

TOWNSHIP OF BYRAM

NEW JERSEY

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MEMORANDUM

TO: Township Council

FROM: Joseph W. Sabatini, Township Manager

DATE: January 29, 2020

RE: Proposed DRAFT 2020 Capital Budget

Capital Budget:

- Local Budget Law 40A:4-43 – Capital Budgets, definition.
The governing body may and shall, when directed by the local government board, prepare, approve and adopt a budget for the expenditure of public funds for capital purposes to give effect to general improvement programs. A capital budget shall be a plan for the expenditure of public funds for capital purposes, showing as income the revenues, special assessments, free surplus, and down payment appropriations to be applied to the cost of a capital project or projects, expenses of issuance of obligations, engineering supervision, contracts and any other related expenditures.
- The Governing Body is required to adopt a capital budget and a capital improvement program in conjunction with its annual operating budget.
- The capital budget represents *the current year* of a three-year capital improvement program since the Township is under a 10,000 population.
- The capital improvement program presents the schedule for capital projects showing projected costs and revenue sources.
- The capital budget **DOES NOT** in itself confer any authority to raise or expend funds. The capital budget can be changed by resolution after adoption.
- The Governing Body may assign the responsibility for preparing the capital budget for the capital improvement program to the administrative staff or the Planning Board, or both. Final content of the plan resides with the Governing Body. In Byram Township, it has been the responsibility of the Administrative Staff to prepare the capital budget and capital improvement program.

Capital Improvement Fund:

- Within the general fund under general appropriations there is a provision for Capital Improvement appropriations.
- This is for appropriations that have a useful life of 5 years or more.
- The fund permits appropriations to be set aside for purposes that may not be known or specified at time of the budget adoption.
- Municipalities annually may appropriate a fixed sum to this fund permitting it to build up over several years.
- No money may be expended from the Capital Improvement Fund without an ordinance being adopted for a specific purpose.
- The capital improvement fund is used as a means of financing down payments for bond ordinance appropriations. All bondable capital items must have a minimum 5% down payment. Also, the Governing Body can decide to fully or partially fund an ordinance from the Capital Improvement Fund and/or Capital Fund Balance.
- Capital Fund Balance results from the cancelation of unexpended funds in a fully funded debt or mixed funded ordinance. The Governing Body may adopt an ordinance authorizing the funding of a capital project from Capital Fund Balance or it can be anticipated as revenue in the current fund operating budget.
 - As of December 31, 2019, the balance in the Capital Improvement Fund totaled \$992,838.74.
 - *Note: This includes the money that was allocated to support the 5% down payment for the municipal building project. (\$550,000)*
 - As of December 31, 2019, the balance in Capital Fund Balance totaled \$86,916.83.

Capital Planning Process:

- The Township's Master Plan serves as the blueprint for the future of the community. The Master Plan includes the Open Space and Recreation Plan which is targeted to be completed in early 2020. The Master Plan is a long-term planning document that can be referenced when completing the capital planning process.
- Departments have been asked to compile their capital project requests. These projects can fall into the categories of being a recurring project such as street maintenance, previously identified projects and new projects which can include acquisition of land or structures, construction, major repairs or rehabilitation, and major equipment.
- Projects should be described with justification, estimated costs and proposed method of financing.

Debt Service:

- Local Bond Law – 40A:2:
 - 40A:2-5. Debt Limitation – no bond ordinance shall be finally adopted if it appears from the supplemental debt statement that the percentage of net debt as stated pursuant to 40A:2-42 exceeds 3.5% (based on the equalized valuations of the taxable real estate, together with the improvement for the last 3 preceding years).
 - Annual Debt Statement (1/31/2019):
 - Total Debt = \$3,033,265.37
 - Percentage of Debt = 0.305%
 - Total allowable debt = \$34,775,435.37 (3.5%)
 - NOTES:
 - Total Debt includes: Bond Anticipation Notes, Bonds, Green Acres Loans, Emergency Notes, Sewer Debt, Open Space Debt and Special Assessment Debt.
 - 40A:2-8.1 Issuance of bond anticipation notes:
 - Issued for a period not to exceed one year.
 - Shall mature and be paid no later than the first day of the fifth month following the closing of the tenth fiscal year next following the date of the original notes.
 - No notes shall be renewed beyond the third anniversary date of the original notes unless an amount of such notes, at least equal to the first legally payable installment of the bonds in anticipation of which those notes are issued, is paid.
- In 2015, the Township was at the end of its ten (10) year permanent debt cycle with the final payment on the outstanding general obligation bonds made on October 1, 2015. To continue with a new ten (10) year cycle, the Township took advantage of interest rates and authorized a bond sale to convert all short-term debt (bond anticipation notes) to permanent debt. The Township purchased \$1,928,000 in general obligation bonds with a net interest rate of 1.911494%. The final payment on new bonds will be September 1, 2025.
- Since 2015, the Township has restructured its debt plan and has adjusted paydowns on bond anticipation notes to match the average useful life of the items being bonded. This will give the Township more flexibility to bond and pursue permanent bonds on larger projects such as the municipal building.
- The scheduled payment for 2020 Debt Service is as follows:

	Principal	Interest
Bond	\$200,000	\$26,520
BAN	\$145,700	\$12,000
Green Acres	\$38,808	\$4,722
TOTALS:	\$384,508	\$43,242
	TOTAL:	\$427,750

2020 PROPOSED Capital Improvements – funded from Budget:

OPERATING:

- Improvements to Streets and Roads \$275,500
- DPW Equipment \$100,000
- Purchase of Vehicles (Police) \$50,000

CAPTIAL:

- Supplement for Streets and Roads: \$100,000
- Drainage Improvements: \$5,000
- Capital Improvement Fund: \$455,843
 - Note: Includes \$25,000 is raised to fund down payments for Bond Ordinances
- Capital Improvement Fund (one-time increase) \$450,000
 - Note: There were several one-time events in 2019 that will support appropriating an additional \$450,000 to the Capital Improvement Fund being offset by an increase of \$450,000 in Fund Balance.

NOTES:

- In 2020, the Township now has 12 active employees that waive health benefits. The Township remains liable to provide health benefits if the employee becomes ineligible for coverage from the independent source.
- Moved \$100,000 to DPW Equipment and \$120,000 to Improvements to Streets and Roads from the Group Health Insurance account. This will reduce unexpended balances which is a source of regenerating fund balance.

**2020 DRAFT Capital Budget and 3 Year Capital Improvement Program
(FOR DISCUSSION):**

- Attached is the draft three-year Capital Program (2020-2022).
- Updated list of proposed Capital Projects 2020 – 2030.
- The 2020 Capital Budget is presented at \$2,653,900 of which \$1,611,900 is funded. This proposed capital budget includes using \$163,457 of the extra \$450,000 appropriated to Capital Improvement Fund.
- The focus of the 2020 funded capital projects are:
 - Streets and Roads
 - DPW Equipment
 - Parking Lot/ADA improvements at Lee Hill Road Emergency Building
 - Upgrade to the Township’s Fuel Pumps
- Streets and Roads:
 - Original Street and Road Plan was updated to move improvements to miscellaneous streets and roads along Route 206 to 2021.
 - Discussion is needed on future plan for Streets and Roads. The recommendation is to focus mill and pave projects on arterial roadways, cape seal for main collector roadways within communities, and oil and stone on local community roadways. To mill and pave all roads in the Township using 2020 costs it is estimated at \$10,500,000.
- Remember this capital budget does not in itself confer any authority to raise or expend funds.

Future Debt Obligations (plan):

- 2019 Bond Ordinances:
 - In 2019 the following Bond Ordinances were adopted:
 - Ordinance No. 11-2019 - Bond Ordinance providing for the initial Architectural Costs associated with the Construction of a New Municipal Building, appropriating \$311,000 and authorizing the issuance of \$295,000 of bonds or notes.
 - Ordinance No. 14-2019 - Bond Ordinance providing for the acquisition of New and Additional Equipment (DPW and Fire Department), appropriating \$186,800 and authorizing the issuance of \$176,000 of bonds or notes.
 - If draws occur against Ordinance No. 11 and/or 14, these ordinances will need to be included in the 2020 Bond Anticipation Note Sale and will require an approximate increase of \$57,700 for debt service (P=\$47,100 & I=\$10,600) in 2021.
- 2020 Bond Ordinances:
 - Current plan suggests bonding for new improvements (DPW Facility, Fire Engine, Playground Equipment) totaling \$1,042,000. This will have an approximate increase of \$127,650 for debt service (P=\$104,200 & I=\$23,450).
- Need to consider plan for capital projects for years 2020-2022.
- Increasing budget for debt service or capital improvement fund provides opportunity to fund capital projects.

TOWNSHIP OF BYRAM		CAPITAL IMPROVEMENT PROGRAM 2020-2022									
2020 CAPITAL BUDGET		5% Down Pymt									
		CAPITAL									
		Amounts									
		Capital									
		Grants and									
		Debt									
		Other									
		NOTES									
Proposed Projects	DEPT	Proposed Costs	2020 Budget O&E	2020 Budget Appropriation	Amounts Reserved In Prior Years	Capital Improvement Fund	Grants and Other Funds	Debt Authorized	Other Funding	NOTES	Total
F550 Truck Replacement and Salters	DPW	\$91,000	\$0	\$0	\$0	\$91,000	\$0	\$0	\$0		\$91,000
Hook Lift Truck	DPW	\$250,000	\$100,000	\$0	\$0	\$150,000	\$0	\$0	\$0		\$250,000
Lee Hill Road - EMS Building Election ADA Improvements/Parking Lot	BUILDIN G	\$40,000	\$0	\$0	\$0	\$40,000	\$0	\$0	\$0		\$40,000
DPW Gas Pump Upgrade	BUILDIN	\$12,400	\$0	\$0	\$0	\$12,400	\$0	\$0	\$0		\$12,400
DPW Facility	BUILDIN G	\$200,000	\$0	\$0	\$0	\$10,000	\$0	\$190,000	\$0	Breakroom - Architecture, HVAC & Generator, lockers, bathroom. DPW Garage - lean-to addition NEED TO GET BETTER ESTIMATES	\$200,000
Whitehall Hill Road - Mill, Reconstruction and Resurface	ROADS	\$425,000	\$130,000	\$0	\$87,000	\$0	\$208,000	\$0	\$0	2019 NJDOT Municipal Aid Grant Ord. 9-2019 - \$87,000	\$425,000
North Shore Road - Mill and Resurface	ROADS	\$372,500	\$145,500	\$0	\$0	\$67,000	\$160,000	\$0	\$0	2020 NJDOT Municipal Aid Grant	\$372,500
Strawberry Point - Mill and Resurface	ROADS	\$115,000	\$0	\$100,000	\$0	\$15,000	\$0	\$0	\$0	\$100,000 - Capital; \$15,000 CIF	\$115,000
Cranberry Ledge and Side Streets - Mill and Resurface	ROADS	\$187,000	\$0	\$0	\$0	\$187,000	\$0	\$0	\$0		\$187,000
Mohawk View Parking Lot	PARKS	\$33,000	\$0	\$0	\$0	\$3,900	\$29,100	\$0	\$0	PSE&G Settlement Funds	\$33,000
Playground Equipment - Riverside Park	PARKS	\$98,000	\$0	\$0	\$0	\$5,000	\$0	\$93,000	\$0		\$98,000
Playground Equipment - COJ Park	PARKS	\$250,000	\$0	\$0	\$0	\$13,000	\$0	\$237,000	\$0		\$250,000
Fire Engine	FIRE	\$550,000	\$0	\$0	\$0	\$28,000	\$0	\$522,000	\$0		\$550,000
Drainage Improvements		\$5,000	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	Annual approp. to reserve	\$5,000
Capital Improvements		\$25,000	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	Annual approp. to fund	\$25,000
TOTAL		\$2,653,900	\$375,500	\$130,000	\$87,000	\$622,300	\$397,100	\$1,042,000	\$0		\$2,653,900
2021 CAPITAL BUDGET		5% Down Pymt									
		CAPITAL									
		Amounts									
		Capital									
		Grants and									
		Debt									
		Other									
		NOTES									
											Total
Proposed Projects	DEPT	Proposed Costs	2021 Budget O&E	2021 Budget Appropriation	Amounts Reserved In Prior Years	Capital Improvement Fund	Grants and Other Funds	Debt Authorized	Other Funding	NOTES	Total
NJDOT Project	ROADS	\$306,000	\$156,000	\$0	\$0	\$0	\$150,000	\$0	\$0		\$306,000
Road Resurface Program (Mill & Pave, Cape Seal, Oil Stone)	ROADS	\$617,000	\$119,500	\$100,000	\$0	\$397,500	\$0	\$0	\$0		\$617,000
DPW Equipment	DPW	\$236,000	\$100,000	\$0	\$0	\$7,000	\$0	\$129,000	\$0		\$236,000
Alcotest Marchine - Police Dept	POLICE	\$20,000	\$0	\$0	\$0	\$20,000	\$0	\$0	\$0		\$20,000
Drainage Improvements		\$5,000	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	Annual approp. to reserve	\$5,000
Capital Improvements		\$25,000	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	Annual approp. to fund	\$25,000
TOTAL		\$1,209,000	\$375,500	\$130,000	\$0	\$424,500	\$150,000	\$129,000	\$0		\$1,209,000

2022 CAPITAL BUDGET											
						5% Down Pymt					
			CAPITAL								
		Proposed	2022	2022	Amounts	Capital	Grants and				
Proposed Projects		Costs	Budget	Budget	Reserved In	Improvement	Other	Debt	Other	NOTES	Total
			O&E	Appropriation	Prior Years	Fund	Funds	Authorized	Funding		
NJDOT Project	ROADS	\$207,000	\$57,000	\$0	\$0	\$0	\$150,000	\$0	\$0		\$207,000
Road Resurface Program (Mill & Pave, Cape Seal, Oil Stone)	ROADS	\$652,000	\$218,500	\$100,000	\$0	\$333,500	\$0	\$0	\$0		\$652,000
DPW Equipment	DPW	\$165,000	\$100,000	\$0	\$0	\$65,000	\$0	\$0	\$0		\$165,000
Fire Engine	FIRE	\$70,000	\$0	\$0	\$0	\$70,000	\$0	\$0	\$0		\$70,000
Drainage Improvements		\$5,000	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	Annual approp. to reserve	\$5,000
Capital Improvements		\$25,000	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	Annual approp. to fund	\$25,000
TOTAL		\$1,124,000	\$375,500	\$130,000	\$0	\$468,500	\$150,000	\$0	\$0	\$1,124,000	\$1,124,000

Capital Projects 2020 - 2030		Dept	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Comments
DPW Gas Pump Upgrade	Buildings	\$12,400												
DPW Facility	Buildings	\$25,000												- Standby Generator - DPW Locker/Break/Bathroom - HVAC Upgrade - Gutters DPW Garage
DPW Breakroom, Lockers and Bathroom	Buildings	\$25,000												1/13/20 - The Nader Group provided a proposal for architectural services for the modification and upgrade of the existing DPW building.
DPW Garage	Buildings	\$150,000												DPW Building Lean-To Addition - (Storage of Equipment)
Lee Hill Road - EMS Building (Parking Lot and Sidewalk for ADA access to building)	Buildings	\$40,000												In process of pursuing a HAVA Grant (County Elections) - Enhance entrance to building on right making ADA compliant and including improvements for handicap parking. Pave parking lot at time of improvements. (Grant Estimated at \$10,000)
		\$252,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0			
P-1 2012 GMC 3500 EX Cab 4x4	DPW			\$45,000										
P-2 2017 F-350 4x4	DPW									\$45,000				
P-3 2007 Dodge 3500 DRW 4x4	DPW		\$85,000											
P-4 2017 F-350 4x4	DPW									\$45,000				
P-5 2018 F-350 SRW 4.4	DPW										\$50,000			
P-6 2017 F-250 ex cab 4x4	DPW									\$45,000				
P-7 2019 F-350 ex cab 4x4	DPW											\$55,000		
M-1 2018 F550 Mason Dump	DPW										\$100,000			
M-2 2009 Sterling bullet	DPW							\$80,000						
M-3 2009 Sterling bullet	DPW					\$80,000								
M-5 2009 Sterling bullet	DPW			\$80,000										
M-6 2006 Ford F550	DPW	\$75,000												
M-7 2009 Sterling bullet	DPW				\$80,000									
D-1 2001 International Roll Off	DPW	\$250,000												Replace with Single Axle Hook Life Truck - can use to plow and salt. For the same price as standalone roll-off truck, can purchase truck, plow, salter, chipper box and flat bed for same price. No longer will haul large containers.
D-2 2015 Freightliner Dump	DPW													
D-7 2008 International Dump	DPW							\$200,000						
2017 G521XR Case Loader	DPW												\$130,000	
2019 John Deere Tractor Compact with Attachments	DPW													
2001 New Holand LW170 Loader	DPW		\$130,000											Running until has no useful life. Replace with smaller machine at that time.
2019 Case 580SN - Backhoe	DPW													
2003 McCormick CX 70 Tractor	DPW				\$100,000									
1999 Vermeer Chipper	DPW													New Bander Chipper 2018
2917 Diamond Road Mower Attachment	DPW										\$40,000			
2007 Grounds Master Side Winder	DPW			\$40,000										
2017 Scag 72" Zero Turn Mower S-1	DPW					\$15,000								
2017 Scag 72" Zero Turn Mower S-2	DPW						\$15,000							
2019 Scag 72" Zero Turn Mower S-3	DPW									\$15,000				
2009 Perma Green Ride-on Applicator	DPW		\$13,000											
2018 John Deere Midsize Tractor	DPW													
2004 Elgin Street Sweeper	DPW					\$220,000								
2001 Landscape Trailer	DPW		\$8,000											
2008 Landscape Trailer	DPW										\$7,000			
2019 Mason Trailer	DPW												\$4,500	
2019 Equipment Trailer	DPW												\$5,300	
2017 CCM20SE Equipment Trailer	DPW											\$6,000		
2019 Case Skid Steer with Attachments	DPW													
1996 Whacker Roller RD880	DPW							\$20,000						

2019 Falcon Asphalt Hot Box	DPW												\$45,000	
V-Box Salters for P2 and P4	DPW	\$16,000												
Sub Total for DPW		\$341,000	\$236,000	\$165,000	\$180,000	\$315,000	\$95,000	\$220,000	\$150,000	\$197,000	\$106,000	\$139,800		
Replace Engine 1 1998 E-one Engine	Fire	\$550,000												
Exhaust System for Apparatus (Cranberry and Lackawanna)	Fire	\$47,000												Fire Dept requested AFG Grant in 2018/2019. Feedback received for 2020 grant - not eligible unless firehouse has living quarters. Will/Can Township fund improvements to buildings not owned by Township.
SCBA Replacement - End Of Life	Fire			\$70,000	\$70,000	\$70,000								2018 - Requested \$110,000 in 2023
Sub Total for Fire		\$597,000	\$0	\$70,000	\$70,000	\$70,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Alco test	Police		\$20,000											New Alco test machine will be rolled out in select departments in Monmouth County beginning in 2020. I am unsure of whether or not we will receive our new machine in 2020 or 2021 but a plan should be solidly in place for 2021. The state dictates roll out and no plans of how the roll out will be accomplished (ie county by county, most DWI arrests etc) have been released even in rumor form \$20,000
Window Replacement PD	Police	\$2,200												11 Windows - \$200 per unit - Dependent on New Building Requested 2018
Hallway/Identification Room Carpet PD	Police	\$5,000												Requested 2018
Police Department Bathroom	Police	\$15,000												Requested 2018
Replace 4-wheel drive vehicle - Chevrolet Tahoe if necessary.					\$60,000									
Sub Total for Police		\$22,200	\$20,000	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
2019 NJDOT GRANT PROJECTS (Mill & Resurface): Whitehall Hill Road Grant Received = \$208,000	Roads	\$425,000												2019 - Project scope needed to change to meet NJDOT requirements - Whitehall Hill Road will be completed in 2020. Estimated Cost increase from \$295,000 to \$425,000. 2019 Funding = \$295,000 - \$208,000 NJDOT Grant + \$87,000 Ordinance 9-2018. Shortfall = \$130,000
2020 NJDOT GRANT PROJECTS (Mill & Resurface): North Shore Road Grant Received = \$160,000	Roads	\$372,500												
Mill and Resurface - Strawberry Point Drive	Roads	\$115,000												It is recommended to include the milling of paving of Strawberry point since planning to complete North Shore Road. (Last time resurfaced 2004)
Mill and Resurface - Continental Drive	Roads		\$90,000											NOTES: - The portion that is in Byram Township is very bad. I would recommend that we consider milling the existing roadway to a dept of 3 to 4 inches then resurfacing with 2" Hot Mix Asphalt Base/Intermediate Course and 2" Hot Mix Asphalt Surface Course. There is some shoulder erosion so their will also be some dense graded aggregate shoulder work that will also need to be completed. - 1/2/20 update Mt. Olive: Awarded the grant to do Continental Drive from the intersection of International Drive to the driveway of 3000 Continental Drive. Phase II of Continental Drive will be applied for in the 2021 MA TTF grant. We can coordinate as we get closer.
Mill and Resurface - Cranberry Ledge Road and Side Streets	Roads	\$187,000												Cranberry Ledge Road, Saddle Lane, Oak Trail, Spring Trail, Hart Trail, Birch Trail, Spruce Trail

Cape Seal Project	Roads		\$258,000										Jans Way, Rosemarie Lane, Maple Road, Birch Road, Willor Drive, Drexel Drive, Francis Terrace, Hi Glen Drive, Pierson Drive, Ridge Place and Johnson Boulevard. 1/13 - Jones Lane added at a cost of \$10,000. MOVED TO 2021 - ESTIMATED COST TO MILL & PAVE = \$258,000
FUTURE NJDOT GRANT PROJECTS (Mill & Resurface)	Roads		\$306,000	\$207,000	\$364,000	\$343,000	\$217,000	\$301,000	\$197,000	\$299,000	\$380,000		
Mill Paving, Cape Seal and Oil Stone Projects	Roads		\$269,000	\$652,000	\$589,000	\$550,000	\$640,000	\$0	\$448,000	\$475,000	\$501,000		
Sub Total for Roads			\$1,099,500	\$923,000	\$859,000	\$953,000	\$893,000	\$857,000	\$301,000	\$645,000	\$774,000	\$881,000	\$0
MOHAWK VIEW PARKING LOT	Parks	\$33,000											PSE&G Funding - \$29,100
Riverside Park - Playground	Parks	\$98,000											Quote ESCNJ Coop - Ben Shaffer Recreation = \$97,711.21
COJ Park - Playground	Parks	\$250,000											Quote ESCNJ Coop - Ben Shaffer Recreation = \$147,067.89 Additional quote provide for Poured-In-Place surfacing. Poured-In-Place surfacing is a two-layer system. The bottom layer is a SBR base (Styrene Butadiene Rubber) and is the impact absorbing layer of the surface. The top layer is a colored coat made from synthetic rubber granules called EPDM (Ethylene Propylene Diene Monomer) and is the wear course of the surface. - \$97,495
Sub Total for Recreation		\$381,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

ADMIN	\$252,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
DPW	\$341,000	\$236,000	\$165,000	\$180,000	\$315,000	\$95,000	\$220,000	\$150,000	\$197,000	\$106,000	\$139,800		
FIRE	\$597,000	\$0	\$70,000	\$70,000	\$70,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Police	\$22,200	\$20,000	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Roads	\$1,099,500	\$923,000	\$859,000	\$953,000	\$893,000	\$857,000	\$301,000	\$645,000	\$774,000	\$881,000	\$0		
Recreation	\$381,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Totals	\$2,693,100	\$1,179,000	\$1,094,000	\$1,263,000	\$1,278,000	\$952,000	\$521,000	\$795,000	\$971,000	\$987,000	\$139,800		