

Jan 2015 Reserve Study												
by Tom Tousignant												
Approved by Board November 13, 2014												
30 Year Cash Flow Summary - Exhibit E (basis for update)						Update		2015				
Identified Major Components			Quantity Unit(s)	Measure Code	Cost Per Unit	Start Date (Life Cycle)	Useful Life	Remaining Life	Next Year (Cycle)	Current Replace Cost	Straight Line Funding (Cost/UL)	2015 Replacement Cost
Asphalt												
Asphalt Seal/Stripe			198,680	SF	\$0.20	2013	5	4	2018	\$39,736	\$7,947	\$15,894
Asphalt Repair Allowance			1	allowance	\$10,000	2013	5	4	2018	\$10,000	\$2,000	\$4,000
Asphalt Replace			198,680	SF	\$2.50	2003	28	17	2031	\$496,700	\$17,739	\$212,871
Concrete												
Concrete Entrance - (Gerald Ford, Da Vall)			2	allowance	\$7,250	2009	6	1	2015	\$14,500	\$2,417	\$7,250
Concrete Street Curbs/Apron - (Picasso, Dali, Artisan E, Artisan W, Chagall)			5	allowance	\$5,000	2004	20	10	2024	\$25,000	\$1,250	\$13,750
Electrical/Lighting												
Light Fixtures (common areas)			Refer to Operating Budget									
Battery backup GF (gate operators)			2	Each	\$760	2008	6	0	2014	\$1,520	\$253	\$253
Electric Meter/ Contingency			4	allowance	\$2,500	2004	24	14	2028	\$10,000	\$417	\$4,583
Mechanical												
Gate Operators Gerald Ford Dr			4	allowance	\$3,250	2002	12	0	2014	\$13,000	\$1,083	\$1,083
Gate Operators Da Vall Rd			4	allowance	\$3,250	2003	12	1	2015	\$13,000	\$1,083	\$13,000
Gate Sensors/Loop Systems Da Vall (replace Dec 2011)			2	allowance	\$1,365	2011	6	3	2017	\$2,730	\$455	\$1,820
Gate Sensors/Loop Systems Gerald Ford			2	allowance	\$1,365	2006	6	1	2015	\$2,730	\$455	\$455
Intercom Gerald Ford Dr			1	allowance	\$3,924	2012	12	10	2024	\$3,924	\$327	\$981
Intercom Da Vall Rd			1	allowance	\$3,924	2012	12	10	2024	\$3,924	\$327	\$981
Water Fountains												
Water Fountain Pumps			Refer to Operating Budget									
Water Fountain Filters			2	allowance	\$1,000	2008	12	6	2020	\$2,000	\$167	\$1,167
Water Fountain Resurface			2	allowance	\$5,000	2004	11	1	2015	\$10,000	\$909	\$10,000
Painting												
Paint Wrought Iron Gates			1	LS	\$2,100	2013	3	2	2016	\$2,100	\$700	\$1,400
Paint Block walls			2,860	LF	\$1.94	2011	10	7	2021	\$5,548	\$555	\$2,219
Paint entrance/corner Montage signs			1	LS	\$1,300	2011	4	1	2015	\$1,300	\$325	\$1,300
Refurbish Mailboxes			1	LS	\$580	2009	6	1	2015	\$580	\$97	\$580
Fences/Gates												
Entrance Gates (Vehicle)			5	allowance	\$5,000	2002	32	20	2034	\$25,000	\$781	\$10,156
Entrance Gates (Pedestrian)			2	allowance	\$850	2002	30	18	2032	\$1,700	\$57	\$737
Block Wall Repairs			1	allowance	\$3,500	as needed	5	4	2018	\$3,500	\$700	\$1,400
Landscape/Drainage												
Irrigation Timers			2	allowance	\$1,050	2009	12	7	2021	\$2,100	\$175	\$1,050
Backflow			2	allowance	\$900	2002	18	6	2020	\$1,800	\$100	\$1,300
Tree Trimming			Refer to Operating Budget									
Palm Tree Replacement (New 2015 update)			As needed				50	5	2017	AN	\$500	\$1,000
Landscape Remodel (1/2 funded by Operating Budget)			Refer to Operating Budget				10	9	2023	\$20,000	\$2,000	\$4,000
Residential Homes Drainage, Sewer			Exclusive use area (residential owners responsibility)									
Drainage Retention Basin (new drywell)			1	allowance	\$15,000	2012	24	22	2036	\$15,000	\$625	\$1,875
Other												
Mailboxes			128	Each	\$80	2002	15	3	2017	\$10,240	\$683	\$8,875
Monuments Signage			5	allowance	\$1,200	as needed	10	4	2018	\$6,000	\$600	\$4,200
Contingency												
Contingency Allowance			Refer to Operating Budget									
Total Fully Funded Reserves:										\$743,632	\$44,727	\$328,181
Total Fully Funded Reserves + Inflation at 1% until 2015, then 2%:												\$328,181

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30 Year Cash Flow Summary - Exhibit												
Identified Major Components	2016 Replacement Cost	2017 Replacement Cost	2018 Replacement Cost	2019 Replacement Cost	2020 Replacement Cost	2021 Replacement Cost	2022 Replacement Cost	2023 Replacement Cost	2024 Replacement Cost	2025 Replacement Cost	2026 Replacement Cost	2027 Replacement Cost
<b>Asphalt</b>												
Asphalt Seal/Stripe	\$23,842	\$31,789	<b>\$39,736</b>	\$7,947	\$15,894	\$23,842	\$31,789	<b>\$39,736</b>	\$7,947	\$15,894	\$23,842	\$31,789
Asphalt Repair Allowance	\$6,000	\$8,000	<b>\$10,000</b>	\$2,000	\$4,000	\$6,000	\$8,000	<b>\$10,000</b>	\$2,000	\$4,000	\$6,000	\$8,000
Asphalt Replace	\$230,611	\$248,350	\$266,089	\$283,829	\$301,568	\$319,307	\$337,047	\$354,786	\$372,525	\$390,264	\$408,004	\$425,743
<b>Concrete</b>												
Concrete Entrance - (Gerald Ford, Da Vall)	\$9,667	\$12,083	<b>\$14,500</b>	\$2,417	\$4,833	\$7,250	\$9,667	\$12,083	<b>\$14,500</b>	\$2,417	\$4,833	\$7,250
Concrete Street Curbs/Apron - (Picasso, Dali, Ar	\$15,000	\$16,250	\$17,500	\$18,750	\$20,000	\$21,250	\$22,500	\$23,750	<b>\$25,000</b>	\$1,250	\$2,500	\$3,750
<b>Electrical/Lighting</b>												
Light Fixtures (common areas)												
Battery backup GF (gate operators)	\$507	\$760	\$1,013	\$1,267	<b>\$1,520</b>	\$253	\$507	\$760	\$1,013	\$1,267	<b>\$1,520</b>	\$253
Electric Meter/ Contingency	\$5,000	\$5,417	\$5,833	\$6,250	\$6,667	\$7,083	\$7,500	\$7,917	\$8,333	\$8,750	\$9,167	\$9,583
<b>Mechanical</b>												
Gate Operators Gerald Ford Dr	\$2,167	\$3,250	\$4,333	\$5,417	\$6,500	\$7,583	\$8,667	\$9,750	\$10,833	\$11,917	<b>\$13,000</b>	\$1,083
Gate Operators Da Vall Rd	\$1,083	\$2,167	\$3,250	\$4,333	\$5,417	\$6,500	\$7,583	\$8,667	\$9,750	\$10,833	\$11,917	<b>\$13,000</b>
Gate Sensors/Loop Systems Da Vall (replace De	\$2,275	<b>\$2,730</b>	\$455	\$910	\$1,365	\$1,820	\$2,275	<b>\$2,730</b>	\$455	\$910	\$1,365	\$1,820
Gate Sensors/Loop Systems Gerald Ford	\$910	\$1,365	\$1,820	\$2,275	<b>\$2,730</b>	\$455	\$910	\$1,365	\$1,820	\$2,275	<b>\$2,730</b>	\$455
Intercom Gerald Ford Dr	\$1,308	\$1,635	\$1,962	\$2,289	\$2,616	\$2,943	\$3,270	\$3,597	<b>\$3,924</b>	\$327	\$654	\$981
Intercom Da Vall Rd	\$1,308	\$1,635	\$1,962	\$2,289	\$2,616	\$2,943	\$3,270	\$3,597	<b>\$3,924</b>	\$327	\$654	\$981
<b>Water Fountains</b>												
Water Fountain Pumps												
Water Fountain Filters	\$1,333	\$1,500	\$1,667	\$1,833	<b>\$2,000</b>	\$167	\$333	\$500	\$667	\$833	\$1,000	\$1,167
Water Fountain Resurface	\$909	\$1,818	\$2,727	\$3,636	\$4,545	\$5,455	\$6,364	\$7,273	\$8,182	\$9,091	<b>\$10,000</b>	\$909
<b>Painting</b>												
Paint Wrought Iron Gates	<b>\$2,100</b>	\$700	\$1,400	<b>\$2,100</b>	\$700	\$1,400	<b>\$2,100</b>	\$700	\$1,400	<b>\$2,100</b>	\$700	\$1,400
Paint Block walls	\$2,774	\$3,329	\$3,884	\$4,438	\$4,993	<b>\$5,548</b>	\$555	\$1,110	\$1,664	\$2,219	\$2,774	\$3,329
Paint entrance/corner Montage signs	\$325	\$650	\$975	<b>\$1,300</b>	\$325	\$650	\$975	<b>\$1,300</b>	\$325	\$650	\$975	<b>\$1,300</b>
Refurbish Mailboxes	\$97	\$193	\$290	\$387	\$483	<b>\$580</b>	\$97	\$193	\$290	\$387	\$483	<b>\$580</b>
<b>Fences/Gates</b>												
Entrance Gates (Vehicle)	\$10,938	\$11,719	\$12,500	\$13,281	\$14,063	\$14,844	\$15,625	\$16,406	\$17,188	\$17,969	\$18,750	\$19,531
Entrance Gates (Pedestrian)	\$793	\$850	\$907	\$963	\$1,020	\$1,077	\$1,133	\$1,190	\$1,247	\$1,303	\$1,360	\$1,417
Block Wall Repairs	\$2,100	\$2,800	<b>\$3,500</b>	\$700	\$1,400	\$2,100	\$2,800	<b>\$3,500</b>	\$700	\$1,400	\$2,100	\$2,800
<b>Landscape/Drainage</b>												
Irrigation Timers	\$1,225	\$1,400	\$1,575	\$1,750	\$1,925	<b>\$2,100</b>	\$175	\$350	\$525	\$700	\$875	\$1,050
Backflow	\$1,400	\$1,500	\$1,600	\$1,700	<b>\$1,800</b>	\$100	\$200	\$300	\$400	\$500	\$600	\$700
Tree Trimming												
Palm Tree Replacement (New 2015 update)	\$1,500	\$2,000	\$2,500	\$3,000	\$3,500	<b>\$4,000</b>	\$500	\$1,000	\$1,500	\$2,000	\$2,500	\$3,000
Landscape Remodel (1/2 funded by Operating B	\$6,000	\$8,000	\$10,000	\$12,000	\$14,000	\$16,000	\$18,000	<b>\$20,000</b>	\$2,000	\$4,000	\$6,000	\$8,000
Residential Homes Drainage, Sewer												
Drainage Retention Basin (new drywell)	\$2,500	\$3,125	\$3,750	\$4,375	\$5,000	\$5,625	\$6,250	\$6,875	\$7,500	\$8,125	\$8,750	\$9,375
<b>Other</b>												
Mailboxes	\$9,557	<b>\$10,240</b>	\$683	\$1,365	\$2,048	\$2,731	\$3,413	\$4,096	\$4,779	\$5,461	\$6,144	\$6,827
Monuments Signage	\$4,800	\$5,400	<b>\$6,000</b>	\$600	\$1,200	\$1,800	\$2,400	\$3,000	\$3,600	\$4,200	\$4,800	\$5,400
<b>Contingency</b>												
Contingency Allowance												
<b>Total Fully Funded Reserves:</b>	<b>\$348,028</b>	<b>\$390,655</b>	<b>\$422,411</b>	<b>\$393,402</b>	<b>\$434,729</b>	<b>\$471,405</b>	<b>\$503,904</b>	<b>\$546,530</b>	<b>\$513,991</b>	<b>\$511,370</b>	<b>\$553,996</b>	<b>\$571,473</b>
<b>Total Fully Funded Reserves + Inflation at 1</b>	<b>\$351,508</b>	<b>\$398,507</b>	<b>\$435,211</b>	<b>\$409,376</b>	<b>\$456,904</b>	<b>\$500,406</b>	<b>\$540,253</b>	<b>\$591,814</b>	<b>\$562,145</b>	<b>\$564,870</b>	<b>\$618,076</b>	<b>\$643,950</b>

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<b>30 Year Cash Flow Summary - Exhibit</b>												
Identified Major Components	2028 Replacement Cost	2029 Replacement Cost	2030 Replacement Cost	2031 Replacement Cost	2032 Replacement Cost	2033 Replacement Cost	2034 Replacement Cost	2035 Replacement Cost	2036 Replacement Cost	2037 Replacement Cost	2038 Replacement Cost	2039 Replacement Cost
<b>Asphalt</b>												
Asphalt Seal/Stripe	\$39,736	\$5,166	\$10,331	\$15,497	\$5,166	\$10,331	\$15,497	\$20,663	\$25,828	\$5,166	\$10,331	\$15,497
Asphalt Repair Allowance	\$10,000	\$2,000	\$4,000	\$6,000	\$2,000	\$4,000	\$6,000	\$8,000	\$10,000	\$2,000	\$4,000	\$6,000
Asphalt Replace	\$443,482	\$461,222	\$478,961	\$496,700	\$17,739	\$35,479	\$53,218	\$70,957	\$88,696	\$106,436	\$124,175	\$141,914
<b>Concrete</b>												
Concrete Entrance - (Gerald Ford, Da Vall)	\$9,667	\$12,083	\$14,500	\$2,417	\$4,833	\$7,250	\$9,667	\$12,083	\$14,500	\$2,417	\$4,833	\$7,250
Concrete Street Curbs/Apron - (Picasso, Dali, Ar	\$5,000	\$6,250	\$7,500	\$8,750	\$10,000	\$11,250	\$12,500	\$13,750	\$15,000	\$16,250	\$17,500	\$18,750
<b>Electrical/Lighting</b>												
Light Fixtures (common areas)												
Battery backup GF (gate operators)	\$507	\$760	\$1,013	\$1,267	\$1,520	\$253	\$507	\$760	\$1,013	\$1,267	\$1,520	\$253
Electric Meter/ Contingency	\$10,000	\$417	\$833	\$1,250	\$1,667	\$2,083	\$2,500	\$2,917	\$3,333	\$3,750	\$4,167	\$4,583
<b>Mechanical</b>												
Gate Operators Gerald Ford Dr	\$2,167	\$3,250	\$4,333	\$5,417	\$6,500	\$7,583	\$8,667	\$9,750	\$10,833	\$11,917	\$13,000	\$1,083
Gate Operators Da Vall Rd	\$1,083	\$2,167	\$3,250	\$4,333	\$5,417	\$6,500	\$7,583	\$8,667	\$9,750	\$10,833	\$11,917	\$13,000
Gate Sensors/Loop Systems Da Vall (replace De	\$2,275	\$2,730	\$455	\$910	\$1,365	\$1,820	\$2,275	\$2,730	\$455	\$910	\$1,365	\$1,820
Gate Sensors/Loop Systems Gerald Ford	\$910	\$1,365	\$1,820	\$2,275	\$2,730	\$455	\$910	\$1,365	\$1,820	\$2,275	\$2,730	\$455
Intercom Gerald Ford Dr	\$1,308	\$1,635	\$1,962	\$2,289	\$2,616	\$2,943	\$3,270	\$3,597	\$3,924	\$327	\$654	\$981
Intercom Da Vall Rd	\$1,308	\$1,635	\$1,962	\$2,289	\$2,616	\$2,943	\$3,270	\$3,597	\$3,924	\$327	\$654	\$981
<b>Water Fountains</b>												
Water Fountain Pumps												
Water Fountain Filters	\$1,333	\$1,500	\$1,667	\$1,833	\$2,000	\$167	\$333	\$500	\$667	\$833	\$1,000	\$1,167
Water Fountain Resurface	\$1,818	\$2,727	\$3,636	\$4,545	\$5,455	\$6,364	\$7,273	\$8,182	\$9,091	\$10,000	\$909	\$1,818
<b>Painting</b>												
Paint Wrought Iron Gates	\$2,100	\$700	\$1,400	\$2,100	\$700	\$1,400	\$2,100	\$700	\$1,400	\$2,100	\$700	\$1,400
Paint Block walls	\$3,884	\$4,438	\$4,993	\$5,548	\$555	\$1,110	\$1,664	\$2,219	\$2,774	\$3,329	\$3,884	\$4,438
Paint entrance/corner Montage signs	\$325	\$650	\$975	\$1,300	\$325	\$650	\$975	\$1,300	\$325	\$650	\$975	\$1,300
Refurbish Mailboxes	\$97	\$193	\$290	\$387	\$483	\$580	\$97	\$193	\$290	\$387	\$483	\$580
<b>Fences/Gates</b>												
Entrance Gates (Vehicle)	\$20,313	\$21,094	\$21,875	\$22,656	\$23,438	\$24,219	\$25,000	\$781	\$1,563	\$2,344	\$3,125	\$3,906
Entrance Gates (Pedestrian)	\$1,473	\$1,530	\$1,587	\$1,643	\$1,700	\$57	\$113	\$170	\$227	\$283	\$340	\$397
Block Wall Repairs	\$3,500	\$700	\$1,400	\$2,100	\$2,800	\$3,500	\$700	\$1,400	\$2,100	\$2,800	\$3,500	\$700
<b>Landscape/Drainage</b>												
Irrigation Timers	\$1,225	\$1,400	\$1,575	\$1,750	\$1,925	\$2,100	\$175	\$350	\$525	\$700	\$875	\$1,050
Backflow	\$800	\$900	\$1,000	\$1,100	\$1,200	\$1,300	\$1,400	\$1,500	\$1,600	\$1,700	\$1,800	\$100
Tree Trimming												
Palm Tree Replacement (New 2015 update)	\$3,500	\$4,000	\$500	\$1,000	\$1,500	\$2,000	\$2,500	\$3,000	\$3,500	\$4,000	\$500	\$1,000
Landscape Remodel (1/2 funded by Operating B	\$10,000	\$12,000	\$14,000	\$16,000	\$18,000	\$20,000	\$2,000	\$4,000	\$6,000	\$8,000	\$10,000	\$12,000
Residential Homes Drainage, Sewer												
Drainage Retention Basin (new drywell)	\$10,000	\$10,625	\$11,250	\$11,875	\$12,500	\$13,125	\$13,750	\$14,375	\$15,000	\$625	\$1,250	\$1,875
<b>Other</b>												
Mailboxes	\$7,509	\$8,192	\$8,875	\$9,557	\$10,240	\$683	\$1,365	\$2,048	\$2,731	\$3,413	\$4,096	\$4,779
Monuments Signage	\$6,000	\$600	\$1,200	\$1,800	\$2,400	\$3,000	\$3,600	\$4,200	\$4,800	\$5,400	\$6,000	\$600
<b>Contingency</b>												
Contingency Allowance												
<b>Total Fully Funded Reserves:</b>	<b>\$601,320</b>	<b>\$571,929</b>	<b>\$607,144</b>	<b>\$634,589</b>	<b>\$149,389</b>	<b>\$173,144</b>	<b>\$188,909</b>	<b>\$203,754</b>	<b>\$241,669</b>	<b>\$210,438</b>	<b>\$236,283</b>	<b>\$249,678</b>
<b>Total Fully Funded Reserves + Inflation at 1</b>	<b>\$684,358</b>	<b>\$657,417</b>	<b>\$704,875</b>	<b>\$744,106</b>	<b>\$176,922</b>	<b>\$207,106</b>	<b>\$228,223</b>	<b>\$248,619</b>	<b>\$297,831</b>	<b>\$261,935</b>	<b>\$297,046</b>	<b>\$317,025</b>

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<b>30 Year Cash Flow Summary - Exhibit</b>						
Identified Major Components	2040 Replacement Cost	2041 Replacement Cost	2042 Replacement Cost	2043 Replacement Cost	2044 Replacement Cost	2045 Replacement Cost
<b>Asphalt</b>						
Asphalt Seal/Stripe	\$20,663	<b>\$25,828</b>	\$5,166	\$10,331	\$15,497	\$20,663
Asphalt Repair Allowance	\$8,000	<b>\$10,000</b>	\$2,000	\$4,000	\$6,000	\$8,000
Asphalt Replace	\$159,654	\$177,393	\$195,132	\$212,871	\$230,611	\$248,350
<b>Concrete</b>						
Concrete Entrance - (Gerald Ford, Da Vall)	\$9,667	\$12,083	<b>\$14,500</b>	\$2,417	\$4,833	\$7,250
Concrete Street Curbs/Apron - (Picasso, Dali, Ar	\$20,000	\$21,250	\$22,500	\$23,750	<b>\$25,000</b>	\$1,250
<b>Electrical/Lighting</b>						
Light Fixtures (common areas)						
Battery backup GF (gate operators)	\$507	\$760	\$1,013	\$1,267	<b>\$1,520</b>	\$253
Electric Meter/ Contingency	\$5,000	\$5,417	\$5,833	\$6,250	\$6,667	\$7,083
<b>Mechanical</b>						
Gate Operators Gerald Ford Dr	\$2,167	\$3,250	\$4,333	\$5,417	\$6,500	\$7,583
Gate Operators Da Vall Rd	\$1,083	\$2,167	\$3,250	\$4,333	\$5,417	\$6,500
Gate Sensors/Loop Systems Da Vall (replace De	\$2,275	<b>\$2,730</b>	\$455	\$910	\$1,365	\$1,820
Gate Sensors/Loop Systems Gerald Ford	\$910	\$1,365	\$1,820	\$2,275	<b>\$2,730</b>	\$455
Intercom Gerald Ford Dr	\$1,308	\$1,635	\$1,962	\$2,289	\$2,616	\$2,943
Intercom Da Vall Rd	\$1,308	\$1,635	\$1,962	\$2,289	\$2,616	\$2,943
<b>Water Fountains</b>						
Water Fountain Pumps						
Water Fountain Filters	\$1,333	\$1,500	\$1,667	\$1,833	<b>\$2,000</b>	\$167
Water Fountain Resurface	\$2,727	\$3,636	\$4,545	\$5,455	\$6,364	\$7,273
<b>Painting</b>						
Paint Wrought Iron Gates	<b>\$2,100</b>	\$700	\$1,400	<b>\$2,100</b>	\$700	\$1,400
Paint Block walls	\$4,993	<b>\$5,548</b>	\$555	\$1,110	\$1,664	\$2,219
Paint entrance/corner Montage signs	\$325	\$650	\$975	<b>\$1,300</b>	\$325	\$650
Refurbish Mailboxes	\$97	\$193	\$290	\$387	\$483	<b>\$580</b>
<b>Fences/Gates</b>						
Entrance Gates (Vehicle)	\$4,688	\$5,469	\$6,250	\$7,031	\$7,813	\$8,594
Entrance Gates (Pedestrian)	\$453	\$510	\$567	\$623	\$680	\$737
Block Wall Repairs	\$1,400	\$2,100	\$2,800	<b>\$3,500</b>	\$700	\$1,400
<b>Landscape/Drainage</b>						
Irrigation Timers	\$1,225	\$1,400	\$1,575	\$1,750	\$1,925	<b>\$2,100</b>
Backflow	\$200	\$300	\$400	\$500	\$600	\$700
Tree Trimming						
Palm Tree Replacement (New 2015 update)	\$1,500	\$2,000	\$2,500	\$3,000	\$3,500	<b>\$4,000</b>
Landscape Remodel (1/2 funded by Operating B	\$14,000	\$16,000	\$18,000	<b>\$20,000</b>	\$2,000	\$4,000
Residential Homes Drainage, Sewer						
Drainage Retention Basin (new drywell)	\$2,500	\$3,125	\$3,750	\$4,375	\$5,000	\$5,625
<b>Other</b>						
Mailboxes	\$5,461	\$6,144	\$6,827	\$7,509	\$8,192	\$8,875
Monuments Signage	\$1,200	\$1,800	\$2,400	\$3,000	\$3,600	\$4,200
<b>Contingency</b>						
Contingency Allowance						
<b>Total Fully Funded Reserves:</b>	<b>\$276,743</b>	<b>\$316,589</b>	<b>\$314,427</b>	<b>\$341,872</b>	<b>\$356,917</b>	<b>\$367,613</b>
<b>Total Fully Funded Reserves + Inflation at 1</b>	<b>\$354,905</b>	<b>\$410,063</b>	<b>\$411,337</b>	<b>\$451,713</b>	<b>\$476,308</b>	<b>\$495,486</b>