



2022
Village of Fruitvale
Annual Report

We acknowledge and appreciate that the land on which we gather is the converging, transitional and unceded territory of the Sylix, Secwepemc, Sinixt and Ktunaxa Peoples as well as the Metis Peoples whose footsteps have also marked these lands.

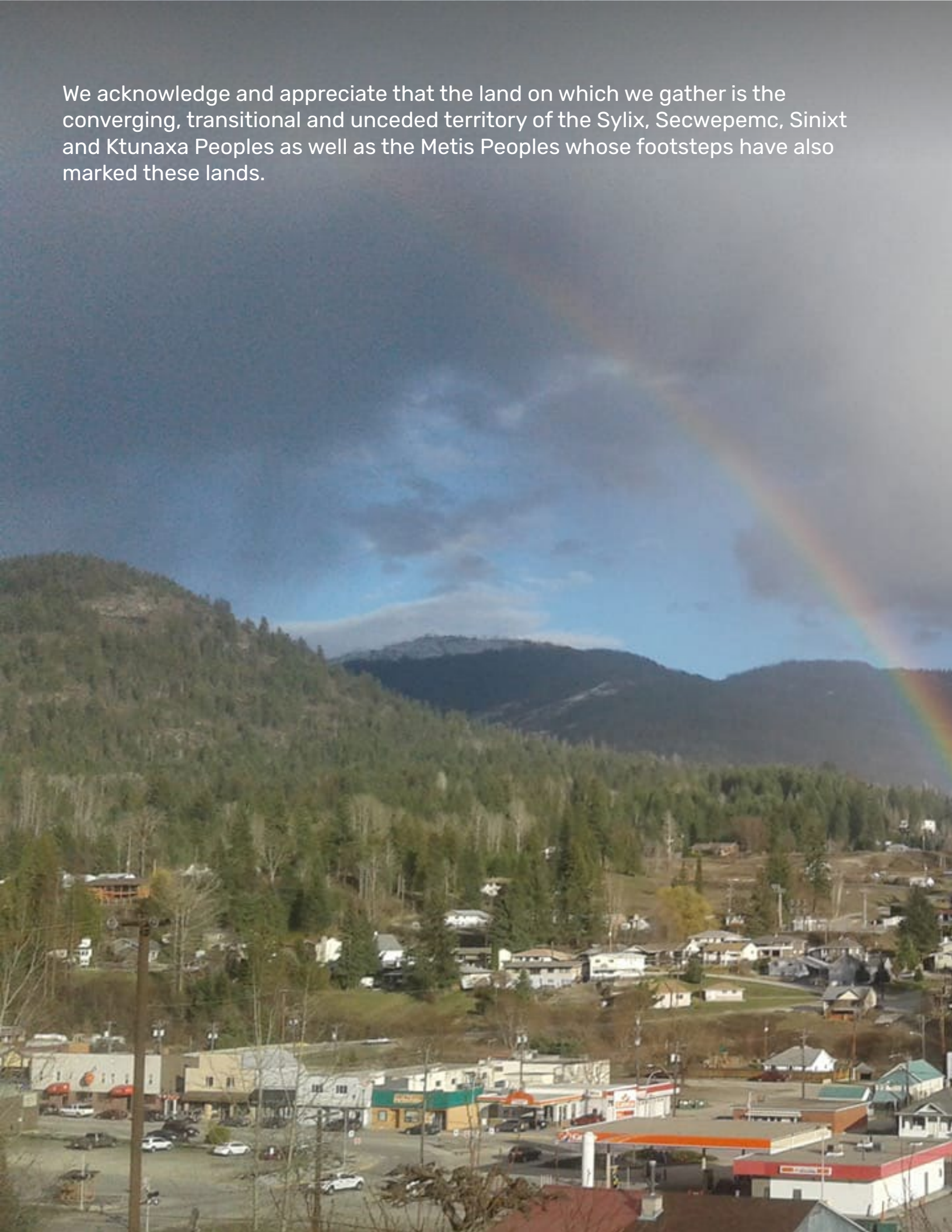


Table of Contents

Mayor’s Message	4
Council and Staff	5
Strategic Goals	6
Vision, Mission and Values	7
New Affordable Housing Comes to Fruitvale	8
Child Care Centre to Open in 2023	10
Beaver Valley Youth Action Network	11
Moving Toward 100% Renewable Energy	12
Schedule of Permissive Tax Exemptions	14
Building Permits	15
Community Spirit.....	16
Progress Report.....	17
Audited Financial Statements	21

Photo by Marvin Womacks

Mayor's Message

It is my privilege as Mayor to reflect on 2022 as a part of our Annual Report.

This past year continued to be a very busy one with multiple initiatives and projects endorsed by Council that dovetail with our strategic plan to move Fruitvale forward in a positive, progressive manner.

Our partnership with the Lower Columbia Housing Society has been able to move our Attainable Housing project forward to a scheduled construction start of September 2023.

We are also excited to have completed the planning in 2022 to have our much needed Childcare Centre break ground in March 2023.

We were also very excited to have a group of volunteers step up and partner with Trail's Incredible Market to initiate our own Incredible Market in support of local Food producers and artisans.

In 2022, through planning and grant applications we initiated new projects that will start in 2023: Building an active transportation plan to help people safely move throughout the Village, Building a plan to meet our goal of transitioning to 100% Renewable Energy by 2050, and a CBT funded program for residents on how to become a fire smart community.

In our efforts to become a more financially sustainable Community we have been investigating building more multi-family homes to reduce servicing costs for all residents. We have also worked on enhancing the downtown core through our partnership with BV Recreation to build a replica train station in Railway Park that will provide a meeting space and mini-museum of the Beaver Valley, as well as moving the Historic Park Siding School House to Railway Park. Other initiatives are the planning and building of a Creekside beach in Lower Creekside Park, and an event park in Upper Creekside Park with a gazebo (adjacent to the Memorial Hall) where outdoor events can be Planned that will funnel into the hall for food and drink.

All of the mentioned upgrades are focused on building a new vibe and more activity downtown that will retain existing and attract new businesses to our community. New people, new activity, and new business will help to sustain our Village.

Mayor Steve Morissette



Council and Staff



2019-2022 Fruitvale Village Council. From left, Bill Wenman, Vickie Fitzpatrick, Steve Morissette, Lindsay Kenny, and Bert Kniss.

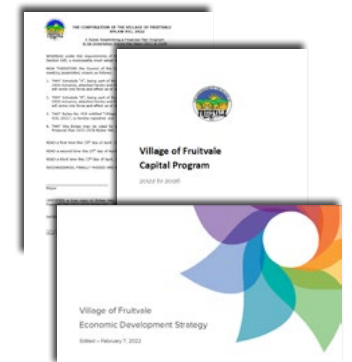


A new Village Council was elected in October 2022. From left, Wes Startup, Julia Mason, Steve Morissette, Catherine Ellison, and Bill Wenman.

The Village Council responds to citizen's concerns and sets the budget and work of the Village's many services, including the Beaver Valley Water System, Wastewater, Solid Waste, Parks and Recreation, and of course Transportation and Roads. In addition, Council members must review proposals for variances to building permits, zoning changes, and set rates and fees for Village services.

In addition to their regular work, Fruitvale Village Council took on important planning processes. In 2022, the Village developed a five-year Capital Program, created an Economic Development Strategy, and approved a five-year financial plan. The Village is thinking long term about how to maintain and grow our community's assets, from Memorial Centre to Creekside Park to the wastewater treatment plant.

Of course, it's the Village staff who keep things humming on a day-to-day basis and deliver services to our community members. Staff reports are part of every Village Council meeting. Here are a few examples from the year:



- Annual inspection and maintenance of Village equipment and buildings
- Ensured compliance with wastewater treatment regulations
- Researched removal of vehicle carcasses from Beaver Creek
- Street sweeping, dust management, and snow removal
- Worked with RDKB and Village council to locate a new bocce court
- Began maintenance of burial plots, including raising and leveling markers.
- Managed municipal elections
- Continued Master Planning for Middle School site
- Developing contracts with child care and affordable housing funders.
- Secured a grant to develop an Active Transportation Plan for the Village
- Developed a new Village website

Strategic Goals





Vision, Mission and Values



THE HEART OF THE BEAVER VALLEY

“Where Community Spirit is Our Lifestyle”

Our Community Vision

The Village of Fruitvale will be a welcoming, safe, user-friendly community that meets the needs of all ages of residents to the best of our abilities.

Mission

Delivering quality services in a sustainable manner.

Our Core Values

- Boldness in decision making
- Collaboration
- Openness
- Responsiveness
- Realistic goals and communication

New Affordable Housing Comes to Fruitvale

In the early fall of 2023, construction of a 3-story affordable rental housing building will get underway on the front portion of the former Middle School adjacent to Columbia Gardens Road. In collaboration with the Village of Fruitvale, the Lower Columbia Affordable Housing Society (LCAHS) is developing the one, two and three-bedroom units for low to moderate income families, seniors and adults with diagnosed developmental disabilities.

Planning for this housing began with the creation of a master plan for the 10-acre site on which the former middle school site. The master plan is calling for a phased development of the site with the first phase to include 22 units of affordable rental housing, a childcare centre and nine units of “market housing”. With construction starting this fall, completion and occupancy of the affordable rental housing is scheduled for the summer or early fall of 2025.

Housing Need

When looking at housing need in Fruitvale and the surrounding region, the LCAHS has identified a growing mismatch between our housing stock and changing population demographics and needs. 79% of Fruitvale’s housing stock is in the form of detached single-family homes, 23% of which were built prior to 1960 and 15% of which are needing major repair. With an aging population, seniors are looking for less house and yard while new recruits into the workforce are looking for modern housing that does not require a lot of renovation and upkeep.

Added to these factors is a loss of rental housing and sky-rocketing increases in rental rates. In 2020, in the Lower Columbia Region (excluding Rossland), the average rent for a one-bedroom unit was \$833 as compared to \$1,250 in 2022, with similar increases for two- and three-bedroom units.

Funding

BC Housing is providing \$4,528,368 in capital funding towards the affordable housing as well as some operating funding. The project team is working with Canada Mortgage and Housing Commission to access mortgage financing for the balance of the construction cost, which is expected to reach approximately \$17 million. The Village is contributing the land in the form of a long-term lease with the LCAHS. In addition, Columbia Basin Trust has committed \$764,000 from two of its funding envelopes. Teck Metals Ltd. and Kootenay Savings Credit Union have also come forward with generous contributions.

Applications and Eligibility

The rental housing is being designed for low to moderate income households with limited assets (apart from RRSP/RIF savings). The funding from BC Housing requires that rent for 20% of the units be deeply subsidized; 50% will be calculated based on 30% of household income and 30% will be rented at market rental rates. In the fall of 2024, the LCAHS will begin to maintain an informal waiting list and will open the application process in early 2025. For updates, go to www.lowercolumbiahousing.com.



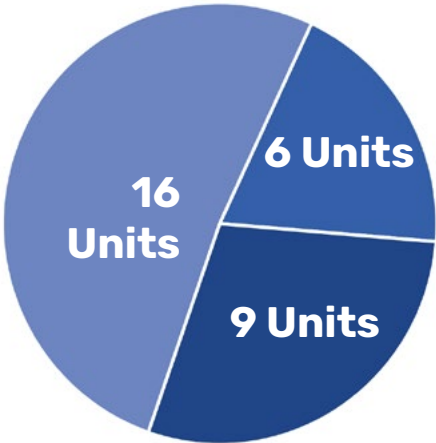
A rendering of the new housing under construction at the site of the former Middle School. The building will be owned and operated by the Lower Columbia Affordable Housing Society.

Rent Geared to Income Affordable Apartments

Reserved for families whose income is below the income threshold established each year by BC housing for Fruitvale area. Rent is set at 30% of income.

Rent Geared to Income - Deep Subsidy apartments

Reserved for families whose income is below the lowest threshold established each year by BC housing for all BC, Rent is set at 30% of income.



Affordable Market Rental Apartments

Reserved for families with low and moderate income when moving in. Rents can't be less than average for Fruitvale.

Child Care Centre to Open in 2023

The Fruitvale Child Care Centre will open in November 2023, offering 12 spaces for children aged 0-3, and 25 spaces for children 2.5 to school age.

In 2023, Fruitvale families will have a new option for childcare at the new Fruitvale Child Care Centre. The Village of Fruitvale is providing the land and has secured funding from the province of BC and Columbia Basin Trust. Having more access to reliable, high-quality childcare close to home will make life easier for parents, create new jobs in the Village, and save on commuting to more distant childcare options.

The master planning process for the former middle school helped reveal the dire need for childcare in our community. Currently, there are no childcare group centres in the Valley, so parents must either rely on a patchwork of family members and friends, or hope that a home-based childcare provider has a spot. Many families have had to drive to and Trail twice a day to drop off and pick up kids.

The Beaver Valley Child Care Centre will break ground in March 2023, and it is scheduled for completion by November 2023. The Centre will offer 12 spaces for children aged 0-3, and 25 spaces for children 2.5 to school age. The Centre will employ 7-12 people in a variety of full- and part-time positions. ChildCareBC and Columbia Basin Trust provide wage subsidies so that Early Childhood Educators can earn a living while keeping childcare costs within the reach of local families. The province also offers the Affordable Child Care Benefit to families earning less than \$111,000 per year.

The Centre will be built on the grounds of the former middle school, which is also the site of a new affordable apartment building slated for completion in 2025. After securing funding for the childcare and housing buildings, the Village is now seeking funding to assess the options for re-purposing the existing middle school building. Childcare and housing affordability were the top two priorities that arose from the Village's needs assessment in 2019.

Photo by Renata Zaal



Beaver Valley Youth Action Network

The Beaver Valley Youth Action Network (YAN) is funded through the Columbia Basin Trust Community Directed Youth Fund (CDYF) which supports services for youth ages 12-18 by providing sub-regional funding to increase activities, opportunities, and services for youth in local communities.

Beaver Valley Youth Action Network started the year with outside activities, partnering with the local ski hills offering tickets for local youth and partnering with Fruitvale Elementary School Grade 7 teachers and youth offering community service.

Highlights from the 2022 Beaver Valley Youth Action Network include:

- Partnered with Red Mountain and Salmo Ski Hill to offer day ski passes through the winter months, keeping the youth active and engaged.
- We implemented a Shred-It Program.
- Partnered with Fruitvale Elementary School grade 7 teachers and youth members for the 'Fall Leaf Raking Project & Winter Snow Senior Snow Shoveling Project'. Beaver Valley Youth Action Network grade 7 youth volunteered their time raking and shoveling local parks and private seniors' driveways and sidewalks in the community.
- 80 Youth participated and graduated the "A Leadership Journey: The First Steps & Next Steps" programs.



A Leadership Journey

In 2018, Beaver Valley Youth Action Network developed our own approach to leadership training to reflect the unique nature of our network, our youth, and our environment.

A Leadership Journey: The First Steps

Although the leadership path is a lifelong journey, with the potential for deep conversations and layers of meaning, we narrowed the concept of leadership to manageable "first steps." Now that many youths have gone through these "First Steps" we heard there is a desire to learn and achieve more with these new skills.

A Leadership Journey: Next Steps

Next Steps is the result of conversations with community youth networks about where, in the vast realm of leadership, we could support youth to go next.

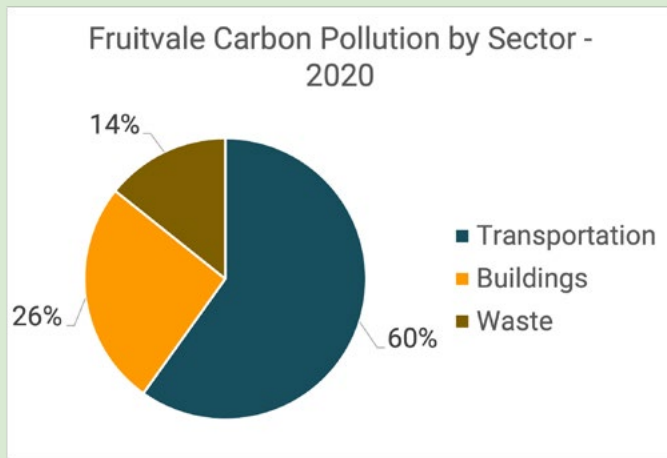
Moving Toward 100% Renewable Energy

In 2021, Fruitvale Village Council voted to commit to transitioning to 100% renewable energy in community uses no later than 2050. In doing so, the Village became the tenth local governments in the West Kootenays to make the commitment, joining more than 250 communities around the world.

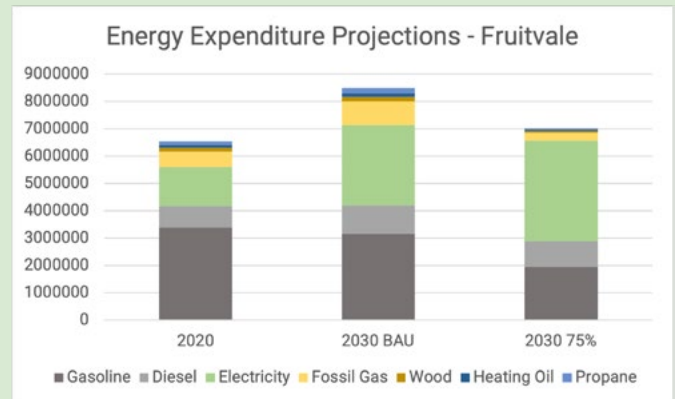
“Fruitvale is a very tiny place in the world, but I know if each of us do all we can in our area of influence, we will make a huge difference to the health of our ecosystems and people worldwide,” said Mayor Steve Morissette. The Town of Creston, the Regional District of Kootenay Boundary, the City of Trail, and the Town of Golden later committed to the transition, bringing the total number of local governments in our region to 14.

Switching to renewable energy helps reduce the health impacts of fossil fuels such as asthma and heart disease, supports local economic development by creating jobs in renewable energy, and helps to avoid the impact of natural disasters like flooding, fires, droughts, and landslides.

The Village of Fruitvale will develop a Renewable Energy Strategy in 2023 to determine what actions the Village can take to make it easier, faster, and cheaper to transition to renewable energy for community uses.



Fruitvale’s estimated total carbon pollution comes mainly from the use of fossil fuels like gasoline, diesel, methane gas, propane, and heating oil for transportation and heating. A smaller amount comes from decomposing organic waste such as food scraps and yard waste.



Fruitvale residents, businesses, and local government spent about \$6.5 million on energy in 2020. If we don’t take action to transition to renewable energy, the cost of energy use could go up to almost \$8.5 million by 2030. Beginning the transition could help keep the increase in energy costs to only \$500,000 over a decade.



In 2023, the Village will develop an Active Transportation Plan to guide development of infrastructure to make it easier and safer to get around without a car.



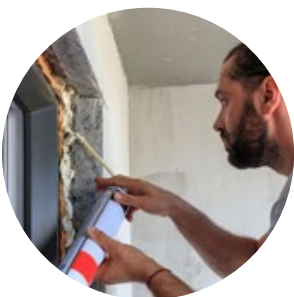
Electric vehicles are catching on fast! There are rapid-charging stations in Trail, Grand Forks, Midway, Greenwood, Rock Creek and Beaverdell.



BC Transit is in the process of increasing service in the Kootenay and Boundary region. 100% of BC transit's Compressed Gas buses use renewable methane gas.



Solar panels produce power more cheaply than natural gas, hydro, or coal, and they have a lifespan of 20-30 years, making them an increasingly smart investment.



Energy efficient buildings save money for occupants and reduce pollution. Some homes qualify for free energy assessments and upgrades.



This bike shop in Revelstoke is so efficient that solar panels on the building can produce all the energy it needs each year.

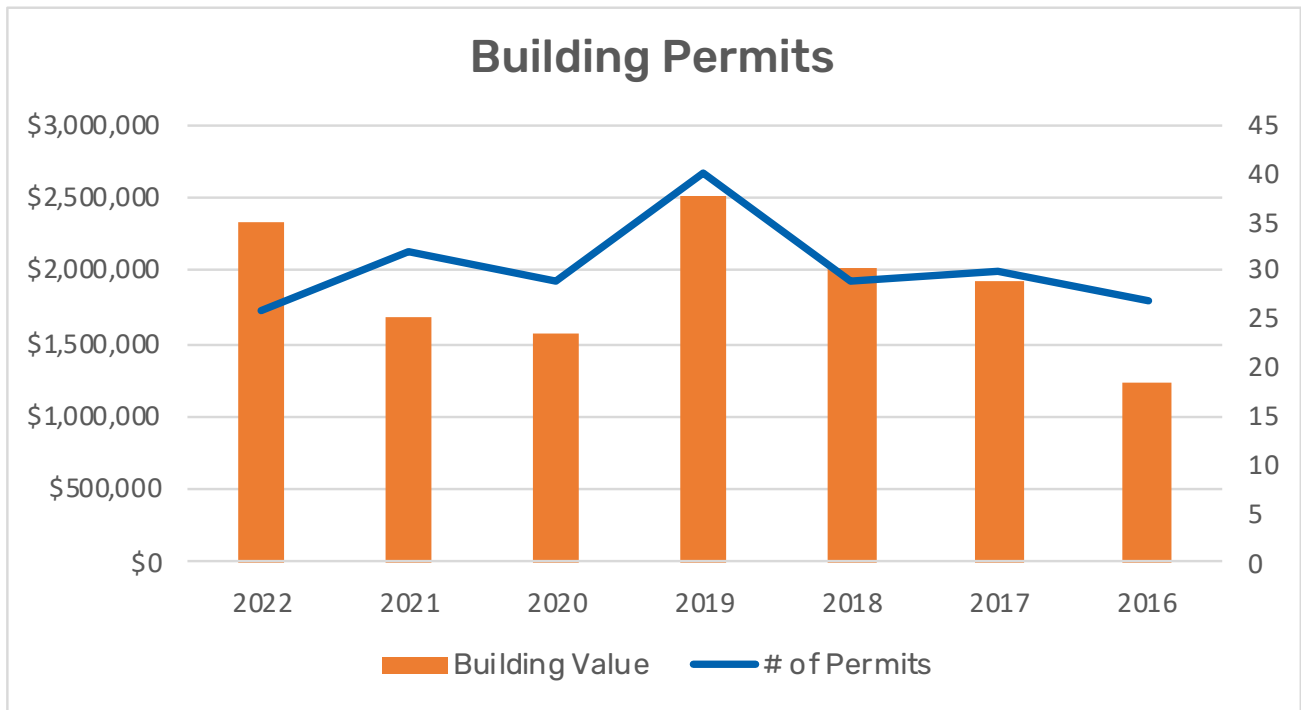
Schedule of Permissive Tax Exemptions

Bylaw	Name	Roll #	Class	2021 Assessed Value	2021 Total Assessed Value	2021 Municipal Rate	2021 Village General Taxes	Water & Sewer Parcel Taxes	2021 Totals
913, 2019	Beaver Valley Manor Society	521.00032.959	Land - 1	\$ 220,000		2.97690	\$ 654.92		
			Buildings - 1	\$ 1,629,000	\$ 1,849,000	2.97690	\$ 4,849.37	\$ 850.00	\$ 6,354.29
913, 2019	Scout Properties	521.00267.000	Land - 8	\$ 206,000		2.97690	\$ 613.24		
			Buildings - 6	\$ 26,600	\$ 232,600	7.14460	\$ 964.52	\$ 850.00	\$ 1,653.29
913, 2019	Scout Properties	521.00268.000	Land - 8	\$ 251,000		2.97690	\$ 747.20		
			Buildings - 6	\$ 135,000	\$ 368,000	7.144460	\$ 964.52	\$ 850.00	\$ 2,561.72
913, 2019	Beaver Valley Curling Club	521.00288.000	Land - 8	\$ 74,300		2.97690	\$ 221.18		
			Land - 6	\$ 74,300		7.14460	\$ 530.84		
			Buildings - 6	\$ 936,000	\$ 1,084,600	7.14460	\$ 6,687.35	\$ 850.00	\$ 8,289.37
913, 2019	St. Rita's Catholic Church (Hall)	521.00055.012	Land - 8	\$ 80,600		2.97690	\$ 239.94		
			Buildings - 8	\$ 306,300	\$ 386,900	2.97690	\$ 911.82	\$ 850.00	\$ 2001.76
913, 2019	Beaver Valley Christian Fellowship	521.00337.000	Land - 8	\$ 81,900		2.97690	\$ 243.81		
			Buildings - 8	\$ 180,000	\$ 261,900	2.97690	\$ 535.84	\$ 850.00	\$ 1,629.65
913, 2019	South Columbia Search and Rescue	521.00371.11	Land - 6	\$ 69,800		7.14460	\$ 498.69		
			Buildings - 6	\$ 180,000	\$ 249,800	7.14460	\$ 1,286.03	\$ 850.00	\$ 2,634.72

The Village has an existing permissive tax exemption policy which guides the administration and approval of permissive tax exemptions. Eligibility criteria for permissive tax exemptions that are outlined in the policy include the following:

- The tax exemption must demonstrate benefit to the community and residents of the Village by enhancing the quality of life, economically, socially or culturally within the community.
- The goals, policies and principles of the organization receiving the exemption must not be inconsistent or in conflict with those of the Village.
- The organization receiving the exemption must be a registered non-profit society, as the support of the municipality will not be used for commercial or private gain.
- Permissive tax exemptions will be considered in conjunction with:
 - other assistance being provided by the Village;
 - the potential demands for Village services or infrastructure arising from the property; and
 - the amount of revenue that the Village will forego if the exemption is granted.

Building Permits



Total Building permits in 2022 decreased to 26 from 32 in 2021. The total value of the permits issued increased from \$1,677,592 to \$2,325,757.



Community Spirit



Clockwise from left:

The Frosty Train is a Christmas favourite for all ages; Beaver Valley Pipes and Drums at May Days; Fruitvale's Little Free Library; Firefighters at Candy Cane Lane; The IncrEdible Market comes to Fruitvale; Beaver Valley Pipes and Drums at May Days; Wreaths honour our veterans at Remembrance Day.



Progress Report

The table on the next few pages describes the Village’s progress toward strategic goals set out in 2019. The Village Council elected in 2022 had not yet completed a strategic Plan for 2023-2026 when this Annual Report was written. In 2023, the Village Council will develop a new strategic plan with relevant objectives.

Financial Responsibility & Economic Development		
Fiscal responsibility	2022 Accomplishments	2023 Objectives
<ul style="list-style-type: none"> • Ensure utilities are self-sustaining, Work towards efficiency in service delivery, • Review services and service levels to ensure they meet citizen needs at an affordable cost, • Relate taxation to service levels and quality of service, • Provide rationale for tax rate levels. 	<ul style="list-style-type: none"> • Moved a step closer to financially self sustaining waste water. • Implemented Parcel Tax • Revisited and adjusted the Snow Removal Policy as it did not meet consumers needs. 	<ul style="list-style-type: none"> • Parcel Tax • Increase tax on utilities so they are self sustaining.
Long term financial responsibility		
<ul style="list-style-type: none"> • Plan for the long-term sustainability of the Village • Develop financial resources to replace assets in the future that are being used up today • Ensure strategic use of our resources by: • Proactively applying for public sector funding, • Pursuing sponsorships to maximize revenue opportunities and reduce costs, • Conducting operational reviews to seek out efficiencies. • Review budget processes that ensure a sound and sustainable financial future, • Develop policies and strategies for investments, reserves, assets and mill rate stabilization. 	<ul style="list-style-type: none"> • The implementation of Asset Management Plan. • The development of a 5 year Capital Plan. • Applying for applicable grants to offset the resources required from, the Village of Fruitvale Capital. • Policies are reviewed on a 3-year term. 	<ul style="list-style-type: none"> • Further develop the Asset Management Plan. • The application of Grants is on-going. • Partnership with Corporations such CBT. • A percentage of revenue be allotted to reserves. • Revise budgetary process • Discussions on the stabilization of the mill rate.

Economic development and growth		
<ul style="list-style-type: none"> • Work with business to identify barriers to investment • Promote the Village of Fruitvale through a community brand • Develop strategies to attract business and keep current businesses viable • Revitalize the old middle school land as a key factor in economic growth. • Review our supply and access to development land and a larger assessment base to contain tax rate increases. • Promote the continued development of the downtown core as a key factor to attracting new businesses and tourism 	<ul style="list-style-type: none"> • Meetings were held with Consultants about re-branding. • Ongoing study of options for re-purposing remaining middle school land. • Complete design and permitting for Childcare Centre and Affordable Housing Building on former middle school land. 	<ul style="list-style-type: none"> • Council will be meeting with business owners to obtain information on the barriers to investment. • Ideas for the possibilities of new businesses will also be discussed with existing businesses. • Discuss how the Village of Fruitvale can help to make the current businesses sustainable. • Completion of new childcare on the Middle School property. • Begin construction of new housing on the Middle School Property,

Open Communication & Information

Initiate open communication and dialogue with our residents, neighbors and partners.		
	2022 Accomplishments	2023 Objectives
<ul style="list-style-type: none"> • Seek out opportunities to open lines of communication, • Ensure public consultation is a part of the process, • Develop and leverage employee, citizen, inter-community and inter-governmental relationships, • Be open to doing things differently by making bold decisions, • Encourage continuous dialogue. 	<ul style="list-style-type: none"> • When talking to the Community ask how they would like to be communicated with, and how they would like to be involved in the consultation process. 	<ul style="list-style-type: none"> • Talking to people in the Community. • All opinions matter. • Relationships
Provide open information regarding our essential services.		
<ul style="list-style-type: none"> • Ensure information is available to residents • Present information that accurately depicts Village services and how the services are to be funded. 	<ul style="list-style-type: none"> • Council minutes and agendas posted to the Village Website in a timely manner. • Council meeting attendance and participation accessible through online meeting platform 	

Expanded Arts & Culture		
Recognize local talent and leverage this talent as our best known strength	2022 Accomplishments	2023 Objectives
<ul style="list-style-type: none"> • Develop our underground talent network into a vital part of our culture, • Search out grants and other funding sources to leverage the expansion of arts and culture within the Village, • Create spaces and events to showcase area talent. 	<ul style="list-style-type: none"> • Brought the IncrEdible farmer's market to Fruitvale to provide a venue for artistic performance and sale of arts and crafts. 	
Environmental Stewardship		
Become careful stewards of our environment and preserve our natural surroundings	2022 Accomplishments	2023 Objectives
<ul style="list-style-type: none"> • Reduce the use of chemicals in herbicides and pesticides applied by the Village, • Educate and encourage citizens against chemical applications in private use, • Develop active transportation networks to encourage carbon neutrality within the Village boundaries, • Develop an environmental sustainability plan. • Continue to meet and exceed the Climate Action Revenue Incentive Program objectives for a carbon neutral village. 	<ul style="list-style-type: none"> • Council committed to 100% Renewable Energy by 2050 and joined the West Kootenay Renewable Energy Working Group. • Education is on-going to citizens of Fruitvale. • Sought funding for Active Transportation planning. • CARIP program discontinued by province. 	<ul style="list-style-type: none"> • Complete Renewable Energy Strategy. • Education and outreach about existing programs available through RDKB, Better Homes BC, and CleanBC. • Apply for provincial Local Government Climate Action Program funding.

Strong, Resilient Community		
Build a strong, resilient community through well planned investment in priority resources	2022 Accomplishments	2023 Objectives
<ul style="list-style-type: none"> Invest in employee succession planning - training and experience, Create a focus on health & safety, Steadily develop future funded operational & capital reserves, Ensure security and availability of data and information, Review and update bylaws and policies to meet the needs of the Village today and into the future, Prioritize investment into infrastructure assets based on facts from condition assessments and needs analysis. 	<ul style="list-style-type: none"> Snow Removal policy revised to meet the needs of the community. Equipment Replacement Plan was discussed. 	<ul style="list-style-type: none"> Succession Planning for specific positions A Equipment Replacement Plan will be developed. An I & I Project will be performed in 2023.. Policies and Bylaws will be reviewed and revised as necessary. An infrastructure Plan will be developed.
Well-Planned Future		
Inspire long-term planning for the future	2022 Accomplishments	2023 Objectives
<ul style="list-style-type: none"> Financial management plan Asset management plan Capital plan Long-term operating budget Environmental sustainability plan Cemetery design plan Fruitvale Memorial Hall upgrade plan Downtown development plan Economic growth plan Age Friendly Community plan Prepare to be shovel ready as grants and other funding opportunities arise. 	<ul style="list-style-type: none"> An Asset Management Plan has been implemented, however additions need to be made as it is not all inclusive of all assets. 5 year Capital Plan has been started, however it has not been completed. 	<ul style="list-style-type: none"> Renewable Energy Strategy and Active Transportation Plan to be completed in 2023, which will make it easier to apply for related funding. Complete upgrades to Fruitvale Memorial Hall. This work will take place June - July 2023. Complete Asset Management Plan Complete 5-year Capital Plan.

Audited Financial Statements

The following table summarizes the Village of Fruitvale's revenue and expenses in 2021 and 2022. The 2022 budget is also provided. A complete set of audited financial statements is appended to this document.

	Budget	2022	2021
Revenues			
Taxation	\$ 3,298,653	\$ 3,352,118	\$ 3,082,001
Payments to other Authorities	(1,937,775)	(1,986,843)	(1,903,812)
Taxation for Village Purposes	1,360,878	1,365,275	1,178,189
Sales of Services	528,003	535,675	496,622
Other revenue from own sources	179,968	209,860	420,814
Government Transfers	809,116	755,501	631,632
Cost Recoveries	-	17,505	31,166
Investment Income	5,000	4,768	5,058
Loss on disposal of tangible capital assets	-	-	(40,481)
	2,882,965	2,888,584	2,723,000
Expenses			
General Government Services	802,835	1,279,087	1,175,489
Protective Services	30,954	21,633	18,448
Transportation Services	566,137	490,349	473,995
Environmental Health Services	61,449	52,518	59,340
Public Health and Welfare Services	41,597	24,357	21,583
Environmental Development Services	141,995	135,800	169,437
Recreation and Culture Services	218,416	146,095	139,268
Sewer Operations	489,527	552,075	362,416
	2,352,910	2,701,914	2,416,975
Surplus (deficit) before other	530,055	186,670	306,025
Government transfers for capital	957,000	243,151	456,466
SURPLUS	1,487,055	429,821	762,491
Accumulated Surplus, beginning of year	13,782,521	13,782,521	13,020,030
Accumulated Surplus, end of year	\$ 15,269,546	\$ 14,212,342	\$ 13,782,521



Photo by Renata Zaal