Town of Bedford



2020 Town Meeting Warrant Articles and Municipal Budget Summary

There is an estimated tax increase of **\$0.22** in the Municipal portion of the property tax rate for this budget. The *estimated tax rate* for the Municipal portion is **\$4.36** per \$1,000 assessed valuation.

Town of Bedford, New Hampshire 2020 Municipal Budget

Important Dates

<u>Public Hearings Held on the Town Budget</u> Wednesday, January 8, 2020 at 7:00 p.m. Wednesday, January 22, 2020 at 7:00 p.m. Town Meeting Room - 10 Meetinghouse Road

<u>Election Day</u> Tuesday, March 10, 2020, 7:00 a.m. - 7:00 p.m. Bedford Middle/High School – 47 Nashua Road

<u>Budgetary Town Meeting</u> Wednesday, March 11, 2020 at 7:00 p.m. Bedford Middle/High School – 47 Nashua Road

2020 MUNICIPAL WARRANT

To the inhabitants of the Town of Bedford in the County of Hillsborough in the State of New Hampshire qualified to vote on Town Affairs:

You are hereby notified to meet at the Bedford High School on Tuesday, March 10, 2020 at 7 o'clock in the forenoon to act on the following Articles 1-4. Polls are to close no later than 7:00 p.m. Action on remaining Articles will be held at the Budgetary Town Meeting on Wednesday, March 11, 2020 at 7:00 p.m. at the Bedford High School (47 Nashua Road).

- Article 1. Election of Town Officers
- Article 2. Zoning Amendments
- Article 3. Charter Amendment to Section C11-3, Terms of Office
- Article 4. Wastewater and Stormwater Asset Management Project

TOWN ARTICLES 5-6 WILL BE VOTED ON AT THE BUDGETARY TOWN MEETING ON MARCH 11, 2020 AT THE BEDFORD MIDDLE/HIGH SCHOOL (47 Nashua Road).

2020 Town Meeting Warrant – ARTICLE 5

Article 5. – Capital Reserve Fund-Projects and Equipment

To see if the Town will vote to raise and appropriate **\$2,377,875** to be deposited into various Capital Reserve Funds. \$1,343,375 to come from new taxation, \$800,000 to come from Fund Balance Reserves, \$200,000 from Recreation Impact Fees for field improvements, and \$34,500 to come from the Sewer fund.

Assessment/Revaluation Reserve	\$14,225
Planning Impact Fee Study Reserve	6,000
Fire Equipment Reserve	
Ambulance Reserve	
Fire Ladder Truck Reserve	350,000
Fire Light Vehicle Reserve	15,000
Rec Tractor with Backhoe Reserve	4,500
Rec Tractor Heavy Duty Reserve	14,100
Rec Skid Steer Reserve	8,500
Rec Field Improvements Reserve	1,000,000
PW Solid Waste Backhoe Reserve	
PW Front End Loader Reserve	
PW Loader Backhoe Reserve	17,500
PW Sweeper Reserve	25,000
PW Roadside Mower Reserve	
PW Chipper Reserve	4,000
PW Grader Reserve	3,000
PW Pickup/Utility Truck Reserve	41,000
PW One Ton Truck Reserve	
PW Sewer Catch Basin Cleaner Reserve	•
PW Hot Box Reserve	3,600
PW Radio Communications Reserve	35,000
Facilities Safety Complex Reserve	5,000
Facilities Pool Complex Reserve	5,000
Facilities Safety Complex Generator Reserve	10,000
Facilities Library Parking Lot Reserve	
Town Wide Security Upgrades	105,000
Municipal Facility Improvements Reserve	15,000
Facilities Transfer Station Improvements Reserve	100,000
Facilities Hwy Building Addition Reserve	10,000
Facilities Sand Storage Building Reserve	45,000
PW Traffic Signal Reserve	
IT Infrastructure Reserve	14,000
PD Radio Console Reserve	

PD Mobile Radios Reserve PD Communications Network Reserve PD Weapon Replacement Reserve PD Taser Equipment Reserve PD Command Vehicle Reserve PD Records Management Reserve	
SEWER Catch Basin Cleaner Reserve SEWER Light Vehicles Reserve	

Total Appropriations for Capital Reserve Deposit ...\$2,377,875

NOTE: The specific equipment and projects are identified in the report on the following page and detailed in the Town's written Capital Improvement Plan. Funding for the Capital Improvement Plan has been appropriated annually and has been included in the recommended budget as a result of estimates made during the budget preparation process. The Town voted in 2004 to establish the Town Council as authorized agents for the purpose of expending the funds. The agents have authorized the Town Manager to expend Funds for approved projects.

THE TOWN COUNCIL RECOMMENDS PASSAGE OF THIS ARTICLE.

PURPOSE OF TOWN MEETING VOTE:

In accordance with NH RSA 35:3; 35:5, town meeting action is needed to appropriate a specific dollar amount into the Capital Reserve Fund by Town vote.

Capital Reserve Fund Description	Total Available (not incl 2019 income)	Add'l Funding from 2020 Appropriations
CONSERVATION COMM LAND RESERVE	\$ 790,885.03	\$ -
COUNCIL LAND PURCHASE RESERVE	39,140.74	0.00
TOWN OFFICE BUILDING RESERVE	97,977.76	0.00
ASSESSING REVAL/ASSESSMENT RESERVE	40,525.71	14,225.00
PLN COMMUNITY MASTER PLAN RESERVE	26,417.48	0.00
PLN ROUTE 3 IMPROVEMENTS RESERVE	11,029.81	0.00
PLN IMPACT FEE UPDATE	30,623.52	6,000.00
FIRE EQUIPMENT RESERVE	113,860.75	37,500.00
AMBULANCE RESERVE (Ambulance Replacement)	441,348.65	85,000.00
FIRE ENGINE REPLACEMENT	287,409.46	0.00
	700,196.00 35,400.00	350,000.00
FIRE LIGHT VEHICLE REPLACEMENT REC TRACTOR W BACKHOE (Recr Equip Reserve)	33,766.20	15,000.00 4,500.00
REC TRACTOR W BACKTOE (Keb Legal) Reserve)	42,718.46	14,100.00
REC SKID STEER	25,618.09	8,500.00
REC FIELD IMPROVEMENTS	1,249.03	1,000,000.00
PW SOLID WASTE BACKHOE RESERVE	45,966.16	18,000.00
PW ALL PURPOSE TRACTOR RESERVE	98,306.28	0.00
PW FRONT END LOADER RESERVE	89,589.31	32,000.00
PW LOADER BACKHOE RESERVE	4,597.88	17,500.00
PW SWEEPER RESERVE	117,218.86	25,000.00
PW ROADSIDE MOWER RESERVE	96,469.92	20,500.00
PW BULLDOZER RESERVE	119.63	0.00
PW COMPRESSOR RESERVE	15,746.97	0.00
PW CHIPPER RESERVE	3,444.13	4,000.00
PW GRADER RESERVE	2,803.72	3,000.00
PW PICKUP/UTILITY TRUCK RESERVE	4,783.28	41,000.00
PW ONE TON TRUCK RESERVE	101,758.33	80,000.00
PW SIX WHEEL DUMP TRUCK	683.99	0.00
PW TEN WHEEL DUMP RESERVE	162,083.22	0.00
SEWER CATCH BASIN CLEANER (GEN FUND CONTR)	12,600.00	12,600.00
PW HOT BOX	4,000.00	3,600.00
PW RADIO COMMUNICATIONS	35,000.00	35,000.00
FACILITIES SAFETY COMPLEX RESERVE	58,004.81	5,000.00
FACILITIES POOL COMPLEX RESERVE	32,104.56	5,000.00
FACILITIES SAFETY COMPLEX GENERATOR (2035)	30,390.10	10,000.00
FACILITIES LIBR PARKING LOT CONSTRUCTION/REPR	115,851.80	34,000.00
FACILITIES LIBRARY SEPTIC RESERVE	59,032.52	0.00
FACILITIES LIBRARY CARPET RESERVE	77.70	0.00
FACILITIES LIBRARY BOILER RESERVE	25.00	0.00
TOWN WIDE SECURITY UPGRADES MUNICIPAL FACILITY IMPROVEMENTS	211,458.32 30,000.00	105,000.00 15,000.00
FACILITIES TRANSFER STATION IMPROVEMENTS	53,864.56	100,000.00
PW TS EQUIPMENT RESERVE	14.04	0.00
SIDEWALK RESERVE	84.07	0.00
HWY BUILDING RESERVE (Building Addition)	60,847.96	10,000.00
FACILITIES DESIGN/BUILD	100,000.00	0.00
FACILITIES SAND STORAGE BUILDING (New in 2020)		45,000.00
PW TRAFFIC SIGNAL IMPROVEMENTS RESERVE	25,366.01	4,500.00
IT SOFTWARE LICENSING	10,394.36	0.00
IT INFRASTRUCTURE UPGRADE	13,014.65	14,000.00
PD RADIO CONSOLE RESERVE	90,815.62	52,500.00
PD MOBILE RADIOS	77,772.06	15,000.00
PD COMMUNICATION NETWORK INFRASTRUCTURE	183,882.82	50,000.00
PD WEAPON REPLACEMENT	41,352.54	4,500.00
PD TASER EQUIPMENT	41,654.87	3,500.00
PD COMMAND VEHICLE	43,606.67	13,350.00
PD RECORDS MGMNT	30,000.00	30,000.00
TOTAL	\$ 4,822,953.41	<u>\$ 2,343,375.00</u>
ENTERPRISE FUNDS	Total Available (not incl 2019 income)	Add'l Funding from 2020 Appropriations
SEWER CATCH BASIN CLEANER (SEWER CONTR)	\$ 72,420.87	\$ 25,500.00
SEWER SYSTEM IMP RESERVE	228,983.54	0.00
SEWER WW CAPACITY RESERVE	661,008.74	0.00
SEWER LIGHT VEHICLES (New in 2020)	-	9,000.00
TOTAL	<u>\$ 962,413.15</u>	\$ 34,500.00
GRAND TOTAL ALL FUNDS	\$ 5,785,366.56	\$ 2,377,875.00

2020 Town Meeting Warrant – ARTICLE 6

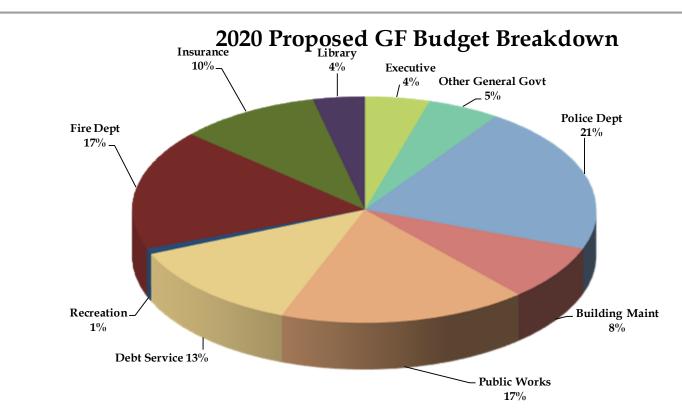
Article 6. - Town Operating Budget

To see if the Town will vote to raise and appropriate such sums of money for municipal operations in the ensuing year. This article does not include appropriations contained in special or individual articles addressed separately.

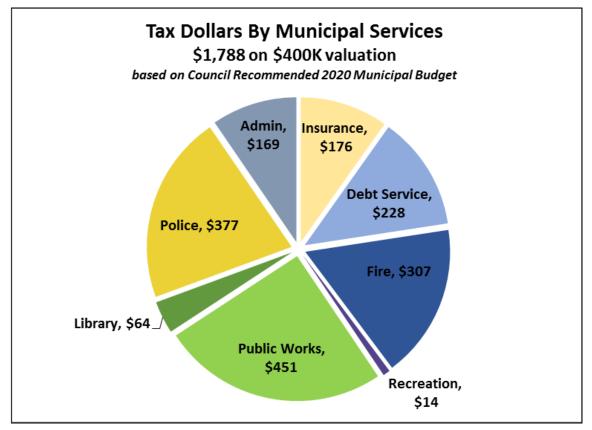
General Fund	\$29,005,563
Recreation Day Camp	83,006
BCTV	457,738
Sewer Fund	1,756,296
Total Appropriation	\$31,302,603*

RSA 35:5 dictate that capital reserve deposits must be raised and appropriated under a special warrant article. **The sum of articles 5 and 6 is \$33,680,478, the total 2020 proposed appropriations.**

THE TOWN COUNCIL RECOMMENDS PASSAGE OF THIS ARTICLE.







\$ Change	\$ Tax	Additional \$ Cost to Taxpayer with:				
to Budget	Impact	\$300k	\$400k	\$500k		
25 000	0.005	1.04	2.46	2.07		
25,000	0.006	1.84	2.46	3.07		
50,000	0.012	3.68	4.91	6.14		
75,000	0.018	5.53	7.37	9.21		
100,000	0.025	7.37	9.83	12.28		
250,000	0.061	18.42	24.57	30.71		
500,000	0.123	36.85	49.13	61.41		
750,000	0.184	55.27	73.70	92.12		
1,000,000	0.246	73.70	98.26	122.83		

2020 Town Council - Proposed Budget Summary

The estimated Town portion of the tax rate is **\$4.36 per \$1,000.** It reflects a **\$0.22** increase from 2019 to 2020. The projected increased tax burden on a home valued at \$400k is \$7.33 per month.

Highlighted below are the more significant projects and/or equipment included within the budget:

- Roads Program Continuation of the Roads Program at \$5.5M through payment of debt service (\$~4.27M) for the 5 existing bonds, sale of the 3rd road bond approved as part of the 2014 \$30M program (\$~137,000), and \$1.1M additional local road work.
- Sportsman Field Improvements Investment in our parks and recreation facilities through a \$1M upgrade to Sportsman Field that is proposed to be paid for with \$800,000 of Unassigned Fund Balance and \$200,000 of Recreation Impact Fees therefore having no additional tax impact. The field will receive modern lighting and will be converted to a synthetic surface bid in conjunction with the High School field resurfacing scheduled to be completed in 2020. This is the first step to implementing the Recreation Master Plan in order to provide quality venues for our sports and recreation community.
- **Capital Improvements –** Investment in long term items (\$~2.4M)
 - \$1.4M ladder truck (1999) replacement is being advanced by 3 years to a 2021 purchase as a result of the vehicle being out of service a significant amount of time for costly repairs over the last two years.
 - Ambulance replacements in 2020, 2022 & 2024.
 - Highway equipment, Library parking lot, safety upgrades, radio systems.

- ▶ **PFAS Investigation** \$50,000 for well testing and to prepare our initial response plan for PFAS contamination at our landfills due to new 2019 State standards.
- Health & Retirement:
 - Health insurance is level funded after careful review even with mid-year premium increase of 10.7%.
 - Dental insurance reflects a 3.9% premium increase.
 - \$19,000 for Workers Compensation increase of 10%.
 - \$73,000 for NH Retirement System costs.

Personnel:

- Addressing the every six year issue of a 27th payroll in 2020 (\$477,000).
- Year 3 of collective bargaining agreements for Police, Fire, and Public Works.
- Full year of 8 new positions approved in 2019 (Human Resources Director, Police Watch Commander, Dispatcher, Equipment Operator (1 full, 1 PT), Truck Driver, Building Administrative Technician (PT), Children's Librarian PT to FT).
- Proposed IT Support Professional (elimination of contracted service) (1/2 year).
- Reclassification of 4 firefighters to Captain positions as part of a plan to increase the number of firefighters on each shift starting in 2021.
- Merit increase for non-union employees.
- Increases in training of our Police Officers and Firefighters.
- Town Clerk The Town Clerk salary range has been set at \$51-68,000. A 3% salary increase has been included if the current Clerk is re-elected in 2020. If a new Town Clerk is elected they will start at the bottom of the range and will receive the following benefits:
 - Employer Contributions to the NH Retirement System (if qualified).
 - The choice of health, dental, life, short and long term disability coverage. The benefit and town provided portion will be the same as offered to non-union Town employees.
 - No other benefits shall apply.
- Increased Revenues in Motor vehicles, Ambulance, State aid, and Transfer Station.
- **Use of Fund Balance -** \$2.3M to reduce the amount needing to be raised by taxes.

Not Included in the 2020 Proposal:

- **Comprehensive Facility Improvements** This remains a high priority for the administration and the development of a long term plan will be the focus of work with the Council in 2020.
- 2019 Year End Transfer of \$268,300 to reduce the 2020 budget for the annual purchase two dump trucks and a sidewalk tractor.
- Personnel-
 - Additional Truck Driver (\$55,000).
 - Police & Fire 1% COLA as provided for in the collective bargaining agreements when CPI-W exceeds 3% which is not expected (\$55,000).

	2020 PROPOSEL	APPROPRIATIONS			
DEPARTMENTS :		2019	2020		
DEPARTMENTS :		ADOPTED	TOWN MANAGER	2020 TOWN COUNCIL	
	ORG #	BUDGET	RECOMMENDED	RECOMMENDED	
GENERAL FUND (Excludes Capital R	eserve Deposits)				
TOWN COUNCIL	10010202	\$ 17,265	\$ 21,192	\$ 21,19	
TOWN MANAGER	10010204	288,704	328,747	328,74	
ENERGY COMMISSION	10010205	-	2,250	2,25	
VOTER REGISTRATION	10010206	7,943	28,121	28,12	
ELECTIONS	10010208	5,146	23,002	23,00	
TOWN CLERK	10010210	97,171	94,719	94,71	
INFORMATION SYSTEMS	10010216	518,037	574,104	574,10	
CEMETERIES	10010234	46,303	52,200	52,20	
LEGAL	10010238	150,000	160,000	160,00	
NHMA	10010240	26,000	26,000	26,00	
UNALLOCATED RESERVE	10010252	25,000	25,000	25,00	
FINANCE & TAX	10010314	653,851	602,448	602,44	
HUMAN RESOURCES	10010316	200,718	237,189	237,18	
ASSESSING	10010318	285,988	310,156	310,15	
INSURANCE	10010336	3,097,849	2,980,195	3,079,14	
PLANNING DEPARTMENT	10010426	339,296	361,555	361,55	
SOUTHERN NH PLANNING	10010442	15,484	15,835	15,83	
FACILITIES MAINTENANCE	10010730	822,233	820,298	820,29	
SPECIAL DETAIL	10020200	244,232	140,895	140,89	
POLICE					
ADMINISTRATION	10030554	904,646	884,496	884,49	
COMMUNICATIONS	10030556	854,220	914,075	914,07	
PATROL	10030558	3,187,555	3,552,152	3,552,15	
DETECTIVES	10030560	934,769	1,026,687	1,026,68	
ANIMAL CONTROL	10030562	55,564	59,065	59,06	
SUBTOTAL POLICE		5,936,754	6,436,475	6,436,47	
FIRE					
ADMINISTRATION	10030654	313,504	364,624	364,62	
OPERATIONS	10030664	3,575,839	3,871,526	3,871,52	
INSPECTION	10030666	208.057	234,580	234,58	
HEALTH INSPECTOR	10030668	29,540	31,537	31,53	
FIRE HYDRANT RENTALS	10030670	363,320	375,000	398.00	
SUBTOTAL FIRE		4,490,260	4,877,267	4,900,26	
PUBLIC WORKS	40086		600 65 1		
ADMINISTRATION	10050754	581,039	622,001	622,00	
LOCAL ROAD MNTC	10050772	1,100,000	1,100,000	1,100,00	
HIGHWAY	10050774	1,559,069	1,675,425	1,675,42	
	10050776	584,240	537,788	537,78	
TRAFFIC CONTROL	10050778	67,300	79,802	79,80	
TRANSFER STATION	10070780	1,052,929	1,122,069	1,122,06	
RECREATION FIELD MNTC	10110790	184,900	242,000	242,00	
SUBTOTAL PUBLIC WORKS		5,129,477	5,379,085	5,379,08	
GENERAL ASSISTANCE	10090382	7,500	7,500	7,50	
RECREATION					
ADMINISTRATION	10110854	106,954	110,638	110,63	
PROGRAMS	10110886	37,000	37,000	37,00	
POOL	10110888	72,596	96,418	96,41	
SUBTOTAL RECREATION		216,550	244,056	244,05	
TOWN EVENTS	10110894	4,500	4,500	4,50	
BEDFORD PUBLIC LIBRARY	10110992	1,045,236	1,130,563	1,130,56	
GENERAL FUND BEFORE LONG TERM DEB			\$ 24,883,352.00	\$ 25,005,303.0	

Appropriations Continued:

	2020 PROPOSED	APPROP	RIATIONS		
DEPARTMENTS :	ORG #		2019 A DOPTED BUDGET	2020 TOWN MANAGER RECOMMENDED	2020 TOWN COUNCIL RECOMM ENDED
LONG TERM DEBT	10152100				<u>+</u>
			90,900	-	-
2011 INFRASTRUCTURE BOND			700,744	687,028	687,02
2013 INFRASTRUCTURE BOND			784,800	770,400	770,40
2015 ROAD BOND			1,009,350	1,008,550	1,008,55
2017 ROAD BOND			1,396,000	1,347,000	1,347,00
2019 GENERAL OBLIGATION BONI	D (FAILED)		70,000	-	-
2020 ROAD BOND			-	143,582	218,58
ALLOCATED TO SRR TIF			(98,213)	(96,300)	(96,30
BOND ISSUANCE COSTS			50,000	55,000	65,00
SUBTOTAL LONG TERM DEBT		\$	4,003,581	\$ 3,915,260	\$ 4,000,26
TOTAL GENERAL FUND (EXCLUDES CAPITAL		¢	07.075.070	¢ 00.700.040	* <u> </u>
		\$	27,675,078	\$ 28,798,612	\$ 29,005,56
ENTERPRISE AND SPECIAL REVEN	UE FUNDS (Excludes Ca	apital Rese	rve Deposits):		
		^	× /		
DAY CAMP 22	22530800	\$	78,517	\$ 83,006	\$ 83,00
BEDFORD COMMUNITY TV & RADIO 27	27554100		469,131	457,738	457,73
SEWER 81					
SEWER 81 BEFORE CAPITAL RESERVE DEPOSIT	81570700		1,734,783	1,756,296	1,756,29
SPECIAL REVENUE (Eff 2020 - recognized in gener	al fund)*		31,400	-	-
TOTAL ALL FUNDS (Excludes Capital R	eserve Deposits)	\$	29,988,909	<u>\$ 31,095,652</u>	\$ 31,302,60
* In past years there was an appropriation with offset	ting revenue equivalent to revenu	ie from boards	identified in the ger	neral fund. Reporting in the p	prior and current manne
tax impact. This is just a presentation change.					
CAPITAL RESERVE DEPOSITS					
GENERAL FUND CAPITAL RESERVE DEP INFORMATION SYSTEMS	DSITS 10010216	ф.	11.000	¢ 11.000	¢ 14.00
ASSESSING	10010218	\$	14,000	\$ 14,000	\$ 14,00 14,22
PLANNING DEPARTMENT	10010318		20,000	14,225	,
FACILITIES MAINTENANCE	10010428		24,500	6,000	6,00
COMMUNICATIONS	10030556		255,000	829,000	329,00
PATROL	10030558		90,000	132,500	132,50
FIRE OPERATIONS	10030664		40,150	36,350	36,35
HIGHWAY	10050774		371,150	487,500 274,200	487,50
TRAFFIC CONTROL	10050778		276,450 5,000	4,500	274,20 4,50
TRANSFER STATION	10070780				
RECREATION FIELD MNTC	10110790		72,000	18,000	18,00
GENERAL FUND CAPITAL R		\$	27,700 1,195,950	1,027,100 \$ 2,843,375	1,027,10 \$ 2,343,37
SEWER FUND CAPITAL RI			29,400	34,500	34,50
TOTAL CAPITAL RESERVE DEPOS		\$	1,225,350	\$ 2,877,875	\$ 2,377,87

2	020 PROPOS	ED REVE	NUES			
DEPARTMENTS :	ORG #	2019 ADOPTED BUDGET		2020 TOWN MANAGER RECOMMENDED	2020 TOWN COUNCIL RECOMMENDED	
GENERAL FUND						
TOWN MANAGER	10010204	\$	2,800	\$ 2,500	\$	2,500
TOWN CLERK	10010210		34,550	34,900		34,900
CEMETERIES	10010234		15,000	20,000		20,00
FINANCE & TAX	10010314		24,460,141	25,502,475		25,209,42
FUND BALANCE RESERVE	10010350		1,000,000	2,300,000		2,300,00
PLANNING BOARD	10010420		30,000	40,000		40,00
ZONING BOARD	10010422		1,400	3,000		3,00
HISTORIC DISTRICT	10010424		-	100		10
PUBLIC SAFETY COMPLEX	10010532		-	73,500		73,50
FACILITIES MAINTENANCE	10010730		26,376	26,910		26,91
TOWN HALL	10010828		1,000	1,000		1,00
SPECIAL DETAIL	10020200		290,000	150,000		150,00
POLICE						
ADMINISTRATION	10030554		316,750	244,000		244,00
PATROL	10030558		215,000	124,341		124,34
SUBTOTAL POLICE			531,750	368,341		368,34
FIRE						
ADMINISTRATION	10030654		1,030,000	1,552,375		1,552,37
INSPECTION	10030666		177,300	202,300		202,300
HEALTH INSPECTOR	10030668		40,000	40,000		40,00
SUBTOTAL FIRE			1,247,300	1,794,675	ļ	1,794,67
PUBLIC WORKS						
ADMINISTRATION	10050754		708,836	708,836		708,83
HIGHWAY	10050774		95,000	60,000		60,00
TRANSFER STATION	10070780		228,500	263,500		263,50
RECREATION FIELD MNTC	10110790		127,375	224,250		224,25
SUBTOTAL PUBLIC WORKS			1,159,711	1,256,586		1,256,58
RECREATION						
ADMINISTRATION	10110854		15,000	15,000	-	15,00
PROGRAMS	10110886		18,000	18,000		18,00
POOL	10110888		38,000	35,000		35,00
SUBTOTAL RECREATION			71,000	68,000		68,00
TOTAL GENERAL FUND		\$	28,871,028	<u>\$ 31,641,987</u>	\$	31,348,93
ENTERPRISE AND SPECIAL REVENUE FUNDS:						
DAY CAMP 22	22530800	\$	78,517	\$ 83,006	\$	83,000
BEDFORD COMMUNITY TV & RADIO 27	27554100	Ť	469,131	457,738		457,73
SEWER 81	81570700		1,764,183	1,790,796		1,790,79
SPECIAL REVENUE FROM BOARDS (eff 2020 - recognized in general			31,400	-		-
		\$	31,214,259	\$ 33,973,527	\$	33,680,47