

Annual Meeting of the Village Playhouse, Inc.

Board of Trustees

Oct. 8, 2012

1. Call to Order

- a. Meeting called to order at 7:08
- b. Trustees present: Cathie Badalamenti, Kevin Cristbrook, Tony Kruzman, Gary Mach, Tim Wittlinger, Diane D'Agostino, Jerri Carrington

2. Approval of Minutes

- a. A motion was made by Tony Kruzman and seconded by Chris Crossen to approve and file the minutes from the October 10, 2011, Annual Meeting. The motion passed by unanimous vote.

3. Presentation of Ballots/ Call for Nominations from the floor/Election of Trustees

- a. No nominations were made from floor.
- b. There was a clarification that our by-laws allow for one member from the Players' board to serve on the Playhouse board. President Cristbrook explained that this could have benefits from the standpoint that one person understands the intended direction of both boards.
- c. Tellers James Cristbrook, Susie Skibicki and Diana McLean collected and counted votes
- d. New Board Members: Chris Crossen and Gary Mach

4. President's Report

- a. We are celebrating 90 years.
- b. We continue to benefit from our state-of-the-art website and ticketing software.
- c. We have a new marquee showcasing our theatre.
- d. We are continuing our advertising campaigns, specifically through WRCJ. There is a pledge party on Oct. 18 from 8:00 a.m. – 9:00 a.m. Trustees Badalamenti and Mach will be on the air promoting community theatre in general and VP/VYT specifically. Please listen in and contribute. **The benefit to VP is that WRCJ will dedicate more air time to community theatre.**

5. Treasurer's Report – Tim Wittlinger

- a. **Summary** - Tim Wittlinger presented the Treasurer's Report and Financial Statements for the Fiscal Year Ending July 31, 2012, which included a four page narrative, an operating statement, a restricted fund statement, a cash balance sheet and a 2011-2012 theatre operations report. Highlights of the report included a 2011-2012 budget surplus of \$2607.02, the expenditure of \$19204.20 on major capital improvements, the collection of \$9900 in donations and the amount of \$175,053.75 in restricted funds. VP can in \$34 under budget for the year. Sixty-one percent of VP's income comes from theatre operations of which 2/3 comes from ticket sales. VP sold 6380 seats during the season or 83.6% of house for the season. Currently VP has total assets of \$232,582.67. We have three CD accounts which matured on August 26, 2012 and were moved from Bank of Birmingham to Flagstar Bank for better rates. Also, at the end of this season, we

will no longer conduct two audits as all assets are now accounted for under the Playhouse, Inc. This will be a cost savings to us.

b. Discussion –

- i. Credit card fees are higher this year. This is due to selling significantly greater tickets online.
- ii. We continue to lease our parking lot for income. We lease it to Lavery Car Dealership and Fuller Central Park Properties (who subleases to David Fisher of the Medical Bldg.)

- c. Motion:** A motion was made by Chris Crossen and seconded by Steve Sussman to receive and file for audit the Treasurer's Report and Financial Statements for the Fiscal Year Ending July 31, 2012.

Vote: The motion passed unanimously.

6. House and Grounds Report – Tony Kruzman The Theatre is Dry, Safe and Warm!

a. Summary: CURRENT STATUS OF BUILDING AND GROUNDS:

- i. Routine maintenance is done on all furnaces and AC units twice a year. They are all in good working order.
- ii. Our lawn mowing, snow removal and maintenance of sprinkler systems are contracted out to private companies. We are seeking competitive bids for snow removal this year.
- iii. All fire lanes and fire exit signs are clearly marked
- iv. Our main stage is sanded and coated with polyurethane once a year. The auditorium floor is done every 3 years.
- v. Our auditorium seats were professionally cleaned 1 year ago.
- vi. Our building cleaning is done weekly and more often during the run of our shows.
- vii. The roof does not leak.

b. THIS YEAR:

- i. We upgraded the marquee with new Plexiglas, light fixtures, bulbs and painted it.
- ii. Gary Mach raised the lighting fixture bar in the men's dressing room
- iii. We removed a dumpster full of trash from the basement on clean-up day.
- iv. We rented the parking lot for the Dream Cruise for the third year to the same customer. This customer has since bought season tickets.

c. FUTURE PROJECTS FOR CONSIDERATION

- i. Repair cement steps in front of building
- ii. Install a vinyl awning from parking lot to east entry door
- iii. Add additional storage by modifying the west side of the building (sheds, storage pods etc.)

d. Discussion

1. Members questioned whether the acquisition of additional head mics comes under house and grounds. Trustees explained that such requests should be submitted directly to the BOT in the spring at which time they begin budget considerations for the following year.
2. Members questioned if we should paint the theatre. Trustee D'Agostino said that this would be looked into.
3. House and Grounds will explore various options for coating and sealing the stage floor next year.

7. Youth Theatre – Cathie Badalamenti

- a. **Summary:** Badalamenti reported that the Youth Theatre is currently in its 6th season, producing its 16 show (including camp shows). VYT generated \$20, 500 in income for VP in 2011-2012 Over the past 5 seasons, VYT has generated more than \$80,000 in income for VP.

8. New Business

- a. John Reddy suggested that show income be relabeled “contributions to overhead” for clarity in Treasurer’s report.
- b. John Reddy and James Cristbrook suggested that we keep track of how many people audition for shows and where they come from in order to demonstrate our draw for advertising purposes.
- c. Trustee Badalamenti indicated that our website is registered on Google Analytics and reports of traffic are available at any time by those who are interested.

9. Motion to Adjourn

- a. **Motion:** A motion was made by Jerry Carrington and seconded by Diana McClain to adjourn the annual meeting at 8:20.

Vote: The motion passed by unanimous vote.

THE VILLAGE PLAYHOUSE, INC.

Treasurer's Report and Financial Statements for the Fiscal Year ending July 31, 2011

The Village Playhouse, Inc. ("VPH") posted a \$2,607.02 deficit for the July 31, 2011 Fiscal Year. Added to the Fund Balance (Equity) as at 7/31/2010 results in a Fund Balance as at 7/31/2011 of \$29,903.38 as of the fiscal year end.

As has been stated before, but bears repeated mention, the operating income does NOT reflect any gifts or donations. By action of the Board of Directors, all gifts and donations are immediately transferred into a restricted "endowment" account, and used only for major capital improvements upon approval by the Board. In fiscal 2011, VPH received \$8478.00 in gifts and donations compared with \$12,369.00 last fiscal year. The total endowment fund now stands at \$185,298.23. From this fund in fiscal 2011, the Board approved expenditures of \$21,704.37 including purchase of a new computer for the office, new ticketing software (WinTix and WebTix), landscape enhancements, lobby painting, curtain warmer gobo, two new follow spotlights, projection screen, fog machine, storage bags for legs, house monitor, safety chains for lighting pipes, office safe, refinishing of auditorium floor, web site development services, orchestra monitor speakers, wireless headsets for production crew, lobby showcase and legacy wall furnishings.

Income for the year was \$142,510.19, compared with \$156,049.54 in fiscal 2010, or \$7,101.81 under budget of \$149,612.00. Expenses were \$145,117.21, compared with \$135,555.17 last year, or \$4,494.79 under budget of \$149,612.00. A balanced budget has been adopted for the upcoming fiscal year.

43.876

Income from Theater Operations was \$90,164.30, compared with \$105,167.28 last fiscal year, and expenses were \$50,708.53 compared with \$53,252.30 last fiscal year, resulting in a surplus from Theater Operations of \$39,455.77, compared with \$51,914.98 last fiscal year. The theater operations surplus was 56.2% of theater revenue, compared with 49.4% last fiscal year. ~~This continues the trend of the last several years of increasing the profitability of productions mounted.~~ A copy of the Financial Report for Theater Operations is attached to this report.

On the income side, income from the Village Youth Theater and P@W was above budget, while dues, benefit sales, advertising, fund raising and investment income were below budget. Other income items were close to the budgeted amount.

On the expense side, utility expense, copier expense and lawn/grounds service were above budget, while maintenance, professional expense (audit) and marketing were below budget. Other items were close to budget. The timing of some payments around the close of the year end impacted the bottom line in a negative fashion.

In spite of copier expense being above budget, we continue to save a sizable amount through use of our multi-function copier, allowing the printing of show programs, season brochures and show publicity on site, rather than out-sourcing.

The new parking arrangements put in place last year continue. The long term tenant is not using our lot as much as expected, but its rental obligation continues. It may increase the use of our lot at any time, but the financial arrangements will continue as at present. We do receive maximum income from rental of our lot. Relations with our neighbor at 751 Chestnut have improved, and we may now resume the use of that lot on show nights.

The Board has adopted a fiscal 2012 balanced budget of \$152,260.00. Income should improve, as ticket prices for the 2011-12 season have been increased. The Board continues to monitor the

financial condition of the organization on a monthly basis to assure adherence to the budget.

VPH begins its seventh year of association with its auditor, Boisvenu & Co., which specializes in auditing non-profit entities. Auditing services were bid out this year, and the Board accepted the bid of Boisvenu. That firm has conducted a review of VPH since fiscal 2006.

Transfer of all financial operations to Village Playhouse has been completed. Having all accounts in the same business name will simplify accounting procedures, allow transfers between the general account and the operations account to be made electronically, and reduce bank and auditing fees.

The cash balance sheet of VPH is unremarkable, and shows cash assets of \$224,985.72 as at July 31, 2011, compared with \$227,728.65 at July 31, 2010. The balance sheet does not reflect the value of real or personal property or non-cash assets. The bulk of unused cash assets are invested in CD's issued by the primary bank of VPH, Bank of America.

Attached to this report are the Operating Statement for the year, the Cash Balance Sheet, the Restricted (Endowment) Fund Report, the Reserves Report, the General Ledger for the Year and the Financial Report on Theater Operations.

Reserves are high, as they reflect a number of income and expense items for the 2012 fiscal year, which will be allocated to the appropriate line item after the start of that year; 2011-2012 show royalties (which have all been paid) and the advance of budget monies for Follies being the most significant expense items, and dues and Dream Cruise rental fees being the most significant income items.

Tax returns and all other federal and state filings are up to date, as are all employment returns required by the employment of the Theater Manager.

Should any member have questions concerning this report or the attached financial statements, such questions or other comments are welcome and encouraged.

**Timothy Wittlinger
Treasurer & CFO
The Village Playhouse, Inc.**

August 1, 2011

OPERATING STATEMENT - 7/31/2011 YEAR END

8/1/2010 through 7/31/2011 Using 2010-2011 Budget

8/1/2011

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| Category | 8/1/2010 Actual | - Budget | 7/31/2011 Difference |
|-----------------------------------|--------------------|-------------------|-------------------------|
| INCOME | | | |
| 010-SALES - GENERAL | 68,438.50 | 69,000.00 | -561.50 |
| 011-SALES - SEASON | 18,265.00 | 19,000.00 | -735.00 |
| 012-SALES - BENEFITS | 2,000.00 | 5,000.00 | -3,000.00 |
| 0121-VYT | 17,858.86 | 15,000.00 | 2,858.86 |
| 0125-P@W & OTHER SHOWS | 2,540.00 | 12.00 | 2,528.00 |
| 0126-STUDIO 10 | 0.00 | 1,000.00 | -1,000.00 |
| 013-INTEREST | 1,276.01 | 2,000.00 | -723.99 |
| 014-ADVERTISING | 2,337.50 | 4,000.00 | -1,662.50 |
| 016-DUES | 11,703.50 | 13,500.00 | -1,796.50 |
| 0171-RENT - BUILDING, COST., ETC. | 2,190.00 | 600.00 | 1,590.00 |
| 0172-RENT - PARKING LOT | 12,715.00 | 13,000.00 | -285.00 |
| 018-FUND RAISING | 2,415.03 | 7,000.00 | -4,584.97 |
| 019-OTHER - MISC | 95.79 | 100.00 | -4.21 |
| 0195-SOCIAL | 675.00 | 400.00 | 275.00 |
| TOTAL INCOME | 142,510.19 | 149,612.00 | -7,101.81 |
| EXPENSES | | | |
| 030-UTILITIES | 15,767.53 | 14,500.00 | -1,267.53 |
| 031-TELEPHONE | 3,079.27 | 2,100.00 | -979.27 |
| 032-OFFICE | 4,693.41 | 4,500.00 | -193.41 |
| 0321-COPIER (LEASE & EXPENSE) | 6,006.84 | 4,500.00 | -1,506.84 |
| 0325-PROMPTER | 132.00 | 350.00 | 218.00 |
| 0326-SEASON BROCHURES & PRINTING | 3,621.16 | 1,400.00 | -2,221.16 |
| 033-SUPPLIES | 1,859.88 | 2,000.00 | 140.12 |
| 034-BANK CHARGES | 3,195.28 | 4,500.00 | 1,304.72 |
| 0351-THEATER MANAGER SALARY | 18,531.04 | 18,280.00 | -251.04 |
| 0352-THEATER MANAGER W/H | 4,493.43 | 3,560.00 | -933.43 |
| 0353-THEATER MANAGER - PAY. TAX | 2,836.35 | 1,672.00 | -1,164.35 |
| 040-CLEANING | 4,190.00 | 4,000.00 | -190.00 |
| 041-MAINTENANCE | 2,800.28 | 4,000.00 | 1,199.72 |
| 0415-PARKING LOT MAINTENANCE | 250.16 | 500.00 | 249.84 |
| 042-TRASH/EXTERMINATOR | 1,195.45 | 1,200.00 | 4.55 |
| 043-FIRE/SECURITY PROTECTION | 2,216.23 | 2,500.00 | 283.77 |
| 044-LAWN/GROUNDS | 9,006.58 | 7,400.00 | -1,606.58 |
| 050-INSURANCE | 5,623.00 | 5,500.00 | -123.00 |
| 061-THEATER/ARTISTIC IMPROVEMENTS | 675.67 | 1,000.00 | 324.33 |
| 070-OTHER - MISC. | 946.57 | 100.00 | -846.57 |
| 071-DUES/PROFESSIONAL EXPENSE | 4,806.00 | 6,000.00 | 1,194.00 |
| 072-MURALS & PLAQUES | 30.00 | 300.00 | 270.00 |
| 073-MARKETING | 1,684.00 | 5,000.00 | 3,316.00 |
| 0801-SHOW BUDGETS - CONTROLLABLE | 29,411.04 | 31,000.00 | 1,588.96 |
| 08011-1/2 BENEFITS | 550.00 | 2,000.00 | 1,450.00 |
| 0802-SHOW BUDGETS - PRODUCTION | 129.88 | 1,000.00 | 870.12 |
| 0803-ROYALTIES | 15,183.43 | 15,500.00 | 316.57 |
| 0804-PROGRAM PRINTING | 180.96 | 2,500.00 | 2,319.04 |
| 0805-STUDIO 10 | 0.00 | 1,000.00 | 1,000.00 |
| 0816-PLAYREADING | 217.74 | 100.00 | -117.74 |
| 082-SPECIAL SHOWS | 0.00 | 50.00 | 50.00 |
| 083-SOCIAL | 604.03 | 400.00 | -204.03 |
| 089-DEPRECIATION RESERVE | 1,200.00 | 1,200.00 | 0.00 |
| TOTAL EXPENSES | 145,117.21 | 149,612.00 | 4,494.79 |
| OVERALL TOTAL | -2,607.02 | 0.00 | -2,607.02 |

RESTRICTED FUNDS - FISCAL YEAR 2010- 2011

8/1/2010 through 7/31/2011

8/1/2011

Page 1

| Category | 8/1/2010- 7/31/2011 |
|----------------------------------|------------------------|
| INCOME | |
| 015-DONATIONS | 8,478.00 |
| TOTAL INCOME | 8,478.00 |
| EXPENSES | |
| 098-RESTRICTED FUNDS - DISBURSED | 21,704.37 |
| TOTAL EXPENSES | 21,704.37 |
| OVERALL TOTAL | -13,226.37 |

DISBURSEMENTS FROM RESTRICTED FUNDS - 2010-2011 FISCAL YEAR

| | |
|--|------------------|
| Computer | \$2353.03 |
| Landscape Enhancements | \$1270.00 |
| Lobby Painting | \$1665.00 |
| Curtain Warmer Gobo | \$ 186.10 |
| Storage Bags for Legs | \$ 159.15 |
| Auditorium TV Monitor and Safety Chains | \$ 838.26 |
| Fog Machine | \$ 191.23 |
| Projection Screen | \$ 169.95 |
| Legacy Wall | \$2170.00 |
| Auditorium Floor Refinishing | \$1000.00 |
| Office Safe | \$ 169.99 |
| Web Site Development | \$1300.00 |
| Orchestra Monitors | \$ 929.97 |
| Wireless Headsets for Production Crew | \$7802.16 |
| Ticketing Software | \$ 595.00 |
| Lobby Showcase | \$ 904.53 |

THE VILLAGE PLAYHOUSE, INC.

| THE VILLAGE PLAYHOUSE, INC. | | | 7/31/2011 |
|---|--|---|----------------------|
| CASH BALANCE SHEET | | | |
| ASSETS | | 10 OPERATING CASH | 10,089.60 |
| | | 11 RESTRICTED FUNDS | 185,298.23 |
| | | 13 PREPAID EXPENSE | 29,597.89 |
| | | TOTAL ASSETS | \$ 224,985.72 |
| LIABILITIES | | 22 RESERVE ACCOUNTS | 9,784.11 |
| | | 23 PAYROLL TAXES | 0.00 |
| | | TOTAL LIABILITIES | 9,784.11 |
| RESTRICTED FUNDS | | 30 DONATIONS | 185,298.23 |
| | | TOTAL RESTRICTED FUNDS | 185,298.23 |
| EQUITY | | 40 FUND BALANCE - 8/1/2010 | 32,510.40 |
| | | 41 2010-2011 OPERATIONS | (2,607.02) |
| | | 42 FUND BAL. - THIS DATE | |
| | | (EQUITY) | 29,903.38 |
| | | TOTAL EQUITY | 29,903.38 |
| | | TOTAL LIABILITIES, RESTR. FUNDS & EQUITY | \$ 224,985.72 |
| ***** | | | |
| CASH ACCOUNT | | 51 CHECKING | 16,471.66 |
| | | 52 SAVINGS | 28,453.27 |
| | | 53 CD - 1 | 50,154.30 |
| | | 54 CD - 2 | 50,154.30 |
| | | 55 CD - 3 | 50,154.30 |
| | | TOTAL | 195,387.83 |
| | | LESS RESTRICTED FUNDS | 185,298.23 |
| | | TOT. OPERATING CASH | 10,089.60 |
| ***** | | | |
| DONATIONS TO RESTRICTED FUNDS THIS FISCAL YEAR | | | \$ 8,478.00 |

Village Players - Financial Report on Theater Operations - 2010-2011

| | | 7/16/2011 | | | | | | | | | | | |
|---|----|---------------|----|-----------|----|------------|----|----------|----|------------|----|-----------|-----------|
| | | DR. CHAPERONE | | MAGNOLIAS | | RADIO HOUR | | SAM | | SCOUNDRELS | | SEASON | |
| Play Revenue | | | | | | | | | | | | | |
| Season Tickets | \$ | 3,692.88 | \$ | 3,258.03 | \$ | 3,717.08 | \$ | 3,307.73 | \$ | 3,748.08 | \$ | 17,723.80 | |
| Show Tickets | \$ | 16,499.00 | \$ | 8,825.50 | \$ | 18,529.50 | \$ | 4,905.50 | \$ | 20,201.50 | \$ | 68,961.00 | |
| Benefits/Sponsors | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 2,000.00 | |
| Service Charges | \$ | - | \$ | - | \$ | 4.00 | \$ | 8.00 | \$ | - | \$ | - | |
| Gifts designated to Show | \$ | 1,467.50 | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | |
| Total Revenue | \$ | 21,659.38 | \$ | 12,083.53 | \$ | 22,250.58 | \$ | 8,221.23 | \$ | 25,949.58 | \$ | 1,467.50 | 90,164.30 |
| Play Expenses | | | | | | | | | | | | | |
| Director/Producer Controllable Costs | | | | | | | | | | | | | |
| Admin | \$ | 595.03 | \$ | - | \$ | 1,416.91 | \$ | - | \$ | 2,100.00 | \$ | 4,111.94 | |
| Costumes | \$ | 6,717.47 | \$ | 650.03 | \$ | 417.24 | \$ | 26.92 | \$ | 2,024.40 | \$ | 9,836.06 | |
| Lights | \$ | - | \$ | 48.35 | \$ | - | \$ | 37.50 | \$ | - | \$ | 85.85 | |
| Make-up | \$ | 557.82 | \$ | - | \$ | - | \$ | - | \$ | 38.20 | \$ | 596.02 | |
| Orchestra | \$ | 2,880.00 | \$ | - | \$ | 3,600.00 | \$ | - | \$ | 4,680.00 | \$ | 11,160.00 | |
| Props - Hand & Stage | \$ | 166.03 | \$ | 70.13 | \$ | 417.24 | \$ | 29.47 | \$ | 277.48 | \$ | 960.35 | |
| Set Construction | \$ | 1,550.90 | \$ | 630.85 | \$ | 398.17 | \$ | 391.99 | \$ | 1,326.60 | \$ | 4,298.51 | |
| Sound | \$ | - | \$ | - | \$ | 150.00 | \$ | - | \$ | 538.97 | \$ | 688.97 | |
| Total Controllable | \$ | 12,467.25 | \$ | 1,399.36 | \$ | 6,399.56 | \$ | 485.88 | \$ | 10,985.65 | \$ | 31,737.70 | |
| Non-Controllable Production Costs | | | | | | | | | | | | | |
| Publicity | \$ | 339.71 | \$ | 318.25 | \$ | 386.82 | \$ | 308.37 | \$ | 272.48 | \$ | 1,625.63 | |
| Royalties & Scripts | \$ | 4,950.00 | \$ | 450.00 | \$ | 4,801.00 | \$ | 450.00 | \$ | 5,400.00 | \$ | 16,051.00 | |
| Photography | \$ | 112.00 | \$ | - | \$ | 85.00 | \$ | 45.00 | \$ | 125.00 | \$ | 367.00 | |
| Other | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | |
| Programs | \$ | 241.34 | \$ | 128.57 | \$ | 259.48 | \$ | 104.37 | \$ | 193.44 | \$ | 927.20 | |
| Subtotal | \$ | 5,643.05 | \$ | 896.82 | \$ | 5,532.30 | \$ | 907.74 | \$ | 5,990.92 | \$ | 18,970.83 | |
| Total Expense | \$ | 18,110.30 | \$ | 2,296.18 | \$ | 11,931.86 | \$ | 1,393.62 | \$ | 16,976.57 | \$ | 50,708.53 | |
| Net Show Profit | \$ | 3,549.08 | \$ | 9,787.35 | \$ | 10,318.72 | \$ | 6,827.61 | \$ | 8,973.01 | \$ | 39,455.77 | |
| Controllable Budget | \$ | 11,000.00 | \$ | 1,400.00 | \$ | 6,400.00 | \$ | 1,200.00 | \$ | 11,000.00 | \$ | 31,000.00 | |
| From Benefits/Gifts | \$ | 1,467.50 | \$ | - | \$ | - | \$ | - | \$ | 550.00 | \$ | 2,017.50 | |
| Under/(Over) Budget | \$ | 0.25 | \$ | 0.64 | \$ | 0.44 | \$ | 714.12 | \$ | 564.35 | \$ | 1,279.80 | |
| Percent of House Sold | | 83.98 | | 77.40 | | 93.42 | | 56.49 | | 90.27 | | | |

BIRMINGHAM VILLAGE PLAYERS

HOUSE AND GROUNDS REPORT

OCTOBER 10, 2011

The Playhouse facility and surrounding grounds are in great shape. We have bi-yearly cleaning and inspection of our furnaces and HVAC systems. Our lawn and sprinkler services, along with our snowplowing company, perform their jobs successfully. Our cleaning crew has improved the overall cleanliness of the Playhouse.

Several improvements were made during the year. A bright red swatch was painted on the floors near the dressing rooms to indicate the fire exit. A similar swatch will be painted on the stage right floor leading to the fire exit. All smoke alarms, exit signs and lights are running properly. Glow strips were added to all of the steps leading to the basement.

Several new items were purchased for the Playhouse. Wireless Headsets, a new fog machine, a new video projection screen, a Conductor's Monitor and a new, glass display case was added. The front lobby was painted and redecorated with pictures.

Three bids each will be secured for two additional projects . Bids are being accepted to update the marquee on Woodward Avenue. New plexiglass and electrical updates are needed to the sign. The other project entails installing switches and electrical wires in the gutters and downspouts to prevent ice dams from forming.

Respectfully submitted,

Tony Kruzman

Manager

House and Grounds