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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 8(G)(2)

TO:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners	**DATE:**	March 3, 2026
FROM:	Geri Bonzon-Keenan County Attorney	**SUBJECT:**	Resolution approving the Fiscal Year 2025-2026 budget for the West Perrine Community Redevelopment Agency and the West Perrine Community Redevelopment Area in the total amount of $10,517,800.00

Resolution No. R-156-26

The accompanying resolution was prepared by the Office of Management and Budget and placed on the agenda at the request of Prime Sponsor Vice Chairman Kionne L. McGhee.

Geri Bonzon-Keenan
County Attorney

GBK/ks

Memorandum

MIAMI-DADE COUNTY

Date: March 3, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine-Cava
Mayor

Subject: West Perrine Community Redevelopment Agency FY 2025-26 Budget

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Executive Summary

As mandated by Section 163.387, Florida Statutes, and the Interlocal Cooperation Agreement (interlocal) between Miami-Dade County (County) and the West Perrine Community Redevelopment Agency (Agency), annual budgets and any budget amendments require approval from the Board of County Commissioners (Board), as the governing body of all community redevelopment agencies in the County. This item seeks approval of the fiscal year (FY) 2025-26 budget for the Agency and the West Perrine Community Redevelopment Area (area).

Recommendation

It is recommended that the Board adopt the attached resolution approving the Agency's FY 2025-26 budget for the redevelopment area in the amount of $10,517,800, as required by the interlocal

Scope of Agenda Item

The area lies within County Commission District 9, represented by Commissioner Kionne L. McGhee.

Delegation of Authority

This item does not delegate any authority to the County Mayor or County Mayor's designee.

Fiscal Impact / Funding Source

The Agency's revenue source is tax increment financing (TIF), which is generated through the incremental growth of ad valorem revenues beyond an established base year, as defined in Section 163.387, Florida Statutes. The County TIF payment to the Agency's trust fund is $2,562,753, and the unincorporated municipal service area (UMSA) TIF payment into the trust fund is $1,069,587. The County will continue to make annual payments to the Agency based on each year's growth of ad valorem revenues over the base year through 2046 when the Agency and the area sunset.

Track Record / Monitor

This resolution does not provide for contracting with any specific entity. The resolution approves the Agency's and the area's FY 2025-26 budget.

Background

On March 1, 2005, the Board adopted Resolution No. R-212-05, declaring a geographical area in south Miami-Dade County as slum and blight. On June 5, 2007, the Board adopted Resolution No. R-745-07 appointing itself as the board of commissioners of the Agency; Resolution No. R-744-07, which approved the redevelopment plan for the area; and Ordinance No. 07-79, which created the trust fund. On July 3, 2012, the Board adopted Resolution No. R-598-12, which delegated certain redevelopment powers to the Agency, including, but not limited to, the power to appropriate fund and make expenditures in accordance with applicable law. On July 14, 2016, the Board also approved an amendment to the Agency's plan and extended the life of the Agency until September 30, 2046. On May 3, 2022, the Board adopted Ordinance No. 22-46 creating the Agency as a public body corporate and politic in accordance with section 163.356, Florida Statutes. On November 7, 2022, the Board adopted Resolution No. R-1130-22 appointing commissioners to the Agency's board. On June 21, 2023, the Board adopted Resolution No. R-551-23

approving the Interlocal Agreement between Miami-Dade County and the Agency. On December 13, 2023, the Agency adopted a motion to hire an executive director to work directly with its commissioners in collaboration with County staff. On March 5, 2024, the Agency entered into an agreement with H.E.R.S. Consulting, LLC, to provide Executive Director and Project Coordinator services to the Agency.

Fiscal Year 2025-26 Budget

On September 17, 2025, the Agency's FY 2025-26 budget of $10,517,800 was approved by the Agency through Resolution No. CRA-17-2025, which is attached to this memorandum as Attachment 1 and is incorporated herein by reference. The budget includes $2,562,753 in County TIF, $1,069,587 in UMSA TIF, $6,660,460 in projected carryover, and $225,000 in projected interest earnings.

As operational needs evolve, certain expenses may be eliminated or consolidated; for example, the Executive Director and Project Coordinator positions were combined under H.E.R.S. Consulting for FY 2025–26. Funds not spent or incurred during the fiscal year will carry forward to the subsequent year.

Administrative expenditures total $412,500, including audits ($16,500); advertising and notices ($25,000); H.E.R.S. Consulting contractual services ($200,000); grants software ($15,000); meeting room expenses ($2,500); office supply equipment ($2,500); mail services ($3,000); travel ($25,000); insurance ($2,000); procurement ($40,000); and direct County support ($81,000). Administrative costs represent approximately 3 percent of total budgeted expenditures, excluding the 1.5 percent County administrative charge ($54,485).

Operating and Infrastructure expenses total $10,050,815 including:

- $2,958,045 for major project incentives;
- $2,000,000 for land / building acquisitions;
- $1,000,000 for the Hibiscus Grove Housing Development Project
- $1,000,000 for redevelopment bond reserves
- $750,000 for commercial redevelopment grants;
- $650,000 for residential improvement grants;
- $450,000 for miscellaneous
- $300,000 for public service grant
- $275,000 for pyramid construction redevelopment
- $200,000 for innovative community policing;
- $150,000 for Greater Miami Services Corp;
- $150,000 for contractual services for redevelopment studies;
- $140,000 for legal services;
- $25,000 for Mz Goose grant - non-profit organization;
- $2,670 for memberships and fees;
- $100 for non-ad valorem taxes (special lighting district)

The budget does not include a contingency reserve.

All expenditures are detailed in Exhibit 1 to the resolution.

Attachment

Carladenise Edwards
Chief Administrative Officer

RESOLUTION NO. CRA-17-2025

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY, APPROVING THE FISCAL YEAR 2025-2026 BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE FISCAL YEAR 2025-2026 BUDGET TO MIAMI-DADE COUNTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO COMPLETE THE APPROVAL PROCESS FOR THE FISCAL YEAR 2025-2026 BUDGET WITH MIAMI-DADE COUNTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Agreement, as amended, between the West Perrine Lakes Community Redevelopment Agency (the "WPCRA") and Miami-Dade County (the "County") requires, among other things, the WPCRA to annually adopt and transmit a budget and annual report to the County for review and approval by the Board of County Commissioners; and

WHEREAS, the WPCRA Fiscal Year 2025-2026 Budget is attached hereto as Exhibit "A;" and

WHEREAS, all the expenses included in the WPCRA Fiscal Year 2025-2026 Budget are in accordance with state law, interlocal agreements including the Interlocal Cooperation Agreement, as amended, and the WPCRA Redevelopment Plan; and

WHEREAS, the Commissioners of the WPCRA desire to approve the WPCRA Fiscal Year 2025-2026 Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE NARANJA LAKES COMMUNITY REDEVELOPMENT AGENCY:

Section 1. **Recitals.** The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. **Approval and Adoption of Budget.** The WPCRA Fiscal Year 2025-2026

Budget attached hereto as Exhibit "A" is hereby approved. All revenues and interest carried forward from the WPCRA Fiscal Year 2024-2025 Budget shall be appropriated as set forth in WPCRA Fiscal Year 2025-2026 Budget and according to established guidelines and in accordance with applicable law.

Section 3. **Transmittal of Budget.** The Executive Director is hereby authorized to transmit the Fiscal Year 2025-2026 Budget to the County for review and approval thereby.

Section 4. **Authority of Executive Director.** The Executive Director is hereby authorized to take all action necessary to complete the approval process for the Fiscal Year 2025-2026 Budget with the County.

Section 5. **Effective Date.** This Resolution shall take effect immediately upon approval.

The foregoing resolution was offered by Commissioner Thompkins who moved its adoption. The motion was seconded by Commissioner Richardson-Comer and upon being put to a vote, the vote was as follows:

Leviticus L. Gilliard, Chairman ✓
Tyreke Spann, Vice Chairman _____

Lieutenant Kevin Richardson _____
Rhonda Richardson-Comer ✓

Veronica Thompkins ✓
Willie L. Carpenter ✓

The Chairman thereupon declared this resolution duly passed and adopted this 17th day of September, 2025.

WEST PERRINE COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS

By: _____

Veronica Thompkins
West Perrine CRA, Secretary

Approved by CRA Attorney as
to form and legal sufficiency.

Steven W. Zelkowitz

MEMORANDUM
(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: March 3, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(G)(2)

Please note any items checked.

_____ **"3-Day Rule" for committees applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Statement of social equity required**

_____ **Ordinance creating a new board requires detailed County Mayor's report for public hearing**

_____ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(G)(2)
3-3-26

RESOLUTION NO. R-156-26

RESOLUTION APPROVING THE FISCAL YEAR 2025-2026 BUDGET FOR THE WEST PERRINE COMMUNITY REDEVELOPMENT AGENCY AND THE WEST PERRINE COMMUNITY REDEVELOPMENT AREA IN THE TOTAL AMOUNT OF $10,517,800.00

WHEREAS, the Interlocal Cooperation Agreement ("interlocal agreement") between Miami-Dade County, Florida ("County"), and the West Perrine Community Redevelopment Agency ("Agency"), and section 163.387, Florida Statutes, require the Agency to transmit its adopted annual budget to this Board for approval; and

WHEREAS, the Agency has adopted its Fiscal Year 2025-2026 budget for the West Perrine Redevelopment Area ("redevelopment area") through Resolution No. CRA-17-2025; and

WHEREAS, the Agency and its counsel have determined that all expenditures associated with the attached budget are allowable under the redevelopment plan, interlocal agreement and chapter 163, part III, Florida Statutes; and

WHEREAS, this Board desires to approve the Fiscal Year 2025-2026 budget in the total amount of $10,517,800.00 for the Agency and the redevelopment area; and

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The matters contained in the foregoing recitals are incorporated in this resolution by reference.

Section 2. This Board approves the Fiscal Year 2025-2026 budget for the West Perrine Community Redevelopment Agency and the West Perrine Community Redevelopment Area in the total amount of $10,517,800.00, in substantially the form attached hereto as Exhibit "1" and incorporated herein by reference.

The foregoing resolution was offered by Commissioner **Vicki L. Lopez**, who moved its adoption. The motion was seconded by **Sen. René García** and upon being put to a vote, the vote was as follows:

Anthony Rodríguez, Chairman	**aye**		
Kionne L. McGhee, Vice Chairman	**aye**		
Marleine Bastien	**aye**	Juan Carlos Bermudez	**aye**
Sen. René García	**aye**	Oliver G. Gilbert, III	**aye**
Roberto J. Gonzalez	**absent**	Keon Hardemon	**absent**
Danielle Cohen Higgins	**aye**	Vicki L. Lopez	**aye**
Natalie Milian Orbis	**aye**	Raquel A. Regalado	**aye**
Micky Steinberg	**aye**		

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of March, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency. RFA

Richard Appleton

Exhibit 1

West Perrine Community Redevelopment Agency
FY 2025-26 Budget

Leviticus Gilliard, Sr. – Board Chair
Tyreke Spann – Vice-Chair
Veronica Thompkins – Secretary
Kevin T. Richardson – Board Member
Willie Carpenter – Board Member

Rhonda Richardson-Comer – Board Member

Krystal Patterson, MPA, FRA-RA – Executive Director, H.E.R.S. Consulting

WEST PERRINE CRA
COMMUNITY REDEVELOPMENT AGENCY

Date: September 17th, 2025

To: Chairman Leviticus L. Gilliard,
and Members West Perrine Board of Commissioners

From: Krystal Patterson, MPA, FRA-RA
Executive Director, West Perrine CRA

Subject: West Perrine Community Redevelopment Agency FY 2025-26 Budget

It is recommended that the Board of Commissioners of the West Perrine Community Redevelopment Agency (Board) adopt the proposed FY 2025-26 budget for the West Perrine Community Redevelopment Area (redevelopment area). It is further recommended that the Board authorize the Executive Director or Executive Director's designee to submit the budget to the Miami-Dade County Board of County Commissioners for its approval.

Tax Roll

The redevelopment area has experienced healthy growth in taxable values from the previous year. The taxable value in the redevelopment area increased ____ percent over the 20__ Preliminary Roll for the redevelopment area.

West Perrine	2024 Roll	2025 Roll	Increase	Percent Increase
CRA Area	900,333,591	1,030,880,669	130,547,078	14.5

Revenues

For FY 2025-26 the estimated countywide tax increment payment into the trust fund is $2,562,753, and the Unincorporated Municipal Service Area (UMSA) tax increment payment is $1,069,587.

As of September 12, 2025, the Agency projected carryover funding is $6,660,460 and is estimated to gain approximately $225,000 in interest for total projected revenues of $10,517,800.

Expenses

The expenses outlined in the budget narrative below are based on the Agency's redevelopment activities, including funding for initiatives developed in consultation with the Agency's staff.

Administrative support projected total is $412,500 and the administrative reimbursement to the County is $54,485. The proposed operating expenses for the Agency total $967,770 and are detailed below. The

proposed infrastructure expenses for the Agency total $9,083,045 and are detailed below. The Agency's proposed budget does not include any contingency reserves.

Proposed Budget for Fiscal Year 2025-26

Revenues - $10,517,800

The Agency's proposed budget for FY 2025-26 is $10,517,800. Revenues include a countywide tax increment revenue payment of $2,562,753 an unincorporated area tax increment payment of $1,069,587 carryover funding $6,660,460 and projected interest earnings $225,000.

Expenditures - $10,517,800

Administrative Expenses - $412,500

1. Audits ($16,500)

Florida law requires that the Agency's revenues and expenses be audited annually by an external auditor to ensure compliance with sections 163.387(6) and (7), Florida Statutes.

2. Advertising, Notices, Printing and Mailing Materials ($25,000)

Set aside for any advertising, printing, and mailing materials that may be required as a result of the Agency's activities to include social media, website hosting and maintenance, newsletters, photography etc.

3. H.E.R.S. Consulting ($200,000)

The Agency's contracted consulting firm responsible for managing the day-to-day operations of the Agency and providing for an Executive Director.

4. Grants Software ($15,000)

Grant management software to streamline application intake, compliance tracking, and reporting requirements.

6. Meeting Rooms (2,500)

Cover cost associated with the logistics relating to conducting Board meetings.

7. Office Supplies/Equipment ($2,500)

Costs to purchase office supplies and equipment to include folders, paper, copier, computer etc.

8. Mail Services ($3,000)

Costs to cover mail and notary regarding Agency programs and services.

9. Travel ($25,000)

Travel to the annual Florida Redevelopment Association Conference, P3 Conference, International conference of Shopping Centers and events geared towards economic development that provide access to investors and developers to market the redevelopment area and professional development.

10. Insurance ($2,000)

Coverage for property insurance.

11. Procurement ($40,000)

Costs for procurement assistance to ensure transparent, competitive, and compliant vendor selection.

11. Direct County Support ($81,000)

This line item covers expenses incurred by the County's Office of Management and Budget relating to managing financials of the Agency.

County Administrative Charge - $54,485

1. County Administrative Charge ($54,485)

The County administrative charge represents a reimbursement of a 1.5 percent fee of the County's tax increment contribution. This charge recovers administrative costs relating to overseeing all Agency related activities.

Note: Administrative expenditures, excluding the 1.5 percent County Administrative Charge, total $412,500 and represent less than 20 percent of total expenditures.

Operating Expenses - $967,770

1. Membership and State Fee ($2,670)

The Agency is required by the State of Florida to pay a Special District fee ($175). The Agency is also a member of the Florida Redevelopment Association and pays annual dues ($1,870).

2. Contractual Services ($150,000)

For professional services to update the Agency's Redevelopment Plan, Professional service consultants, CRA project signs and installation etc.

3. Legal Services Taylor Duma ($140,000)

For independent legal services review and/or preparation of documents, resolutions, contracts, and representation of the Agency.

4. Mz Goose Grant Non-Profit ($25,000)

This amount will provide for maintenance and operational support to the Historic Bethel House Museum.

5. Innovative Community Policing ($200,000)

For the implementation of an amended and updated innovative community policing plan (policing plan) to reduce crime in the redevelopment area.

6. Special Lighting District ($100)

Payment of non-ad valorem assessment on the Agency's vacant land at the corner of SW 182nd Street and SW 102nd Court, folio number: 30-5032-014-0210

7. Workforce Training/Job Creation Programs ($0)

Community Education initiatives to include seminars, summits and workshops.

8. Miscellaneous ($450,000)

Funds reserved for unanticipated or incidental expenses not otherwise categorized within the CRA budget.

<u>Infrastructure Expenses ($9,083,045)</u>

1. Land / Building Acquisition ($2,000,000)

This allocation will fund the acquisition of blighted properties and/or vacant land for future redevelopment opportunities.

2. Hibiscus Grove ($1,000,000)

Portion of the loan approved by the Board to support the development of Hibiscus Grove, a mixed-use affordable housing project.

3. Infrastructure Improvements ($0)

This allocation will fund improvements within the redevelopment area. Additionally, this can be used to seek match funding from the Florida Department of Transportation for a beautification grant project within the redevelopment area. Remove old cans and install new in corridors, replace community gateway signs etc.

4. Landscape Enhancement & Ground Maintenance ($0)

For ground maintenance and litter removal from CRA owned property to include board ups, tree trimming and debris hauling.

5. Residential Rehabilitation Program ($650,000)

Residential programs developed to help with essential home repairs, enhancing the health, life, and safety of the West Perrine community while fulfilling the Agency's goal of mitigating slum and blight conditions.

6. Commercial Rehabilitation and Business Expansion & Attraction Programs (BEAP) ($750,000)

The Commercial Rehabilitation Grant offers funding for interior/exterior upgrades to existing commercial properties, supporting small business retention within the CRA. The Business Expansion & Attraction Program (BEAP) aims to attract businesses to the redevelopment area, targeting those businesses outside its boundaries or businesses looking to expand.

7. Special Projects Grant ($0)

The Special Projects Grant (SPG) incentivizes neighborhood groups to improve West Perrine neighborhoods on publicly owned property or right of way.

8. Public Service Worker Grant ($300,000)

This grant will provide for down payment assistance specifically to income-eligible public service employees to purchase affordable housing in the redevelopment area.

9. Pyramid Construction Redevelopment ($275,000)

Encumbrance of TIF revenues allocated to previously approved redevelopment incentive commitment for redevelopment of townhomes.

10. Greater Miami Service Corp ($150,000)

Grant funding provided to Job Corps in support of community rehabilitation initiatives within the CRA area.

11. Major Project Initiatives ($2,958,045)

Funding allocated for priority redevelopment projects and catalytic initiatives advancing the CRA's strategic goals.

12. Redevelopment Bond Reserves ($1,000,000)

Funds reserved to establish capacity for future bonding in support of major redevelopment initiatives.

West Perrine Community Redevelopment Agency

	FY 2024-25 ADOPTED BUDGET	FY2024-25 ACTUALS/EOY PROJECTIONS	FY25-26 PROPOSED
REVENUES			
Carryover	4,816,401	5,083,057	6,660,460
UMSA Tax Increment Revenue	829,206	829,206	1,069,587
County Tax Increment Revenue	1,986,277	1,986,277	2,562,753
Interest	100,000	225,801	225,000
Revenue Total	**7,731,883**	**8,124,341**	**10,517,800**
EXPENDITURES			
Administrative Expense			
Audit	20,000	16,500	16,500
Advertising and Notices	25,000	25,000	25,000
Printing & Publishing	5,000		-
Executive Director	140,000	200,000	
H.E.R.S. Consulting			200,000
Project Coordinator	60,000	-	
Grants Software	-	15,100	15,000
Office Space	30,000		
Meeting Room Expenses	2,500		2,500
Office Supply Equipment	6,500		2,500
Mail Services	2,500	100	3000
Travel - FRA Annual Conference	35,000	8,000	25,000
Insurance	100,000	893	2,000
Procurement			40,000
Direct County Support	77,000	77,000	81,000
Subtotal Administrative Expense	**503,500**	**342,593**	**412,500**
County Administrative Charge (1.5%)	42,232	42,232	54,485
(A) Subtotal Admin and Admin Charge	**545,732**	**384,825**	**466,985**
			-
Operating Expense			-
F.R.A. Membership and State Fee	2,000	2,670	2,670
Contractual Services (Redevelopment Studies)	350,000	7,500	150,000
Legal Services	30,000	30,000	
Legal Services Taylor Duma			140,000
Non-Profit Organizations	250,000	25,000	
MzGoose Grant (Non Profit)			25,000
Innovative Community Policing	325,000		200,000
Special Lighting District	100	100	100
Workforce Training / Job Creation Programs	150,000		
Miscellaneous	300,000	10,000	450,000
Vehicle Maintenance	50,000		
Reserves	-		
(B) Subtotal Operating Expenses & Reserves	**1,457,100**	**75,270**	**967,770**
Infrastructure Expenses			
Land / Bldg. Acquisitions	2,404,051	686,787	2,000,000
Hibiscus Grove	900,000		1,000,000
Infrastructure Improvements	200,000		
Landscape Enhancement & Ground Maintenance	25,000		
Residential Improvement Grants	600,000	42,000	650,000
Redevelopment Grants - Commercial	1,000,000		750,000
Special Projects Grant	300,000	275,000	
Greater Miami Service Corp			150,000
Pyramid Construction Redevelopment			275,000
Major Project Incentives			2,958,045
Redevelopment Bond Reserves			1,000,000
Public Service Grant	300,000		300,000
Reserves			
(C) Subtotal Infrastructure Expenses & Reserves	**5,729,051**	**1,003,787**	**9,083,045**
Expenditures Total (A+B)	**7,731,883**	**1,463,882**	**10,517,800**
Revenues Less Expenditures Total	**0**	**6,660,460**	**(0)**