	1,002,216	-	1,002,216	1,002,216
Current Assets	99,331	-	99,331	270,843
Current Liabilities	(83,520)	-	(83,520)	(84,133)
Non-Current Liabilities	(31,544)	-	(31,544)	(50,216)
	986,482	-	986,482	1,138,709

13. ANALYSIS OF FUNDS

	Unrestricted Funds 2024 £	Restricted Funds 2024 £	Total Funds 2024 £	Total Funds 2023 £
Opening balance	1,138,709	-	1,138,709	1,088,221
Net incoming / (outgoing) resources	47,774	-	47,774	50,488
Transfer between funds	-	-	-	-
Closing balance	1,186,483	-	1,186,483	1,138,709