

COUNTY OF ALBEMARLE



MEMORANDUM

TO: Elaine Echols, Principal Planner

FROM: Steven A. Allshouse, Manager of Economic Analysis and Forecasting
David Benish, Acting Director of Planning

DATE: March 31, 2016

RE: **Fiscal Impact Analysis of ZMA 2015-09 (Spring Hill Village)**

The Planning Commission requested an analysis of the Spring Hill Village development as approved under ZMA 2013-00017 using the CRIM model. Results of the CRIM analysis could then be compared to the proposed per unit cash proffer amounts recommended by FIAC. Staff used an updated version of the County's Cost Revenue Impact Model (CRIM) to analyze two separate scenarios for the property in question. *Please note that the results generated by the CRIM analysis cannot be used for proffer purposes, since CRIM includes consideration of both operating expenses as well as capital expenses; and capital expenses in the model include all items in the County's CIP/CNA, not just capital items that increase capacity (these conditions are not consistent with proffer laws as amended in the State Code in 2013. Also note that the version of CRIM used in this analysis utilizes an average cost approach of analysis, whereas the proffer law that will become effective on July 1, 2016 requires essentially a marginal cost approach of analysis.*

The first scenario involved the maximum *new* development that could take place under existing zoning and assumes all built units are single family detached units, the unit type which generates the greatest impacts on public infrastructure and services. As a result, this scenario creates the greatest theoretical level of impacts permitted under the zoning. The second scenario reflects the concept for the development as illustrated on the approved application plan, which is a total of 90 units consisting of 66 SFD and 24 SFA/TH units. The results of these two analyses appear in the attached "Budget Summary – Existing Zoning" and "Budget Summary – Proposed Zoning" documents, and are summarized below.

CRIM -- Current Zoning, Maximum 100 units, (all SFD)

In this scenario, staff assumed 100 single family detached residences (SFD's) would be built during the course of the next year. CRIM estimates that, after build-out, the type and level of development that could take place under existing zoning would result in the following net annual fiscal impact:

Property Taxes	\$327,000
Other Revenues	301,000
 Total Revenues	 \$628,000
 School Expenditures	 (\$881,000)
County Govt. Expenditures	(272,000)
 Total Expenditures	 (\$1,153,000)
 Net Annual Fiscal Impact	 (\$525,000)*
Fiscal Impact Per Unit	\$5,250*

For comparison:

Cash proffers generated under FIAC	\$491,800
FIAC per unit amount, SFD	\$4,918

***NOTE:** Please note that the impacts generated from the CRIM model run include factors/inputs into the model that are not consistent with current state law regarding proffers (CRIM runs include non-capacity building CIP/CNA projects and also operating expenses). The CRIM generated amounts (total and per unit) are therefore higher than can be accepted for proffers under state law.

Note that any discrepancies between the dollar values in this memorandum and the dollar values in the CRIM printout result from rounding errors in the model.

CRIM -- Current Zoning, Application Plan Concept (90 units, 66 SFD & 24 SFA/TH)

This second scenario is reflective of the approved application plan and an initial site plan that was approved in February, and potentially reflects more accurately the distribution of units by type. Staff assumed, again, that the development would be completed in one year. CRIM estimates that, after build-out, this proposed project would have the net annual fiscal impact shown below.

Property Taxes	\$238,000
Other Revenues	226,000
Total Revenues	\$464,000
School Expenditures	(\$610,000)
County Govt. Expenditures	(\$220,000)
Total Expenditures	(\$830,000)
Net Annual Fiscal Impact	(\$366,000)*
Fiscal Impact Per Unit	\$4,067*^

For comparison:

Cash proffers generated under FIAC	\$416,868
FIAC per unit amount, SFD/SFA-TH	\$4,918/\$3,845

***NOTE:** The impacts generated from the CRIM model include factors/inputs into the model that are not consistent with current state law regarding proffers (CRIM runs include non-capacity building CIP/CNA projects and also operating expenses. The CRIM generated amounts (total and per unit) are higher than can be accepted for proffers under state law.

^NOTE: this per unit amount is provided by dividing the net annual fiscal impact by the total number of units. No differentiating is made regarding unit type. The FIAC approach recognizes the different level of impacts typically generated by residents of different types of units.

Note, once again, that any discrepancies between the dollar values here and those shown in the CRIM printout are the result of rounding errors in the model.

Summary of Findings:

- The CRIM runs of the two scenarios for Spring Hill Village did not result in a significant difference in the per unit fiscal impact or the total amount of funds potentially contributed to address impacts of the development. Furthermore, the additional amounts from the CRIM runs are likely to be negated by the unlawful inputs still contained in the CRIM Model (operating expenses and non-capacity building CIP/CNA projects).
- Based on the results of this analysis of the Spring Hill Village project, staff opinion is that further use of the CRIM model to assess ZMA amendment requests to modify existing cash proffer amounts is not useful and will not result in substantially different calculations for impacts and resulting cash proffer amounts than use of the recommended FIAC cash proffer

amounts.

- Staff is currently assessing the most recent revisions to the state law regarding proffers, and will be undertaking a more comprehensive reassessment of the County's cash proffer policies and practices in light of the changes in the state code. These efforts will result in a more comprehensive response to the shifts in the ability to use cash proffers as a mechanism to address a project's impact on essential public infrastructure and services.

SAA/saa

Budget Summary -- Existing Zoning -- 100 SFD's

		Average Cost Model - FY16 Update										Average Costs	
(Values in \$000's)		Year =>	1	2	3	4	5	6	7	8	9	10	
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
REVENUES													
PROP	Residential Real	\$91,022	\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$327
TAXES	Nonresidential Real	\$28,384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Res Personal Prop	\$17,432	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Nonres Personal Prop	\$5,811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Other (Agricultural)	\$10,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal:	Property Taxes	\$152,921	\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$327
OTHER													
	1 Public Service Tax	\$2,717	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5
	2 Pers Prop Tax-Resid	\$17,432	\$46	\$46	\$46	\$46	\$46	\$46	\$46	\$46	\$46	\$46	\$46
	3 Pers Prop Tax-Nonres	\$5,811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	4 Mach & Tools Tax	\$568	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	5 Sales & Use Tax	\$14,446	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	6 Cons Util Tax-Resid	\$5,424	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16
	7 Cons Util Tax-Nonres	\$3,616	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	8 BPOL Taxes	\$10,682	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	9 Util Co Licenses	\$342	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
	10 Motor Vehicle Licenses	\$4,059	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11
	11 Permits & Fees	\$98	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	12 Fines & Forfeitures	\$626	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2
	13 Charges for Services	\$1,758	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3
	14 State Aid	\$23,130	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61
	15 Categorical Aid - Federal	\$7,829	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21
	16 Hotel/Motel Room Tax	\$1,113	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2
	17 Delinquent RE/Penalties	\$4,369	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8
	18 State Aid to Schools	\$45,823	\$127	\$127	\$127	\$127	\$127	\$127	\$127	\$127	\$127	\$127	\$127
	19												
	20 ANNUAL REVENUES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	21 SF Detached	\$1,028	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	22 SF Attached/TH	\$115	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	23 Multifamily	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	24 Mobile Homes	\$905	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal:	Other Revenues	\$152,017	\$306	\$301	\$301	\$301	\$301	\$301	\$301	\$301	\$301	\$301	\$301
TOTAL ADDITIONAL ANNUAL REVENUES:		\$304,938	\$633	\$628	\$628	\$628	\$628	\$628	\$628	\$628	\$628	\$628	\$628
EXPENSES													
SCHOOLS													
	Operating Costs		\$668	\$668	\$668	\$668	\$668	\$668	\$668	\$668	\$668	\$668	\$668
	Staff Costs		\$186	\$186	\$186	\$186	\$186	\$186	\$186	\$186	\$186	\$186	\$186
	CF Pay-As-You-Go		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	CF Debt Service		\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27
	SUBTOTAL, SCHOOLS		\$881	\$881	\$881	\$881	\$881	\$881	\$881	\$881	\$881	\$881	\$881
COUNTY GOVT.													
	Operating Costs		\$227	\$227	\$227	\$227	\$227	\$227	\$227	\$227	\$227	\$227	\$227
	Staff Costs		\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12
	CF Pay-As-You-Go		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	CF Debt Service		\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33
	SUBTOTAL, COUNTY		\$272	\$272	\$272	\$272	\$272	\$272	\$272	\$272	\$272	\$272	\$272
TOTAL ADDITIONAL ANNUAL COSTS:			\$1,152	\$1,152	\$1,152	\$1,152	\$1,152	\$1,152	\$1,152	\$1,152	\$1,152	\$1,152	\$1,152
NET FISCAL IMPACT													
Annual		\$304,938	(\$519)	(\$524)	(\$524)	(\$524)	(\$524)	(\$524)	(\$524)	(\$524)	(\$524)	(\$524)	(\$524)
Cumulative			(\$519)	(\$1,043)	(\$1,567)	(\$2,092)	(\$2,616)	(\$3,140)	(\$3,664)	(\$4,188)	(\$4,712)	(\$5,236)	

Albemarle Co., VA										
11	12	13	14	15	16	17	18	19	20	Cumulative
2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total
\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$6,541
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$327	\$6,541
\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$96
\$46	\$46	\$46	\$46	\$46	\$46	\$46	\$46	\$46	\$46	\$913
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$16	\$322
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$12
\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$11	\$213
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5
\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$33
\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$62
\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$61	\$1,211
\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$21	\$410
\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$39
\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$8	\$154
\$127	\$127	\$127	\$127	\$127	\$127	\$127	\$127	\$127	\$127	\$2,550
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$301	\$301	\$301	\$301	\$301	\$301	\$301	\$301	\$301	\$301	\$6,023
\$628	\$628	\$628	\$628	\$628	\$628	\$628	\$628	\$628	\$628	\$12,564
\$668	\$668	\$668	\$668	\$668	\$668	\$668	\$668	\$668	\$668	\$13,358
\$186	\$186	\$186	\$186	\$186	\$186	\$186	\$186	\$186	\$186	\$3,721
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$533
\$881	\$881	\$881	\$881	\$881	\$881	\$881	\$881	\$881	\$881	\$17,611
\$227	\$227	\$227	\$227	\$227	\$227	\$227	\$227	\$227	\$227	\$4,530
\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$234
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$666
\$272	\$272	\$272	\$272	\$272	\$272	\$272	\$272	\$272	\$272	\$5,430
\$1,152	\$1,152	\$1,152	\$1,152	\$1,152	\$1,152	\$1,152	\$1,152	\$1,152	\$1,152	\$23,041
(\$524)	(\$524)	(\$524)	(\$524)	(\$524)	(\$524)	(\$524)	(\$524)	(\$524)	(\$524)	(\$10,477)
(\$5,760)	(\$6,284)	(\$6,808)	(\$7,332)	(\$7,857)	(\$8,381)	(\$8,905)	(\$9,429)	(\$9,953)	(\$10,477)	

Budget Summary -- Proposed Zoning -- 24 SFD's; 66 TH's

		Average Cost Model - FY16 Update										Average Costs	
(Values in \$000's)		Year =>	1	2	3	4	5	6	7	8	9	10	
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
REVENUES													
PROP	Residential Real	\$91,022	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238
TAXES	Nonresidential Real	\$28,384	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Res Personal Prop	\$17,432	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Nonres Personal Prop	\$5,811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Other (Agricultural)	\$10,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal:	Property Taxes	\$152,921	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238
OTHER													
	1 Public Service Tax	\$2,717	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4
	2 Pers Prop Tax-Resid	\$17,432	\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37
	3 Pers Prop Tax-Nonres	\$5,811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	4 Mach & Tools Tax	\$568	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	5 Sales & Use Tax	\$14,446	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	6 Cons Util Tax-Resid	\$5,424	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14
	7 Cons Util Tax-Nonres	\$3,616	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	8 BPOL Taxes	\$10,682	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	9 Util Co Licenses	\$342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	10 Motor Vehicle Licenses	\$4,059	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9
	11 Permits & Fees	\$98	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	12 Fines & Forfeitures	\$626	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
	13 Charges for Services	\$1,758	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3
	14 State Aid	\$23,130	\$49	\$49	\$49	\$49	\$49	\$49	\$49	\$49	\$49	\$49	\$49
	15 Categorical Aid - Federal	\$7,829	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17
	16 Hotel/Motel Room Tax	\$1,113	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2
	17 Delinquent RE/Penalties	\$4,369	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6
	18 State Aid to Schools	\$45,823	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83
	19												
	20 ANNUAL REVENUES	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	21 SF Detached	\$1,028	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	22 SF Attached/TH	\$115	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	23 Multifamily	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	24 Mobile Homes	\$905	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal:	Other Revenues	\$152,017	\$229	\$226	\$226	\$226	\$226	\$226	\$226	\$226	\$226	\$226	\$226
TOTAL ADDITIONAL ANNUAL REVENUES:		\$304,938	\$467	\$463	\$463	\$463	\$463	\$463	\$463	\$463	\$463	\$463	\$463
EXPENSES													
SCHOOLS													
	Operating Costs		\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471
	Staff Costs		\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121
	CF Pay-As-You-Go		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	CF Debt Service		\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18
	SUBTOTAL, SCHOOLS		\$610	\$610	\$610	\$610	\$610	\$610	\$610	\$610	\$610	\$610	\$610
COUNTY GOVT.													
	Operating Costs		\$184	\$184	\$184	\$184	\$184	\$184	\$184	\$184	\$184	\$184	\$184
	Staff Costs		\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
	CF Pay-As-You-Go		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	CF Debt Service		\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27
	SUBTOTAL, COUNTY		\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$220
TOTAL ADDITIONAL ANNUAL COSTS:			\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830
NET FISCAL IMPACT													
Annual		\$304,938	(\$363)	(\$367)	(\$367)	(\$367)	(\$367)	(\$367)	(\$367)	(\$367)	(\$367)	(\$367)	(\$367)
Cumulative			(\$363)	(\$730)	(\$1,096)	(\$1,463)	(\$1,830)	(\$2,196)	(\$2,563)	(\$2,929)	(\$3,296)	(\$3,662)	

Albemarle Co., VA										
11	12	13	14	15	16	17	18	19	20	Cumulative
2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Total
\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$4,752
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$238	\$4,752
\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$78
\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$37	\$741
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$14	\$290
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10
\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$173
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4
\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$27
\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$3	\$50
\$49	\$49	\$49	\$49	\$49	\$49	\$49	\$49	\$49	\$49	\$983
\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$333
\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$32
\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$6	\$125
\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$1,670
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$226	\$226	\$226	\$226	\$226	\$226	\$226	\$226	\$226	\$226	\$4,517
\$463	\$463	\$463	\$463	\$463	\$463	\$463	\$463	\$463	\$463	\$9,269
\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$471	\$9,414
\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$121	\$2,422
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$18	\$354
\$610	\$610	\$610	\$610	\$610	\$610	\$610	\$610	\$610	\$610	\$12,190
\$184	\$184	\$184	\$184	\$184	\$184	\$184	\$184	\$184	\$184	\$3,677
\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$190
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$540
\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$220	\$4,407
\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$830	\$16,597
(\$367)	(\$367)	(\$367)	(\$367)	(\$367)	(\$367)	(\$367)	(\$367)	(\$367)	(\$367)	(\$7,328)
(\$4,029)	(\$4,395)	(\$4,762)	(\$5,129)	(\$5,495)	(\$5,862)	(\$6,228)	(\$6,595)	(\$6,961)	(\$7,328)	