CITY OF ROCHELLE 2023 BUDGET WORKSHOP

Jeff Fiegenschuh, City Manager



OUR VISION

A vibrant community where all can thrive.

OUR MISSION

To provide a safe, connected and innovative community with professional, personalized and impartial services.



OUR VALUES & STRATEGIC PLAN GOALS

- Economic and Business Development
- > Financial Management & Stability
- Community Inclusivity and Engagement
- > Infrastructure Effectiveness & Improvement
- > Core Service Delivery
- > Quality of Life



2022-2023 Accomplishments & Priorities

- All expenditures align with the 6 strategic priorities
- · Revenues remain strong. Major funds at or above City Council approved policies
- Continued redevelopment efforts for all corridors
- · Demolition of Hickory Grove
- · Continued expansion of the CIR and new transloading opportunities
- Coordinated efforts to centralize City/RMU staff at new South 7th Street campus
- · Approved multi-year water rate increase
- Successful implementation of new ERP and Asset Management systems
- 2nd year of new GIS program. Hired city's first GIS and Sustainability Coordinators
- · Continued staffing consolidation and multi-function training
- Energized Ritche Road Substation
- Replaced Diesel Plant Transformer



2022-2023 Accomplishments & Priorities

- · Council approval of new demand response and energy audit programs
- · City continues investing gaming revenues in police and fire pension funds
- New boundary agreement with Creston
- Continued successful agreement at the golf course
- City awarded \$1.1 million grant for downtown improvements
- Successful implementation of ARPA funded project
- Completion of Well 4 project
- · Completion of 4th Avenue Storm Sewer work. Inlet project continues
- New agreement with Waste Connections (landfill operator)
- · Joined the Northern Illinois Land Bank
- Approved expansion of energy rec funding
- New contract with sanitation operator and new unified carting program









2023 Total City Budget

\$106,601,478

DON'T WORRY



S'ALL GOOD MAN

General Fund

The 2022 budget included using fund balance of \$1,152,330 from the General Fund. Due to the size of the fund balance we need to spend a portion down. This includes the following:

- One time expense, City portion of the South 7th Street debt service
- Hiring 4 new police officers to replace open positions and anticipation of two additional retirements in 2023/2024.
- Building renovations on 2nd floor of City Hall, dorm remodel of the Fire Department and transferring additional funds to the CIP.
- Transfers of ARPA funds from the general fund to associated utility funds
- City Policy states general fund dollars can be transferred to the CIP for one-time expenses when the cash fund balance is above 40%. As of December 31, 2022 the balance is 79.2%. End of 2023 number will be 63.3%

Cash Balances

	01/01/2023	12/31/2023	Change
General	\$10,354,755	\$9,202,425	\$(1,152,330)
Water	\$1,189,103	\$1,622,056	\$432,953
Water Rec	\$5,352,587	\$5,617,614	\$265,027
Electric	\$19,081,976	\$14,172,917	\$(4,909,059)
Tech Center/AC	\$261,047	\$38,916	\$(222,131)

Current Days Cash on Hand

	#Days	Policy
Water	177	365 Days
Water Reclamation	656	365 Days
Electric	273	90-120 Days

Tech Center/Advanced Communications

12/31/2017	\$(1,024,079)
12/31/23 Estimate	\$38,916

Total General Fund Capital

General Fund	
TIF Funds	\$1,061,000
Hotel/Motel Fund	\$125,000
General Fund	\$785,889

Total Capital Enterprise Funds

Water	\$4,026,000
Water Reclamation	\$4,288,558
Solid Waste	\$120,000
Electric	\$6,749,833
Tech Center/ADV Comm	\$140,000

Total Capital Enterprise Funds

Airport	\$985,000
Railroad	\$400,000
Golf Course	\$9,000
Total Enterprise Funds	\$16,718,391

Total Capital Internal Service

Network Administration	\$137,500
Admin Services	\$364,000
Totals	\$501,500

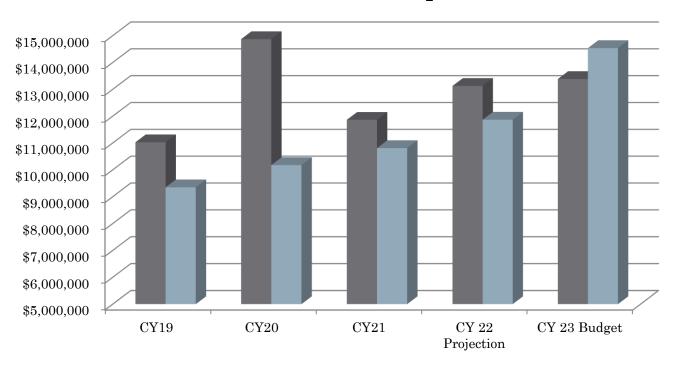
General Fund Revenues & Expenses

■ Revenues

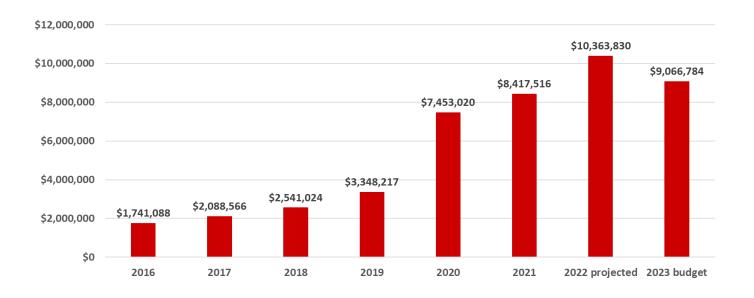
Expenditures

General Fund

Revenues & Expenditures



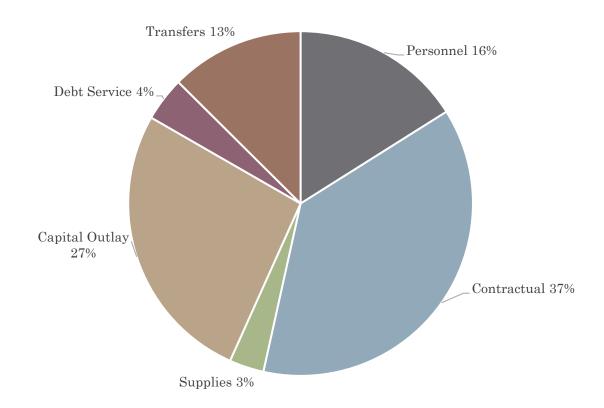
	Revenues		Expenditures	
CY19	\$	11,025,624	\$	9,347,804
CY20	\$	14,868,658	\$	10,175,890
CY21	\$	11,861,196	\$	10,808,266
CY 22				
Projection	\$	13,125,435	\$	11,866,906
CY 23 Budget	\$	13,405,888	\$	14,702,934



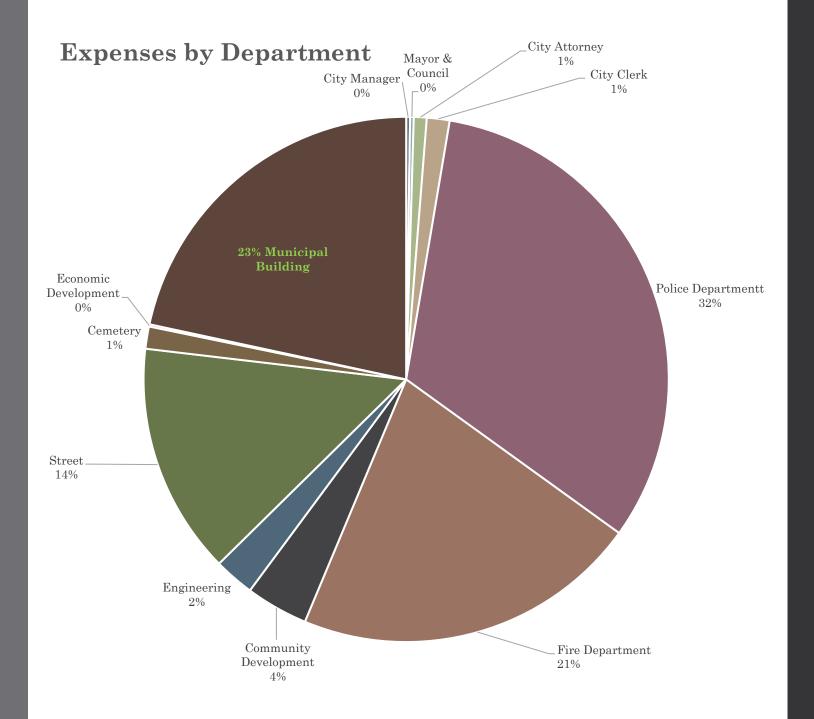
General Fund Balance Summary

General Fund Expenditure Breakdown 2023

City of Rochelle Expenditures Summary

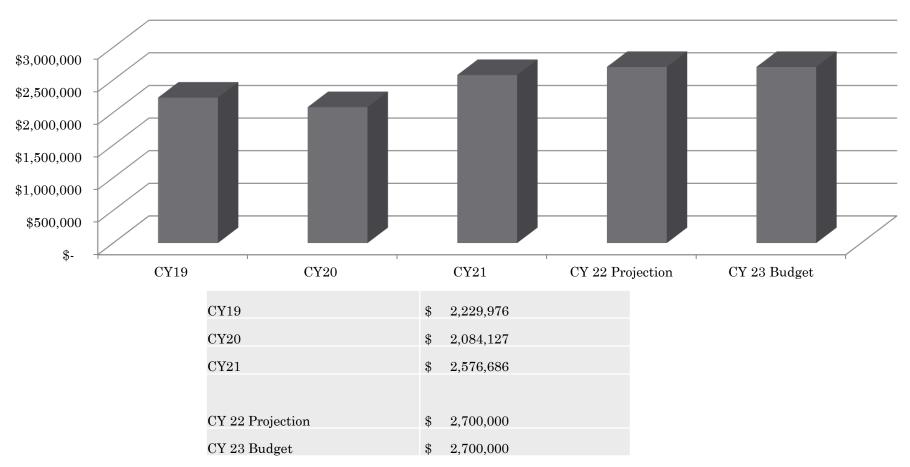


Expenses
by
Department
2023



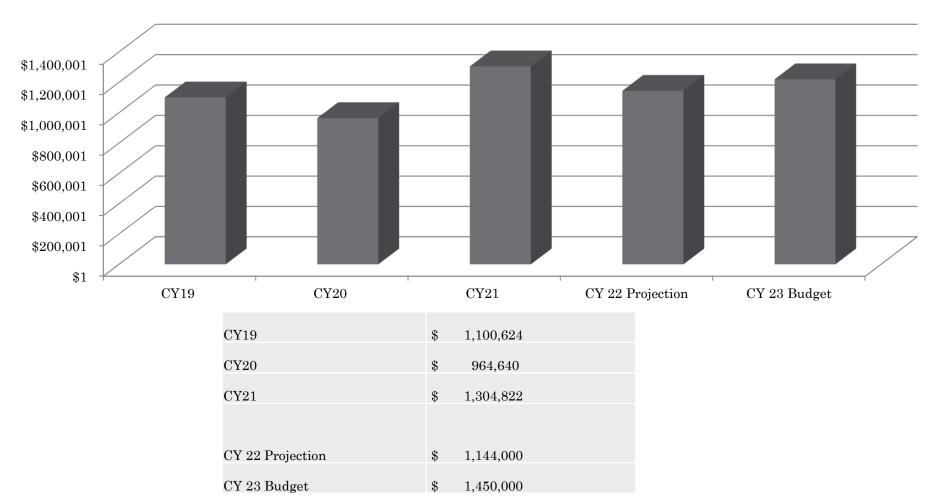
Sales Tax – General Fund Portion

Sales Tax General Fund Portion Only



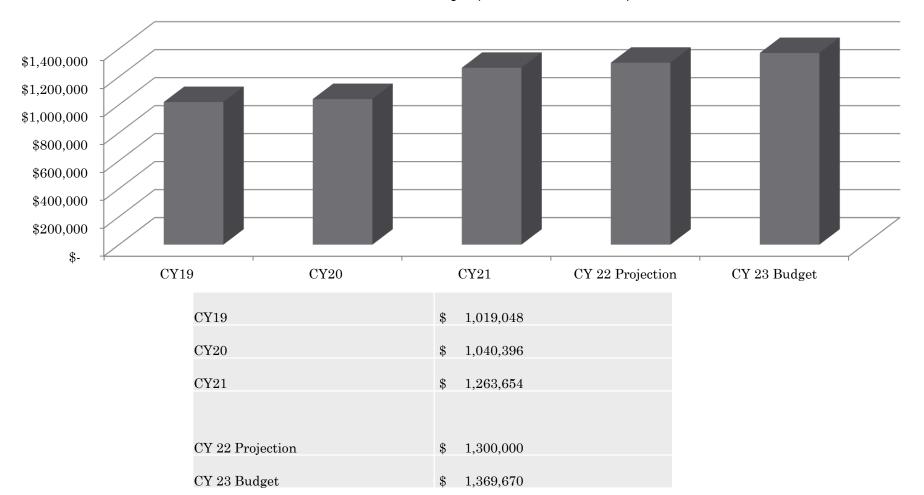
Non-Home Rule Sales Tax

Non-Home Rule Sales Tax



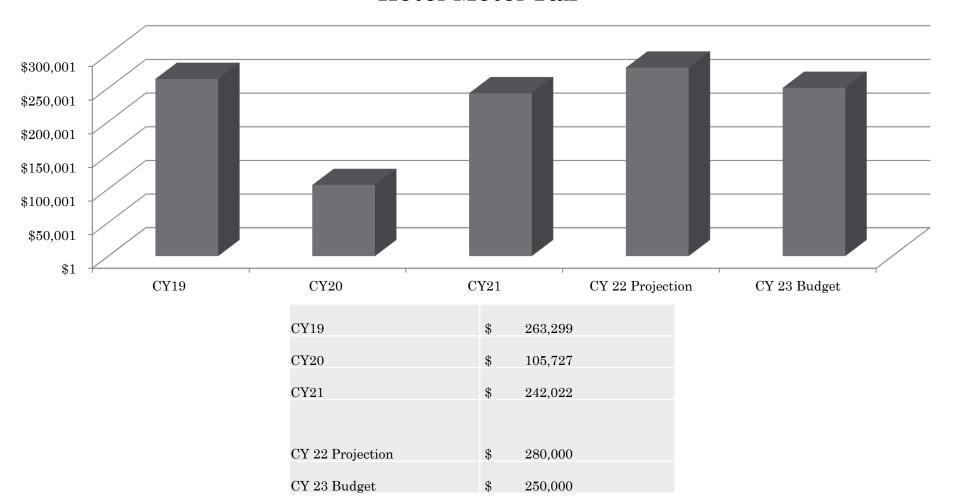
LGDF History

LGDF History (Income Tax)



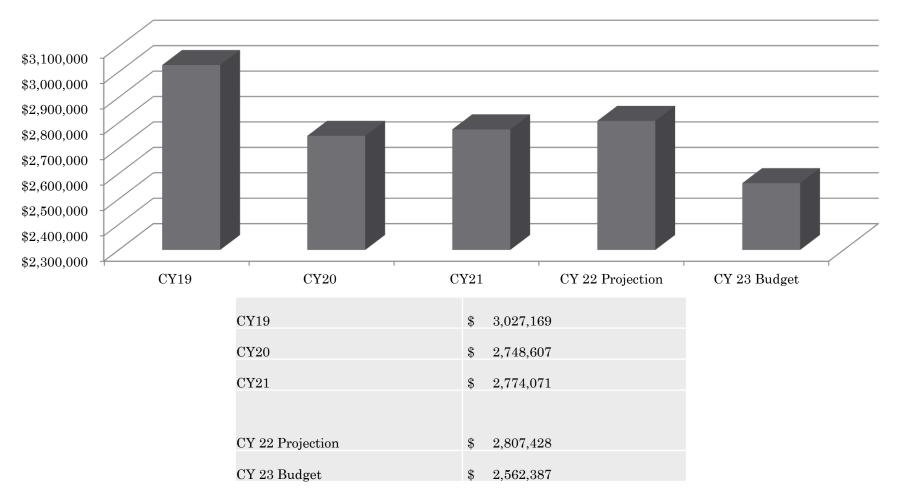
Hotel Motel Tax

Hotel-Motel Tax



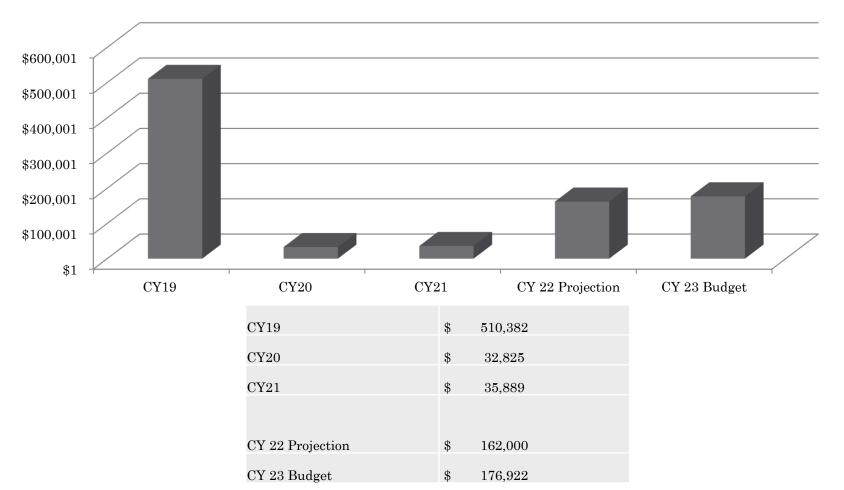
Transfers to General Fund

Transfers-In to Corporate



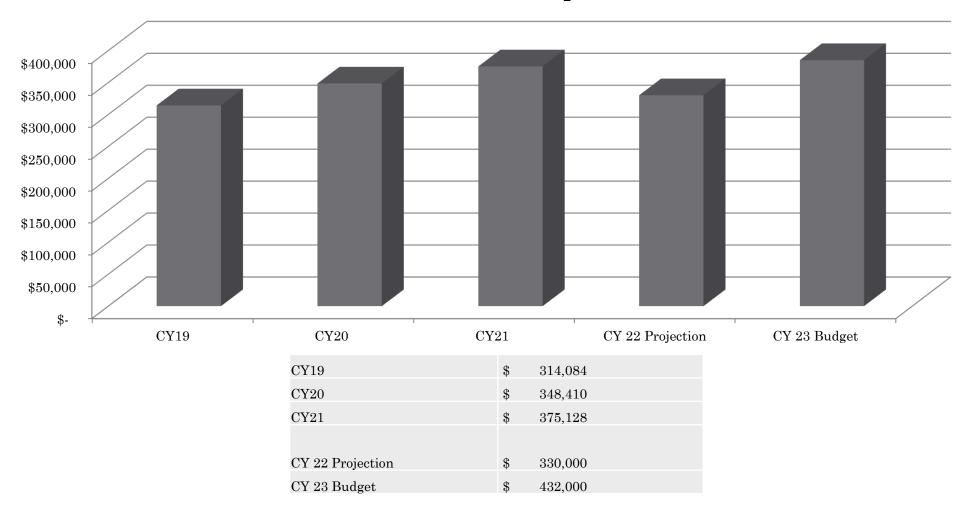
Solid Waste Transfer to General Fund





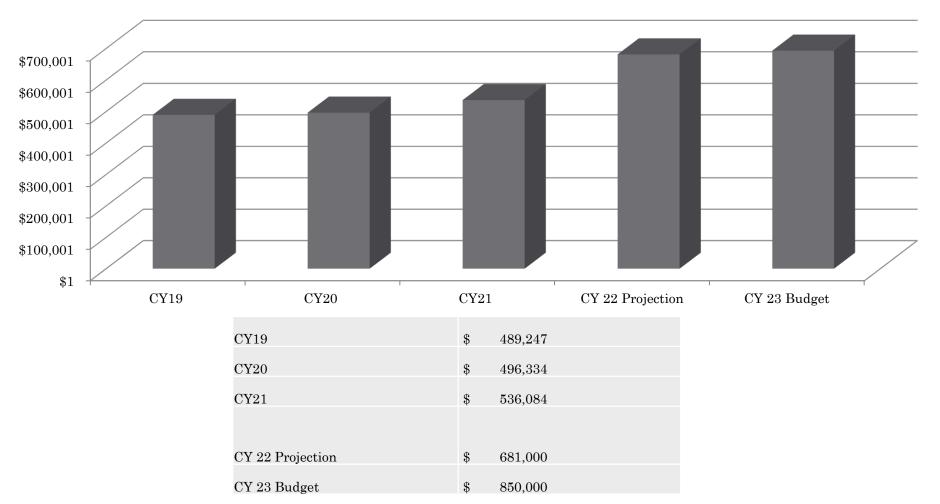
Motor Fuel Tax (MFT) Receipts

MFT Tax Receipts



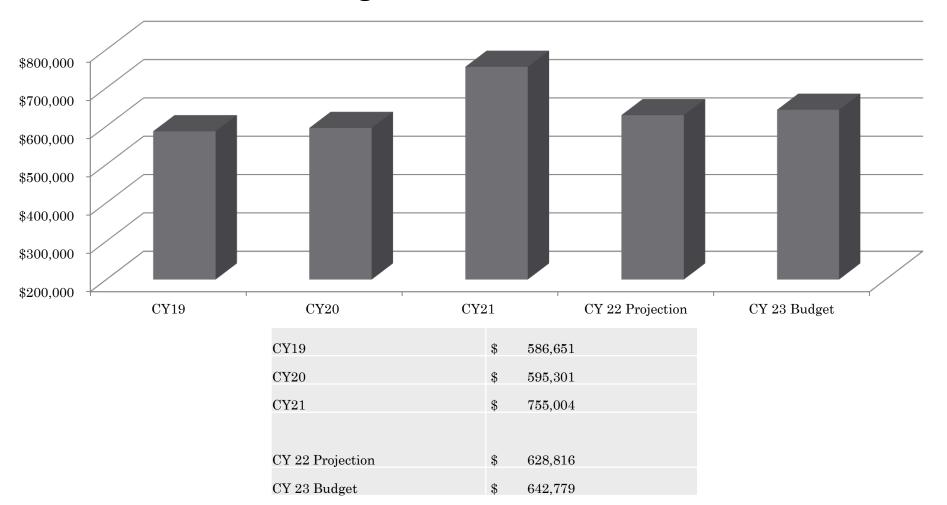
Utility Tax

Utility Tax



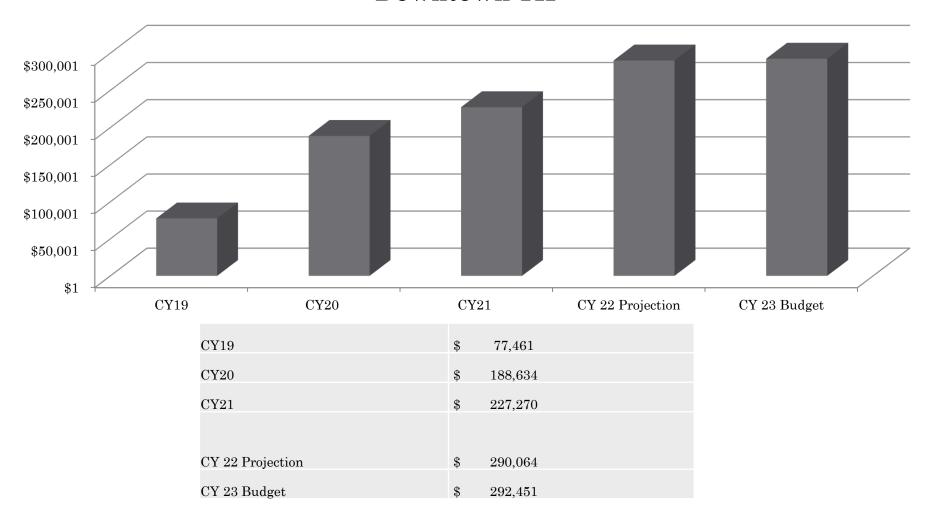
Lighthouse Pointe TIF

Lighthouse Pointe TIF



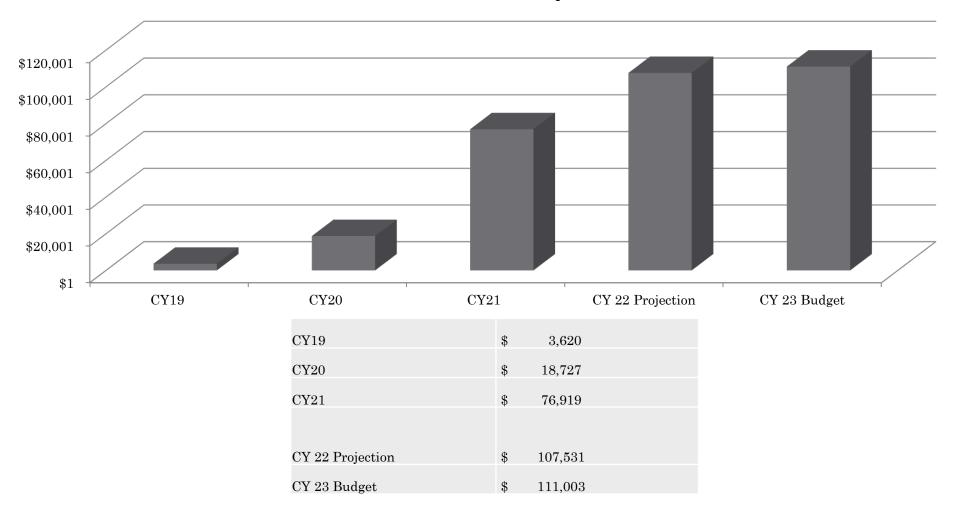
Downtown TIF

Downtown TIF



Northern Gateway TIF

Northern Gateway TIF



General Fund Comparison

	2022 BUDGET	2023 BUDGET	% CHANGE
REVENUES	\$12,117,647	\$13,383,222	10%
EXPENDITURES	\$13,072,825	\$14,526,552	11%
MAYOR & COUNCIL	\$33,800	\$35,050	4%
CITY MANAGER	\$28,250	\$32,450	15%
ATTORNEY	\$110,000	\$115,000	5 %

General Fund Comparison

	2022 BUDGET	2023 BUDGET	% CHANGE
CITY CLERK	\$126,030	\$203,727	62%
POLICE DEPARTMENT	\$4,390,075	\$4,693,590	7%
FIRE DEPARTMENT	\$2,951,702	\$3,094,791	5 %
COMMUNITY DEVELOPMENT	\$520,382	\$558,490	7%
ENGINEERING	\$322,564	\$360,700	12%

General Fund Comparison

	2022 BUDGET	2023 BUDGET	% CHANGE
STREET	\$1,876,071	\$2,070,547	10%
CEMETERY	\$175,437	\$198,536	13%
MUNICIPAL BUILDING	\$2,521,114	\$3,144,271	25%
ECONOMIC DEVELOPMENT	\$17,400	\$19,400	11%

Outstanding Debt

OUTSTANDING DEBT	AS OF 1/1/2023	PRINCIPAL PAYMENTS	AS OF 12/31/2023
TOTAL	\$36,201,855	\$3,408,347	\$32,463,633

Full-Time Employees

General Fund	72 (includes Mayor and City Council)
Internal Service	14 (10 Admin Services & 4 Network Admin)
Enterprise Funds	46
TOTAL	132



Labor Expenses

Nonunion salaries based on 2018 compensation study. All nonunion wage increase proposals average 2.5%-3.5% based on compensation study

Union salary adjustments based on approved collective bargaining agreements. Average wage adjustments 3%-3.5%

All legal fees remain flat. City Attorney has saved the city enough to cover his annual fees

Community Engagement

- · Hello, Rochelle Magazine
- Postcard Mailers
- Community Events
- State of the Community Address
- Garbage Contract PR
- Independence Day Celebration
- · Community Event Booths
- Sound the Alarm Event
- · Stuff the Squad
- National Night Out
- Social Media
- Hello, Rochelle Mobile App
- Monthly E-Newsletter







Hotel/Motel Fund

- Railroad Park Gift Shop Upgrades
- Railroad Park Staff & Operations
- Museum Contribution
- Blackhawk Waterways CVB Contribution
- Downtown Christmas Promotion
- Heritage Festival Contribution
- Railroad Days
- · Irish Hooley
- · Cinco de Mayo
- Fiesta Hispana
- Movie in the Park
- Outdoor Markets
- Transfer to Golf Course

General Fund Community Contributions

Senior Center Pledge	\$25,000 (Admin Services)
Municipal Band Concerts	\$14,000 (50/50 Split – GF/RMU)
Annual Fireworks	\$15,000 (50/50 Split – GF/RMU)
Rochelle Chamber of Commerce	\$8,500 (City Manager)
Flagg Township Museum	\$12,000 (Hotel/Motel Fund)

Community Development

Streetlighting, Pavement Resurfacing, shared use path, Downtown Restroom	\$1,500,000 (Downtown beautification, Electric, TIF, Grant)
Purchase of Property	\$275,000 (Downtown TIF)
City-Wide Façade Program	\$30,000 (GF/Downtown TIF)
Downtown Beautification	\$25,000 (Downtown TIF)
Lighting Study & Lighthouse Pointe TIF	\$480,000

New Enterprise Vehicle Leases

Ford Interceptor Utility Vehicles (3)	\$41,000	Police
Pickup Trucks	\$12,800	Engineering
Command Vehicle	\$12,000	Fire

Equipment/Non-Lease Vehicle Purchases

Camera Truck-Water Rec	\$250,000	Water Reclamation
Heavy Equipment	\$200,000	Water/Water Rec
Tech Center AV System	\$90,000	Network Admin
Line Truck Replacement	\$210,000	Electric
Compact Wheel Loader	\$80,000	Solid Waste

Equipment/Non-Lease Vehicle Purchases

Master Asphalt Repair Machine	\$85,000	Streets/Public Works
Battery Room Design/Upgrade	\$75,000	Tech Center/Advanced Comm
Semi Tractor & Material Trailer	\$70,000	Solid Waste
Traffic Marking Machine	\$30,000	Streets/Public Works
Fiber Infrastructure Upgrades	\$25,000	Advanced Communications

Equipment/Non-Lease Vehicle Purchases

Water Meters	\$50,000	Water/Water Rec
State Required Body Cameras	\$25,000	Police
Ground Speed Controller	\$20,000	Streets/Public Works
Ambulance	\$350,000	Fire/EMS
Single Tandem Axle Dump Truck	\$120,000	Streets/Public Works
Totals		\$1,599,875









20-Year Capital Improvement Plan THE FOLLOWING PROJECTS
REPRESENT MAJOR CIP EXPENSES
INCLUDED IN THE CY 2023 BUDGET.

ADDITIONAL SMALLER PROJECTS ARE INCLUDED IN THE BUDGET.

Fire/EMS

PROJECT	DESCRIPTION	AMOUNT
Station 1 First Floor Renovation	Dorm/Bathroom upgrades, ADA compliance and 5 independent rooms	\$245,000
Training Facility	1 st phase design and construction of a shared training facility with Ogle/Lee	\$125,000
Ambulance	Ambulance replacement (F24)	\$350,000
Totals		\$720,000

Police Department

Project	Description	Total
State required body cameras	House bill 3653 requires law enforcement to have body cams by January 1, 2025	\$24,875
Total		\$24,875

Streets & Public Works

Project	Description	Amount
Ground Speed Controller	Controls salt application during winter months	\$20,000
Mastic Asphalt Repair Machine	Heats and mix mastic sealant materials	\$85,000
Traffic Marking Machine	Equipment used on 165 lane miles and 14 municipal lots	\$30,000
Vehicle/Single & Tandem Axle Dump Trucks	Annual debt service payment for 16-year rotation	\$120,000
Forestry/Other	Inventory, inspections, assessments for all city owned trees	\$10,000
Total		\$265,000

Solid Waste

Request	Description	Amount
Semi Tractor and Material equipment trailers	Purchase 1 used semi tractor and two used semi trailers to move equipment at materials at job sites	\$70,000
Total		\$70,000

CIP – Roads, Bridges, Storm

PROJECT	DESCRIPTION	AMOUNT
7 TH Avenue Bridge Replacement	Bridge and roadway approach removal and replacement w/ ROW acquisition or engineering.	\$1,305,000
14 th Street/8 th Avenue pavement reconstruction PH2	6 th Avenue to 8 th Avenue and 8 th Avenue from 15 th St to east of Wolf Ct	\$75,000
4 th Ave, from 3 rd to 6 th Street, storm sewer improvements PH2	4 th Ave, from 3 rd to 6 th Street, storm sewer improvements PH2	\$295,000
COR Campus Improvements	2 nd Phase COR campus improvements S 7 th Street (includes ADA, breakrooms & other improvements	\$440,000
Creston/Caron Rd LAFO FAU Rte. pavement resurfacing, overlay/widening	Resurfacing, pavement surface removal, overlay/widening, misc. basic repairs from I-39 to Caron Rd. and along Caron to 7 th Avenue	\$360,000

CIP – Roads, Bridges, Storm Sewers

PROJECT	DESCRIPTION	AMOUNT
Replacement of Sidewalk and Shared Use Infrastructure	Project includes misc. curb and gutter replacement, pavement patching and sidewalk repairs	\$400,000
Other Street and Alley Improvements	Routine maintenance, replacement or reconstruction of street pavements, shoulders, curb or gutter.	\$275,000
Steward Road Improvements PH1	Steward Rd pavement improvements PH1 from east of BNSF RR overpass to Ritchie Road	\$190,000
S Main Street Improvements Phase 2 Steam Plant Road to Veterans Pkwy	Reconstruction and widening. Partially funded with MFT EDP Funds through IDOT.	\$640,000
General Maintenance	Streets, sidewalks, storm sewer, drainage structures and systems. May include City municipal parking lots.	\$170,000

CIP – Roads, Bridges, Storm Sewers

PROJECTS	DESCRIPTION	AMOUNT
City Wide Storm Sewer/drainage Structure Improvement Phase 2	Storm sewer upgrades, inlets, manholes, pavement and curb replacement and sidewalk. Continued from 2022	\$735,000
Shared use path Rochelle Golf Course Phase 1	Shared use pedestrian path along IL Rte. 251 west side of course. Currently there is no existing path or sidewalk	\$175,000
Askvig outfall to Kyte Creek and storm sewer improvements	Askvig subdivision to Kyte Creek and storm sewer and draining improvements PH1	\$525,000

CIP – Roads, Bridges, Storm

PROJECT	DESCRIPTION	AMOUNT
14 th Street Drainage Improvements/Street Restoration	Reconstruct existing storm sewers near Carrie Ave south to Squires Landing Way and other areas	\$440,000
2 nd Avenue and Greenway corridor improvements	Street and street parking improvements, sidewalk, curb and gutter from Washington to Rte. 251	\$150,000
Annual Seal Coat Treatments	Annual seal coat treatment project utilizing MFT funds	\$170,000
Flagg Road/20 th Street-Joint project with Ogle County	Improvements to the intersection geometrics, traffic signals and approach lanes of Flagg Rd and $20^{\rm th}$ Streets	\$285,000
Totals		\$6,360,000

Community Development/TIF

Project	Description	Amount
Rebuild Downtown & Main Streets Grant	Reconstruct 7 existing lots, two new lots install vehicle charging stations, new public restrooms and street lighting	Grant\$1,151,794 City/TIF \$306,206 match
Vacant properties	Purchase and demo vacant properties	\$275,000-TIF
Caron Road pavement	Caron Rd pavement and resurfacing	\$275,000-TIF
IL Rte. 38 lighting and fixtures	IL Rte. Lighting project and updated fixtures along Northpointe Drive and Caron Rd	\$150,000-TIF
Northpointe Drive resurfacing	Northpointe Drive resurfacing	\$230,000-TIF
Shared use path	Shared use path along Caron Rd	\$150,000
Shared use path extension from Coronado to TIF east boundary	Shared use path extension from Coronado to TIF east boundary	\$110,000
Totals		\$1,919,000

Electric

PROJECT	DESCRIPTION	AMOUNT
Overhead Distribution	System improvements to the distribution lines. Includes materials such as poles, transformers, conductors and bolts. RMU maintains 270 miles of overhead and underground distribution lines	\$285,000
Distribution Upgrades-PH2	Includes new 5.9 mile connection of 34.5kv line from Prologis Park Substation to new Centerpoint Substation. Distribution sub with 20 MVA 34.5 to 13.8 kv	\$5,401,333
5KV Conversion	Convert the 5kV to 15kV system to more reliable service.	\$102,000
Distribution-Underground	Blanket to repair and maintain underground lines due to age	\$204,000
Power Plant Upgrades	General maintenance and upgrades.	\$500,000

Electric

PROJECT	DESCRIPTION	AMOUNT
Downtown Beautification	Various electric related improvements downtown	\$51,000
Line Truck Replacement	Replacement of 1 bucket truck	\$285,000
Substation Maintenance	General maintenance blanket for all 3 substations	\$50,000
Streetlights	Replacement of streetlights with LED lighting throughout the community	105,000
Total		\$6,408,833

Water & Water Rec

PROJECT	DESCRIPTION	AMOUNT
Water Well #8-Caron Road	Construct a new well house and treatment plant to remove high iron.	\$3,600,000
Heavy Equipment	New equipment for both departments	\$200,000
Pilot Travel Stop Contribution- Water	Water department contribution to Pilot for extending utilities beyond I-39	\$85,000
Wash Water Towers	Washing each tower	\$12,000
Water Main Replacement Blanket	Repair and maintenance of water main system	\$102,000
Water Maintenance Blanket	Materials for preventative maintenance and repair	\$102,000

Water & Water Rec

PROJECT	DESCRIPTION	AMOUNT
WWTP Updates Phase 2	Complete update and replacement of the Treatment Plant.	\$3,500,000
Camera Truck	Replace old camera truck that is used to televise sanitary sewer lines	\$250,000
WATER Reclamation Maintenance Blanket	Preventative maintenance and replacement of Water Reclamation infrastructure to avoid failure.	\$136,131
Sewer Line Replacement/Lining	Replace or repair deteriorating sewer lines throughout the City.	\$127,500
Pilot Travel Stop Water Rec Reimbursement	Infrastructure investment for the project.	\$85,000
Manhole Lining-Water Rec	Line deteriorating manholes city-wide.	\$64,927
Water Meter Replacement	This is split between water and water rec	\$50,000
Total Water/Water Rec		\$8,314,558

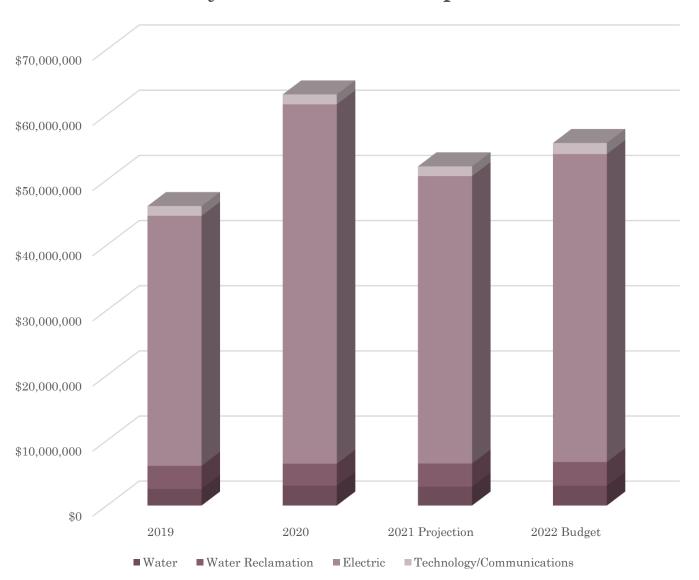
Tech Center/AC/Network Admin

PROJECT	DESCRIPTION	AMOUNT
Battery Room Design Upgrade	Design, engineering and construction costs to upgrade existing battery room to allow more collocation space	\$75,000
Fiber Infrastructure Upgrades	Changes to network configuration for city data, SCADA and customer enhanced security. Includes adding switches and replacing hardware	\$25,000
Network infrastructure and Tech Center AV system	Network Infrastructure components within city departments and updates to AV system at Tech Center	\$100,000
Total		\$200,000

Railroad & Airport

Project	Description	Amount
Land and Building Acquisition East of Terminal	Acquiring land, commercial buildings and two residential units	\$650,000 (FAA State 95%)
Resurface and Rehabilitation of Airport Entrance Road and Parking Lot	The entrance of the road and parking lot need refurbished. This will include a mill and fill	\$320,000 (FAA State 95%)
CIR Intermodal Facility PH1	Construction of Phase 1 of CIR Intermodal. This includes grading and hard pavement surfacing	\$1,250,000 (\$1million secured through state grant)
Total		\$2,220,000

Utility Revenues from Operations

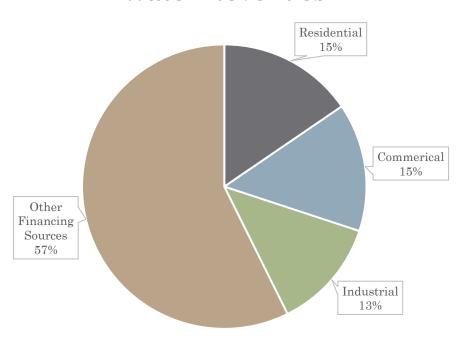


Enterprise Funds



Water Revenues

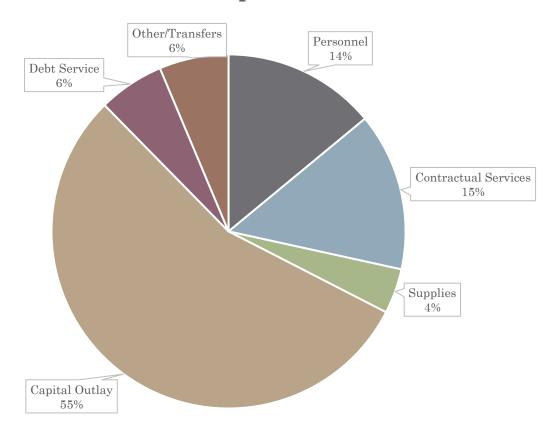
Water Revenues



Residential	15%	\$ 1,196,870
Commerical	15%	\$ 1,129,537
Industrial	13%	\$ 975,455
Other Financing Sources	57%	\$ 4,437,850
		\$ 7,739,712

Water Expenses

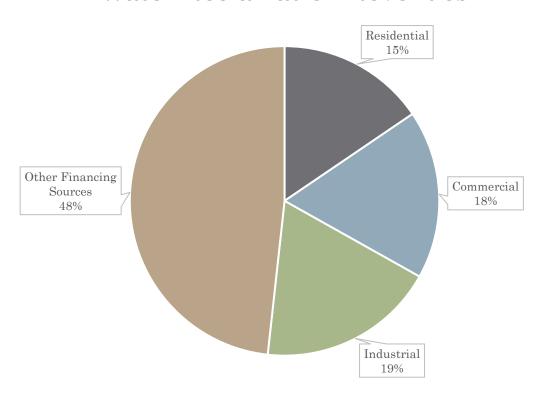
Water Expenses



Personnel	14% \$ 1,023,319
Contractual Services	14% \$ 1,054,804
Supplies	4% \$ 299,940
Capital Outlay	55% \$ 4,026,000
Debt Service	6% \$ 439,872
Other/Transfers	6% \$ 762,824
	\$ 7,606,759

Water Reclamation Revenues

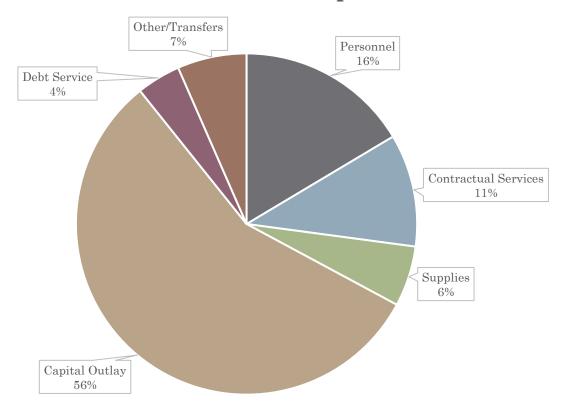
Water Reclamation Revenues



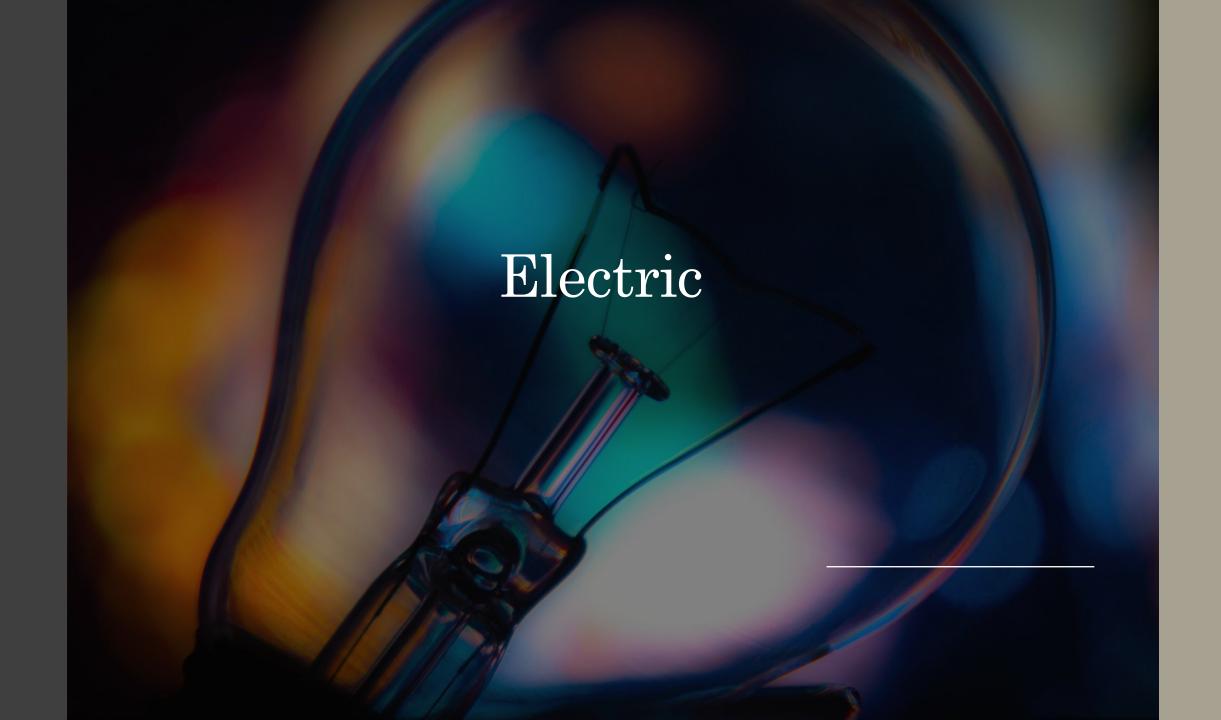
15%	\$	1,219,315
18%	\$	1,387,136
		1,463,885
		3,796,397
		7,866,733
	18% 19%	15% \$ 18% \$ 19% \$

Water Reclamation Expenses

Water Reclamation Expenses

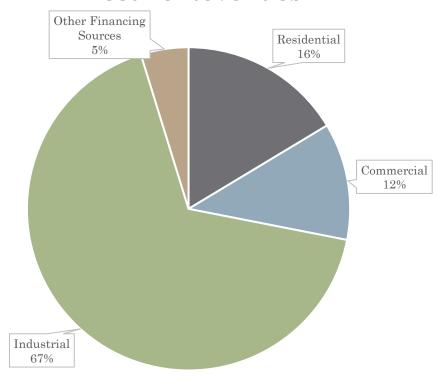


Personnel	16%	\$ 1,249,464	
Contractual Services	11%	\$ 812,156	
Supplies	6%	\$ 435,400	
Capital Outlay	56%	\$ 4,288,558	
Debt Service	4%	\$ 316,967	
Other/Transfers	7%	\$ 799,161	
		\$ 7,901,706	



Electric Revenues

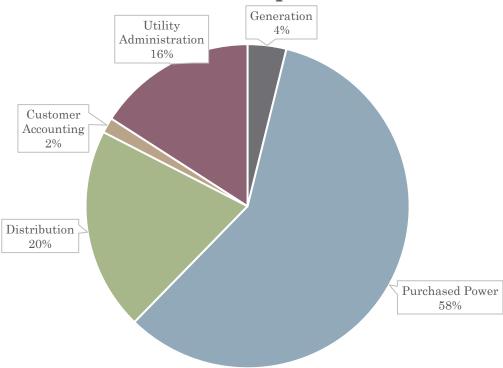
Electric Revenues



Residential	16% \$ 6,780,000
Commercial	12% \$ 4,850,000
Industrial	67% \$ 27,805,000
Other Financing Sources	4% \$ 1,818,423
	\$ 41,253,423

Electric Expenses

Electric Expenses

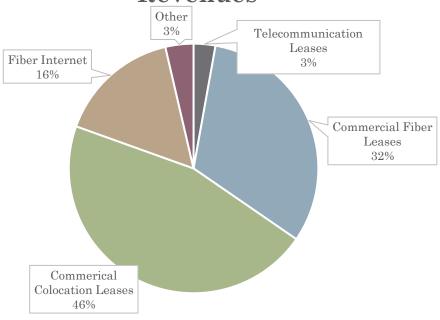


Generation	4% \$	\$ 1,769,508
Purchased Power	58% \$	\$ 26,779,746
Distribution	20% \$	\$ 9,277,558
Customer Accounting	2% \$	\$ 704,530
Utility Administration	16% \$	\$ 7,429,149
	ą	\$ 45,960,491



Tech Center/Advanced Communications Revenues

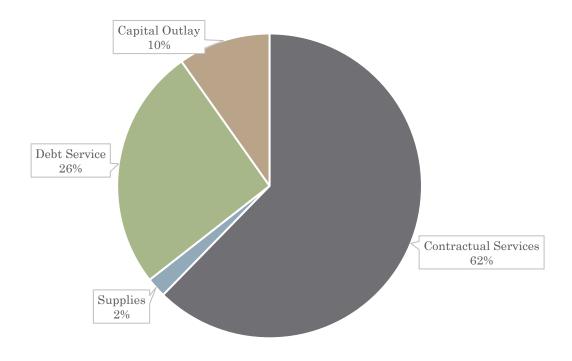
Tech Center/ Advanced Communication Revenues



Telecommunication Leases	3%	\$ 40,000
Commercial Fiber Leases	32%	\$ 450,000
Commercial Colocation Leases	46%	\$ 650,000
Fiber Internet	16%	\$ 225,000
Other	4%	\$ 51,500
		\$ 1,416,500

Tech Center/Advanced Communications Expenses

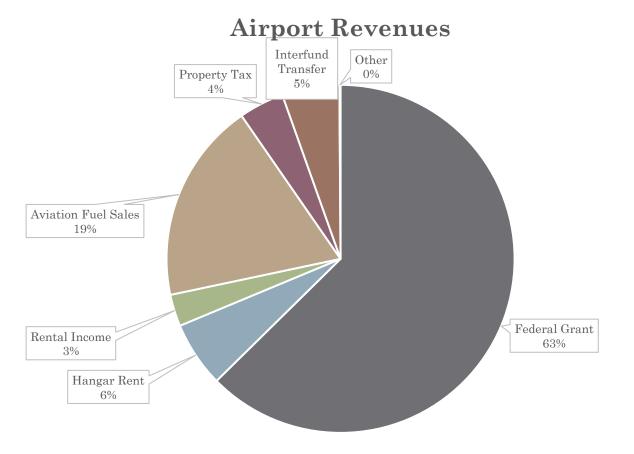
Tech Center/Advanced Communication Expenses



Contractual Services	54%	\$ 890,351
Supplies	2%	\$ 30,200
Debt Service	22%	\$ 368,300
Capital Outlay	9%	\$ 140,000
Personnel	10%	\$ 155,695
Other	3%	\$ 54,085
		\$ 1,638,631



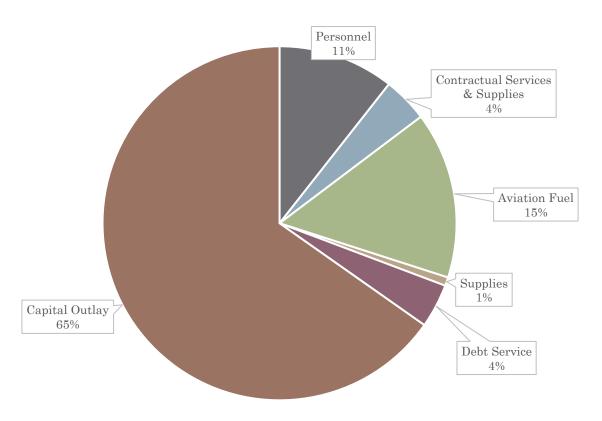
Airport Revenues



Federal Grant	42%	\$ 904,667	
Hangar Rent	4%	\$ 88,000	
Rental Income	2%	\$ 42,700	
Aviation Fuel Sales	12%	\$ 270,000	
Property Tax	3%	\$ 59,894	
Interfund Transfer	4%	\$ 77,000	
Other	34%	\$ 736,500	
		\$ 2,178,761	

Airport Expenses

Airport Expenses

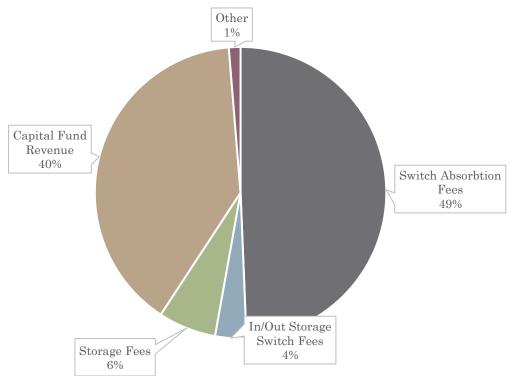


Personnel	7%	\$ 160,098	
Contractual Services & Supplies	3%	\$ 62,150	
Aviation Fuel	11%	\$ 230,000	
Supplies	1%	\$ 11,750	
Debt Service	33%	\$ 730,644	
Capital Outlay	45%	\$ 985,000	
Other	0%	\$ 2,000	
		\$ 2,181,642	



Railroad Revenues

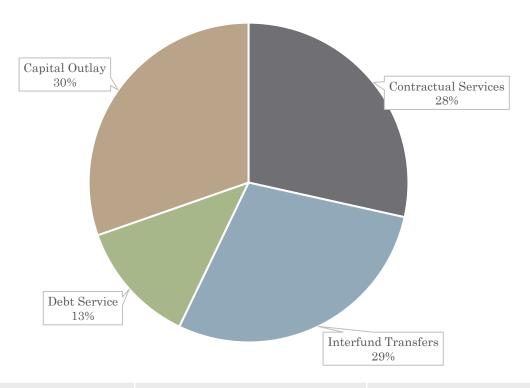
Railroad Revenues



Switch Absorbtion Fees	49%	\$ 500,000
In/Out Storage Switch Fees	3%	\$ 35,000
Storage Fees	6%	\$ 65,000
Capital Fund Revenue	39%	\$ 400,000
Other	1%	\$ 13,062
		\$ 1,013,062

Railroad Expenses

Railroad Expenses

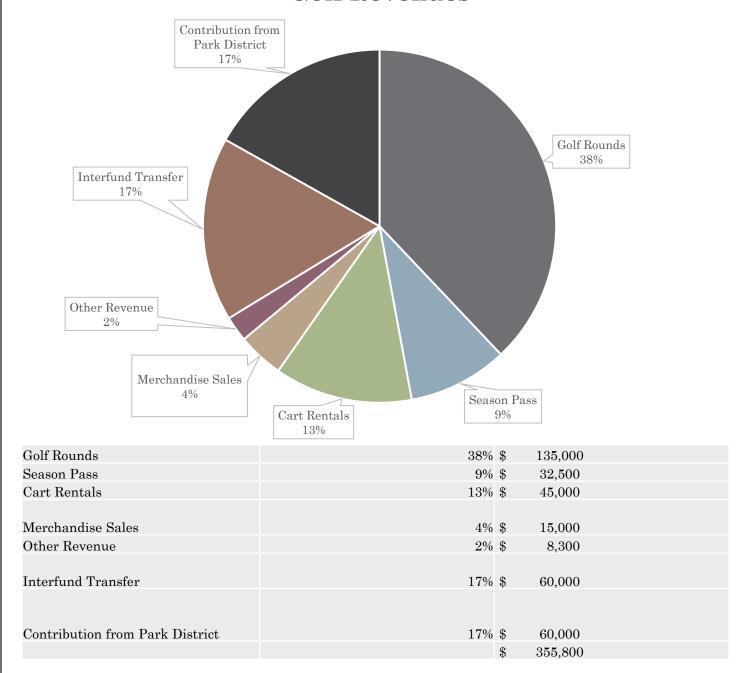


Contractual Services	25%	\$ 375,311	
Interfund Transfers	25%	\$ 377,703	
Debt Service	11%	\$ 164,938	
Capital Outlay	27%	400,000	
Personnel	13%	191,364	
		\$ 1,509,316	

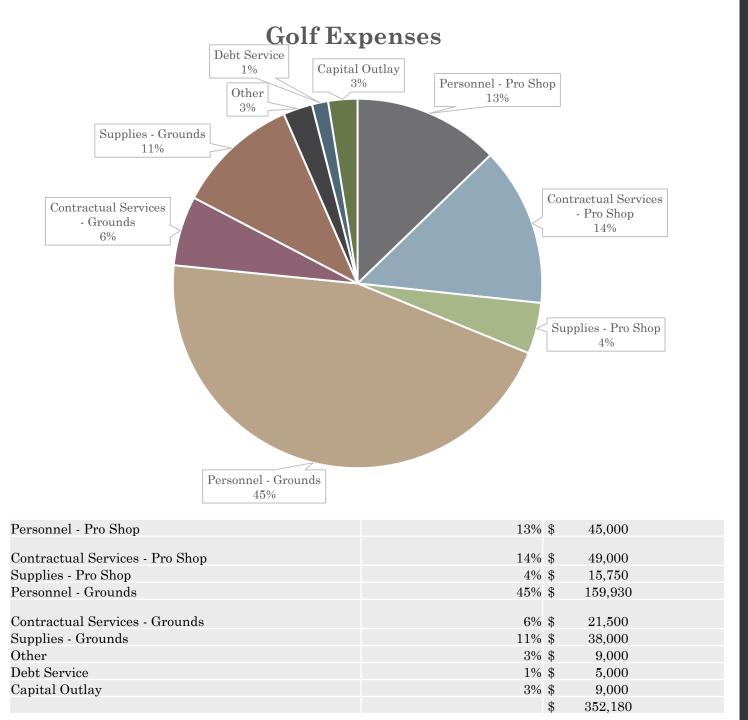


Golf Course Revenues

Golf Revenues



Golf Course Expenses



2022-2023 Projects - Airport







2022-2023 Projects - Public Works













2022-2023 Projects - Public Works









FUTURE HOME OF ROCHELLE & OGLE-LEE FPD TRAINING FACILITY















2022-2023 Projects-Police/Fire/EMS

2022-2023 Projects - Electric







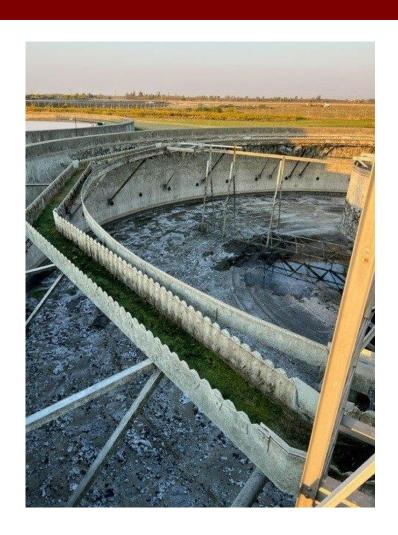
2022-2023 Projects - Electric

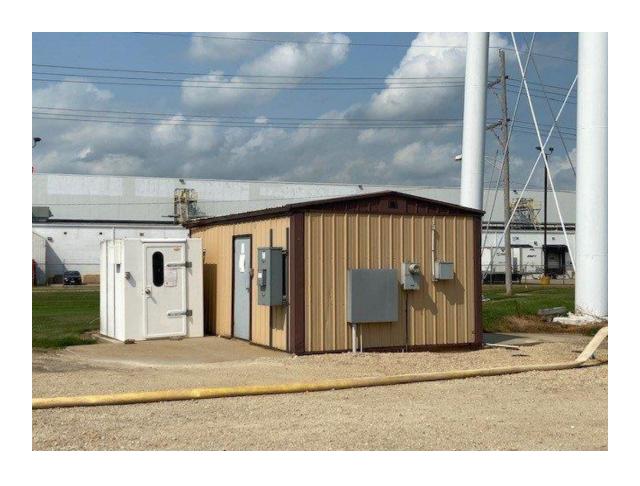




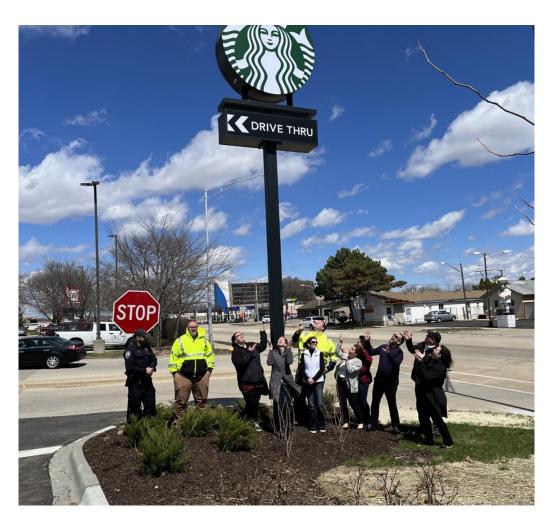


2022-2023 Projects - Water & Water Rec





2022-2023 Projects - Community Development







2022-2023 Projects-Community Development





Grants Received 2020-2022

• 2020 Local CURE Grant

2020 SRF Principal Loan Forgiveness

2021/2022 ARPA Funds

2021 Rebuild IL Grant-Hickory Grove Dem

• 2021 Coronavirus Economic Support Grant

• 2021 IL Public Risk Fund Grant

• 2021 Sewer Lining CDB G

2022 DCEO-Rebuild Downtown Grant

2022 IL CDEO Transload Center

• 2022 Ogle County Solid Waste Grant

• 2022 IPRF Safety Grant

\$395,000

\$1,500,000

\$1,230,000

\$365,000

\$278,000*

\$13,500

\$550,000

\$1,151,794

\$1,000,000

\$2,000

\$4,100





TEAMWORK 2023











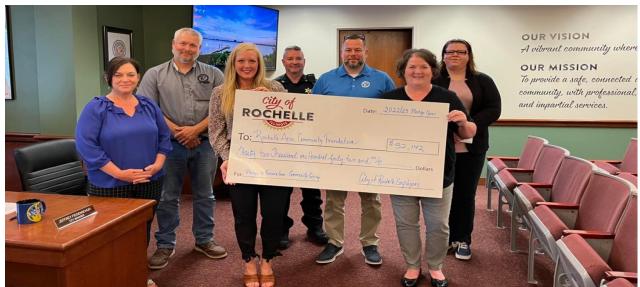
TEAMWORK 2023











TEAMWORK 2023













