



# City Administrator Briefing Report

## Mayor

Rhonda Haight

## City Council

Angie Arp, Mayor Pro Tempore

Jack Taylor

Christy Kay

Bill Bivins

William Whaley

May 2023

City Administrator Eric M. Soroka

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This report is prepared in order to inform the Mayor and City Council of ongoing matters, governmental services activities and the status of major projects.

### **Amendments to the Alcohol License Code**

After a Workshop held on May 4 and a Committee Meeting held on May 11, the City Council agreed at the May 16 Council Meeting to have the City Attorney prepare temporary regulations for currently licensed breweries, wineries and distilleries utilizing live amplified music on outside patios. The Ordinance is scheduled for first reading at the June Council Meeting.

### **Amendments to Land Development Code**

The next round of proposed Land Development/Zoning Amendments has been submitted to the City Council. A Workshop will be scheduled to review the amendments. The amendments relate to the following sections:

Article I In General 140-140-4

Article XIII Buffers, Landscaping and Tree Protection

Article XIV Planned Unit Development Regulations

Article XVII Street, Traffic and Parking Regulations

Article XIX Nonconforming Uses

Section 140-616 Remedies

### **New Work Order/Purchase Order System**

The process has begun to implement a new mobile work order and asset management system software. The Field Superintendent along with the department heads have been working

together for the past month to get the City's vertical and linear assets added to the new system. The system will also incorporate the City's current GIS and allow users to select points on the map to report service requests. The system also provides for a more efficient and computer-based purchase order system that requires less paperwork. A customer portal will be available on the website beginning in June, so that citizens can easily make a request for service. The software will also provide the ability to track the status of a work order or project. Onsite training is complete, and the system is scheduled to be fully implemented by the end of May.

### **Flags for Heroes**

This project recognizes our military service community for Memorial Day, who made sacrifices for our country, which consists of placing 50 flags at the intersection of 515 and 5 across from McDonalds.

### **Special Events Farmers Market**

The following events are scheduled:

- Monthly Community Yard Sales
- Jazz Band 9/30
- Film Festival 10/6
- Ice Skating Rink scheduled from November to January
- Light Up Blue Ridge

### **City Special Events**



Next Movie Night in the Downtown Park – June 3

### **Downtown Special Events**

Arts in the Park – 5/27-5/28

Blues & BBQ – 9/16

Fall Arts in the Park – 10/14-10/15

### **qPublic/GIS Update**

Progress continues on updating the capabilities of qPublic to expand web-based property information. This includes important information available to staff to improve productivity by

creating data labels containing city zoning classifications by parcel, inserting water and sewer line locations including pump stations, fire hydrants, master meters and street classifications. In the future, additional information regarding the city's facilities and infrastructure will be added.

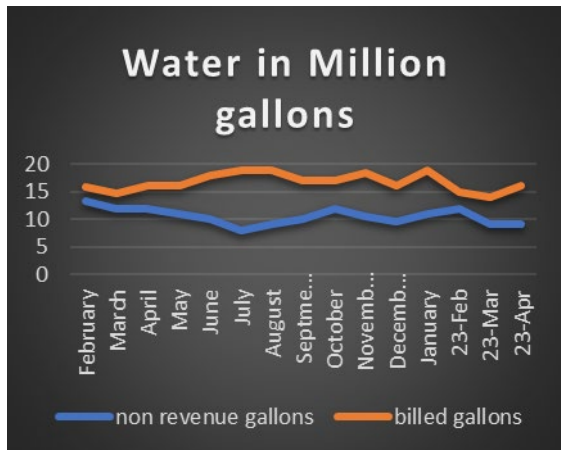
**Utility Department Highlights and Infrastructure Improvements**

**WATER**

Finished water	<b>25,390,822</b>
Water sold	<b><u>15,779,213</u></b>
Non revenue	<b>9,611,609</b>

(includes flushing, road washing, fire department usage, etc). Water permit used is 74%. Water plant capacity used is 41%. Percentages can be affected by main leaks or times of heavy tourism; fluctuations are normal.

- The City was awarded a \$1,000,000 grant and the City will provide local match, for a total project of \$2,000,000 to address water loss in Mountain Tops. We are working with engineers to design the rehab to address areas with the most leakage in that subdivision. The project cost is \$2,000,000 to be paid as follows: \$1,000,000 from SFR funds (grant), \$400,000 water surcharge, \$420,000 splost, \$100,000 ARPA (grant), and \$80,000 from water funds. Carter & Sloope, city engineers, has surveyed 75% of the rehab area and we are currently waiting on additional information from OPB on additional grant requirements.



- The rehab of the pump station at Mountain Tops, currently estimated at \$350,000 will be included in the 2024 budget. The station is approximately 30 years old and needs updating.
- The crew has started field audits for EPD's new requirement on Service Line Inventory. The purpose of the new regulation is to determine if there is any lead pipe in the water system. Currently there is no known lead pipe. By October 2024 the

City will have identified every water main and service line in the system.

- 6 water line leaks were repaired, 0 city side service lines were replaced, 2 fire hydrants were repaired.

**WASTEWATER**

Treated sewer	15,444,000
Billed	8,024,101
I & I	7,419,899

Sewer permit used is 47%. Sewer plant capacity used is 47%

\*Percentages can be affected rain, storm water infiltration or times of heavy; fluctuations are normal

- The City is continuing repair of known I & I issues. Recent video work was done which revealed I & I along sewer mains on East Main Street, Depot St and East First St. We

are working on a plan to address these areas. We are currently making a map of manholes that need repaired or rehabilitated to further decrease infiltration.

- The design for the sewer lift station upgrades due to aging infrastructure for CVS and Industrial lift stations is complete. The City will abandon the CVS station and will rehab the Industrial station into a bigger station that will handle what previously took two stations. Included in this will be the rerouting of a force main along 515. The Aska lift stations will be in phase 2 of this project. Carter & Sloope is finishing paperwork for easements and EPD approvals . The project cost is \$3,500,000 and the City has been approved by GEFA for a grant/loan for this project.
- The sewer treatment plant rehab is a \$5,000,000 project funded by a GEFA grant/loan and will be placed out to bid this spring. The current plant is nearing 25 years old, making some of the equipment and electrical outdated and difficult to get serviced.
- 3 sewer leaks were repaired.

**CUSTOMER BASE** – The City has 3,236 active water connections serving 3,475 units, 1157 active sewer connections. We have 3492 meters in the distribution system. The City installed 9 new residential water taps and 1 new sewer taps. 6 new residential tap applications were submitted 0 new commercial applications were submitted. The City signed up 27 new customers at existing locations, had 23 customers leave existing locations and completed 144 work orders for the month.

**New Development Revenues** - \$5,136.

**Utilities Collection Revenue** - \$303,545.

**Police Department Statistics & Highlights**

The upgrade to Microsoft tablets in all the patrol vehicles was completed last week. This will provide more capabilities and updated software for the officers to do their job.

	March 2023	April 2023
<b>DISPATCHED CALLS FOR SERVICE</b>	626	648
<b>UCR CRIMES REPORTED</b>	27	31
<b>ACCIDENT/INCIDENT/ MISCELLANEOUS REPORTS</b>	27/25/32	28/32/44
<b>CITATIONS ISSUED /WARNINGS</b>	102/151 *18 parking tickets	78/151 *10 parking tickets
<b>TOP 5 CITATIONS ISSUED</b>	*Tag violations *Failure to stop @ stop sign *No Insurance *Driving w/ unlicensed *Failure to obey traffic control device	*No Tag *Suspended tag *No Insurance *Failure to obey traffic control device *Speeding

**Municipal Court**

April 2022-April 2023 - Processed 1872 citations from all agencies with fines totaling \$343,177.

April 2023 - Processed 10 parking citations and 123 citations from all agencies with fines totaling \$27,350.

### **Downtown Park Improvements**

The following improvements have been completed or are scheduled:

- Additional streetlights are being installed along the area adjacent to the Downtown Park.

### **Public Works (Streets & Parks) Department Highlights**

- Clean the Depot bathroom Sunday – Saturday.
- Clean the playground bathroom - Sunday – Saturday.
- Maintained Mineral Springs Trail.
- Cleared roads, sidewalks, curb, and gutters from debris in downtown every Friday.
- Repaired and replaced damaged storm drains.
- Cleared numerous drainage ditches in various sections of the City before and during heavy rain.
- Repaired various pothole and utility repairs throughout the City.
- Installed new flashing stop signs at Mountain and Main Street intersection.
- Completed Ada Street drainage addition.
- City Parking Lot revenue to April 2023: \$ 15,427.

### **City's Roads and Sidewalk Improvements**

Plan design and bid specifications are being finalized to have these projects placed out for bid. The current schedule is to bid these improvements in early June.

#### **Sidewalks:**

1. Mountain Street (Roberts Way to Old Hwy 76)
2. Depot Street (E. Main St. to Old Hwy 76)
3. W. Main Street (In Front of Fire Dept)
4. E. Main Street (Church St. to past Hall St.)
5. Church Street (Old Hwy 76 to E. 2nd St.)
6. Summit Street (W. 1st St. to W. Main St.)

#### **Streets:**

1. Depot Street (Old Hwy 76 to W. 1st St.)
2. E. 1st Street (E. 2nd St. to 76 Conn)
3. W. Main Street (Church St. to N of Depot St.)
4. Industrial Park Dr. (Ada St. to Windy Ridge)
5. McKinney Street (W. 1st St. to Old Hwy 76)

### **Downtown Drainage Project Update**

Railroad Crossing Portion- The contractor (Wilson Construction Management) has completed the culvert replacement/upgrade (24" to 60") under the railroad tracks. This portion of the project has been inspected and approved.

The city is in the process of condemning the property for the necessary easement to complete the storm drainage improvements. The Resolution approving the condemnation was adopted by the City Council at the May 16 meeting. Once that process is complete and the easement is acquired the project will be placed out for bid.

**Mineral Springs Road Sanitary Sewer Rehabilitation**

Complete.

**Downtown Restroom Facility Project**

This project is in the design phase by the Architect retained by the City and is now scheduled for bid in June. Below is a preliminary sketch of the proposed 2 story building facing Main Street.



**MAIN STREET ELEVATION**

SCALE: 1/4" = 1'-0"

## CURRENT DEVELOPMENT & APPLICATIONS IN PROGRESS

Applicant	Project	Address	Application	Description	Status \Expiration date
PANTER PROPERTIES	REMODEL	BR06-112 3840 EAST FIRST STREET	PERMIT:2022-796	INTERIOR & EXTERIOR REMODEL	In Process 5-25-2023
GWG INVESTMENTS	LAND DISTURBANCE	0052-109A & 0052-110-01 SCENIC DRIVE	RENEWED PERMIT:2022-841	GRADING 2 COMMERCIAL LOTS AND STORMWATER PLANS	IN PROCESS 11-19-2023
JERRY DAVIS	REMODEL	BR01-099 50 RIVER STREET	PERMIT:2022-799	REMODEL	In Process 5-27-2023
SILKS FOR LESS	ADDING A ADDITION	BR02-119 3423 EAST FIRST ST	PERMIT:2022-807	ADDING A ADDITION	In Process 1-11-2024
CHRISTY KAY	STORAGE BUILDING	BR01-084C 133 RIVER STREET	PERMIT:2022-820	STORAGE BUILDING	IN PROCESS 8-5-2023
LEE ARNOLD	REMODEL	BR06-055 68 ORCHARD BLVD	PERMIT:2022-825	REMODEL AND REPLACING DECKS AND HOOKING ELECTRIC TO STORAGE BUILDING	IN PROCESS 8-24-2023
TOP GUNZ CONSTRUCTION	REMODEL	BR02-197 304 WEST FIRST STREET	PERMIT:2022-830	IMPROVE FLOOR STABILIZATION FOR SAGGING FLOOR.REPAIR ROOF LEAKS.NEW EXTERIOR DOOR.CLEAN OUT DRAINAGE DITCH(WATER GETTING IN OFFICE).	IN PROCESS 9-7-2023
J&S :JAQUE INVESTMENTS LLC	REMODEL	BR01-089 11 MOUNTAIN ST	PERMIT:2022-834	REMODEL EXISTING BUILDING PER PLANS	IN PROCESS 9-23-2023
SOUTHERN CHARM	REMODEL	BR02-171 224 WEST MAIN ST	PERMIT:2022-838	REMODEL EXISTING BUILDING PER PLANS	IN PROCESS 10-4-2023
LR PATTERSON	BUILDING VET CLINIC	0045-081-63A ORVIN LANCE CONNECTOR	PERMIT:2022-846	BUILDING VET CLINIC	IN PROCESS 11-18-2023
JOHN SHIREY	STORAGE BUILDING	0045-40BE-2B 130 WINDY RIDGE STORAGE	PERMIT:2022-847	STORAGE BUILDING	IN PROCESS 11-22-2023
Hawthorne Ventures Blue Ridge LLC	REMODEL HOUSE	BR02-220 133 CHURCH STREET	PERMIT:2022-850	REMODEL HOUSE	IN PROCESS 12-5-2023
WHISKEY & WATER	ADDING A FENCE	BR02-167 187 DEPOT STREET	PERMIT:2022-813	ADDING A FENCE	IN PROCESS 7-21-2023
FAVA JOSEPH COOK& WILLIAM D CLASS	NEW BUILDING 4 OFFICES ON LEVEL 1 4 LOFT UNITS LEVEL 2	BR03-022-01 1281 EAST MAIN STREET	PERMIT:2023-814	NEW BUILDING 4 OFFICES ON LEVEL 1 4 LOFT UNITS LEVEL 2	IN PROCESS 3-2-2024

ROSES	ELECTRIC DOORS	0045 081L 5697 APPALACHIAN HWY	PERMIT:2023-862	REPLACING DOORS WITH ELECTRIC DOORS	IN PROCESS 2-6-2024
FANNIN COMMISSIONERS	LAND DISTURBANCE	BR02-221 & BR02- 222 134 CHURCH STREET	PERMIT:2023-865	PARKING LOT	IN PROCESS 2-15-2024
CAR CRAFTERS	SLAB ONLY	BR01-031-K4 WINDY RIDGE RD	PERMIT:2023-873	SLAB ONLY	IN PROCESS 3-2-2024
HENRY FEHRMANN	INSTALL HAM RADIO TOWER	BR02-262 18 DEPOT STREET	PERMIT:2023-876	INSTALL HAM RADIO TOWER	IN PROCESS 3-3-2024
TACO BELL	REMODEL INTERIOR & EXTERIOR	0045-081-L2 5574 APPALACHIAN HIGHWAY	PERMIT:2023-880	NEW FINISHES & FURNITURE AT DINING ROOM NEW DRIVE-THRU EQUIPMENT NEW EXTERIOR FINISHES, SIGNAGE AND LIGHTING	IN PROCESS 3-22-2024
BUILDING OF BLUE RIDGE LLC	REMODEL	BR02-124B 544 EAST MAIN STREET	PERMIT:2023-885	REMODEL FOR A APARTMENT	IN PROCESS 3-28-2024
ROGER WATSON	DEMO PERMIT	BR02-005 524 EAST SECOND ST	PERMIT:2023-887	DEMO OLD BLOCK BUILDING	IN PROCESS 3/29/2024
BLUE RIDGE MOUNTAIN BBQ	BUILDING PERMIT	BR06-108 3870 EAST FIRST STREET	PERMIT:2023-889	BUILDING A 30X11 DECK ADDTION	IN PROCESS 4/6/2024
TH PROPERTIES	REMODEL	BR06-054 14 WILSON ST	PERMIT:2023-892	REMODELING INTERIOR OF HOUSE TO BE A DUPLEX	IN PROCESS 4/18/2024



REVENUE & EXPENDITURE STATEMENT

04/01/2023 To 04/30/2023

CITY OF BLUE RIDGE

FY 2023

\*100 in the % Used column indicates that no budget exists

	Current Period (\$)	YTD (\$)	Budget (\$)	% Used
<b>100 General Fund</b>				
<b>Revenue</b>				
31 Taxes Subtotal	\$195,859.24	\$1,580,219.46	\$2,999,500.00	53
32 Licenses & Permits Subtotal	\$4,616.00	\$151,677.00	\$152,500.00	99
33 Intergovernmental Revenue Subtotal	\$0.00	\$38,391.43	\$3,000.00	1,280
34 Charges For Services Subtotal	\$15,751.75	\$72,465.05	\$121,150.00	60
35 Fines & Forfeitures Subtotal	\$17,928.00	\$78,178.36	\$200,000.00	39
36 Investment Income Subtotal	\$11,955.56	\$47,843.68	\$4,000.00	1,196
38 Miscellaneous Revenue Subtotal	\$5,462.91	\$22,244.72	\$79,000.00	28
39 Other Financing Sources Subtotal	\$0.00	\$8,521.00	\$980,000.00	1
Revenue Subtotal	\$251,573.46	\$1,999,540.70	\$4,539,150.00	44
<b>Expenditure</b>				
1100 Mayor & Council Subtotal	\$12,135.19	\$53,241.61	\$171,880.00	31
1300 Executive Subtotal	\$19,098.25	\$68,051.14	\$218,733.00	31
1400 Elections Subtotal	\$855.00	\$1,009.00	\$15,500.00	7
1500 General Administration Subtotal	\$14,210.72	\$54,687.01	\$201,522.00	27
2650 Municipal Court Subtotal	\$16,142.17	\$58,166.19	\$169,575.00	34
3200 Police Subtotal	\$133,744.65	\$426,744.83	\$1,383,728.00	31
3520 Fire Fighting Subtotal	\$3,650.89	\$8,363.07	\$27,000.00	31
4200 Highways & Streets Subtotal	\$110,659.92	\$265,620.48	\$1,059,687.00	25
6220 Park Areas Subtotal	\$30,945.00	\$127,348.18	\$1,193,721.00	11
7400 Planning And Zoning Subtotal	\$6,800.48	\$38,601.06	\$97,806.00	39
Expenditure Subtotal	\$348,242.27	\$1,101,832.57	\$4,539,152.00	24
Before Transfers	Deficiency Of Revenue Subtotal	-\$96,668.81	\$897,708.13	-\$2.00 ,885,407
After Transfers	Deficiency Of Revenue Subtotal	-\$96,668.81	\$897,708.13	-\$2.00 ,885,407
<b>210 Confiscated Assets</b>				
<b>Revenue</b>				
35 Fines & Forfeitures Subtotal	\$0.00	\$0.00	\$1,500.00	0
Revenue Subtotal	\$0.00	\$0.00	\$1,500.00	0
<b>Expenditure</b>				
3200 Police Subtotal	\$0.00	\$0.00	\$1,500.00	0
Expenditure Subtotal	\$0.00	\$0.00	\$1,500.00	0
Before Transfers	Deficiency Of Revenue Subtotal	\$0.00	\$0.00	\$0.00 0
After Transfers	Deficiency Of Revenue Subtotal	\$0.00	\$0.00	\$0.00 0
<b>230 American Rescue Plan (Arp)</b>				
<b>Revenue</b>				

REVENUE & EXPENDITURE STATEMENT

04/01/2023 To 04/30/2023

CITY OF BLUE RIDGE

FY 2023

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	Current Period (\$)	YTD (\$)	Budget (\$)	% Used	
<b>36 Investment Income Subtotal</b>	\$0.00	\$388.44	\$0.00	*100	
<b>39 Other Financing Sources Subtotal</b>	\$0.00	\$0.00	\$300,000.00	0	
<b>Revenue Subtotal</b>	\$0.00	\$388.44	\$300,000.00	0	
<b>Expenditure</b>					
<b>0000 Revenues Subtotal</b>	\$0.00	\$0.00	\$300,000.00	0	
<b>Expenditure Subtotal</b>	\$0.00	\$0.00	\$300,000.00	0	
Before Transfers	<b>Deficiency Of Revenue Subtotal</b>	\$0.00	\$388.44	\$0.00	*100
After Transfers	<b>Deficiency Of Revenue Subtotal</b>	\$0.00	\$388.44	\$0.00	*100
<b>275 Hotel/Motel Fund</b>					
<b>Revenue</b>					
<b>31 Taxes Subtotal</b>	\$62,995.68	\$218,696.26	\$625,000.00	35	
<b>Revenue Subtotal</b>	\$62,995.68	\$218,696.26	\$625,000.00	35	
<b>Expenditure</b>					
<b>7540 Tourism Subtotal</b>	\$73,800.72	\$115,712.17	\$760,099.00	15	
<b>7550 Downtown Dev Auth Subtotal</b>	\$7,874.46	\$27,337.03	\$0.00	*100	
<b>Expenditure Subtotal</b>	\$81,675.18	\$143,049.20	\$760,099.00	19	
Before Transfers	<b>Deficiency Of Revenue Subtotal</b>	-\$18,679.50	\$75,647.06	-\$135,099.00	-56
<b>Other Financing Source</b>					
<b>39 Other Financing Sources Subtotal</b>	\$0.00	\$0.00	\$135,099.00	0	
<b>Other Financing Source Subtotal</b>	\$0.00	\$0.00	\$135,099.00	0	
After Transfers	<b>Deficiency Of Revenue Subtotal</b>	-\$18,679.50	\$75,647.06	\$0.00	*100
<b>320 City Of Blue Ridge Splost</b>					
<b>Revenue</b>					
<b>33 Intergovernmental Revenue Subtotal</b>	\$50,389.10	\$230,036.92	\$718,820.00	32	
<b>36 Investment Income Subtotal</b>	\$0.00	\$10,371.31	\$1,000.00	1,037	
<b>39 Other Financing Sources Subtotal</b>	\$0.00	\$0.00	\$849,000.00	0	
<b>Revenue Subtotal</b>	\$50,389.10	\$240,408.23	\$1,568,820.00	15	
<b>Expenditure</b>					
<b>1500 General Administration Subtotal</b>	\$0.00	\$15,987.06	\$0.00	*100	
<b>4200 Highways &amp; Streets Subtotal</b>	\$0.00	\$0.00	\$1,148,820.00	0	
<b>4440 Water Distribution Subtotal</b>	\$0.00	\$0.00	\$420,000.00	0	
<b>Expenditure Subtotal</b>	\$0.00	\$15,987.06	\$1,568,820.00	1	
Before Transfers	<b>Excess Of Revenue Subtotal</b>	\$50,389.10	\$224,421.17	\$0.00	*100
After Transfers	<b>Excess Of Revenue Subtotal</b>	\$50,389.10	\$224,421.17	\$0.00	*100
<b>340 Multiple Grant Fund</b>					
<b>Revenue</b>					
<b>36 Investment Income Subtotal</b>	\$0.00	\$0.87	\$0.00	*100	

REVENUE & EXPENDITURE STATEMENT

04/01/2023 To 04/30/2023

CITY OF BLUE RIDGE

FY 2023

\*100 in the % Used column indicates that no budget exists

		Current Period (\$)	YTD (\$)	Budget (\$)	% Used
	Revenue Subtotal	\$0.00	\$0.87	\$0.00	*100
After Transfers	Deficiency Of Revenue Subtotal	\$0.00	\$0.87	\$0.00	*100
<b>505 Blue Ridge Water/Sewer Fund</b>					
<b>Revenue</b>					
	33 Intergovernmental Revenue Subtotal	\$0.00	\$0.00	\$1,000,000.00	0
	34 Charges For Services Subtotal	\$334,933.74	\$1,483,697.41	\$4,342,000.00	34
	36 Investment Income Subtotal	\$0.00	\$11,375.31	\$3,000.00	379
	38 Miscellaneous Revenue Subtotal	\$0.00	\$5,819.00	\$0.00	*100
	39 Other Financing Sources Subtotal	\$0.00	\$0.00	\$6,273,955.00	0
	Revenue Subtotal	\$334,933.74	\$1,500,891.72	\$11,618,955.00	13
<b>Expenditure</b>					
	4310 Sanitary Administration Subtotal	\$12,431.56	\$60,092.03	\$174,548.00	34
	4331 Sanitary Sewer Maintenanc Subtotal	\$97,062.23	\$363,216.46	\$2,509,119.00	14
	4335 Sewage Treatment Plant Subtotal	\$53,726.52	\$189,930.31	\$3,640,004.00	5
	4410 Water Administration Subtotal	\$27,870.94	\$268,736.69	\$918,384.00	29
	4430 Water Treatment Subtotal	\$54,409.11	\$195,106.94	\$715,657.00	27
	4440 Water Distribution Subtotal	\$116,742.90	\$396,687.65	\$3,661,243.00	11
	Expenditure Subtotal	\$362,243.26	\$1,473,770.08	\$11,618,955.00	13
Before Transfers	Deficiency Of Revenue Subtotal	-\$27,309.52	\$27,121.64	\$0.00	*100
After Transfers	Deficiency Of Revenue Subtotal	-\$27,309.52	\$27,121.64	\$0.00	*100
<b>800 Downtown Development Authority</b>					
<b>Revenue</b>					
	33 Intergovernmental Revenue Subtotal	\$7,874.46	\$27,337.03	\$78,125.00	35
	Revenue Subtotal	\$7,874.46	\$27,337.03	\$78,125.00	35
<b>Revenue</b>					
	39 Other Financing Sources Subtotal	\$0.00	\$0.00	\$150,000.00	0
		\$0.00	\$0.00	\$150,000.00	0
<b>Expenditure</b>					
	7540 Tourism Subtotal	\$0.00	\$0.00	\$100,000.00	0
	7550 Downtown Dev Auth Subtotal	\$6,864.57	\$9,398.07	\$128,125.00	7
	Expenditure Subtotal	\$6,864.57	\$9,398.07	\$228,125.00	4
Before Transfers	Excess Of Revenue Subtotal	\$1,009.89	\$17,938.96	-\$300,000.00	-6
After Transfers	Excess Of Revenue Subtotal	\$1,009.89	\$17,938.96	-\$300,000.00	-6