



City of Valley Center, KS

FY 2022

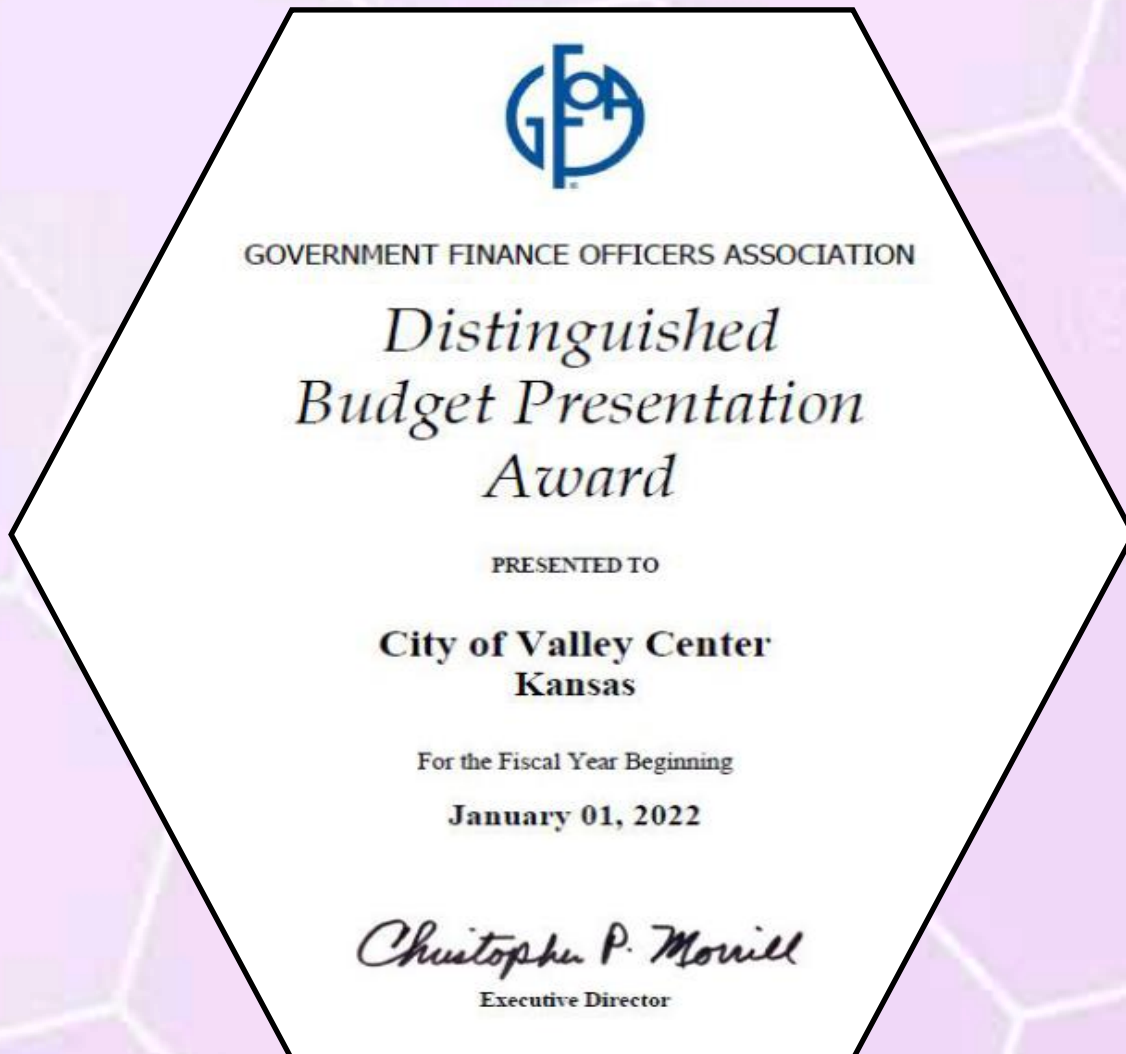
Fourth Quarter & Year in Review



Budget Award

The Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to the City of Valley Center, Kansas for its annual budget for the fiscal year beginning Jan 1, 2022. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device.

This award is valid for a period of one year only. We believe our current budget continues to conform to program requirements, and we are submitting it to GFOA to determine its eligibility for another award.





Fourth Quarter Financial Review



Fund Balance Summary

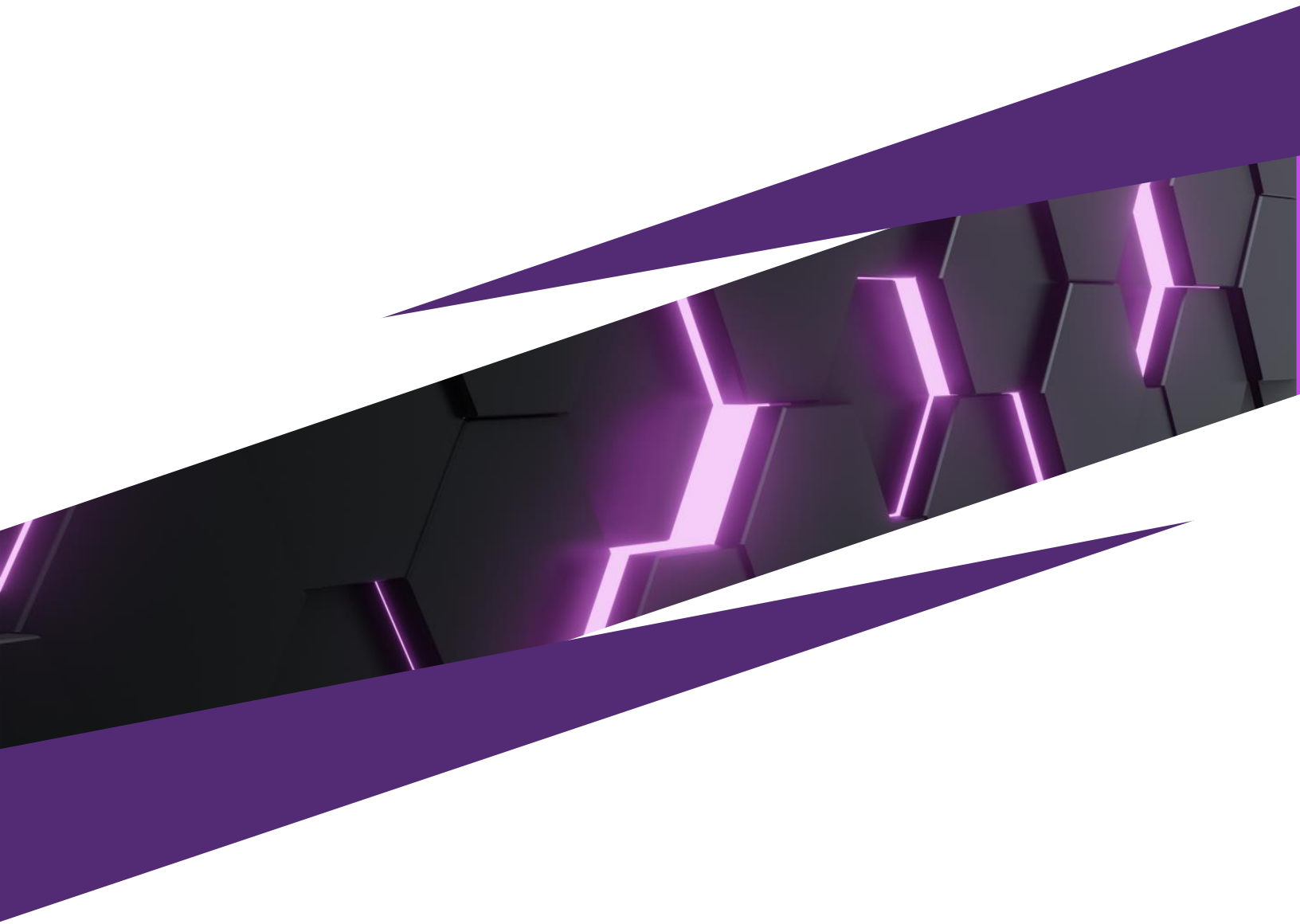
City of Valley Center, Kansas
Treasurer's Quarterly Unaudited Financial Report
For the Quarter Ending December 31, 2022

Fund Description	Beginning Balance 10/1/2022	Revenue	Expenditure	Ending Balance 12/31/2022
GENERAL FUND	1,841,189.81	698,418.60	1,078,447.61	1,461,160.80
SPECIAL PARKS AND REC	30,447.75	1,465.31	0.00	31,913.06
SPECIAL ALCOHOL AND DRUGS	3,148.36	1,340.33	60.28	4,428.41
POOL/REC SALES TAX	1,109,517.81	212,512.68	37,124.34	1,284,906.15
TIF Fund	3,135,108.19	19,855.28	312,103.13	2,842,860.34
EMPLOYEE BENEFITS	321,130.10	68,751.13	-13,222.70	403,103.93
BUILDING EQUIP RESERVE	62,932.52	486.58	0.00	63,419.10
EQUIPMENT RESERVE	315,209.91	59,573.37	6,895.95	367,887.33
FLEET MANAGEMENT	73,483.09	140,648.77	81,146.44	132,985.42
LIBRARY	23,182.51	10,501.39	32,789.09	894.81
SPECIAL HIGHWAY	1,128,928.01	296,398.87	814,172.73	611,154.15
EMERGENCY EQUIPMENT	179,660.03	5,034.15	53,208.00	131,486.18
PUBLIC SAFETY TRAINING	3,467.66	535.00	0.00	4,002.66
PARK BEAUTIFICATION FUND	2,215.33	0.00	0.00	2,215.33
D.A.R.E.	1,658.04	0.00	0.00	1,658.04
DRUG TAX DISTRIBUTION	2,552.38	225.00	0.00	2,777.38
LAW ENFORCE BLOCK GRANT	0.15	0.00	0.00	0.15
ADSAP	1,056.19	0.00	0.00	1,056.19
CAPITAL PROJECTS FUND	3,472,571.27	268,361.12	1,382,579.79	2,358,352.60
BOND & INTEREST	2,199,053.26	690,197.10	1,789,566.25	1,099,684.11
LAND BANK RESERVE	78,467.56	486.58	0.00	78,954.14
GIFTS AND GRANTS	8,839.97	1,054.07	3,931.50	5,962.54
ST/FED GRANT MANAGEMENT	566,608.54	272,756.27	130,391.37	708,973.44
WATER OPERATING	3,135,475.14	559,685.31	1,161,070.72	2,534,089.73
STORMWATER UTILITY FUND	487,127.67	84,188.46	303,018.40	268,297.73
SOLID WASTE UTILITY	145,332.42	145,177.49	179,348.01	111,161.90
WATER SURPLUS RESERVE	866,317.56	5,514.60	186,606.41	685,225.75
SEWER OPERATING	1,425,751.36	396,444.73	564,784.44	1,257,411.65
SEWER LOAN P & I	0.00	0.00	0.00	0.00
SEWER SURPLUS RESERVE	275,097.90	1,824.66	3,849.99	273,072.57
Total	20,895,530.49	3,941,436.85	8,107,871.75	16,729,095.59

Temporary Notes	10,345,000.00
General Obligation Bonds	19,635,000.00
KWPCRLF Sewer Loan	1,155,471.00
Street Sweeper Lease Agreement	88,820.00
Total Outstanding Debt	31,224,291.00



Fourth Quarter Departmental Accomplishments



Service Description: The Administration and Finance Department provides central support services to the organization. It consists of the City Administrator's Office, Finance Department, City Treasurer and the Office of the City Clerk. All questions regarding the general management of the City and its financial operations ,including utility billing and records, are handled by this department. In addition, the Finance and Administration Department acts as Secretary for the City Council.



Accomplishments

- Continued implementation and testing of Tyler Content Manager.
- Presented FY2023 budget and received approval from Council.
- Achieved 1000 download milestone for the VC app.
- Utilized the app for Fall Festival Giveaway with nearly 10 times the participation of the previous year.
- Worked with multiple developers and engineering firms working toward the start of construction on new developments.
- Assisted in the new employee handbook changes for 2023.



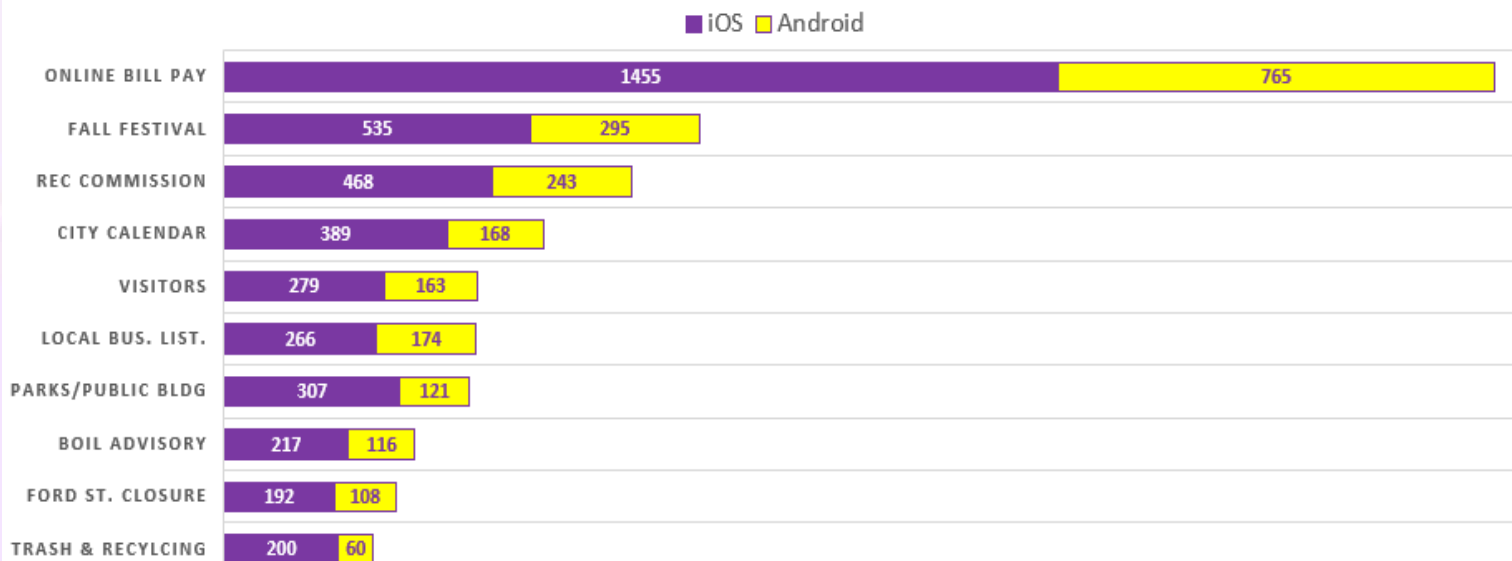
Administration—Mobile Application

In April of 2021 the city launched our first ever mobile app. This has given us another vehicle for communicating with our citizens and allowed us to keep move residents connected to what’s happening in the city.

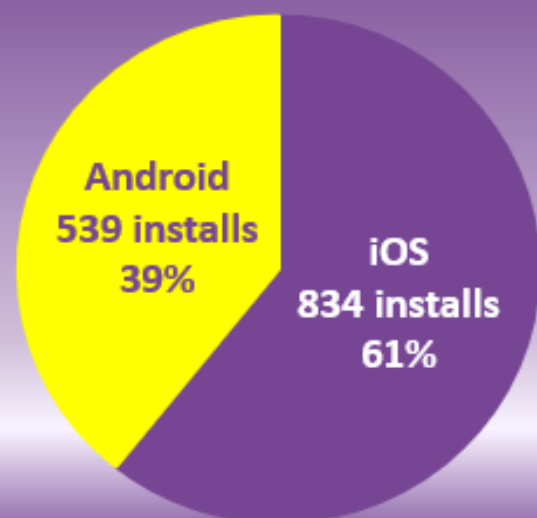
To-date we have 1373 downloads; illustrated below. Also below are the ten most visited categories on the app for 2022. Leading the pack is Online Bill Pay with 2220 clicks.

The Report-A-Concern module of the app has had 30 resolved reports total of 37, the remaining 7 were canceled by the initiating party. The reports have varied from street drainage concerns to non-emergency police reports, to code compliance issues and app feedback. It has added ease to reporting concerns for residents.

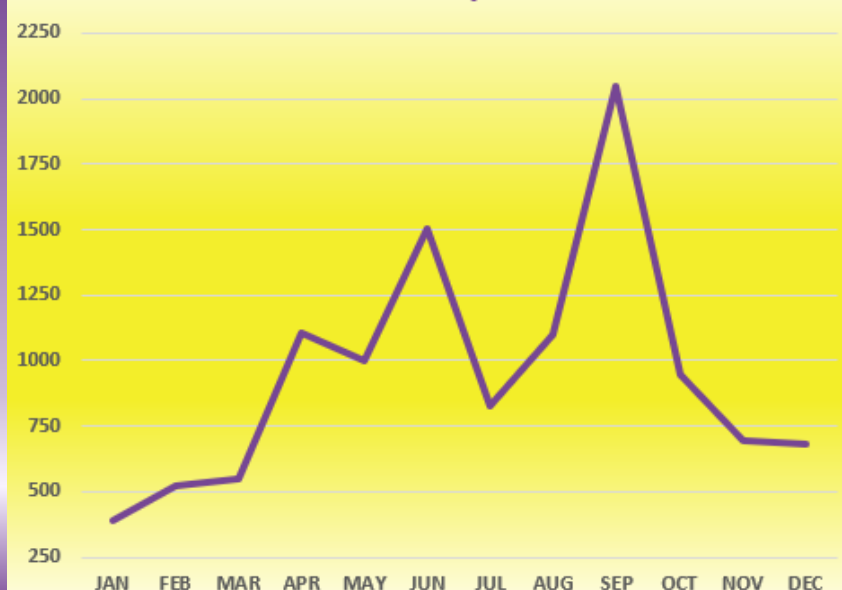
2022 TOP 10 MOST VISITED CATEGORIES



TOTAL APP DOWNLOADS



2022 Monthly Traffic



Service Description:

- Serve as city staff to the City of Valley Center Planning and Zoning Board and Economic Development Board
- Direct City's floodplain management program (CRS)
- Oversee all residential and commercial construction permits and zoning permits issued in the City of Valley Center
- Enforce and maintain zoning and subdivision regulations
- Direct economic development initiatives, such as tax abatements and business expansion/retention programs
- Oversee all residential construction project inspections



Accomplishments

- Approved 4 permits for new residential construction projects
- Approved 53 residential and commercial plumbing, electrical, HVAC, remodeling, and zoning permits
- Conducted 173 building inspections on residential construction projects
- Staff attended one Kansas Main Street training
- Adopted a new floodplain management ordinance with City Council
- Addressed multiple code enforcement inquiries from residents

Public Parks and Buildings

Service Description: The Public Parks and Grounds department is responsible for many projects and activities such as:

- City park system
- Public buildings & facilities
- Liaison for Outdoor Spaces & Public Properties Board
- City Municipal Cemetery
- City swimming pool and splash pad
- Partner with volunteer and community service organizations



Accomplishments

- Installed new flood lighting for water tower
- Sold GMC Dump Truck
- Finished with new GIS set up for Cemetery and Irrigations Systems
- Staff Evaluations
- Mulch Trees on Emporia
- Tree Trimming – Emporia and McLaughlin Park
- Transition away from Custodial Contractor (Janiking) – implemented a process for staff to do custodial responsibilities in-house
- Review & Comment on Policy Manual
- Hang Christmas Lights on Buildings and set up downtown Christmas Tree and Sleigh
- Tree Incentive Program – 2 approved applications in Spring and 3 approved applications in the Fall.

Service Description: This is the overall department for the Police and Fire Departments. The core services of the department are to preserve the peace, protect citizens and their property, investigate crimes for prosecution, enforce the laws of the city, state and federal government, and respond to emergencies, traffic accidents, medical emergencies, and crimes in progress.

Accomplishments

- **Public Safety as a whole**

- The Facebook page continues to grow as does the interaction between the citizens and Public Safety.
- There are currently 4,300 page likes and 4,700 followers.

- **Police Department**

- All officers attended Taser Recertification & fall nighttime firearms qualification.
- Overall crime occurrences were down vs 2021!
- Calls for service and cases were down vs 2021.
- A total of nineteen cases were presented. Ten were adult felony. Out of the cases presented, nine felony cases were charged, and three misdemeanor cases.
- Participated in Faith in Blue



- **Fire Department**

- Firefighters attended multiple training sessions
- Participated in Hornet Holidays
- Participated in Trick-or-Treat Main Street
- No major fires!



Service Description:

Water, Waste Water, and Streets departments are all under the public works umbrella. These departments provide many different services that keep the city moving as well as maintain the city's infrastructure.

Water: Provides safe and healthy water to our community by maintaining and testing the city's water distribution system, while simultaneously providing excellent service to our residents, doing water shut offs and turn ons, leak checks, and meter reads.

Sewer: Keeps things flowing across town through maintenance of sewer lines and lift stations around town. They are also responsible for treating and testing water before it is discharged.

Streets: Our Streets department is crucial to keeping traffic moving across the city. They coordinate road projects, patch cracks and pot holes, keep the lines fresh, and keep the storm drains clean.



Accomplishments

- 3 new Public Works employees
Matt Nicholson – Water/wastewater
Dalton Stineman – Water/wastewater
Albert (Duane) Carlock – Streets
- New Alternative Septic System regulations created in cooperation with Community Development.
- Fantastic new Personnel Policy Manual adopted city wide.
- The Christmas part committee put on another successful Christmas Party.
- Another City wide Gold Star Safety Award.



Year in Review

An unaudited summary of the 2022 Financial Statements



City Census Information

The City of Valley Center is a middle class suburb located 10.5 miles North of downtown Wichita, KS. The City totals 6.95 square miles and continues to grow. Highlighted below are some statistics regarding the City including population, education attainment, and environmental conditions.

According to the Census Bureau:

Population (2020): 7,340

Population per square mile (2020): 1032.9

Total Land area (2020): 7.11 sq. miles

Median Household Income(2021): \$64,811

Educational Attainment (Age 25+):

- 90.1% High School Graduate
- 34.5% Bachelor's Degree or higher

Median Housing Value(2022): \$166,300

Total Housing Units (2022): 2,799

Houses with Broadband Subscription: 80.8%

Number of Companies(2012): 498

Year of Incorporation: 1885

Form of Government: Mayor/Council

County: Sedgwick

Bond Rating: Standard and Poor's AA-

Climate: Rainfall (in.) - 30.5

Snowfall (in.) - 20.2

Sunny Days/Year - 226

Lowest temp - -5° on December 22nd

Highest temp - 107° on July 19th

Avg annual temp - 58° which tied for 28th warmest year on record since 1888.

Police:

- Police Stations — 1
- Police officers/support staff — 20

Fire:

- Number of Stations — 1
- Career/Volunteer Fire Fighters — 4/18
- Number of Vehicles — 7

Education

-Schools Located in Valley Center-

- Elementary schools(K-3) — 3
- Intermediate School(4-5) — 1
- Middle Schools(6-8) — 1
- High Schools(9-12) — 1

-Served by Universities-

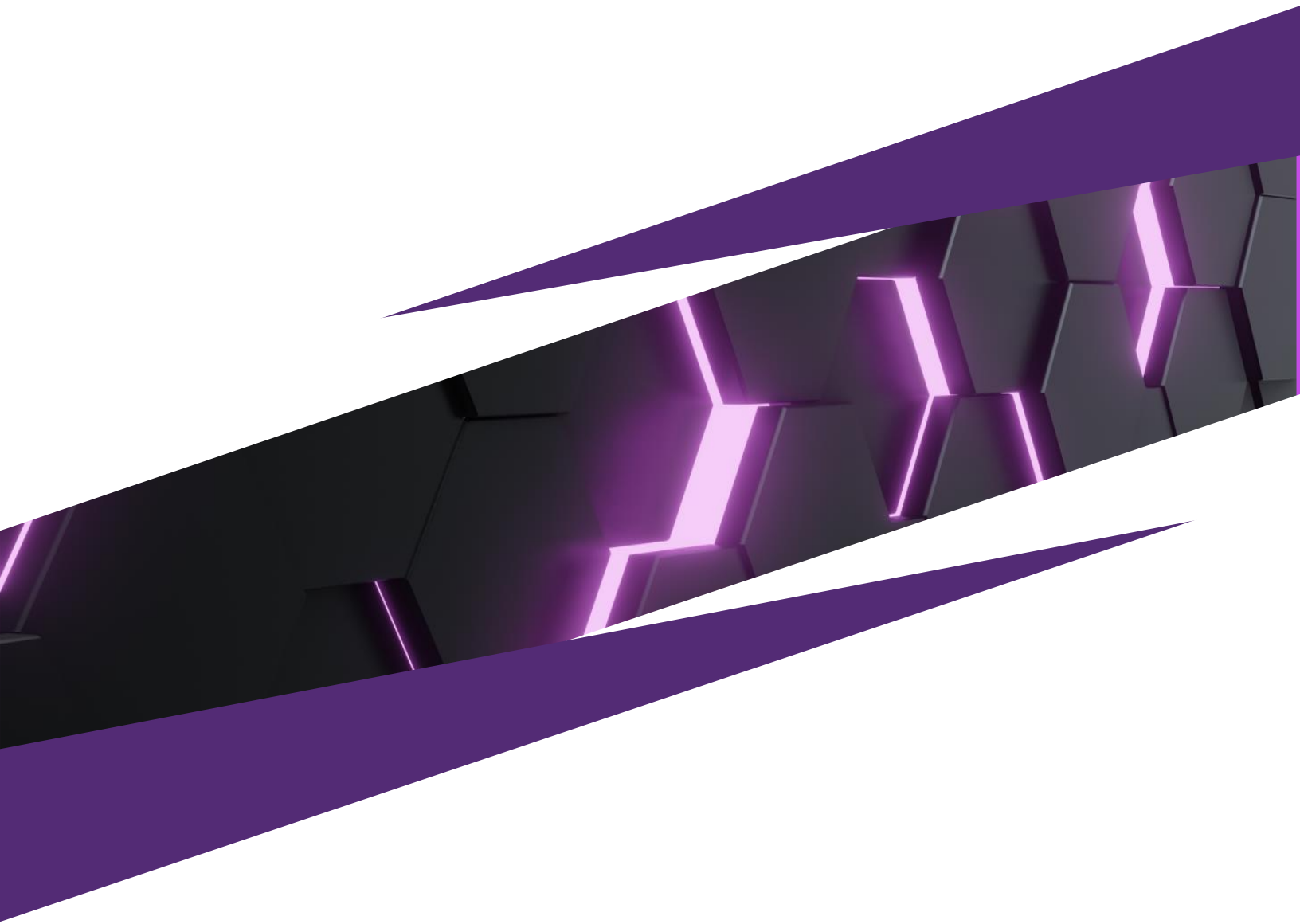
- Wichita State University
- Friends University
- Kansas University School of Medicine
- Wichita Area Vocational-Technical School
- Newman University

Parks and Rec:

- Swimming Pool — 1
- Splash Pad — 1
- Parks — 5
- Fishing Ponds — 2
- Pedestrian/Bike Path — 17.3 Linear Miles
- Golf Course (nine holes) — 1



Fund Balance Summary





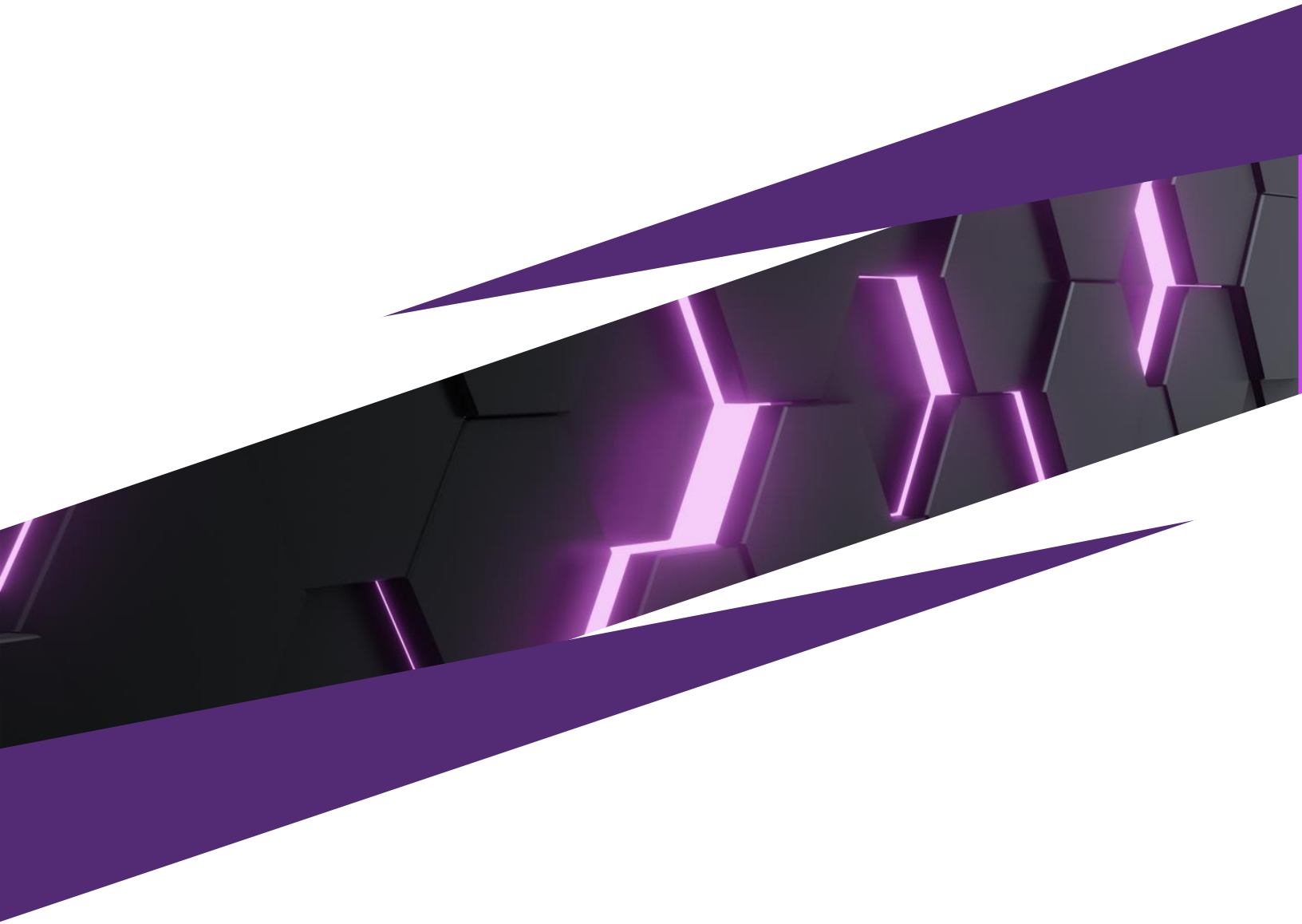
Fund Balance Summary

City of Valley Center, Kansas
Treasurer's Annual Unaudited Balance Summary
For the Year Ending December 31, 2022

Fund Description	Beg. Balance	Revenues	Expenditures	Ending Balance	Balance +/-	Change %
GENERAL FUND	1,453,729.27	3,538,081.30	3,530,649.77	1,461,160.80	7,431.53	1%
SPECIAL PARKS AND REC	30,379.53	1,533.53	0.00	31,913.06	1,533.53	5%
SPECIAL ALCOHOL AND DRUGS	3,342.90	1,340.33	254.82	4,428.41	1,085.51	32%
POOL/REC SALES TAX	438,138.07	888,892.42	42,124.34	1,284,906.15	846,768.08	193%
TIF FUND	0.00	5,372,116.34	2,529,256.00	2,842,860.34	2,842,860.34	0%
EMPLOYEE BENEFITS	403,065.90	1,068,654.82	1,068,616.79	403,103.93	38.03	0%
BUILDING EQUIP RESERVE	120,193.54	662.01	57,436.45	63,419.10	-56,774.44	-47%
EQUIPMENT RESERVE	344,000.54	60,284.81	36,398.02	367,887.33	23,886.79	7%
FLEET MANAGEMENT FUND	146,381.69	140,882.67	154,278.94	132,985.42	-13,396.27	-9%
LIBRARY	894.81	301,473.30	301,473.30	894.81	0.00	0%
SPECIAL HIGHWAY	661,019.14	1,142,335.53	1,192,200.52	611,154.15	-49,864.99	-8%
EMERGENCY EQUIPMENT	119,654.11	74,748.35	62,916.28	131,486.18	11,832.07	10%
PUBLIC SAFETY TRAINING	1,937.66	2,065.00	0.00	4,002.66	2,065.00	107%
PARK BEAUTIFICATION FUND	2,215.33	0.00	0.00	2,215.33	0.00	0%
D.A.R.E.	1,648.04	10.00	0.00	1,658.04	10.00	1%
DRUG TAX DISTRIBUTION	0.32	2,777.06	0.00	2,777.38	2,777.06	867831%
LAW ENFORCE BLOCK GRANT	0.15	0.00	0.00	0.15	0.00	0%
ADSAP	1,056.19	0.00	0.00	1,056.19	0.00	0%
CAPITAL PROJECTS FUND	620,751.79	5,431,162.67	3,693,561.86	2,358,352.60	1,737,600.81	280%
BOND & INTEREST	1,092,567.23	2,076,050.59	2,068,933.71	1,099,684.11	7,116.88	1%
LAND BANK RESERVE	78,292.13	662.01	0.00	78,954.14	662.01	1%
GIFTS AND GRANTS	8,321.19	3,323.56	5,682.21	5,962.54	-2,358.65	-28%
STATE/FED. GRANT MANAGEMENT	559,110.97	1,856,395.72	1,706,533.25	708,973.44	149,862.47	27%
*WATER OPERATING	2,410,845.52	2,287,193.92	2,163,949.71	2,534,089.73	123,244.21	5%
STORMWATER UTILITY FUND	258,193.95	327,723.33	317,619.55	268,297.73	10,103.78	4%
SOLID WASTE UTILITY	113,271.59	577,656.85	579,766.54	111,161.90	-2,109.69	-2%
*WATER SURPLUS RESERVE	1,219,439.34	7,509.05	541,722.64	685,225.75	-534,213.59	-44%
**SEWER OPERATING	1,217,244.88	1,438,681.43	1,398,514.66	1,257,411.65	40,166.77	3%
07 SEWER LOAN P & I	0.00	208,647.14	208,647.14	0.00	0.00	0%
**SEWER SURPLUS RESERVE	318,004.94	2,482.46	47,414.83	273,072.57	-44,932.37	-14%
GRAND TOTAL	11,623,700.72	26,813,346.20	21,707,951.33	16,729,095.59	5,105,394.87	44%
*WATER OPERATING & RESERVE						
FUNDS COMBINED	3,630,284.86	2,294,702.97	2,705,672.35	3,219,315.48	-410,969.38	-11%
**SEWER OPERATING & RESERVES						
COMBINED	1,535,249.82	1,441,163.89	1,445,929.49	1,530,484.22	-4,765.60	0%



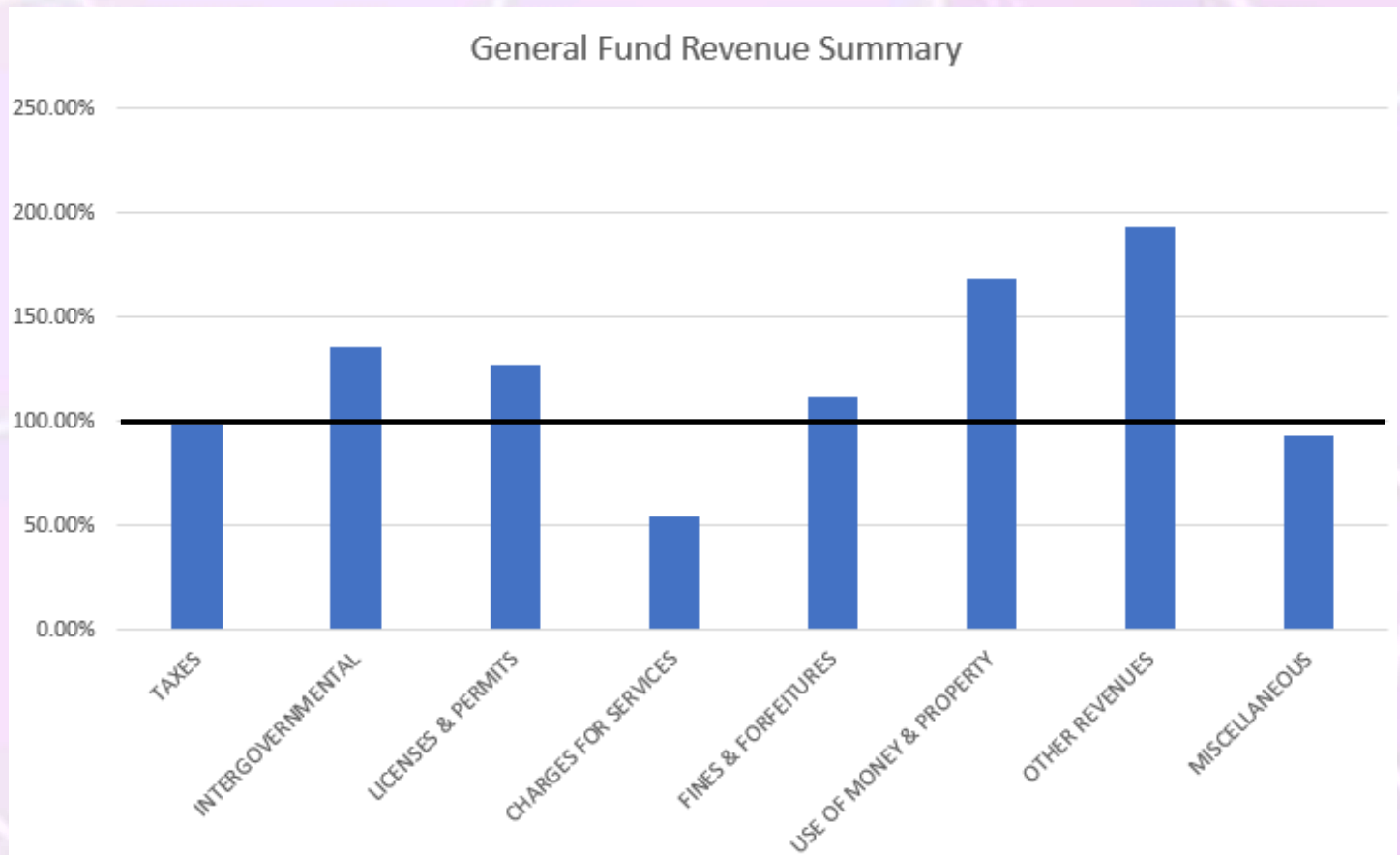
General Fund





General Fund Summary

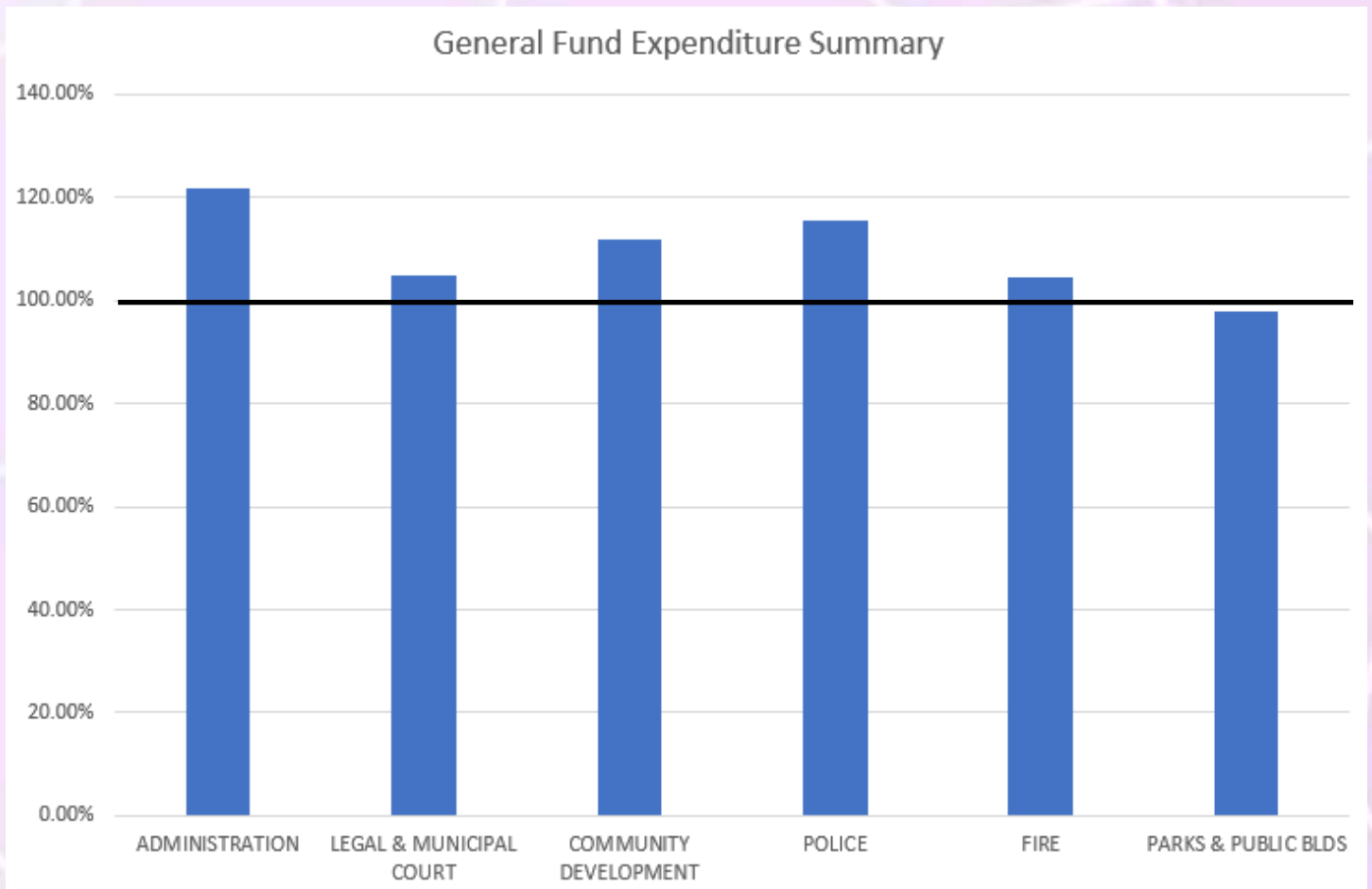
REVENUE	BUDGET	ACTUAL	BALANCE	%
TAXES	1,480,251.00	1,463,831.51	16,419.49	98.89%
INTERGOVERNMENTAL	600,000.00	816,241.98	-216,241.98	136.04%
LICENSES & PERMITS	631,150.00	801,928.38	-170,778.38	127.06%
CHARGES FOR SERVICES	6,000.00	3,250.00	2,750.00	54.17%
FINES & FORFEITURES	134,500.00	150,362.62	-15,862.62	111.79%
USE OF MONEY & PROPERTY	23,001.00	38,797.74	-15,796.74	168.68%
OTHER REVENUES	54,974.00	106,350.93	-51,376.93	193.46%
MISCELLANEOUS	169,000.00	157,318.14	11,681.86	93.09%





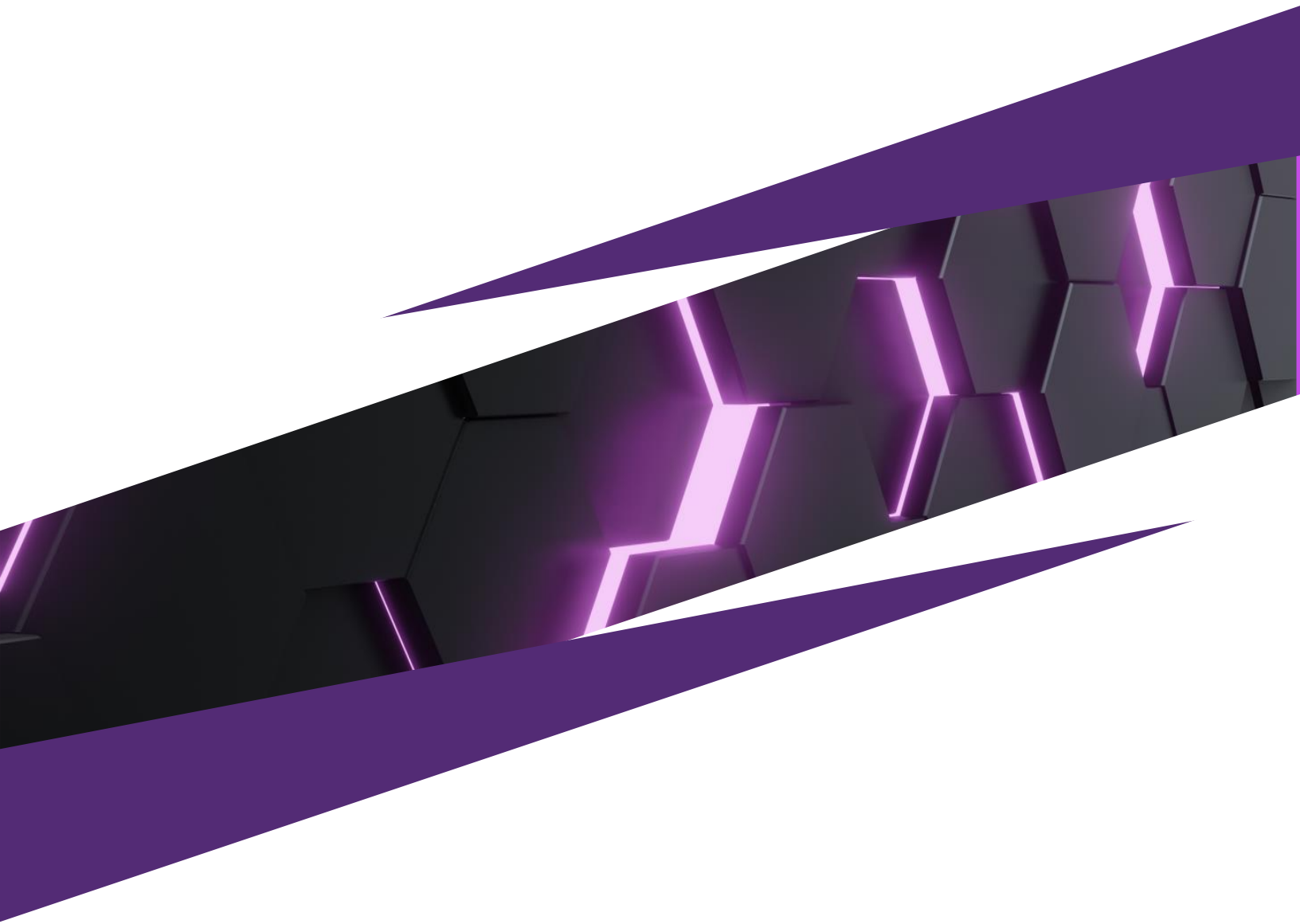
General Fund Summary

EXPENDITURES	BUDGET	ACTUAL	BALANCE	%
ADMINISTRATION	652,200.00	793,316.88	-141,122.88	121.64%
LEGAL & MUNICIPAL COURT	164,500.00	172,414.83	-7,914.83	104.81%
COMMUNITY DEVELOPMENT	208,810.00	233,368.83	-11,563.83	111.76%
POLICE	1,188,000.00	1,374,280.71	-186,280.71	115.68%
FIRE	400,550.00	418,072.62	-17,522.62	104.37%
PARKS & PUBLIC BLDS	552,100.00	540,484.90	11,615.10	97.90%
TOTAL	3,166,160.00	3,531,938.77	-352,789.77	111.55%





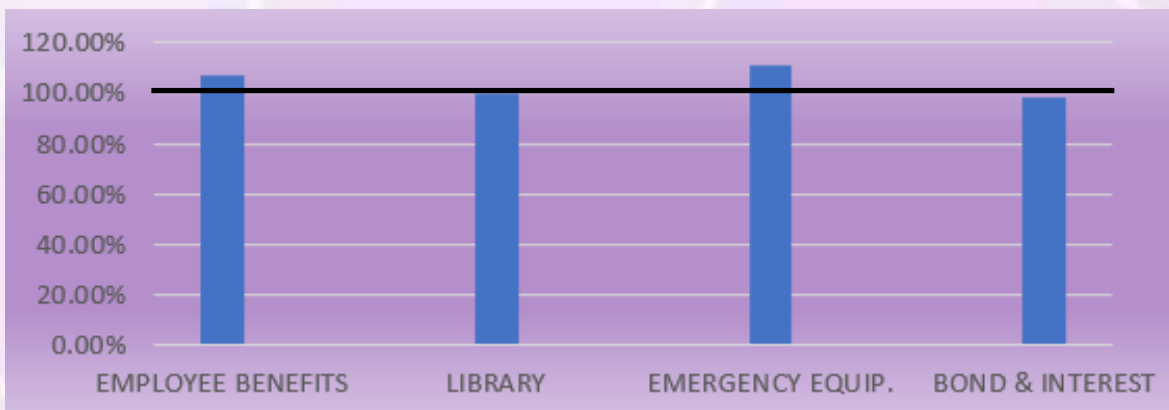
Other Taxing Funds



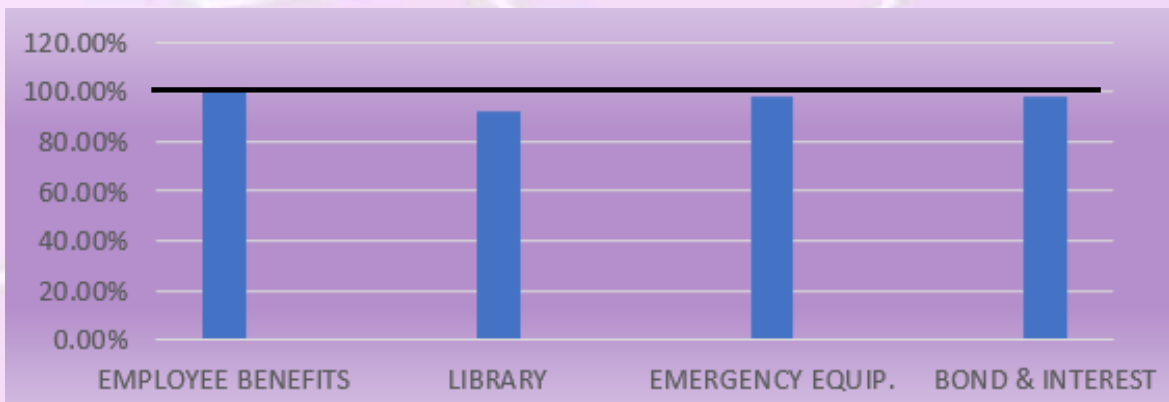


Taxing Funds Summary

REVENUE				
	BUDGET	ACTUAL	BALANCE	PERCENT
EMPLOYEE BENEFITS	998,575.00	1,068,654.82	-70,079.82	107.02%
LIBRARY	301,490.00	301,473.30	16.70	99.99%
EMERGENCY EQUIPMENT	67,154.00	74,748.35	-7,594.36	111.31%
BOND & INTEREST	2,109,192.00	2,076,050.59	33,141.41	98.43%

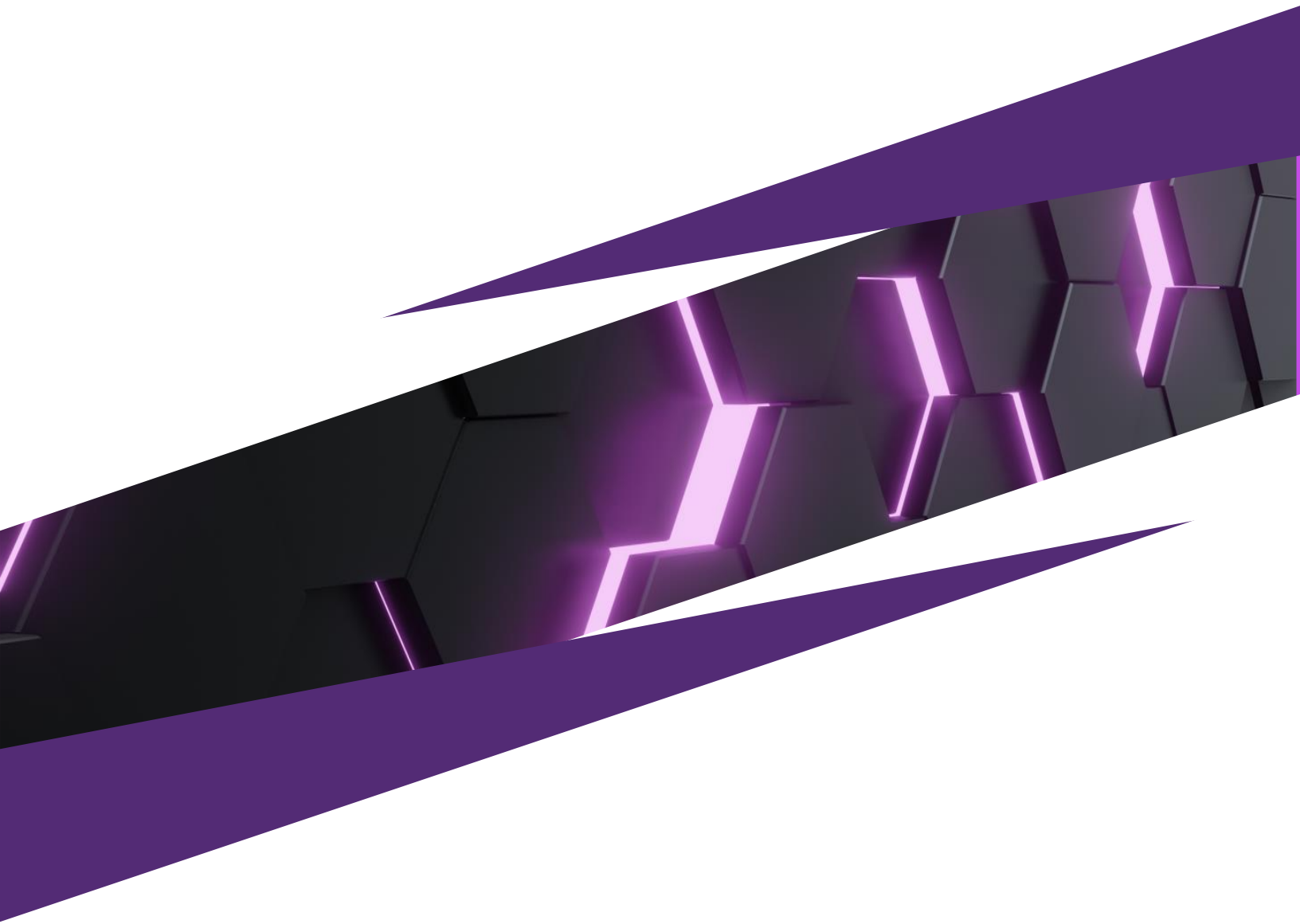


EXPENDITURE				
	BUDGET	ACTUAL	BALANCE	PERCENT
EMPLOYEE BENEFITS	1,054,248.00	1,068,616.79	-14,368.79	101.36%
LIBRARY	325,500.00	301,473.30	24,026.70	92.62%
EMERGENCY EQUIPMENT	64,250.00	62,916.28	1,065.69	97.92%
BOND & INTEREST	2,107,135.00	2,068,933.71	38,201.29	98.19%





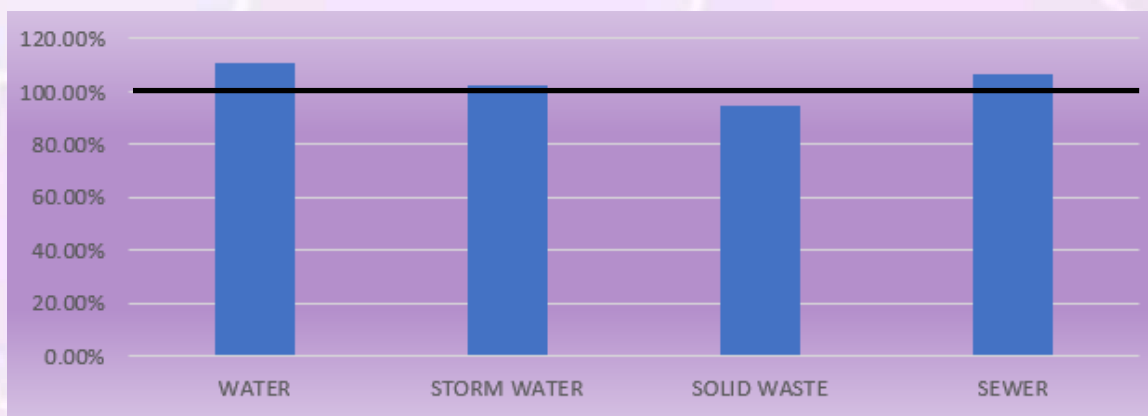
Enterprise Funds



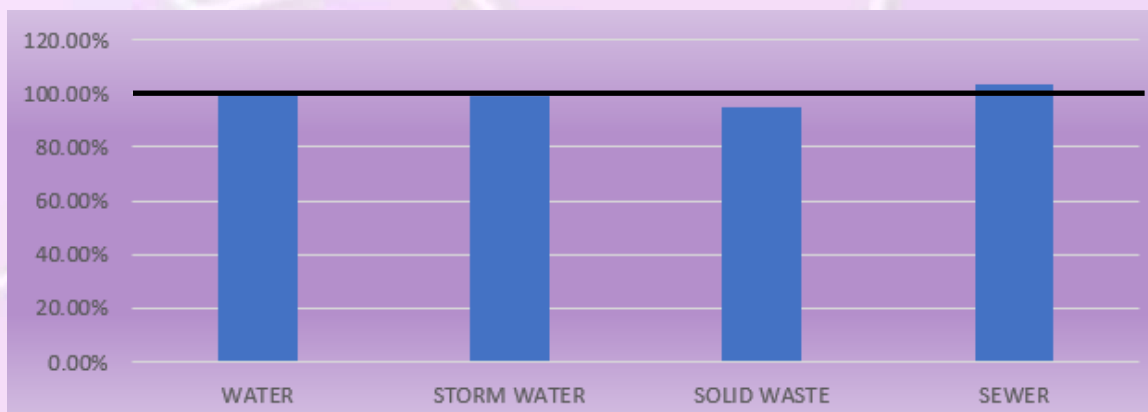


Enterprise Funds Summary

REVENUE				
	BUDGET	ACTUAL	BALANCE	PERCENT
WATER	2,061,336.00	2,287,193.92	-225,857.92	110.96%
STORM WATER	321,000.00	327,723.33	-6,723.33	102.09%
SOLID WASTE	609,782.00	577,656.85	32,125.15	94.73%
SEWER	1,347,326.00	1,438,681.43	-91,355.43	106.78%

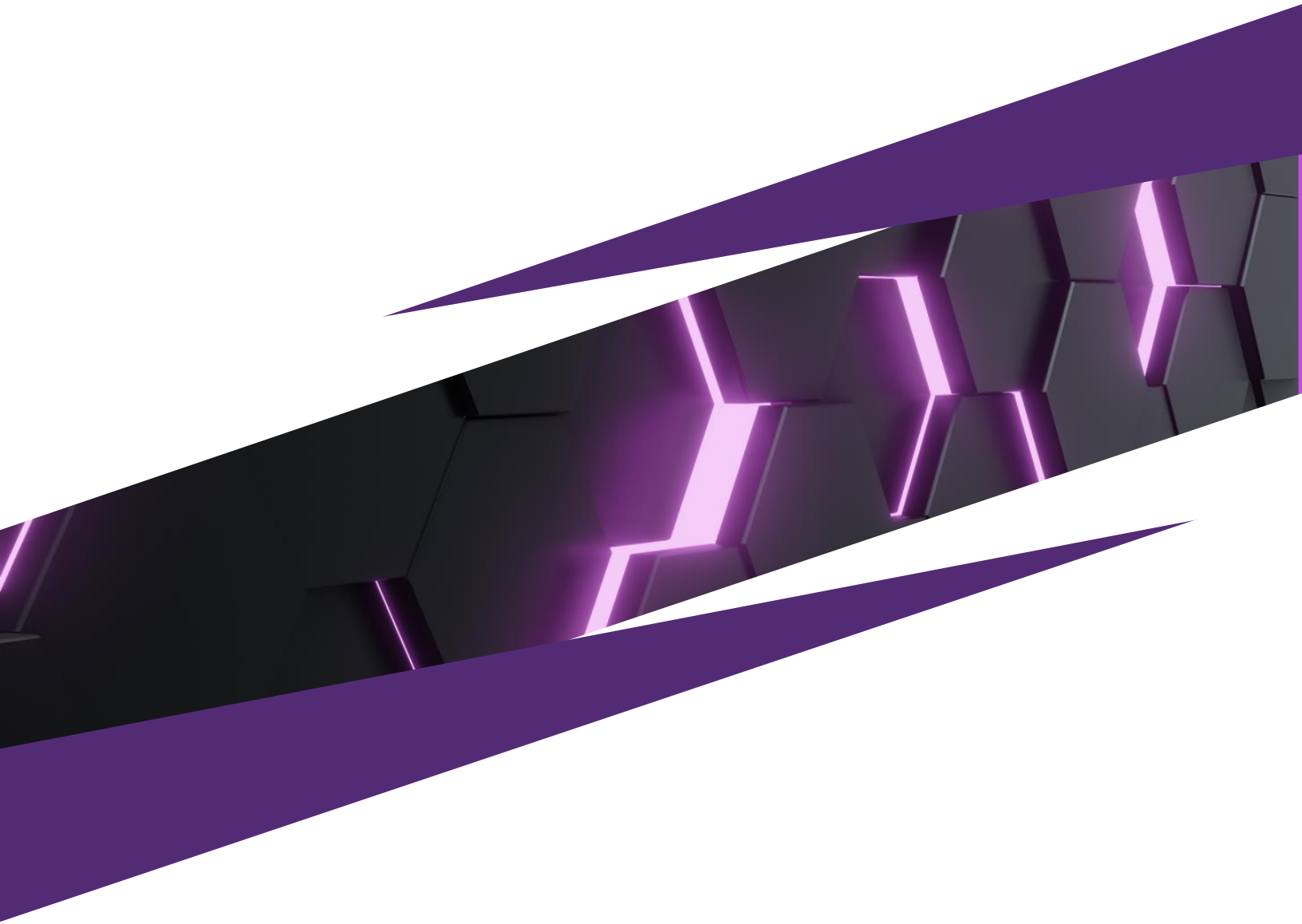


EXPENDITURE				
	BUDGET	ACTUAL	BALANCE	PERCENT
WATER	2,163,950.00	2,163,949.71	0.29	100.00%
STORM WATER	321,000.00	317,619.55	3,380.45	98.95%
SOLID WASTE	609,780.00	579,766.54	30,013.46	95.08%
SEWER	1,353,690.00	1,398,514.66	-44,908.66	103.32%





Special Revenue Funds





Special Funds Summary

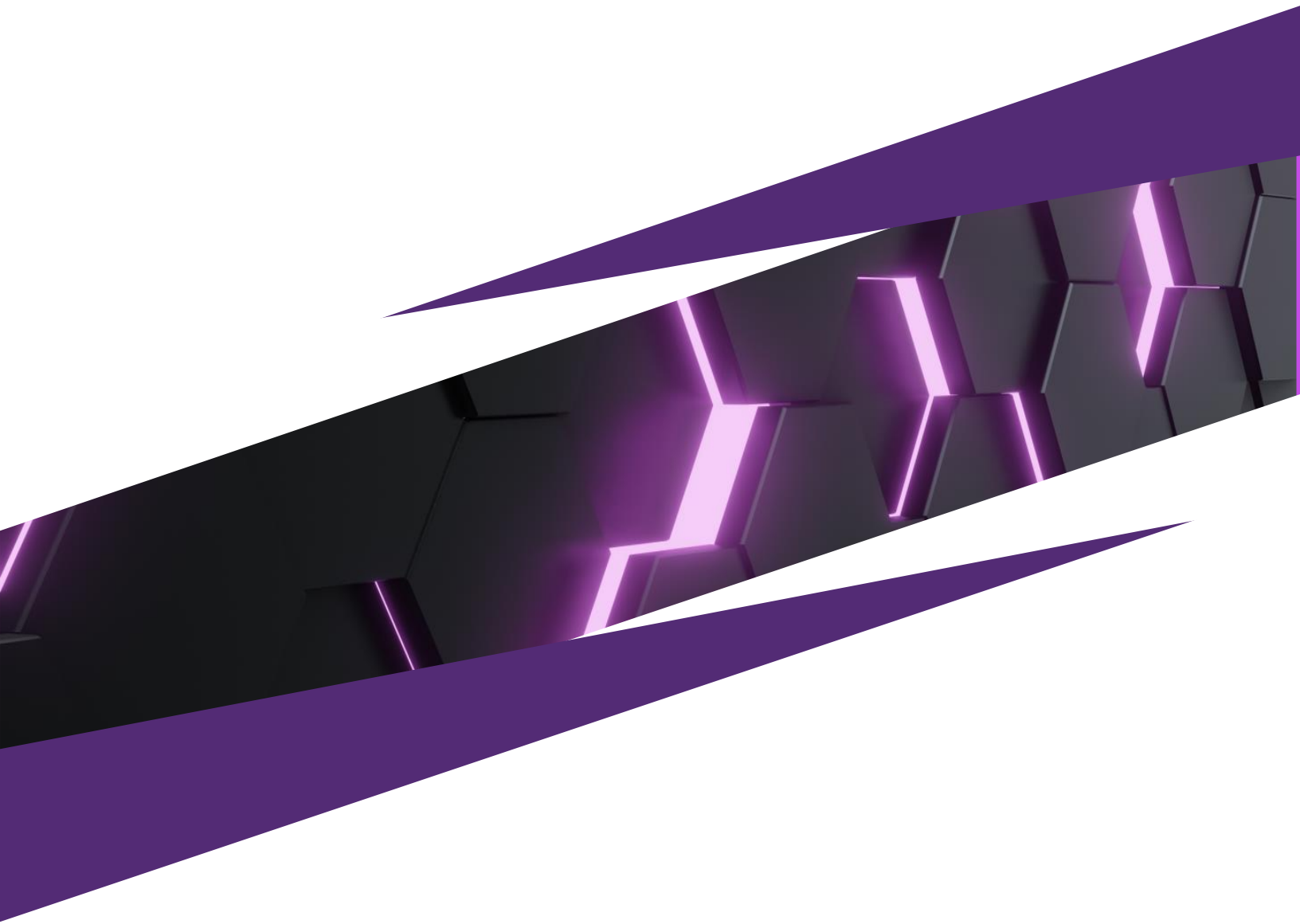
REVENUE				
	BUDGET	ACTUAL	BALANCE	PERCENT
SPECIAL PARKS AND REC	6,769.00	1,533.53	5,235.47	22.66%
SPECIAL ALCOHOL & DRUG	6,769.00	1,340.33	5,728.67	19.80%
POOL & REC SALES TAX	650,000.00	888,892.42	-238,892.42	136.75%
SPECIAL HIGHWAY	900,200.00	1,142,335.53	-242,135.53	126.90%

EXPENDITURE				
	BUDGET	ACTUAL	BALANCE	PERCENT
SPECIAL PARKS AND REC	5,000.00	0.00	5,000.00	0.00%
SPECIAL ALCOHOL & DRUG	5,000.00	254.82	4,745.18	5.10%
POOL & REC SALES TAX	0.00	42,124.34	-42,124.34	0.00%
SPECIAL HIGHWAY	897,350.00	1,192,200.52	-296,226.46	133.01%





Debt Management





Debt Management

The City of Valley Center Debt Policy states:

The City shall comply with the debt limits of the state of Kansas, and seek to minimize debt when it is used.

The City will not engage in debt financing unless the proposed obligation, when combined with all existing debts, will result in debt ratios throughout the life of the proposed obligation that are less than the following benchmarks:

Per capita direct debt will not exceed \$500

Per capita direct, overlapping and underlying debt will not exceed \$3,000

Direct debt as a percentage of estimated full market value will not exceed 1.5%

Direct, overlapping and underlying debt as a percentage of estimated full market value will not exceed 6.0%

Annual debt service will not exceed 20% of budgeted expenditures

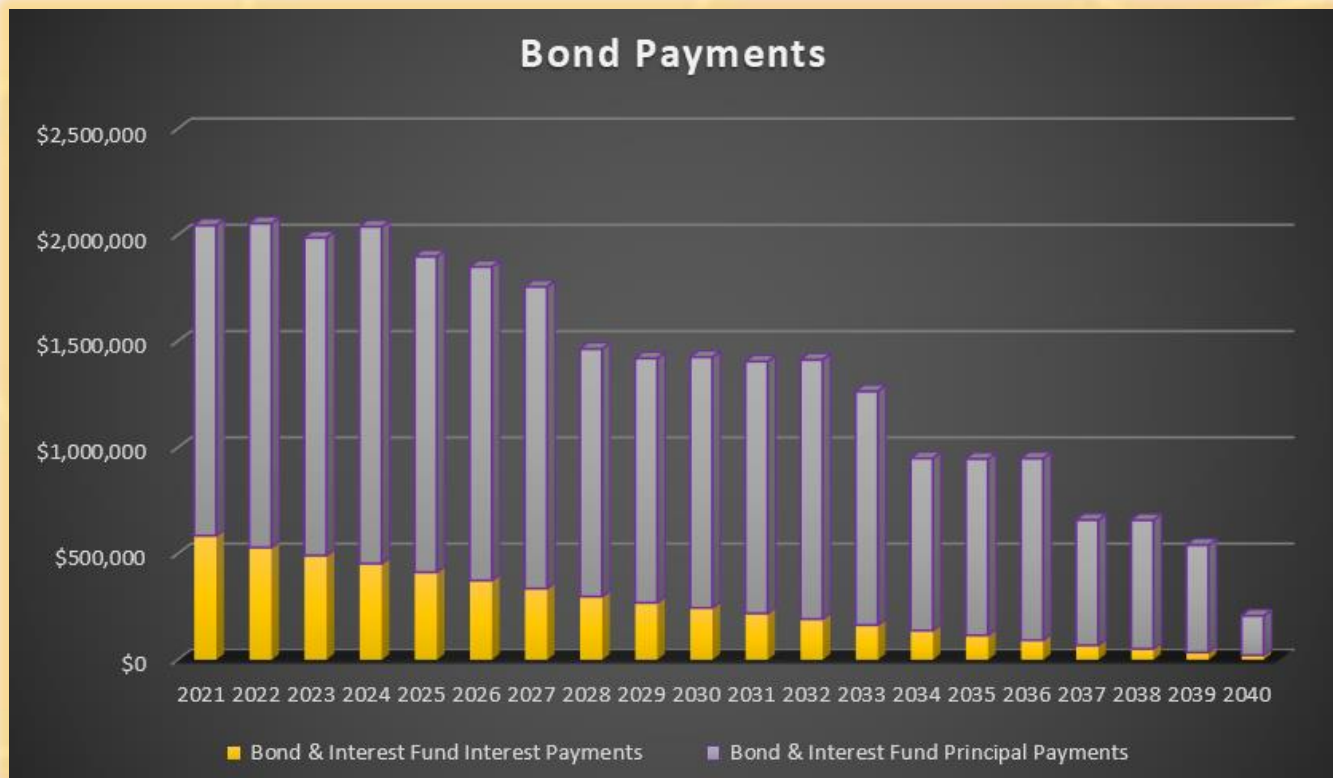
The legal debt limit for a municipality in the state of Kansas according to K.S.A. 10-308 is 30% of the municipality's assessed valuation. Exceptions to this rule are stated in K.S.A. 10-309 which states:

"Notwithstanding the provisions of K.S.A. 10-308, and amendments thereto: (a) Bonds issued by any city for the purpose of acquiring, enlarging, extending or improving any storm or sanitary sewer system; or (b) bonds issued by any city for the purpose of acquiring, enlarging, extending or improving any municipal utility; or (c) bonds issued by any city to pay the cost of improvements to intersections of streets and alleys or that portion of any street immediately in front of city or school district property, shall not be included in computing the total bonded indebtedness of the city for the purposes of determining the limitations on bonded indebtedness provided in K.S.A. 10-308, and amendments thereto."

Type of Debt	Issue Date	Maturity Date	Interest Rate %	Date Due		Amount Issued	2022 Interest	2022 Principal	Outstanding Balance
				Interest	Principal				
2016-1-G.O. Bond	6/1/2016	12/1/2036	3.00	6/1	12/1	4,490,000	87,350	210,000	3,332,650
2017-1 G.O. Bond	10/12/2017	12/1/2032	3.00	6/1	12/1	3,030,000	58,946	285,000	1,746,054
2018-1 G.O. Bond	8/23/2018	12/1/2038	3.00	6/1	12/1	1,470,000	48,603	65,000	1,356,397
2019-1 G.O. Bond	5/23/2019	12/1/2039	3.00	6/1	12/1	3,980,000	122,550	160,000	3,457,450
2020-1 G.O. Bond	2/6/2020	12/1/2044	2.33	6/1	12/1	4,675,000	113,518	105,000	4,196,482
2020-2 G.O. Bond	9/1/2020	12/1/2033	0.77	6/1	12/1	6,540,000	98,168	700,000	5,016,832
Total G.O. Bonds						24,185,000	529,135	1,525,000	19,105,865
2022-1 Temp Note	6/23/2022		2.20			9,490,000			
2022-2 Temp Note	6/23/2022		3.21			855,000			
Total Temp Notes						10,345,000	0	0	0
2007 KWPCRLF sewer	7/26/2007	3/1/2029	2.51	2/1	9/1	3,299,870	29,109	176,319	1,126,362
Total Other						3,299,870	29,109	176,319	1,126,362
2007 KWPCRLF sewer	1/24/2020	1/24/2025	3.13	1/1	1/1	150,004	939	32,871	87,881
Total Leases						150,004	939	32,871	87,881
TOTAL ISSUED DEBT						37,979,874	559,183	1,734,190	20,320,108



Debt Schedule to Maturity—G.O. Bonds



Total Debt Service Payments for all General Obligation Bonds Per Year

In 2020 the city refinanced four existing bonds, creating the 2020 - 2022 bond. This move will save the city over \$900,000 in interest.



Fiscal Year	Beginning Balance	Bond & Interest Fund Interest Payments	Bond & Interest Fund Principal Payments	Total
2021	\$22,620,000	\$584,990	\$1,460,000	\$2,044,990
2022	\$21,160,000	\$529,134	\$1,525,000	\$2,054,134
2023	\$19,635,000	\$491,548	\$1,495,000	\$1,986,548
2024	\$18,140,000	\$453,626	\$1,585,000	\$2,038,626
2025	\$16,555,000	\$412,981	\$1,485,000	\$1,897,981
2026	\$15,070,000	\$374,336	\$1,475,000	\$1,849,336
2027	\$13,595,000	\$335,988	\$1,420,000	\$1,755,988
2028	\$12,175,000	\$298,243	\$1,165,000	\$1,463,243
2029	\$11,010,000	\$269,435	\$1,150,000	\$1,419,435
2030	\$9,860,000	\$244,981	\$1,180,000	\$1,424,981
2031	\$8,680,000	\$219,162	\$1,185,000	\$1,404,162
2032	\$7,495,000	\$192,384	\$1,220,000	\$1,412,384
2033	\$6,275,000	\$163,853	\$1,100,000	\$1,263,853
2034	\$5,175,000	\$138,463	\$810,000	\$948,463
2035	\$4,365,000	\$115,913	\$830,000	\$945,913
2036	\$3,535,000	\$92,713	\$855,000	\$947,713
2037	\$2,680,000	\$68,628	\$590,000	\$658,628
2038	\$2,090,000	\$52,338	\$605,000	\$657,338
2039	\$1,485,000	\$35,526	\$505,000	\$540,526
2040	\$980,000	\$22,255	\$185,000	\$207,255