

**MEETING OF THE BOARD OF TRUSTEES
PLANDOME HEIGHTS VILLAGE HALL
DECEMBER 1, 2025; 7:00 PM
MINUTES OF MEETING**

Present:	Mayor	Kenneth C. Riscica
	Trustee	Daniel Cataldo
	Trustee	Mary Hauck
	Trustee	Norman Taylor
	Trustee	Eric Carlson
	Trustee	Jerry Love
	Clerk	Marie Brodsky
	Village Attorney	Christopher Prior, Esq.
Also Present:	Rosemary Mascali	Resident, President Plandome Heights Civic Association
Absent:	Trustee	Kristina Lobosco

At 7:00 p.m. Mayor Riscica called the meeting to order and called for the Pledge of Allegiance.

The Mayor then proceeded to approval of the minutes of the Board of Trustees' November 3, 2025 Regular Meeting. After discussion, upon motion by Trustee Hauck, seconded by Trustee Love, the following resolution was unanimously adopted by all Trustees present:

RESOLVED, that the minutes of the November 3, 2025 Board of Trustees Meeting in the form presented by the Village Clerk-Treasurer are hereby accepted and approved, as amended, and the Clerk-Treasurer is hereby instructed to file the minutes, as same may be amended for non-material changes, in the minutes book of the Village.

Mayor Riscica began discussion with respect to the upcoming 2026-2027 budget. The Mayor reviewed factors listed in his March 6, 2025 letter to the residents (see Exhibit 1) including NY State Comptroller-published data that shows municipal costs growing nearly 20% from 2022 – 2025. The Village tax levy only covered about 10% of those increases. Much of the difference was “covered” by non-recurring income (specifically interest income) which continues but is declining significantly. The Board partially addressed these continuing municipal cost increases with a tax levy increase (4%) in the 2025 -26 budget, and at the time of the budget hearing (and in continuing communications thereafter) advised residents that the Village would likely have to do something similar in 2026 -27 budget.

In order to prepare for the possibility that the Village would need to exceed the 2% property tax cap in the 2026 – 27 budget year, the Board finds it is prudent to authorized the capability in advance so that such authorization is in place if needed, without delay. The Mayor noted that many municipalities do this as a matter of course each year. After discussion, upon motion by Trustee Cataldo, seconded by Trustee Love, the following resolution was unanimously adopted by all present:

RESOLVED, that on Monday January 5, 2025 at 7:00 PM at Village Hall, the Board of Trustees will hold a PUBLIC HEARING to consider Bill 2 of 2025, a proposed local law authorizing the Village of Plandome Heights to authorize, but not require, a property tax levy in excess of the limit established in New York State General Municipal Law § 3-c, for its fiscal year commencing June 1, 2026, and further, that the Village Clerk-Treasurer is directed to make all required public notices of the Public Hearing.

Village Attorney Christopher Prior then informed the Board that until now, a village in NYS did not need to enact its own ‘prior notice of defect’ law, because NYS Village Law Section 6-628 established that protection for all villages. Nevertheless, the Village has had such a law in place, which essentially mirrors the NYS Village Law. But a recent Court of Appeals case construing another municipality’s ‘prior notice of defect’ law that has language similar to that contained in NYS Village Law Section 6-628 and the VPH Code held that, unless the applicable ‘prior notice of defect’ law states how the written notice is to be delivered, an email or social media post might suffice, and so the Village might not ever pay attention to it.

After discussion, upon motion by Trustee Carlson, seconded by Trustee Taylor, the following resolution was unanimously adopted by all present:

Resolved that the Board of Trustees of the Village of Plandome Heights will hold a public hearing, at 7:00 PM on Monday, January 5, 2026, at the Village Hall, 37 Orchard Street, Manhasset, New York 11030, to consider Bill 3 of 2025, a proposed local law to amend § 82-1, “Written notice required,” of Chapter 82, “Notification of Defects,” of the Village Code of the Village of Plandome Heights to include express provisions addressing the manner in which prior written notice of defects must be delivered to the Village in order to allow a cause of action to be commenced against the Village for personal injury or property damage alleged to result from the defective, out-of-repair, unsafe, dangerous or obstructed condition of a Village highway, street, crosswalk, bridge, culvert, street marking, sign or device or any other property owned, operated or maintained by the Village.

The Mayor then continued his update on ongoing Village operations.

- With regard to the Creative Snow bid, the Mayor stated that after Creative Snow by Cow Bay had adjusted its proposal, the award letter and extension letter have been signed (see Exhibit 2). A date for the contract signing has yet to be determined.
- The Mayor then told the Board that the matter of a leaning tree at 132 Bournedale Road North has not yet been resolved by PSEG and follow up is necessary.
- The Mayor reported that the Intermunicipal Agreement (IMA) with the Manhasset-Lakeville Water District for paving repairs to Willow Court has been executed, and the work has been completed. The invoice of \$2,400.00, the Village share of the IMA, is reflected on the current abstract.
- The Mayor noted that Optimum Communications, Inc., on behalf of its subsidiary Cablevision Systems Great Neck Corporation, maintains a cable franchise agreement with the Village. This agreement expired on March 18, 2018 and has since been operating under Temporary Operating Authority. Counsel for Optimum has been engaged in negotiations with the Cohen Law Group, representative of the consortium known as the Great Neck North Shore Cable Commission, in which the Village is a member. This follows the recent successful negotiation by the Commission of the Verizon Fios/Cable agreement. Further update will soon become available.
- The Mayor was pleased to announce that the tree removal at 46 Winthrop Road has been completed.

- The Mayor announced that the fall street sweep and storm drain cleanup has been postponed at this time for approximately two weeks, depending upon weather and street conditions to be determined at that time.

The Mayor stated that the next order of business was the approval of the Abstract of Claims. After discussion, upon motion by Trustee Cataldo, seconded by Trustee Love, the following resolution was unanimously adopted by all Trustees present:

RESOLVED, that the December 2025 Abstract of Claims Number 7 of the Budget Year 2025 – 2026 for claim numbers 176-206 in the amount of \$43,240.94, has been reviewed and approved by the Trustees, and is hereby accepted.

At 7:36 p.m. Trustee Cataldo moved to enter into Executive Session. This motion was seconded by Trustee Hauck. All Trustees present were in favor.

The Mayor announced that executive session ended at 7:50 p.m. with no action taken.

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

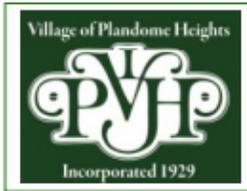
Marie Brodsky
Clerk-Treasurer

INDEX OF EXHIBITS

**REGULAR MEETING OF THE BOARD OF TRUSTEES
PLANDOME HEIGHTS VILLAGE HALL
DECEMBER 1, 2025; 7:00 PM**

Exhibit 1. Mayor's March 6, 2025 letter to the residents

Exhibit 2. Creative Snow by Cow Bay Award letter and extension letter



INCORPORATED VILLAGE OF
Plandome Heights

37 Orchard Street, Manhasset, New York 11030
Tel: (516) 627-1136 Fax: (516) 627 1393
www.plandomeheights-ny.gov

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David Lisner
Emergency Mgmt.
Coordinator

Maryann Grieco
Architectural Review
Board, Chair

Eugene O'Connor
Zoning and Appeals
Board, Chair

Trey Harragan
Technology Advisory
Board, Chair

Mary Gabriel
Historian

March 6, 2025

RE: Tentative Budget – 2025/26

Dear Friends and Neighbors:

I write to continue the dialog on the issues affecting our finances and our approach to addressing them within our *Planning Beyond One Year* approach to *Low and Stable Taxes*. My [Mayor's 2024 Year-end-review](#), and prior reports have put forth these issues.

There is no disputing that inflation has had a significant effect on our costs over the last four years. The NY State Comptroller published data that shows municipal costs growing nearly 20% in 2022 – 2025. Our costs are better than the averages with 17% increase in cost. If you add 2026 budget, those numbers are 18.5% (cost increase) and 9.5% (tax increase). That 9% in cost that we did not pass along to you is about \$60/year per average home in 2025 and will be \$92/year for 2026.

We have been “covering” that 9% shortfall primarily with non-recurring interest income. In addition, unusually high building fees and federal COVID-19 money that expired in 2024, generated surplus beyond this 9% shortfall; surplus is good. But that is all coming to an end.

Comptroller DiNapoli, indicates that the 20% inflation numbers combined with the 2% tax cap, suggests that, “*Local officials should consider these issues as they budget for the coming year,*” implying that municipalities consider this effect on their tax cap. You will hear from your neighbors that many local villages are considering just that this year.

The question for our community is, *now that the effects of inflation leave a lasting shortfall and the temporary “coverage” of that shortfall is over or ending, what do we do to address this?* Because our surplus* leave us with a rock-solid balance sheet, and we have a “steady hand,” we can deal with this thoughtfully and over time.

My initial thought is that we can “cover” the shortfall one more year and that may be the best course. So, on March 3, 2025, I presented the Trustees with a Tentative Budget for the fiscal year June 1, 2025 – May 31, 2026 that increases property taxes by about 2.5%; about \$29/home, and within our tax cap. As we further consider this, residents will be able to provide input at our Public Hearing on the Tentative Budget on Monday, April 7, 2022 at the Village Annual Meeting which starts at 7:00 p.m. You can see more at [Tentative Budget Package](#) and [Tentative Budget](#). Transparency and community engagement on this issue is important and will include any developments on occupancy.

Our property taxes will continue to be the lowest Village taxes in Nassau* and are 33% less than the same services in the Town; further our tax increases have averaged 1.75%/year for 14 years,

Your comments, questions and complaints are cheerfully accepted. I hope to hear from you.

Sincerely,

INCORPORATED VILLAGE OF PLANDOME HEIGHTS

Kenneth C. Riscica, Mayor@PlandomeHeights-NY.Gov

* Excludes two villages with half our population and one that operates on endowment, not taxes.

New York State Comptroller
THOMAS P. DiNAPOLI

Property Tax Cap

Inflation and Allowable Levy Growth Factors

2022 - 2025 4 year inflation rate = 19.7%

Inflation Factors and Allowable Levy Growth Factors by Fiscal Year

Fiscal Year	Fiscal Years Beginning									
	2021		2022		2023		2024		2025	
	Inflation Factor	Allowable Levy Growth Factor	Inflation Factor	Allowable Levy Growth Factor	Inflation Factor	Allowable Levy Growth Factor	Inflation Factor	Allowable Levy Growth Factor	Inflation Factor	Allowable Levy Growth Factor
Jan 1 - Dec 31	1.56%	1.0156	2.30%	1.0200	7.17%	1.0200	6.26%	1.0200	3.30%	1.0200
Mar 1 - Feb 28	1.46%	1.0146	3.00%	1.0200	7.69%	1.0200	5.43%	1.0200	3.18%	1.0200
Apr 1 - Mar 31	1.43%	1.0143	3.33%	1.0200	7.92%	1.0200	5.06%	1.0200	3.07%	1.0200
Jun 1 - May 31	1.31%	1.0131	4.23%	1.0200	8.06%	1.0200	4.37%	1.0200	2.99%	1.0200
Jul 1 - Jun 30	1.23%	1.0123	4.70%	1.0200	8.00%	1.0200	4.12%	1.0200	2.95%	1.0200
Aug 1 - Jul 31	1.14%	1.0114	5.21%	1.0200	7.91%	1.0200	3.85%	1.0200	2.94%	1.0200
Sep 1 - Aug 31	1.09%	1.0109	5.72%	1.0200	7.75%	1.0200	3.61%	1.0200	Coming March 2025	
Oct 1 - Sep 30	1.18%	1.0118	6.22%	1.0200	7.45%	1.0200	3.49%	1.0200		

As defined in law, the allowable levy growth factor is the lesser of one plus the inflation factor or one and two-one-hundredths. For periods where the inflation factor is less than 2 percent, the allowable levy growth factor is equal to one plus the inflation factor.

osc.ny.gov • Division of Local Government and School Accountability • February 2025

Exhibit 1. 2025 Creative Snow by Snow Bid analysis Original v Revised2

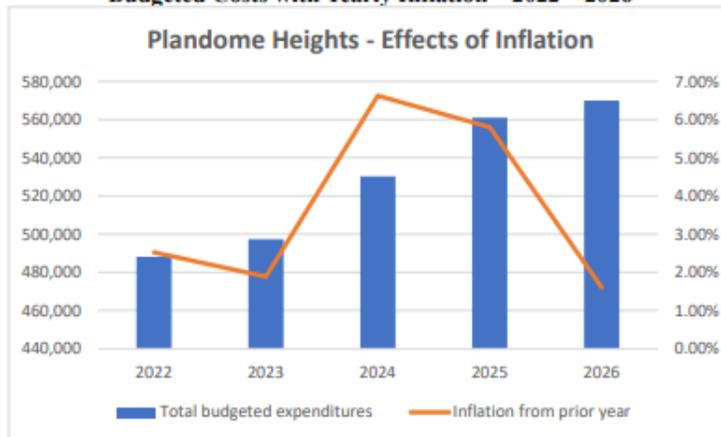
Pg. 3

Plandome Heights – Benchmarking to NYS Comptroller

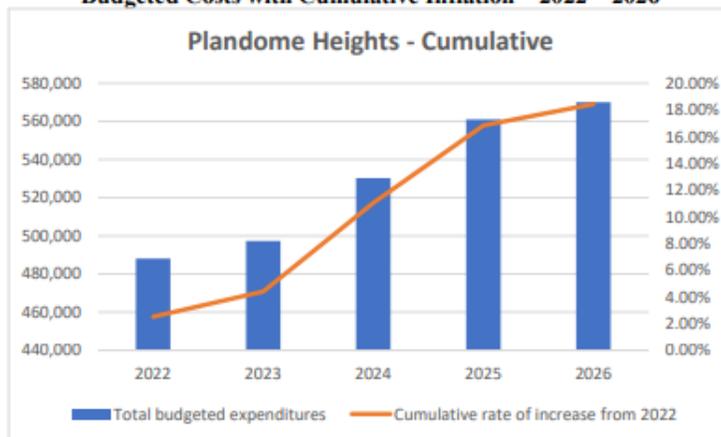
	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	
Total budgeted expenditures	488,100	497,300	530,250	561,000	570,000	
Inflation from prior year	2.52%	1.88%	6.63%	5.80%	1.60%	Chart #1 Below
Cumulative from 2022	2.52%	4.41%	11.03%	16.83%	18.43%	Chart #2 Below

CONCLUSION: VPH results are slightly better than the NYS Comptroller Benchmark

**CHART #1
Budgeted Costs with Yearly Inflation – 2022 – 2026**



**CHART #2
Budgeted Costs with Cumulative Inflation – 2022 – 2026**



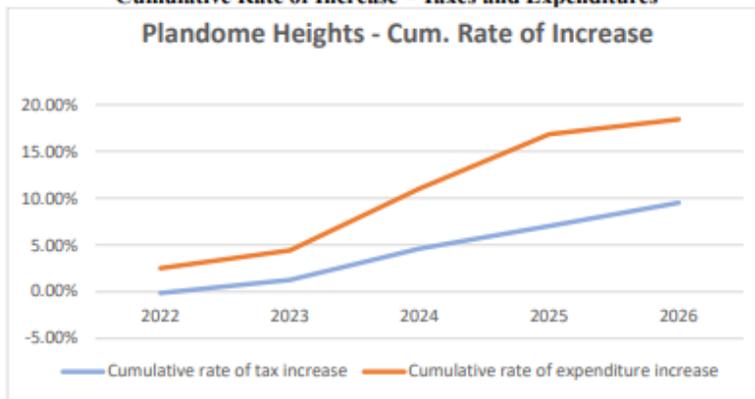
Plandome Heights – Review of Budgeted Expenditures, Revenues and Surplus

Comparison of Rate of Increase in Taxes and Expenditures

	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
Cumulative rate of tax increase	-0.14%	1.27%	4.60%	7.02%	9.51%
Cumulative rate of expenditure increase	2.52%	4.41%	11.03%	16.83%	18.43%

CONCLUSION: VPH tax levy is 9% below expenditure level (see below for \$\$)

**CHART #1 –
Cumulative Rate of Increase – Taxes and Expenditures
Plandome Heights - Cum. Rate of Increase**



Budgeted Revenues (total), Expenditures and Surplus

	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>
Total budgeted revenues	477,600	486,800	515,000	539,000	540,000
Total budgeted expenses	488,100	497,300	530,250	561,000	570,000
Budgeted use of surplus	10,500	10,500	15,250	22,000	30,000

CHART #2

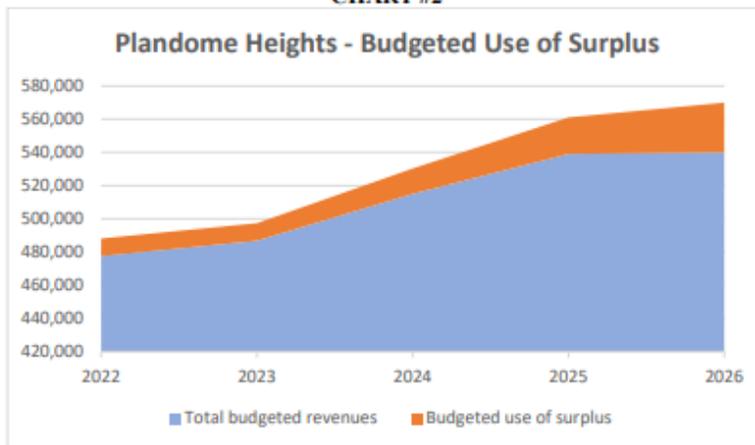


Exhibit 1. 2025 Creative Snow by Snow Bid analysis Original v Revised2

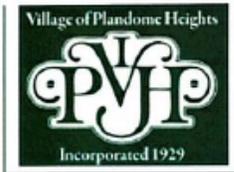
Pg. 5

**Plandome Heights
Key Cost Drivers Budgeted
2022 – 2026**

	<u>2021</u> <u>Bud.</u>	<u>2026</u> <u>Bud.</u>	<u>Increase</u>		<u>Comments</u>
			<u>\$</u>	<u>%</u>	
Sanitation	138,000	150,000	12,000	9%	Locked-in low rate of increase
Personnel:					
Salaries	130,000	165,000	35,000	27%	Necessary to meet market
Benefits	18,000	34,000	16,000	89%	Added benefits to meet market
total	148,000	199,000	51,000	34%	
Snow removal	24,000	28,000	4,000	17%	Higher snow activity, rates locked
Legal, audit, insurance	52,000	57,000	5,000	10%	Inflation
Occupancy	23,000	35,000	12,000	52%	Landlord increase in 2025
Roads and street lights	22,000	25,000	3,000	14%	Higher activity projected for 2026
Village maintenance	11,000	15,000	4,000	36%	Inflation
Environmental	4,000	9,000	5,000	125%	New stormwater mandates
subtotal	422,000	518,000	96,000	23%	
All other not analyzed	53,000	52,000	-1,000	-2%	Careful management
Total expenditures	475,000	570,000	95,000	20%	Consistent with MYS OSC projections

(a)

(a) To capture the inflation rate in 2022, we need to start from 2021



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Trey Harragan
Technology Advisory
Board, Chair

Mary Gabriel
Historian

November 13, 2025

Creative Snow by Cow Bay, Inc.
40 Roselle Street
Mineola, NY 11501
Attention: Brian D'Alonzo, President

Re: Notice of Award of Snow Contract commencing 2026

Dear Mr. D'Alonzo:

I am pleased to inform Creative Snow by Cow Bay, Inc., that at a meeting of the Board of Trustees held on November 3, 2025, the Board unanimously resolved to award the 2026 Snow Plowing, Removal of Snow, Sanding and Salting Contract to your company, for an initial one year term, subject to the Village's right to extend for additional one year terms thereunder, and otherwise subject to the terms of the bid contract documents. It is noted that the original bid of August 27, 2025 was extended and amended as of November 13, 2025, per the enclosed.

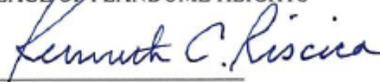
Please deliver the following to the Village:

- A performance bond and a payment bond, each in an amount of \$78,000 (i.e., equal to three (3) times the aggregate "Maximum Seasonal Fee" set forth in the bid, which is \$26,000).
- Evidence of Insurance satisfying the Contract requirements; a copy of the relevant sections of the Contract documents is attached – please provide it to your insurance advisor.
- Note: the Certificate of Insurance shall have typed on it the following cancellation clause: Written Notice of cancellation of insurance shall be sent at least (30) days prior to the effective date thereof to the Incorporated Village of Plandome Heights, 37 Orchard Street, Manhasset, New York 11030.

Once those items are received, we can schedule a contract signing date.

We look forward to continuing our ongoing business with you, as you complete the final year of the current contract. Your \$500 bid deposit will be returned to you promptly upon execution of the contract.

Sincerely,
VILLAGE OF PLANDOME HEIGHTS

By: 
Kenneth C. Riscica, Mayor

Enc. November 13, 2025 Agreement to Extend and Amend Bid

Exhibit 2. Creative Snow by Cow Bay Award letter and extension letter

Pg. 2

Creative Snow by Cow Bay, Inc.
40 Roselle Street,
Mineola, NY 11501
(516) 883-8484

November 13, 2025

Village of Plandome Heights
37 Orchard Street
Manhasset, New York 11030

Re: Extension of Bid Submitted for Contract for Snow Plowing/Removal for Village Streets commencing 2026

Ladies and Gentlemen:

Creative Snow by Cow Bay, Inc. ("Contractor"), refers to its bid dated August 28, 2025, submitted to the Village of Plandome Heights with respect to the Village's solicitation of bids for the referenced contract (the "Snow Contract"), and opened by the Village at the bid opening on August 29, 2025 (the "Bid").

Contractor notes that under New York State General Municipal Law Section 105, its Bid originally was scheduled to expire 45 days after the bid opening, or October 13, 2025.

In order to induce the Village to award the contract for the Project under the Bid, Contractor hereby agrees to (i) reduce its Bid amount, as set forth on Schedule A hereto, (ii) reinstate the commitment represented by the Bid as of October 14, 2025, and (iii) extend the date through which it is bound by its Bid through November 30, 2025.

Very truly yours,

Creative Snow by Cow Bay, Inc.

By: 
Name: Bruce D'Alonzo
Title: V.P.

Accepted by:
Village of Plandome Heights
By: 
Kenneth C. Riscica, Mayor

Enc. Schedule A (2 pages)

Exhibit 2. Creative Snow by Cow Bay Award letter and extension letter

Pg. 3

SCHEDULE A ^{1/2}

	Contract Periods		Years in new contract period											
	10 Yr 2006	10 Yr 2026	%	2026-27	2027-28	2028-28	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	
Basic contract amount, 10 events	284,697	234,000		26,000	26,520	27,050	27,590	28,143	28,705	29,290	29,865	30,462	31,072	
Dollar increase	50,697	32,750		500	520	530	540	553	562	585	575	597	610	
% increase	21.7%	16.3%		1.96%	2.00%	2.00%	2.00%	2.00%	2.00%	2.04%	1.96%	2.00%	2.00%	
Per event over 10 events	41,785	31,750		3,640	3,750	3,865	3,985	4,105	4,225	4,355	4,485	4,620	4,755	
Dollar increase	10,035	4,500		140	110	115	120	120	120	130	130	135	135	
% increase	31.6%	16.5%		0.55%	3.02%	3.07%	3.10%	3.01%	2.92%	3.08%	2.99%	3.01%	2.92%	
Discount for 5 or fewer events*	-93,945	-77,220		-8,580	-8,751	-8,926	-9,105	-9,287	-9,473	-9,662	-9,855	-10,052	-10,254	
Dollar increase	-16,725	-15,970		-165	-171	-175	-179	-182	-186	-189	-193	-197	-202	
% increase	21.7%	26.1%		-0.65%	1.99%	2.00%	2.01%	2.00%	2.00%	2.00%	2.00%	2.00%	2.01%	
Salt event, per event	18,325	13,150		1,600	1,645	1,695	1,745	1,800	1,855	1,910	1,965	2,025	2,085	
Dollar increase	5,175	n/a		50	45	50	50	55	55	55	55	60	60	
% increase	39.4%	n/a		0.20%	2.81%	3.04%	2.87%	3.06%	2.96%	2.88%	2.80%	2.96%	2.88%	

Exhibit 2. Creative Snow by Cow Bay Award letter and extension letter

Pg. 4

Schedura 2/2

SNOW REMOVAL AND SANDING BID

TO: INCORPORATED VILLAGE OF PLANDOME HEIGHTS - P.O. BOX 1361, MANHASSET, NEW YORK 11030

Per bid to and in compliance with your Notice to Bidders and Instructions to Bidders dated 1/21/2025, the undersigned states that he has examined said documents, that he understands the same and that the undersigned hereby offers to perform for the Village of Plandome Heights in accordance with said specifications at the following prices, which prices include all labor, work, supplies, materials and equipment and taxes, if any.

The undersigned shall provide all labor, work, supplies, materials, and equipment to be furnished in accordance with the severity of each storm, and expanded backup equipment for every primary unit set forth below to be deployed within 11 hours in the event of inclement of the primary units).

1. BID AMOUNTS	Snow Season 2025/2026	Snow Season 2024/2025	Snow Season 2023/2024	Snow Season 2022/2023	Snow Season 2021/2022	Snow Season 2020/2021	Snow Season 2019/2020	Snow Season 2018/2019	Snow Season 2017/2018	Snow Season 2016/2017	Snow Season 2015/2016	Snow Season 2014/2015	Snow Season 2013/2014	Snow Season 2012/2013	Snow Season 2011/2012	Snow Season 2010/2011	All Ten (10) Snow Seasons
(A) Price per year to sand and salt all village streets or plow and remove all snow from and sand and salt all village streets or a storm, up to 18" (1) Events as defined by the National Oceanic and Atmospheric Administration, National Weather Service at LaGuardia Airport.	\$36,000.00	\$36,500.00	\$36,500.00	\$36,500.00	\$36,500.00	\$36,500.00	\$36,500.00	\$36,500.00	\$36,500.00	\$36,500.00	\$36,500.00	\$36,500.00	\$36,500.00	\$36,500.00	\$36,500.00	\$36,500.00	6284,687.00
(B) Price per Event of Ten (10) or more Events to sand and salt all Village Streets or Plow and remove all snow from and sand and salt all Village streets for an event as defined by the National Oceanic and Atmospheric Administration, National Weather Service at LaGuardia Airport.	\$3,145.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	41,765.00
(C) Price discount, 4 for Five (5) or fewer Events per year.	\$5,580.00	\$5,251.00	\$5,251.00	\$5,251.00	\$5,251.00	\$5,251.00	\$5,251.00	\$5,251.00	\$5,251.00	\$5,251.00	\$5,251.00	\$5,251.00	\$5,251.00	\$5,251.00	\$5,251.00	\$5,251.00	(93,546.00)
(D) Price to Sand and Salt only (Event when heavy precipitation creates slippery conditions but such additional accumulation as to require no removal work.	\$4,000.00	\$4,645.00	\$4,645.00	\$4,645.00	\$4,645.00	\$4,645.00	\$4,645.00	\$4,645.00	\$4,645.00	\$4,645.00	\$4,645.00	\$4,645.00	\$4,645.00	\$4,645.00	\$4,645.00	\$4,645.00	16,325.00