

**THE BOARD OF DIRECTORS OF
THE GOLDEN RAIN FOUNDATION OF LAGUNA WOODS
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION**

Monday, June 14, 2021, at 1:30 p.m.
24351 El Toro Road, Laguna Woods, California
Virtual Meeting

The purpose of this meeting is to review the proposed 2022 GRF Department Budget

1. Call Meeting to Order / Establish Quorum – President Carpenter
2. State Purpose of Meeting – President Carpenter
3. Approval of the Agenda
4. Chair Remarks
5. Open Forum (Three Minutes per Speaker)

At this time Members only may address the Board of Directors regarding items not on the agenda and within the jurisdiction of this Board of Directors. The Board reserves the right to limit the total amount of time allotted for the Open Forum. Members can attend the meeting by joining the Zoom link <https://us06web.zoom.us/j/88917300370> or by calling (949) 268-2020 or email meeting@vmsinc.org to request to speak.

6. Responses to Open Forum Speakers
7. Review of the proposed 2022 GRF Department Budget
8. Director's Comments
9. Adjournment

STAFF REPORT

DATE: June 14, 2021
FOR: Board of Directors
SUBJECT: 2022 Department Review – Version 1

RECOMMENDATION

Staff recommends the Board review the Proposed 2022 Business Plan and provide direction for change or revision at the meeting on June 14, 2021.

BACKGROUND

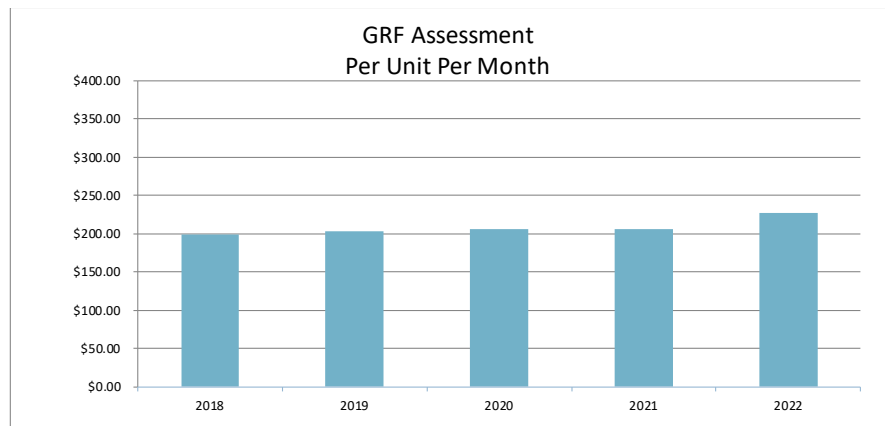
On June 14, 2021, the GRF Business Planning Committee is scheduled to meet and review the proposed budget; recommendations for change will be forwarded for Board consideration at their meeting on July 14, 2021.

DISCUSSION

BUSINESS PLAN SUMMARY

These documents present an overview of the proposed 2022 Plan – Version 1 and reflect a net increase of \$3,147,081 in the Total Basic Assessment or 11% when compared to current year.

YEAR	Assessment
2018	\$198.57
2019	\$202.83
2020	\$205.60
2021	\$205.60
2022 (proposed)	\$226.70



BUSINESS PLAN BY DEPARTMENT

Brief notations for line items with significant change from current year are noted below as increases or (decreases) in the assessment, and listed in order of appearance on the proposed Business Plan (Attachment 1). The business plan is presented by department with a brief synopsis of each area of operation and significant change from current year, listed in order of appearance.

Office of the CEO

Scope: Provides liaison with each of the corporation board of directors; directs services, programs, and operations, ensuring that all activities are within policy guidelines set by the boards, the management agreement, the governing documents, and the business plans of each corporation; provides support to all boards of directors in matters pertaining to membership and occupancy; recommends changes in governing rules, policies, and membership qualifications to the corporations, as needed. Functions include executive management, corporate secretary, and community services.

Staffing:

2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan
16.00	20.00	20.00	17.06	18.50

**Full-Time Equivalentents for all Corporations*

Budget: The net cost of this department is \$767,075 for the GRF portion, all of which is included in the operating assessment. This budget increases the assessment by \$49,968 primarily due to the addition of 1.44 FTE staff, partially offset by lower legal budget.

Department of Media and Communications

Scope: Provides management of media and communications, public relations, TV studio, and media services. Provides operation and maintenance of all broadband activities, including cable network operations.

2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan
20.47	22.00	22.00	24.03	23.35

**Full-Time Equivalentents for all Corporations*

Budget: The net cost of this department is \$3,905,099 for the GRF portion, all of which is included in the operating assessment. This budget increases the assessment by \$376,302 due to increased programming and franchise costs.

Department of Information Services

Scope: Coordinates and manages the development, implementation, and maintenance of all automated and operational systems related to fiscal and management information activities, and maintenance of all automated and operational data network systems; provides operation and maintenance of high speed internet; oversees all call center operations pertaining to resident maintenance service as well as receives, organizes and processes resident service requests.

Staffing:

2018	2019	2020	2021	2022
Plan	Plan	Plan	Plan	Plan
35.00	36.50	36.50	35.80	36.00

**Full-Time Equivalentents for all Corporations*

Budget: The net cost of this department is \$163,265 for the GRF portion, all of which is included in the operating assessment. This budget increases the assessment by \$299,232 due to increased software licensing costs.

Department of General Services

Scope: Responsible for operating, maintaining, repairing, and replacing the community physical assets or resources, with the following major areas of operation: community center facility, janitorial, streets and sidewalks, service center facility, fleet maintenance and transportation.

Staffing:

2018	2019	2020	2021	2022
Plan	Plan	Plan	Plan	Plan
94.57	93.07	91.57	86.00	88.00

**Full-Time Equivalentents for all Corporations*

Budget: The net cost of this department is \$5,224,884 for the GRF portion, all of which is included in the operating assessment. This budget increases the assessment by \$54,801 due to planned wage adjustments and increased equipment maintenance cost, partially offset by sponsorship and administrative revenue.

Department of Financial Services

Scope: Provides accounting, budget and financial planning, purchasing, mail and copy services, and warehouse functions for all entities. Coordinates and manages banking relationships, investments, audits, tax preparation, and collection services. Also provides compensation research and guidelines for VMS.

Staffing:

2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan
29.50	30.00	31.00	31.00	31.00

**Full-Time Equivalentents for all Corporations*

Budget: The net cost of this department is \$1,891,425 for the GRF portion, all of which is included in the operating assessment. This budget increases the assessment by \$197,092 due to planned wage adjustments and related insurance and retirement costs.

Department of Security Services

Scope: Provides oversight of all security operations, including: monitoring of gates, field supervision, routine motor patrol, maintaining a traffic control program and security dispatch center; assisting local law enforcement agencies and maintaining relations with OC Sheriff, OC Fire Authority and other outside agencies as necessary to achieve compliance within the community; and social services including individual and family counseling, facilitation of caregivers, bereavement and support groups, and referrals to community programs, agencies and services.

Staffing:

2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan
115.61	118.19	119.68	118.68	117.55

**Full-Time Equivalentents for all Corporations*

Budget: The net cost of this department is \$6,695,600 for the GRF portion, all of which is included in the operating assessment. This budget increases the assessment by \$347,825 due a decrease in budgeted traffic violation revenue, planned wage adjustments and an increase in allocated costs.

Department of Landscape Services

Scope: Provides the following major functions: nursery, composting, grounds maintenance, irrigation, small equipment repair, pest control, and tree maintenance.

Staffing:

2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan
133.87	142.27	149.00	145.50	146.50

**Full-Time Equivalentents for all Corporations*

Budget: The net cost of this department is \$1,192,455 for the GRF portion, all of which is included in the operating assessment. This budget increased the assessment by \$51,698 due to planned wage adjustments, the addition of one FTE, and increased fertilizer and pesticide costs; partially offset by higher allocations to departments.

Department of Recreation Services

Scope: Responsible for the planning and execution of a comprehensive recreation program for all residents of Laguna Woods Village. Facilities and activities include: library, clubhouses, performing arts center, equestrian center, golf courses, village greens clubhouse and restaurant & lounge, swimming pools, fitness centers, garden centers, bocce courts, pickleball courts, and special events to improve resident enjoyment in the community.

Staffing:

2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan
86.73	85.11	86.36	82.29	84.79

**Full-Time Equivalentents for all Corporations*

Budget: The net cost of this department is \$6,740,483 for the GRF portion, all of which is included in the operating assessment. This budget increased the assessment by \$560,247 primarily due to additional 2.50 FTE. The 2021 Plan assumed GRF facilities would be open in March; the 2022 Plan assumes the facilities will be open all year.

Department of Human Resource Services

Scope: Responsible for the development, administration and implementation of all human resources and safety/environmental functions, ensuring that programs and policies are designed to meet organizational goals and protect the company, the community and staff in accordance with best practices and governmental laws and regulations. Provides risk management and insurance functions for all entities.

Staffing:

2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan
9.40	8.40	8.40	8.40	9.40

**Full-Time Equivalentents for all Corporations*

Budget: The net cost of this Department is \$3,070,721, of which \$299,914 is included in the Human Resource Services line of the operating assessment and \$2,770,807 is included in the Insurance line of the operating assessment.

The budget increased the basic assessment by \$1,299,765, of which an increase of \$1,334,860 was due to higher anticipated insurance premiums and a decrease of (\$35,095) was attributed to a reduction in the legal budget.

Department of Maintenance & Construction

Scope: Responsible for operating, maintaining, repairing, and replacing the community’s physical assets or resources, including maintenance operations, building maintenance, manor alterations and permits, damage restoration, facilities management, and construction and project management.

Staffing:

2018 Plan	2019 Plan	2020 Plan	2021 Plan	2022 Plan
185.50	185.50	186.50	179.10	178.10

**Full-Time Equivalentents for all Corporations*

Budget: The net cost of this department is \$2,014,034 for the GRF portion, all of which is included in the operating assessment. This budget lowers the assessment by (\$91,732) due to reductions in project management, partially offset by planned wage adjustments and related benefits expense.

Prepared By: Jose Campos, Financial Services Manager
Steve Hormuth, Interim Financial Services Director

Reviewed By: Jeff Parker, Chief Executive Officer

ATTACHMENT(S)

ATT1: 2022 GRF Business Plan by Department

ATT2: 2022 GRF Departmental Staffing

Attachment 1

GOLDEN RAIN FOUNDATION & TRUST 2022 BUSINESS PLAN - BY DEPARTMENT

DESCRIPTION	2018 ACTUALS	2019 ACTUALS	2020 ACTUALS	2021 PLAN	2022 PLAN	ASSESSMENT		
						Per Manor Per Month		
						2021	2022	Change
Department								
Office of the CEO	\$787,788	\$709,155	\$665,818	\$717,107	\$767,075	\$4.71	\$5.02	\$0.31
Media and Communications	4,165,770	4,610,742	3,255,705	3,528,797	3,905,099	23.09	25.55	2.46
Information Services	(150,038)	(130,408)	52,038	(135,967)	163,265	(0.89)	1.07	1.96
General Services	5,846,000	5,169,568	4,256,539	5,170,083	5,224,884	33.83	34.19	0.36
Financial Services	1,510,569	1,825,562	2,383,621	1,694,333	1,891,425	11.09	12.38	1.29
Security Services	5,470,496	5,524,260	5,833,457	6,347,775	6,695,600	41.52	43.81	2.29
Landscape Services	1,434,946	1,208,904	1,063,921	1,140,757	1,192,455	7.46	7.80	0.34
Recreation Services	6,133,945	6,308,203	5,469,944	6,180,236	6,740,483	40.44	44.11	3.67
Human Resource Services	390,910	1,000,120	301,845	335,009	299,914	2.19	1.96	(0.23)
Insurance	1,265,678	1,374,364	2,008,516	1,435,947	2,770,807	9.40	18.13	8.73
Maintenance & Construction	1,146,976	1,411,103	1,041,364	2,105,766	2,014,034	13.77	13.18	(0.59)
Non Work Center	229,620	3,858	9,907	(2,050)	(167)	(0.01)	0.00	0.01
Total Expenses	\$28,232,660	\$29,015,431	\$26,342,675	\$28,517,793	\$31,664,874	\$186.60	\$207.20	\$20.60
(Surplus)/Deficit Recovery	\$0	\$0	\$0	\$0	\$0	\$0.00	\$0.00	\$0.00
Net Operating	\$28,232,660	\$29,015,431	\$26,342,675	\$28,517,793	\$31,664,874	\$186.60	\$207.20	\$20.60
Fund Contributions:								
Reserve Funds	\$2,903,808	\$2,598,144	\$2,903,808	\$2,903,808	\$2,980,224	\$19.00	\$24.00*	\$5.00
Contingency Fund	152,832	305,664	764,160	0	0	0.00	0.00	0.00
Total Fund Contributions	\$3,056,640	\$2,903,808	\$3,667,968	\$2,903,808	\$2,980,224	\$19.00	\$24.00	\$5.00
TOTAL BASIC ASSESSMENTS	\$31,289,300	\$31,919,239	\$30,010,643	\$31,421,601	\$34,645,098	\$205.60	\$231.20	\$25.60

*The 2022 Reserve Contribution of \$24.00 PMPM is based on last year's reserve plan. Actual amount for 2022 will be determined at a later date.

**Laguna Woods Village
Department Staffing
Full Time Equivalents**

	2021	2022 V1	Increase/	2021 Plan			2022 Plan			Variance to 2021 Plan		2022 Allocation
	Plan	Plan	(Decrease)	Compensation	Related Expenses	Total	Compensation	Related Expenses	Total	Inc/(Dec) Total	Inc/(Dec) Total %	to GRF
ALL DEPARTMENTS	727.86	733.19	5.33	\$38,729,439	\$14,067,244	\$52,796,683	\$39,945,352	\$14,897,932	\$54,843,284	\$2,046,601	3.9%	\$25,423,797
Office of the CEO	17.06	18.50	1.44	\$1,382,199	\$278,036	\$1,660,235	\$1,546,721	\$327,045	\$1,873,766	\$213,531	12.9%	\$500,833
100 Office of the CEO	7.00	8.00	1.00	877,531	148,084	1,025,615	988,815	174,627	1,163,442	137,827	13.4%	387,891
240 Community Services	10.06	10.50	0.44	504,668	129,952	634,620	557,906	152,418	710,324	75,704	11.9%	112,942
Department of Media and Communications	24.03	23.35	(0.68)	\$1,773,608	\$378,297	\$2,151,905	\$1,774,162	\$409,918	\$2,184,080	\$32,175	1.5%	\$2,184,080
010 Media and Communications Admin	3.83	3.50	(0.33)	366,037	60,456	426,492	360,738	68,665	429,403	2,911	0.7%	429,403
020 Cable TV Network	11.70	11.10	(0.60)	717,873	206,400	924,272	743,436	216,626	960,062	35,789	3.9%	960,062
030 TV Studio	6.50	6.50	-	480,258	69,249	549,507	418,263	74,032	492,295	(57,213)	-10.4%	492,295
040 Media Services	2.00	2.25	0.25	209,440	42,192	251,632	251,724	50,596	302,320	50,688	20.1%	302,320
Department of Information Services	35.80	36.00	0.20	\$2,141,096	\$541,135	\$2,682,231	\$2,236,914	\$575,287	\$2,812,200	\$129,969	4.8%	\$1,415,301
360 Information Systems	10.30	11.00	0.70	855,356	185,350	1,040,705	999,075	213,264	1,212,340	171,634	16.5%	1,212,340
200 Resident Services Admin	4.50	5.00	0.50	345,905	77,754	423,660	335,711	84,394	420,105	(3,555)	-0.8%	114,479
950 Property Services	20.00	20.00	-	895,411	261,710	1,157,121	902,127	277,628	1,179,755	22,635	2.0%	88,482
050 Internet Service	1.00	-	(1.00)	44,424	16,321	60,745	-	-	-	(60,745)	-100.0%	-
Department of General Services	86.00	88.00	2.00	\$3,954,592	\$1,862,826	\$5,817,418	\$4,068,037	\$2,011,613	\$6,079,650	\$262,232	4.5%	\$3,886,460
902 General Services Admin	4.00	4.00	-	305,038	84,235	389,273	323,752	90,595	414,347	25,074	6.4%	414,347
935 Janitorial	18.00	18.00	-	665,327	420,307	1,085,634	678,994	442,971	1,121,964	36,330	3.3%	-
936 Streets and Sidewalks	16.00	18.00	2.00	807,106	404,666	1,211,772	897,275	474,508	1,371,783	160,011	13.2%	300,558
945 GRF Janitorial	17.00	17.00	-	638,655	397,511	1,036,166	648,894	418,919	1,067,812	31,646	3.1%	1,067,812
960 Fleet Maintenance	12.00	12.00	-	718,251	302,417	1,020,668	712,373	319,597	1,031,971	11,303	1.1%	1,031,971
970 Transportation	19.00	19.00	-	820,215	253,690	1,073,905	806,749	265,024	1,071,772	(2,133)	-0.2%	1,071,772
Department of Financial Services	31.00	31.00	-	\$2,271,074	\$544,691	\$2,815,765	\$2,330,296	\$575,861	\$2,906,158	\$90,393	3.2%	\$1,705,171
300 Financial Services	20.00	20.00	-	1,597,749	349,302	1,947,051	1,656,510	371,088	2,027,598	80,547	4.1%	1,013,799
241 Mail and Copy Service	3.00	3.00	-	142,991	41,155	184,146	145,247	43,697	188,945	4,799	2.6%	139,743
311 Warehouse	3.00	3.00	-	164,409	69,973	234,382	165,471	73,327	238,798	4,416	1.9%	206,799
370 Purchasing	5.00	5.00	-	365,925	84,262	450,186	363,068	87,749	450,817	631	0.1%	344,830
Department of Security Services	118.68	117.55	(1.13)	\$4,936,549	\$1,201,907	\$6,138,455	\$5,110,122	\$1,285,083	\$6,395,205	\$256,750	4.2%	\$6,040,310
400 Security Services	107.68	105.55	(2.13)	4,198,788	1,028,200	5,226,988	4,298,787	1,078,912	5,377,698	150,711	2.9%	5,057,188
210 Compliance	6.00	7.00	1.00	389,773	91,584	481,357	457,391	119,534	576,925	95,568	19.9%	542,540
220 Social Services	5.00	5.00	-	347,988	82,123	430,111	353,945	86,637	440,582	10,471	2.4%	440,582

**Laguna Woods Village
Department Staffing
Full Time Equivalents**

	2021	2022 V1	Increase/	2021 Plan			2022 Plan			Variance to 2021 Plan		2022 Allocation
	Plan	Plan	(Decrease)	Compensation	Related Expenses	Total	Compensation	Related Expenses	Total	Inc/(Dec) Total	Inc/(Dec) Total %	to GRF
Department of Landscape Services	145.50	146.50	1.00	\$6,738,229	\$3,510,080	\$10,248,310	\$6,907,617	\$3,714,299	\$10,621,916	\$373,607	3.6%	\$1,464,797
500 Landscape Admin	11.00	11.00	-	853,895	244,201	1,098,096	859,101	254,081	1,113,181	15,085	1.4%	667,686
510 Improvement/Restoration	5.00	5.00	-	215,655	121,222	336,877	222,956	128,070	351,026	14,149	4.2%	-
511 Nursery/Composting	5.00	5.00	-	-	-	-	-	-	-	-	0.0%	-
512 Composting	-	-	-	254,090	119,594	373,684	243,875	122,454	366,329	(7,355)	-2.0%	26,669
520 GRF Grounds Maintenance	8.00	8.00	-	299,687	187,378	487,065	305,574	197,459	503,033	15,967	3.3%	503,033
530 Grounds Maintenance	82.50	82.50	-	3,107,391	1,935,510	5,042,901	3,164,826	2,037,554	5,202,379	159,478	3.2%	24,451
540 Irrigation	17.00	17.00	-	983,374	448,441	1,431,815	1,020,893	472,300	1,493,192	61,377	4.3%	121,247
550 Small Equipment Repair	4.00	4.00	-	205,486	101,559	307,044	208,459	106,716	315,175	8,131	2.6%	22,693
560 Pest Control	5.00	6.00	1.00	300,370	133,428	433,798	357,028	166,689	523,717	89,919	20.7%	33,204
570 Tree Maintenance	8.00	8.00	-	518,281	218,748	737,029	524,905	228,978	753,884	16,855	2.3%	65,814
Department of Recreation Services	82.29	84.79	2.50	\$3,893,544	\$1,272,583	\$5,166,127	\$4,066,886	\$1,384,855	\$5,451,741	\$285,613	5.5%	\$5,451,739
600 Recreation Admin	15.00	12.60	(2.40)	672,928	124,384	797,312	639,154	125,448	764,602	(32,710)	-4.1%	764,602
521 Garden Centers	2.00	2.00	-	87,789	38,393	126,182	93,637	43,100	136,736	10,555	8.4%	136,736
580 Golf Maintenance 27-Hole	18.64	17.64	(1.00)	1,024,788	477,384	1,502,172	879,218	463,975	1,343,193	(158,979)	-10.6%	1,343,193
581 Golf Maintenance 9-Hole	2.00	2.00	-	90,374	48,939	139,313	92,062	51,516	143,578	4,266	3.1%	143,578
602 Bar Services	0.60	0.60	-	22,901	4,529	27,430	22,976	4,621	27,598	167	0.6%	27,598
610 Community Center Rec Rooms	-	-	-	-	-	-	-	-	-	-	0.0%	-
611 Clubhouse 1	2.66	3.00	0.34	110,144	41,096	151,239	127,604	49,222	176,826	25,587	16.9%	176,826
612 Clubhouse 2	2.36	2.70	0.34	115,130	39,326	154,456	129,927	46,825	176,753	22,296	14.4%	176,753
613 Performing Arts Center	4.53	6.75	2.22	242,924	75,233	318,157	366,095	113,659	479,754	161,598	50.8%	479,754
614 Clubhouse 4	2.66	2.83	0.17	131,355	44,273	175,628	150,179	52,062	202,240	26,612	15.2%	202,240
615 Clubhouse 5	3.19	3.70	0.51	137,528	50,174	187,702	161,815	61,116	222,930	35,228	18.8%	222,930
616 Clubhouse 6	0.20	0.20	-	14,418	4,102	18,520	14,918	4,263	19,181	661	3.6%	19,181
617 Clubhouse 7	1.13	1.30	0.17	49,641	17,937	67,577	54,873	21,248	76,121	8,543	12.6%	76,121
620 Equestrian	4.50	5.33	0.83	194,496	65,728	260,224	232,746	75,118	307,864	47,640	18.3%	307,864
670 Golf Operations 27-Hole	12.28	12.28	-	495,147	115,770	610,917	533,664	125,429	659,093	48,176	7.9%	659,093
680 Golf Operations 9-Hole	1.96	1.96	-	56,966	8,900	65,866	61,008	9,530	70,538	4,672	7.1%	70,538
690 Aquatics	1.00	1.00	-	62,317	23,491	85,808	67,565	28,380	95,945	10,137	11.8%	95,945
691 Fitness	7.58	8.90	1.32	384,700	92,924	477,624	439,445	109,342	548,787	71,163	14.9%	548,787
Department of Human Resource Services	8.40	9.40	1.00	\$639,374	\$154,334	\$793,708	\$760,236	\$177,769	\$938,006	\$144,298	18.2%	\$938,006
700 Human Resource Services	8.40	9.40	1.00	639,374	154,334	793,708	760,236	177,769	938,006	144,298	18.2%	938,006

**Laguna Woods Village
Department Staffing
Full Time Equivalents**

	2021	2022 V1	Increase/	2021 Plan			2022 Plan			Variance to 2021 Plan		2022 Allocation
	Plan	Plan	(Decrease)	Compensation	Related Expenses	Total	Compensation	Related Expenses	Total	Inc/(Dec) Total	Inc/(Dec) Total %	to GRF
Department of Maintenance & Construction	179.10	178.10	(1.00)	\$10,999,174	\$4,323,355	\$15,322,529	\$11,144,361	\$4,436,201	\$15,580,562	\$258,033	1.7%	\$1,837,101
900 Maintenance Operations	6.00	6.00	-	542,639	109,065	651,703	545,347	113,917	659,264	7,561	1.2%	207,141
904 Maintenance Services	7.00	8.00	1.00	451,279	125,318	576,597	515,660	146,454	662,114	85,517	14.8%	234,132
909 Damage Restoration	8.00	10.00	2.00	488,259	148,065	636,324	631,019	180,056	811,076	174,752	27.5%	31,875
910 Building Maintenance	10.00	10.00	-	639,396	191,413	830,809	643,417	203,188	846,605	15,796	1.9%	-
911 Appliance	5.00	5.00	-	296,970	131,797	428,767	302,690	138,469	441,159	12,392	2.9%	3,044
912 Carpentry	37.80	36.80	(1.00)	2,244,270	1,004,811	3,249,081	2,243,990	1,028,808	3,272,797	23,716	0.7%	136,803
913 Electrical	10.00	9.00	(1.00)	589,815	263,756	853,572	543,108	249,392	792,500	(61,072)	-7.2%	79,329
914 Plumbing	23.80	23.80	-	1,448,591	629,575	2,078,166	1,500,047	661,376	2,161,423	83,257	4.0%	59,871
917 Interior Components	7.00	7.00	-	428,168	186,147	614,315	437,280	195,511	632,791	18,476	3.0%	103,145
918 Handyman Services	-	-	-	-	-	-	-	-	-	-	0.0%	-
920 Construction/Project Management	8.00	7.00	(1.00)	703,696	177,467	881,164	625,169	164,116	789,285	(91,879)	-10.4%	295,982
925 Manor Alterations and Permits	12.00	16.00	4.00	728,698	207,123	935,820	931,561	278,477	1,210,038	274,218	29.3%	-
926 Facilities Management	5.00	5.00	-	329,105	136,100	465,205	335,345	142,869	478,214	13,009	2.8%	463,868
932 Paint	39.50	34.50	(5.00)	2,108,288	1,012,719	3,121,007	1,889,727	933,569	2,823,296	(297,711)	-9.5%	221,911