

# **California Health Facilities Financing Authority Investment in Mental Health Wellness Grant Program for Children and Youth**

## **Report to the Legislature – January 2022**

### **Background**

Chapter 30, Statutes of 2016, Section 20 (SB 833) expanded the Investment in Mental Health Wellness Act of 2013 (SB 82) to specifically address a continuum of crisis services for children and youth, 21 years of age and under, called the Investment in Mental Health Wellness Grant Program for Children and Youth (CY Grant Program).

The legislation set the goal of adding 200 Mobile Crisis Support Teams (MCSTs) and 120 Crisis Stabilization Unit (CSU) and Crisis Residential Treatment (CRT) beds as well as increasing Family Respite Care (FRC) services.

The California Health Facilities Financing Authority (Authority) was assigned responsibility for developing the program as well as awarding and administering the grants.

The CY Grant Program is intended to improve access to mental health crisis services in California for children and youth, ages 21 and under. SB 833 provides a mechanism for funding a statewide expansion of MCSTs, CSU and CRT beds, and FRC via grants available to counties. Counties may utilize awarded funds for real property acquisition, construction/renovation, furnishing and equipment acquisition, information technology, and applicable startup or expansion costs.

### **Program Funding**

The enacted 2016-2017 Budget Act allocated approximately \$27 million in one-time funding with \$16 million from the General Fund and \$11 million from the Mental Health Services Act (MHSA) Fund that had to be encumbered by June 30, 2019. The MHSA funding had the provision that the funding could only be used for MCSTs and FRC programs. The 2016-2017 Budget Act also re-appropriated any unspent funds under the Investment in Mental Health Wellness Grant Program (IMHWGP) (SB 82) to the CY Grant Program.

The enacted 2017-2018 Budget Act reverted the \$16 million General Fund appropriation and replaced it with approximately \$16.7 million from the MHSA Fund. Additionally, the Legislature continues to appropriate \$4 million annually from the MHSA Fund. The Authority has made the annual \$4 million appropriation in funds available to counties who are applying for capital costs (vehicles and/or equipment) to create or expand children and youth MCSTs to fund personnel costs to operate the MCSTs. The Authority also has agreed to annually fund the children and youth MCSTs for up to five years, subject to availability of annual budget appropriations by the Legislature.

The unintended consequence of funding this grant program over two different Budget Acts created varying encumbrance deadlines and budget provisions that became an administrative challenge on the Authority's ability to develop a robust program that aligned with its county partners' needs.

The enacted 2019-2020 Budget Act aligned and extended the 2016-2017 and 2017-2018 Budget Acts' award and disbursement deadlines and also provided flexibility to allocate funds outside the established program area limits (See **Table 1: Program Funding** for eligible program areas and the respective amounts initially appropriated for each program area by the Senate Budget Committee). Authority staff may make recommendations for funding of grant awards to program areas different than that in Table 1 to meet the counties' program area needs.

**Table 1: Program Funding**

	<b>2019-2020 Budget</b>	
<b>Program</b>	<b>General Fund Reappropriation</b>	<b>MHSA Funds</b>
Crisis Residential Treatment		\$ 5,899,000
Crisis Stabilization Unit		8,851,000
Mobile Crisis Support Teams		8,850,000
Family Respite Care		2,950,000
Additional funds*	\$ 10,965,521	717,000
<b>Totals</b>	<b>\$ 10,965,521</b>	<b>\$ 27,267,000</b>
<b>Award Deadline</b>	<b>6/30/2024</b>	
<b>Disbursement Deadline</b>	<b>6/30/2026</b>	
<b>Total Capital Funding Available</b>	<b>\$38,232,521</b>	

\* Amounts in excess of \$6,717,000.00 forfeited from the IMHWGP (\$6,039,103.03 in unawarded funds and \$677,896.97 in county forfeited funds)

### **Program Development and Implementation**

Authority staff began working on the program structure and development of the regulations in the Fall of 2016. To the extent possible, regulations for the CY Grant Program were modeled after the regulations for the IMHWGP. Modifications from the IMHWGP regulations were for the purposes of tailoring the CY Grant Program regulations to serve children and youth, accommodating the limited funding available, incorporating the new program concept of FRC, and reflecting lessons learned from administering the IMHWGP.

Authority staff consulted with the Authority's technical advisor, the California Institute for Behavioral Health Solutions, and reached out to several stakeholders for their input and feedback during the development of the CY Grant Program.

In November 2016, staff presented an information item to the Authority board on the status of the CY Grant Program, which included discussions on changes from the IMHWGP, some of which were related to the readiness, feasibility, and sustainability sections of the application; use of regional or county maximum amounts; limitations to startup costs; and an update on licensing options for crisis residential treatment facilities.

In December 2016, staff conducted a webinar for interested stakeholders in which a draft of the proposed regulations was made available and was concluded with a question and answer session.

Additional work and stakeholder outreach was conducted to finalize the regulations after funding was reinstated in June 2017, specifically in the area of project readiness, feasibility, and sustainability, that led to the development of emergency regulations that were filed with the Secretary of State on November 26, 2018, by the Office of Administrative Law (OAL). Permanent regulations were approved by OAL on October 4, 2019.

The first funding round opened on November 30, 2018 and closed on February 28, 2019. Authority staff held an informational webinar on December 11, 2018, providing an overview of the CY Grant Program and essential information to potential applicants to assist them in the preparation of an application.

The second funding round was opened on November 6, 2019, with an application submission deadline of June 30, 2020, which was extended to January 29, 2021, in response to the COVID-19 pandemic impact on potential applicants. On October 14, 2020, Authority staff held another informational webinar, which provided an overview of the CY Grant Program and essential information to potential applicants to assist them in the preparation of an application, including a presentation by the Department of Health Care Services regarding licensing requirements for the Children Crisis Residential Program.

The third funding round was opened on May 3, 2021, with an application submission deadline of October 29, 2021. Authority staff held a third informational technical assistance webinar on August 26, 2021, which provided an overview of the CY Grant Program and essential information to potential applicants to assist them in the preparation of an application, including a presentation by the Department of Health Care Services regarding licensing requirements for the Children Crisis Residential Program.

In August 2021, Authority staff implemented an online application and grant management platform, which will allow the Authority to track and manage all aspects of each grant, including receiving applications, reviewing and scoring applications, processing disbursement forms, and reviewing submitted supporting documentation and closeout forms, thus eliminating the reliance on hard copies. Emergency regulations were submitted to and approved by OAL in September 2021, allowing grant applicants the option to submit applications for the third funding round through the online grant management platform in addition to e-mail, mail, and hand delivery submissions. In November 2021, permanent regulations were submitted to OAL, and once approved, should any additional funding rounds open, all grant applications will be required to be submitted through the online grant management platform.

### **Summary of Grant Awards**

After the completion of two funding rounds, the Authority approved 13 CY Grant Program awards for 21 projects, which will benefit 11 counties, totaling \$14,878,354.61 in capital funding and \$2,861,384.00 in MCST annual personnel funding.

During the first funding round, the Authority received six applications, and the Authority awarded grant funding to four applicants at the May 30, 2019 board meeting. The Authority awarded a total of \$730,323.90 in capital funding for four MCST projects and \$1,320,660 in MCST annual personnel funding for the approved projects for up to five years.

During the second funding round, the Authority received 13 applications, and the Authority awarded grant funding to nine applicants at the April 29, 2021 board meeting. The Authority awarded a total of \$14,148,030.71 in capital funding: \$3,474,155.00 for one CRT project; \$7,302,939.71 for five CSU projects; \$2,950,000.00 for one FRC project; and \$420,936.00 for five MCST projects. A total of \$1,540,724.00 in annual personnel funding was awarded for the approved five MCST projects for up to five years.

The approved projects will expand children and youth mental health crisis services by developing a total of nine CRT beds, 24 CSU beds, and 14 MCSTs, consisting of 12 vehicles and 32.75 full-time MCST personnel.

A detailed summary of the awards conferred by the board, providing a description of the projects funded for each county, the amount of each grant awarded, a description of other sources of funding for each project, and the target population to be served by the counties, is attached as Exhibit A.

Table 2 below details the amounts of capital and personnel funding awarded in each funding round for each program.

**Table 2: Summary of Projects Awarded by Round and Program**

RD	Awarded	Program	Capital Funding				Annual Personnel Funding		
			#	Awarded	Beds	Vehicles	#	Awarded	Personnel
1	5/30/2019	MCST	6	\$ 730,323.90		6	4	\$ 1,320,660.00	16
		<b>TOTAL</b>	<b>6</b>	<b>730,232.90</b>		<b>6</b>	<b>4</b>	<b>1,320,660.00</b>	<b>16</b>
2	4/29/2021	CRT	1	3,474,155.00	9				
		CSU	5	7,302,939.71	24				
		FRC	1	2,950,000.00					
		MCST	8	420,936.00		6	5	1,540,724.00	16.75
		<b>TOTAL</b>	<b>15</b>	<b>14,148,030.71</b>	<b>33</b>	<b>6</b>	<b>5</b>	<b>1,540,724.00</b>	<b>16.75</b>
<b>TOTAL</b>		CRT	<b>1</b>	<b>3,474,155.00</b>	<b>9</b>				
		CSU	<b>5</b>	<b>7,302,939.71</b>	<b>24</b>				
		FRC	<b>1</b>	<b>2,950,000.00</b>					
		MCST	<b>14</b>	<b>1,151,259.90</b>		<b>12</b>	<b>9</b>	<b>2,861,384.00</b>	<b>32.75</b>
<b>GRAND TOTAL</b>			<b>21</b>	<b>\$ 14,878,354.61</b>	<b>33</b>	<b>12</b>	<b>9</b>	<b>\$ 2,861,384.00</b>	<b>32.75</b>

For the third funding round there are \$23,659,066.71 available in capital funding and \$1,138,616 in MCST personnel funding. The Authority received 10 applications, from eight counties and two non-profit organizations, for a total amount of \$72,204,153.25 in capital funding and \$1,160,522.00 in personnel funding. The applications are currently in the review, and Authority staff will present their recommendations to the Authority for approval at a future board meeting.

**Projects Statuses**

As of December 2021, the CY Grant Program has six out of the 12 approved MCST vehicles operational, and 12 of the 32.75 approved MCST personnel have been hired. In total, \$1,893,211.74 of capital funding, and \$326,299.56 in personnel funding has been disbursed. Two counties, Sacramento and Marin, forfeited a total of \$304,900.31 in unused capital funding and the funds have been made available for the third funding round. A detailed summary of the capital and personnel funding is attached as Exhibits B and C.

**County Outreach**

The first funding round for the CY Grant Program was undersubscribed, not only in the total amount of funding being requested, but also in the lack of funding requested for infrastructure projects to create CRT, CSU, and FRC programs. In March 2019, Authority staff conducted a survey to receive feedback from counties on what prevented them from applying for grant funding under the CY Grant Program as well as counties’ needs for mental health beds and services for children and youth.

Authority staff opened the survey to all 58 counties and received 27 responses (47% response rate). The most common impediments to applying for the CY Grant Program cited were the short application period, the short timeline to expend funds, the lack of grant writing personnel to respond to the grant, as well as the lack of flexibility in the use of funds. A letter with the results of the survey was shared with the Legislature on April 1, 2019.

A few actions have taken place that address some of the counties' concerns: (a) alignment and extension of the funding deadlines from the 2016-2017 and 2017-2018 Budget Acts offers the counties the needed time to develop and complete construction of facilities, (b) flexibility to allocate funds outside the established program area limits ensures funding is allocated based on the counties' needs, and (c) the Authority's much longer than normal second funding round allows counties additional time to develop robust applications.

After opening the second funding round, the Authority conducted another survey in April 2020 to all 58 counties with the assistance of the County Behavioral Health Directors Association to remind counties of the deadline of the second funding round, get an idea on how many counties are interested in applying, determine what impediments there still were to applying, and whether the counties wanted an extension of the deadline due to the COVID-19 pandemic. The Authority received 22 responses (38% response rate). The most common impediments now were lack of ongoing operational funding, lack of bandwidth that was even further impacted by the COVID-19 pandemic, and insufficient time to develop robust applications before the June 2020 deadline. As a result, the Authority extended the application submission deadline for the second funding round to January 29, 2021, to allow counties dealing with the COVID-19 pandemic's impact sufficient time to prepare a CY Grant Program application.

Additionally, the Authority contacted various associations to spread the word about the program, including the County Behavioral Health Directors Association, California State Association of Counties, California Alliance of Child and Family Services, California Children's Hospital Association, Steinberg Institute, and the Department of Health Care Services to market the CY Grant Program to their stakeholders/constituents.

### **COVID-19 Impact**

Although all grantees are currently on track to meet their grant deadlines, the COVID-19 pandemic did impact some of the projects. The COVID-19 pandemic challenges include, but are not limited to, delays in obtaining equipment, developing and executing service provider agreements, and hiring MCST personnel. The Authority will actively monitor projects as they advance towards completion, and when needed, consider milestone condition extensions on a case-by-case basis.

### **Exhibit A: Summary of Awards**

### **Exhibit B: Capital Funding Details**

### **Exhibit C: Personnel Funding Details**

California Health Facilities Financing Authority  
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Applicant	Funding Round	Capital Funding Awarded				Annual Personnel Funding Awarded	Total Final Allocation Awarded	# of Beds Expected		# of Vehicles Expected	# of Staff Expected	Other Funding Sources for Projects	Project Operation and Target Population
		Crisis Residential	Crisis Stabilization	Family Respite Care	Mobile Crisis Vehicles			Mobile Crisis	CRT				
1. Marin	1	\$0.00	\$0.00	\$0.00	\$52,600.00	\$294,884.00	\$347,484.00			1	2	MHSA Funds, Medi-Cal Reimbursement, and County General Funds	Mobile Crisis Support Team is expected to provide mental health crisis assessment and intervention, transportation to hospitals, first response for trauma incidents, linkage, and consultation to resources for children and youth ages 21 and under. The MCST will be located primarily on school and college campuses and juvenile halls.
2. Monterey	1	\$0.00	\$0.00	\$0.00	\$257,182.90	\$228,093.00	\$485,275.90			2	4	MHSA Funds and Medi-Cal Reimbursements	Mobile Crisis Support Teams are expected to provide access and timely connection to services throughout the county and fill the current gap in services for children and youth ages 21 and under with acute needs and who are at risk of psychiatric hospitalization due to mental health issues. The MCST will provide field-based services in schools, hospitals, juvenile halls, and foster homes.
3. Sacramento	1	\$0.00	\$0.00	\$0.00	\$210,205.00	\$591,660.00	\$801,865.00			2	8	MHSA Funds and Medi-Cal Reimbursements	Mobile Crisis Support Teams are expected to provide mental health support peer mentoring, youth and family support, advocacy during and after a crisis, and linkage to ongoing services for children and youth ages 21 and under. The MCST will provide field-based services in homes, offices, or other locations.
4. Santa Cruz	1	\$0.00	\$0.00	\$0.00	\$210,336.00	\$206,023.00	\$416,359.00			1	2	MHSA Funds and Medi-Cal Reimbursements	Mobile Crisis Support Team is expected to provide mental health crisis services to children and youth ages 5-21 who reside in the South County region of Santa Cruz. The MCST will provide field-based services at public libraries, school settings, community-based organizations, and afterschool clubs.
<b>Capital Funding Sub-Totals:</b>		\$0.00	\$0.00	\$0.00	<b>\$730,323.90</b>								
						<b>Personnel Funding Total Awarded (12-Months):</b>	<b>\$1,320,660.00</b>						
							<b>Funding Round 1 Subtotal:</b>	<b>\$2,050,983.90</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>16</b>	

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		Crisis Residential	Crisis Stabilization	Family Respite Care	Mobile Crisis Vehicles			Mobile Crisis	CRT				
5. Contra Costa	2		\$2,322,571.56				\$2,322,571.56		6				Crisis Stabilization Unit is expected to provide psychiatric assessments, crisis intervention/crisis stabilization services, brief therapeutic interventions and referrals to appropriate community-based services. This will be the first CSU in the county that will be dedicated to children and youth ages six to 17.
6. Humboldt	2	\$3,474,155.00	\$1,407,606.00		\$62,400.00	\$160,160.00	\$5,104,321.00	9	3	1	2	Other grant funding	<p><b>Crisis Residential Treatment Program:</b>                      Crisis Residential Treatment Program is expected to provide mental health treatment, comprehensive psychological evaluation, and diagnosis for children and youth ages seven to 21.</p> <p><b>Crisis Stabilization Program:</b>                      Crisis Stabilization Unit is expected to provide mental health services, as well as a plan of care following the discharge of children and youth ages seven to 21. This program will benefit children and youth within a 200 mile radius of the county.</p> <p><b>Mobile Crisis Support Team:</b>                      Mobile Crisis Support Team is expected to provide timely access to mental health crisis services to children and youth ages seven to 21. The MCST will provide field-based services in homes, schools, foster homes, or other locations.</p>
7. Los Angeles	2		\$2,953,847.15				\$2,953,847.15		12			Realignment	Two Crisis Stabilization Units are expected to provide 24/7 mental health services, health assessment and crisis stabilization, therapeutic and case management, family/caregiver support and education, and referrals to community-based services for ongoing needs for children and youth ages three to 12.
8. Riverside	2				\$73,160.00	\$321,647.00	\$394,807.00			2	4	Medi-Cal Reimbursements	Mobile Crisis Support Teams are expected to provide immediate mental health crisis services including highly specialized therapeutic, recovery-based, culturally sensitive services to children and youth up to 21 years of age and their families/caregivers, and linkage to community resources for three to four months after the initial crisis contact. The MCST will provide field-based services in homes, offices, or other locations.
9. Sacramento	2			\$2,950,000.00			\$2,950,000.00						Family Respite Care program is expected to provide in-person support, coaching, psycho-education, time away, and community-based referrals for children and youth ages six to 17 and their caregiver(s). Out of home respite services will be available for up to 23 hours for any child or youth and their caregiver(s) who are experiencing any destabilizing stress. Services will be focused on providing a short-term alternative to an emergency department visit or acute hospitalization.

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Applicant	Funding Round	Capital Funding Awarded				Annual Personnel Funding Awarded	Total Final Allocation Awarded	# of Beds Expected		# of Vehicles Expected	# of Staff Expected	Other Funding Sources for Projects	Project Operation and Target Population
		Crisis Residential	Crisis Stabilization	Family Respite Care	Mobile Crisis Vehicles			Mobile Crisis	CRT				
10. San Luis Obispo	2				\$44,000.00	\$226,535.00	\$270,535.00			1	3.5	MHSA Funds and Medi-Cal Reimbursements	Mobile Crisis Support Teams are expected to provide field-based mental health crisis services for children and youth 21 years of age or younger experiencing severe emotional distress and acute psychiatric crisis. The MCST will provide services in homes, schools, and other locations.
11. San Mateo	2		\$618,915.00				\$618,915.00		3			MHSA Funds and Medi-Cal Reimbursements and other sources (net county costs)	Crisis Stabilization Unit is expected to develop the first dedicated three-bed pediatric program that will provide safe, age-appropriate, family-friendly, crisis services for children and youth ages 18 years and younger.
12. Santa Cruz	2				\$211,442.00	\$367,531.00	\$578,973.00			1	3	MHSA Funds and Medi-Cal Reimbursements	Mobile Crisis Support Team is expected to provide field-based mental health crisis services such as mental health assessment and services, case management, and linkage to community resources for children and youth ages five to 21 in the northern part of the County. The MCST will provide services in homes, schools, or other locations.
13. Tulare	2				\$29,934.00	\$464,851.00	\$494,785.00			1	4.25	MHSA Funds and Medi-Cal Reimbursements and other sources (MHGB)	Mobile Crisis Support Team is expected to provide crisis response, assessment and intervention, and linkage to community resources to children and youth ages 21 and under. The MCST will provide field-based services in homes, schools, or other locations.
<b>Capital Funding Sub-Totals:</b>		<b>\$3,474,155.00</b>	<b>\$7,302,939.71</b>	<b>\$2,950,000.00</b>	<b>\$420,936.00</b>	<b>\$1,540,724.00</b>	<b>\$15,688,754.71</b>						
<b>Capital Funding Total Awarded:</b>		<b>\$14,148,030.71</b>											
<b>Personnel Funding Total Awarded (12-Months):</b>						<b>\$1,540,724.00</b>							
<b>Funding Round 2 Subtotal:</b>							<b>\$15,688,754.71</b>	<b>9</b>	<b>24</b>	<b>6</b>	<b>16.75</b>		
<b>Funding Round 1 and 2 Total:</b>							<b>\$17,739,738.61</b>	<b>9</b>	<b>24</b>	<b>12</b>	<b>32.75</b>		

Footnote:

Funds Remaining after Second Funding Round	
Capital	\$ 23,659,066.71
Personnel	1,138,616.00
Total	\$ 24,797,682.71



County and Funding Round		Program	Awarded	Disbursed	Forfeited*	Remaining	Beds	Vehicles	Project Status
							Operational/Expected		
Marin	1	MCST	\$ 52,600.00	\$ 52,600.00	\$ -	\$ -		1/1	Complete
Monterey	1	MCST	\$ 257,182.90	\$ 105,309.93	\$ 151,872.97	\$ -		2/2	Complete
Sacramento	1	MCST	\$ 210,205.00	\$ 57,177.66	\$ 153,027.34	\$ -		2/2	Complete
Santa Cruz	1	MCST	\$ 210,336.00	\$ 210,336.00	\$ -	\$ -		1/1	Complete
Contra Costa	2	CSU	\$ 2,322,571.56	\$ -	\$ -	\$ 2,322,571.56	0/6		Site Secured
Humboldt	2	CRT	\$ 3,474,155.00	\$ 1,337,788.15	\$ -	\$ 2,136,366.85	0/9		Site Secured
		CSU	\$ 1,407,606.00	\$ 130,000.00	\$ -	\$ 1,277,606.00	0/3		Site Secured
		MCST	\$ 62,400.00	\$ -	\$ -	\$ 62,400.00		0/1	Planning Stage
Los Angeles	2	CSU	\$ 2,953,847.15	\$ -	\$ -	\$ 2,953,847.15	0/12		Site Secured
Riverside	2	MCST	\$ 73,160.00	\$ -	\$ -	\$ 73,160.00		0/2	Planning Stage
Sacramento	2	FRC	\$ 2,950,000.00	\$ -	\$ -	\$ 2,950,000.00			Planning Stage
San Luis Obispo	2	MCST	\$ 44,000.00	\$ -	\$ -	\$ 44,000.00		0/1	Planning Stage
San Mateo	2	CSU	\$ 618,915.00	\$ -	\$ -	\$ 618,915.00	0/3		Site Secured
Santa Cruz	2	MCST	\$ 211,442.00	\$ -	\$ -	\$ 211,442.00		0/1	Planning Stage
Tulare	2	MCST	\$ 29,934.00	\$ -	\$ -	\$ 29,934.00		0/1	Planning Stage
<b>GRAND TOTAL</b>			<b>\$ 14,878,354.61</b>	<b>\$ 1,893,211.74</b>	<b>\$ 304,900.31</b>	<b>\$ 12,680,242.56</b>	<b>0/33</b>	<b>6/12</b>	

\* Forfeited funds have been re-allocated and made available in the third funding round.

The projects are all in various stages of progression. Each project has been assigned a status ranking based on their advancement towards completion.

- 1) "Planning Stage" - projects that have not yet secured control of property or, for MCSTs, equipment or vehicles have not yet been ordered.
- 2) "Site Secured" - projects that have secured control of a site through lease or purchase but have not yet started construction or, for MCSTs, the vehicles or equipment have been ordered but not yet delivered.
- 3) "Complete" - projects are operational and providing mental health services.

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County and Funding Round		Personnel Funding				Personnel
		Approved	Disbursed	Forfeited	Remaining	Hired/Expected
Marin	1	\$ 294,884.00	\$ 68,297.43	\$ -	\$ 226,586.57	2/2
Monterey	1	\$ 228,093.00	\$ -	\$ -	\$ 228,093.00	2/4
Sacramento	1	\$ 591,660.00	\$ 258,002.13	\$ -	\$ 333,657.87	6/8
Santa Cruz	1	\$ 206,023.00	\$ -	\$ -	\$ 206,023.00	2/2
Humboldt	2	\$ 160,160.00	\$ -	\$ -	\$ 160,160.00	0/2
Riverside	2	\$ 321,647.00	\$ -	\$ -	\$ 321,647.00	0/4
San Luis Obispo	2	\$ 226,535.00	\$ -	\$ -	\$ 226,535.00	0/3.5
Santa Cruz	2	\$ 367,531.00	\$ -	\$ -	\$ 367,531.00	0/3
Tulare	2	\$ 464,851.00	\$ -	\$ -	\$ 464,851.00	0/4.25
<b>TOTAL</b>		<b>\$ 2,861,384.00</b>	<b>\$ 326,299.56</b>	<b>\$ -</b>	<b>\$ 2,535,084.44</b>	<b>12/32.75</b>