

Unity Center of Walnut Creek
Board of Trustees Meeting
July 24th 2008
Location: Book Center at Unity Center.

A quorum being present the meeting was called to order by President Susan Miller at 7:00 PM

Present:

Board Members: Suzanne Perry Paige, Susan Miller, Mike McGuire, Lisa Nichols, Barbara Tuck Smith, Jan Rudolph, Deanna Early, Ron Salazar, and John Rexroat

Minister: Rev. David McArthur

Advisory Board Members: Tricia Linden, Ali True

Absent: None

Guests: Tom Butz, Dan Dellete, Viola Callaghan

Opening Payer Meeting opened with prayer by Rev. David @ 7:00

The board then read our shared agreement.

Congregational Input (including feedback board has received)

None

New Members

Patricia Linden

Suzanne Valentine

Laura Mallory

Kevin Haslip

Christine Shermer

Mario Shermer

Ben Braver

Diane Kenlow

Susan moved that we accept these new people into member ship subject to review by Rev. David and Patricia for exceptions or the completion of required classes. Second by "Barbara TS. Motion carried unanimously.

Spiritual sharing: Susan Miller

Susan showed a very emotional and inspiring video from Mike Robbin's Blogs.

For August: Ali True

Gratitude:

Ron and Anne for their efforts with the Video at the 9:30 service.
Rev. Suzanne for coming to join us.

Enhancement Focus:

Construction options:

Three options were presented by the Capital Development Team based on the designs and initial cost projections provided by the Architect. They were (1) Build the Sanctuary (2) Build the YE room, kitchen and office space (3) Build both. The Board entered into prayerful discussion and acknowledged each thought and consideration. Among those were: How to provide for the maximum number of members, how to attract others to our Center and to our message, the likelihood that doing one project now would likely cause a very significant delay in starting another (7 to 10 years), the disruption of having building projects go on for many years, the positive impact of having both buildings refreshed and congruent with each other; the visible attraction from the street, the projected savings (\$100,000) resulting from undertaking both buildings at one time, the loss of valuable space under the sanctuary (used by our young members) if that project is done independent of providing new space for them ...

After much prayerful consideration and discussion the board unanimously agreed that simultaneously constructing the Sanctuary and the YE building is the best choice for the long term future of the Center.

The secretary put forth the following resolution:

BE it therefore resolved that the board affirms this decision and will present it to the congregation at the October 08 annual meeting.

Second by Lisa.

Motion carried unanimously.

The congregation will be asked to approve the commitment for the funding necessary to complete this project.

There was additional discussion about the impact of meeting off site during the construction. This may even turn out to be an opportunity to introduce ourselves to the community at large. We need to do a lot of communication about who and what we are and where we will be meeting.

Business Meeting:

Agenda: Additions to today's agenda.
Homeless Lunch Report, Deanna
Alternate Greeters, Suzanne

Routine Business:

1. The minutes of the June regular board meeting were E-mailed to all members on June 26th and a corrected copy on July 18th. All corrections having been made, John moved that the minutes from the June meeting be accepted as corrected.
Seconded by Mike M. Motion passed unanimously.

2. Financial Report The treasurer read our prosperity commitment.
See attached Treasurer's report

Tithes based upon net operating income for June - \$3,578

\$ 2200 Unity Association

\$ 400 West Central Region AUC

\$ 200 Silent Unity

\$ 228 Interfaith Council

\$ 250 "Unity in Naperville" a pioneer Church started by Kitty Benson

\$ 300 Unity Church of Monterey

Moved by Rev D. 2nd by John Tithing Passed Unanimously.

3. Minister's Report. See attached report
And new items not in the attached report.
In the process of finalizing the position of Volunteer coordinator. Jeanne Fuson is the current candidate.
Development of a service for the 12 step community to be lead by Ron Salazar.
Creation of a virtual Church.

Action Items. Ron is close to completing the licensed Teacher requirements. David moved that we commit up to \$1000 to support Ron in that effort. Second by Jan.
Motion carried unanimously.

4. President's report: See attached report.
5. LIA tracking report. Attached
Team needs to establish its responsibilities.

Old Business:

- 1.) LIA Leadership retreat. Not a work retreat. All board members are invited. August 16 at the Christian brothers Vineyard. Cost 25.00 included continental breakfast and lunch.
Ali will be leaving the LIA committee sometime in September.
- 2.) E-scrip Lots of work to be done to contact all the people to update their Data.

Needs some other people to help with that work.

3.) Lisa reported that the Electronics recycling program raised over \$1,000.

New Business:

- 1.) CAC Homeless: Lunch program. What do we do with them since we cannot distribute live anymore. Friends Feeding Friends has been involved in this process. If we work with them we can fall under their permit. Need to use gloves, refrigerate appropriate foods, etc. Issue, they need lunches on Sundays and not on Saturday. Can we make them on Sundays, or make them and store them then deliver on Sundays. Suggested- that we just make PBJs on Saturday, store them, and deliver them on Sunday. Ali and Aegis are a part of Friends Feeding Friends. Alternatives are under consideration. Mental health facility behind China Wall Buffet. Could be there. Deanna to follow up.

- 2.) Alternate Greeters. Suzanne Mentioned several Board Members who are willing to step in as Alternate Greeters.

There being no further business the President declared the meeting adjourned at 10:05 PM

Closing prayer by Rev. David

Next Board meeting, will be August 28th at 7:00PM

Preceded by dinner at 6:00 – in the YE Room or the Book Center depending upon class schedules. Always need a few folks at 5:30 to set up the tables and chairs. If you can help Please show up a little early. Suzanne to be sous chef.

Respectfully submitted

John F. Rexroat
Secretary, Board of Trustees.



Unity Center of Walnut Creek

Susan E. Miller
President, Board of Trustees

1871 Geary Rd. Walnut Creek, CA 94597-2523

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President's Report July 24, 2008 Board of Trustee's Meeting

Dear Board Members,

This will be a very important meeting and I hope that you all will be in town and able to attend. At the last Capital Development Committee (CDC) meeting it was determined that there are no further major LIA renovation issues for the committee and they are awaiting further direction from the Board. (There are four significant steps that are currently being taken which do not require Board approval. Please see the attached minutes from the last CDC meeting for an outline of this ongoing activity). Rev. David distributed a six page compilation of options paper to the committee requested their feedback and you all now have a copy of that final document (*Comparing Our Options*) for review. Please read it thoroughly and prayerfully. We will be voting on this at Thursday's meeting.

Which brings up another important subject: timing of board meetings. Please do all possible to be prepared before the meetings and have an intention to keep all shares and Q/A succinct, to the point and brief.

Many thanks to Barbara TS for her guidance in escrip enrollment. I hope all board members are now updated and entered into the escrip system. Today the Board, soon the congregation and opportunity for passive income for the Center abounds! Thank you all for your participation.

Casino Night plans are progressing nicely under the able leadership of Lisa Nichols. Be sure to save the date in your calendar: Friday, November 7th and be thinking of those in your sphere of influence that you will want to offer tickets to. At \$30 each, it's a great, reasonable night out!

I have the Spiritual Share for our July 24th meeting. See you Thursday!

Respectfully submitted,
Susan E Miller,
UCWC Board President

Capital Development

Team Members:

Present:, Jack Shaffer, David McArthur, Charlene Balderston, Leslie Tremaine, Jerri Holan, Jeff Cushing, Susan Miller, Marion Crew.

Absent: Javier Cortez, Richard Flander, Barbara Lynch, Rob Sedenspinner, Ron Salazar

Guests Present: None

Proceedings:

◆ *Meeting called to order* at 7:30 p.m. by Chair, Jack Shaffer and an opening prayer was given by Rev. David McArthur.

◆ *Architectural Issues* presented by Architect, Jerri Holan

- There were again, no major issues presented by Jerri. She is waiting for further directions from the Board before proceeding any further.

- It was decided through general discussion that we could and should proceed with the following actions:

- Plan Check & Review process with the City Of Walnut Creek after making changes to the layout of the YE building 2nd floor meeting/office area.
- Contact the Contra Costa County Fire Department to determine if there will be any fire sprinkler requirements for the Sanctuary building.
- Contact Laural Roaldson of Laural Landscapes to see if she is a certified arborist. If not, get any referrals from her.
- The Project Manager estimated salary and “Swing Costs” need to be transmitted to Jerri Holan ASAP for her reports.

◆ *Other Business*

- Rev. David presented the team with a draft that compared the positive and negative reasons of the different approaches to facility renovations. He requested that we read the draft and offer feedback to him by Tuesday, July 15th

- Marion Crew reported that she had delegated some of the responsibility for finding answers to “Swing Space” costs and options and should have results by the July 24th Board meeting.

- Jack Shaffer advised everyone of his new email address which is:

jackshaffer@comcast.net

- The **next** Capitol Development Team **meeting** day will not be in August! Instead, it will be on **September 10, 2008** at 7:30 p.m.

◆ Meeting Adjourned at 8:25 p.m. by Chair, Jack Shaffer.

Follow-up Actions	Person(s)	Date
Proceed With Plan Check & Review After Making Requested Changes To The YE Building 2 nd Floor	Jerri Holan	ASAP

Areas.		
Check With The Contra Costa County Fire Dept. For Their Input Regarding Fire Sprinkler Requirements For The Sanctuary.	Jerri Holan	ASAP
Read The Draft Presented By Rev. David And Provide Him With Feedback.	All Team Members	By Tuesday, July 15 th .
Check To See If Laural Roaldson Is A Certified Arborist. If Not, Get Any Referrals She May Have.	Jeff Cushing	ASAP
Check Out Rental Area Prospects And Gather Information.	Marion Crew	By July 24 th Board Meeting
Next Team Meeting	All Team Members	Sept. 10, 2008 – 7:30PM At Unity Center of W.C.



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Minister's Report - Rev. David McArthur *2008, Creating with Love*

July 24, 2008

Dear Board Members,

Capital Development Team

- The Capital Development team has directed Jerri to begin our review and permitting process with the City of Walnut Creek.
- The next major step is brining forth our Love in Action vision is to determine our phasing and financing for the project.
 - I emailed to everyone the gains and challenges of the options before us. A major focus of our meeting is selecting how to proceed.

Staff Changes

- Music Director
 - Our new music director is Charlene Marchi who began July 1st.
- Licensed Unity Teacher
 - Ron Salazar is close to completion of his Licensed Unity Teacher credential. This will be a wonderful asset to our Center to have his assistance in that capacity.
 1. **Many Unity churches support their Licensed Teacher candidates in the final process of their study because they realize the great effort that it takes, and the true benefit they bring to the church.**
 2. **I would like us to consider support for Ron in his final trainings.**

Unity Coaching Center

- We have been continued working on the development of a professional coaching center of coaches that are committed to Unity principles.
- We are still exploring the options and will have a report to consider for a following meeting.

New Service

- I have asked Ron Salazar to expand our support to the 12 step community by setting up regular, additional Sunday services focused in those in the 12 step process.
- Ron and I will update you as this goes forward.

Love in Action

- August 16th Ali has a retreat for the Team Leaders schedule in which we will be setting a new course to continue our success.
- Ali True will be releasing the position as our Love in Action coordinator in September. Know that Spirit is guiding us as the right person comes forward to lead our third and very successful year.

Adult Education (many thanks to our Adult Ed Curriculum Team)

- New Classes in Centerpoint start July 28th
 - Critical MASS (Mutual Acceptance & Support Society)
 - Mondays at 7:00 pm with Tricia Linden
 - HeartMath in Daily Life
 - Tuesdays at 7:00 pm with Rev. David McArthur
 - Class on Eckhart Tolle's A New Earth
 - Wednesdays at 7:00 pm with Alexandra True
 - Master Mind Class
 - Thursdays at 7:00 pm with Diandra
 - The Metaphysics of the New Testament
 - Thursdays at 7:00 pm with Rev. Moses Sturdivant

Special Events Completed

- June 29th – Tama Kieves author doing service and seminar
- July 4th – Picnic

Special Events upcoming

- July 26 - Cut-Thru Workshop
 - The HeartMath workshops by Rev. David tend to be some of the best income generators for our Center.
- September 5 - Costa Rica Celebration
 - We will be inviting everyone to join us for a review of our past tour of Costa Rica and training with The Peace Academy of Costa Rica as we offer our invite to join us on the next one in February 09
- September 14 – Volunteer Picnic put on BY THE BOARD to honor the volunteers of our Center. This is a wonderful experience, please save the date and you will be asked to volunteer for it.

Pastoral Ministry

- Our heart ministers continue to do a tremendous job of being in prayer with people and supporting them in personal crisis.

David's Schedule past

- June 20th Sunday – Rev. David did the service for Unity of Freemont while Tama Kieves was our guest speaker and workshop presenter.
- July 13th Sunday – Rev. Suzanne Leonard shared the services with Rev. David

David's Schedule upcoming:

- July 26th Saturday – Rev David will be conducting an advanced HeartMath workshop for our congregation focused on the techniques Cut-Thru.
- August 1 to 3 – Special HeartMath retreat for Rev. David
 - This is an annual training and renewal in these techniques for him.
 - The Center has covered his expenses in the past which are greatly reduced for us by HeartMath.
 - We will have Rev Grace Nichodemus as a guest speaker for that Sunday.
- August 4 to 10 Rev. David will spend the week training the workers of Silent Unity and many of those working at Unity School or attending the Ministerial school.
 - Rev. David will be back with us for that Sunday
- August 16th Saturday – Love in Action leaders retreat at the Christian Brothers Retreat center in Napa led by Rev. David
- September 28th – Guest presenter while David and Kathryn vacation in Santa Fe, New Mexico and stock up on New Mexico Chili.
- October 18th - A special all day HeartMath retreat with Rev. David and HeartMath staff is being put on primarily for our Center at the Institute of HeartMath retreat center in Boulder Creek, CA.

Important Board Dates

- **August 28th – Board Meeting**
- **Sept. 14th – Volunteer Picnic**
- **Sept 26th – Board Meeting**
- **Sept. 30th – Choir Event**
- **October 3-5 – Asilomar Retreat**
- **October 23rd – Board Meeting**
- **October 25 – Rexroat Party**
- **October 26 – Annual Membership Meeting**
- **November 7th – Auction Fundraiser**

With a grateful heart,
Rev. David

**God's prospering, healing, harmonizing love flows freely through our Center
and through all its people. We are greatly blessed.**



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**Treasurer’s Report – Suzanne Perry-Paige
Meeting of July 24, 2008 Revised 7/25/08**

Balance Sheet as of June 30, 2008:

The total in all Checking/ Savings was \$154,358.07. Current assets are at \$209,364.41 (including brokerage account and bookstore inventory). We ended the month with more than \$30,000 in our operating account after payment of all current bills and payroll. \$20,000 was transferred from checking into savings in early July leaving us with a checking account balance on July 16 of \$11,707. The Center also has substantial value in fixed assets including building, land, furniture and equipment.

Profit & Loss – Budget v. Actual through June – Half Year:

With one half of our abundance-filled year behind us, the following is a recap of what our financials show us in relationship to what we projected for the first six months of the year. One grand reminder is that all of this has been done in conjunction with the generosity and grateful giving toward our Love In Action capital funding:

YTD Gross Profit (Including COGS):	Budget	\$223,850.00	
	Actual	\$225,271.97	50.3%
YTD Expense:	Budget	\$222,136.00	
	Actual	\$215,099.04	48.4%

Profit & Loss – Monthly Comparison

	June 2008	Year to Date
Net Ordinary Income	(\$ 786.11)	\$10,172.93
Total Income (4 Sundays)	\$36,111.49	225,271.97
Cost of Goods Sold	329.87	11,917.30
Gross Profit	35,781.62	225,271.97
Expense	\$36,567.73	215,099.04

Comments

June net ordinary income was slightly in the negative after a huge May gain. May's financials were a perfect outpouring of abundance – especially due to the Keys to the Kingdom Giving of almost \$13,000. June provided us with a 5th Sunday and increased Sunday Love Offerings of \$4,000 over May. We also had increased income of \$1,700 from a Special Event with Tama Kieves. The YOU Program showed a negative \$582 for Circulation Day in June – but this expense was minimal considering the \$2,720 received in May (a net income of \$2,137.95)!

June had few extraordinary expenses including \$1,400 to provide a memorable expression of gratitude for Kathleen's long and abundant gifts to the Center and tithing on the abundance from May including the Keys to the Kingdom giving.

Through mid-July, we have continued to maintain a significant balance in our operating accounts.

Average weekly attendance through June is at 251, remaining slightly higher than in 2007 and even with 2006.

Sent to you with love and gratitude,

Suzanne Perry-Paige

COMPAIRING OUR OPTIONS

This is a comparison of the positive and negative reasons for approaching the three options to construct the UCWC facility renovation that are considered viable at this time.

Option #1

Construct the Sanctuary in Phase 1 and postpone construction of the YE Building to a Phase 2 capital campaign

Option # 2

Construct the YE Building in Phase 1 and postpone construction of the Sanctuary to a Phase 2 capital campaign

Option #3

Simultaneous Construction of Sanctuary and YE Building

The choice to both elements with a shell construction and finishing the rest by our own labor is not considered a viable option.

Option #1

Construct the Sanctuary in Phase 1 and postpone construction of the YE Building to a Phase 2 capital campaign

GAIN - Option #1:

- Meets the expectation of the majority of our people.
 - Most people perceive the LIA project as giving them a renewed sanctuary.
- Gives the direct benefit to the greatest number of people.
 - The sanctuary benefits everyone.
 - Its increased beauty increases the spiritual energy and experience of our Sunday services and special events.
 - People will feel and be drawn to the enhanced space increasing our participating congregation.
- Expands our presence in the community.
 - The new entry gives a greater sense of Unity as a welcoming inviting and interesting place to come and worship.
 - The copula is an added visual interest heightening community awareness of our presence.
 - This allows us to expand our invitation to the community to participate in Unity services, classes and events.

- Enables us to use the YE building plus probably a tent or an off site facility for the Sunday activities during construction.
- Is financially consistent with our promise to only spend what we raised from the campaign.
 - In our invitation to participate in Love in Action, we communicated that our intention was to not spend what we had not received in commitments from our fund raising.
 - The pay as you go practice keeps us from being financially burdened by mortgage debt. This debt can become difficult for the congregation to handle if and when that church goes through transition.
- Financial
 - We can handle this within our overall capital fundraising goals for these next three to five years using only construction loans. That is assuming we can increase and exceed over this time our present LIA commitment. If we can't the additional mortgage payments needed to cover the difference would not be difficult to meet.

CHALLENGE – Option #1:

- Does not meet the desire for having a kitchen for seven years or longer.
 - If we do the plan in phases, we would have to complete the first campaign and pay it off (a five year process) before starting another campaign for Phase 2.
 - With the capital fund raising followed by the building process, we would be at least seven years from now before manifestation.
- Does not expand our ability to care for children and youth.
 - The expansion of the youth and children's facilities (other than the play structure) would not happen until Phase 2 which would take at least five additional years before completion.
 - Our present facility is adequate for our present children's church, but is not capable of handling growth beyond the present level of attendance.
 - Our present facility is minimal for our pre teen (Uniteen) and high school (YOU) group. They would be meeting in the renovated area (which would be small for their numbers) presently occupied by our kitchen and room 5.
- Leaves us with an expanding congregation and a community gathering facility that is less than is needed to effectively serve our congregation socially.
 - The YE room is our fellowship and gathering area. It is often at this time inadequate to get everyone together for our congregational meetings and meals. We do very well with it, but expansion of our congregation makes that gathering function more difficult. The YE expansion helps this to happen but would not be available until 5 years after phase 1 completion.
- This option reduces our office and meeting room space until Phase 2.
 - The loss of the under the balcony area means that office and meeting rooms now used for small groups and 12 step meetings would be competing for the Kitchen/room5 space during the interim time.
 - The suggestion exists of meeting office space needs through rental of a temporary building.
- There is the possibility that the motivation to follow Phase 1 with Phase 2 would not be strong enough to mount an effective campaign thus postponing Phase 2 indefinitely.
 - This is a reality for many churches who plan a phased growth. Once the big project is done, they learn to adapt to the problems and do not go to the next level of solution.

Option # 2
Construct the YE Building in Phase 1 and
postpone construction of the Sanctuary to a Phase 2 capital campaign

GAIN – Option #2:

- Expands our ability to care for our children and youth.
 - The expansion of the youth and children’s facilities would be accomplished in this phase
 - Our present facility is adequate for our present children’s church. This would let us immediately encourage an expansion in this area of our programs.
 - Our pre teen (Uniteen) and high school (YOU) group would benefit immediately with the expanded teen room on the second story.
- Expands our fellowship area.
 - The YE room is our fellowship and gathering area. It is often at this time inadequate to get everyone together for our congregational meetings and meals. We do very well with it at present, but this expansion lets us step up to a new level of service in our social and organizational events.
- Gives us a new, usable kitchen
 - The new kitchen makes food preparation and serving much easier than from our present kitchen—no hauling!
 - It makes it more inviting to include food in our events.
- Meets right away the needs for a better set up for our office space without conflict with other meeting needs.
- Enables us to use the Sanctuary building for Sunday services during phase 1 plus a tent or portable building for the Sunday activities during phase 2.
- Is financially consistent with our promise to only spend what we raised from the campaign.
 - In our invitation to participate in Love in Action, we communicated that our intention was to not spend what we had not received in commitments from our fund raising.
 - The pay as you go keeps us from being financially burdened by mortgage debt which can become difficult for congregations to handle if and when the church goes through transition.
- Financial
 - We can handle this within our overall capital fundraising goals for these next three to five years using only construction loans. That is assuming we can increase and exceed over this time our present LIA commitment. If we can’t exceed our present commitment the additional mortgage payments needed to cover the difference would not be difficult to meet. (Estimate \$100,000 to \$200,000.) \$ 200,000.00 is \$1,297.20 a month additional.
- That we accomplished these things with the YE area hopefully, would be real motivation to bring our Sanctuary up to a similar standard of excellence even though it would be another seven years to manifestation.

CHALLENGE – Option #2

- Does not meet the expectation of the majority of our people for a renewed sanctuary in the near future.
 - Most people perceive the LIA project as giving them a renewed sanctuary.
- Does not expand our presence in the community.
 - This does not let us expand our invitation to the community to participate in Unity services, classes and events because most of those use the sanctuary.
 - The increase kitchen facility is only helpful for a few rental events. Possible increase in income is not as great as with the renovation of both Sanctuary and YE room.
- If we do the plan in phases, we would have to complete the first campaign and pay it off (a five year process) before starting another campaign for Phase 2.
 - With the capital fund raising followed by the building process, we would be at least seven years from now before manifestation of the new sanctuary.
 - There is the possibility, that the motivation to follow Phase 1 with Phase 2 would not be strong enough to mount an effective campaign for the Sanctuary.

Option #3

Simultaneous Construction of Sanctuary and YE Building

GAIN – Option #3:

- Meets both sets of expectations
 - The desire to see major tangible results would be satisfied by the renovation of the sanctuary. A new church home would be experienced by all.
 - The addition of the kitchen, teen space and expanded community meeting space plus additional children space in the YE expansion would give the functional addition community and youth aspects of the ministry.
- Gives a greater sense of completion
 - The feeling ‘we have done it’ without future projects looming ahead, the ability to shift our focus and resources from material to spiritual programs would be substantially enhanced.
- Provides for the entire Center’s need
 - Congregation
 - Community events
 - Y.E. Program
 - Teens
- Community invitation
 - The combination of the two facilities lets us not only have the architectural sense of welcome in the new entry way, a gracious space in the sanctuary, but also a more complete ability to invite the community to participate in events (speakers, workshops, marriages, memorials and celebrations) that the combined facility offers.
- Beautify and update sanctuary
 - We gain the completed goal of the fully updated sanctuary. The sense of beauty and spiritual upliftment it gives makes the experience of our people greatly enhanced plus increase the ability to attract new members.

- Kitchen supports Center gatherings
 - The kitchen enhances our community experience which often focuses around food. In addition, the support this gives to those who have so patiently used the limited kitchen is extensive and important.
- Larger and more effective children and youth areas
 - The expansion of the areas for children and youth let us expand this part of our ministry and meet the needs of this part of our church sooner rather than later.
- Some expansion of income (estimated \$1,000/month)
 - Although additional revenue is made possible through weddings and such, the estimated increase is approximately \$1000/month. We are very active and our estimated capacity to increase is one or two rentals per month beyond what we presently do. The reason we cannot do more is that we use the facilities so completely for our own program thus limiting the outside usage.
- Saves approximately \$100,000 of additional expense that results from the phased approach.
 - Plus, Interest rates are advantageous at this time.

CHALLENGE - Option #3:

- The most disruptive to our Sunday services as our temporary space needs to accommodate both children and adults and this option has the least possibility of holding some portion of the Sunday services on the property.
- Need to finance
 - We do not have in our foreseeable future (5 years) the ability to conduct a successful capital campaign that more than doubles what we accomplished in the original one.
 - Therefore we must seek commercial financing of the shortfall, which is estimated to be \$800,000 in a long term mortgage.
 - This is assuming that we can continue our capital fund raising over these three years and bring our \$700,000 committed figure up to \$1,000,000 total over five years.
 - Note: the other option is a less aggressive capital program that may be more realistic and brings us \$800,000 over the five years and we finance \$1,000,000.
- Financial CHALLENGE TO operating budget
- Estimated \$75,000 / year
- Scenario #1
- Monthly payment: 30 Years
- Interest rate: 6.750%
- Loan amount: \$ 1,000,000.00
- \$ 6,485.98 a month x 12 = 77,832/year
- (-12,000 additional income is net of \$65,832.)
- -----
- Scenario #2
- Monthly payment: 30 Years
- Interest rate: 6.750%
- Loan amount: \$ 800,000.00

- \$ 5,188.78 a month x 12 = \$66,268
- (-12,000 additional income is net of \$54,268.)
- Some portion could be dealt with by ongoing capital fund raising
- The expanded congregation anticipate by the renovated facility would eventually develop and become additional numbers of committed givers resulting in an greater general revenue income.
- This is contrary position to the original promise we made to the congregation to not spend beyond the money committed.
- In our original communication to the congregation, we said that if we could not afford the whole project, we would and only do what we had the money for. This option is contrary to the assurances we made to the congregation at that time.
- To change that commitment would require:
 - Extensive communication
 - Meetings at which the congregation gave its ok to proceed in this direction.
 - Approval by the congregation of the mortgage.

ADDITIONAL INFORMATION

Financial estimate Summary

Preliminary cost of phasing as a result of the estimates we have gathered.

Sitework phase \$157,029
 Youth Building Phase \$532,276
 Sanctuary phase \$707,731
 Total +/- \$1,300,952

Plus these items not yet included:

Project managers salary
 Lift to second floor of YE bodg (\$25 – 50,000)
 Temporary rental of a sanctuary for 12 months

Budget notes \$100,000 additional for phased construction
 Inflation costs the later the more contly (4 to 7%/yr)
 Estimate within 10 to 15% depending on construction market

Tithe – 10% of total revenue
 Giving – 5% of total revenue

\$1,400,000 +150,000 = \$1,550,000 total estimate
 Fluctuations, contingencies and some changes included in estimate.
 Figures still being compiled on the sanctuary space and project managers salary estimate.