



THORNAPPLE
COVENANT CHURCH

Congregational Meeting

October 11/12, 2017

Building Update

History

- **2013** | Making Room Committee
- **2014** | Elevate Studio, master plan, reasonable project size
- **2015** | Readiness & Feasibility Study
- **2016** | *Always Making Room* capital campaign
- **2017** | Approval of \$5.3M project

Building Update

Project Ministry Objectives

- Children and Students
- Lobby
- Multi-purpose room
- Small groups and adult
- Kitchen
- Office and storage

Building Update

Design Process

- **June 2017**
Schematic Design complete (30%)

- **September 2017**
Design Development complete (65%)

Building Update

Exterior Rendering



Building Update

Upper Floor Plan



Building Update

Lower Floor Plan



Building Update

Costs

- **Original Estimate: \$5.3M**
- **Revised Project Cost: \$6.1M**
- **Four factors for increase:**
 1. Industry-wide escalation costs
 2. Hurricane reconstruction amplifies escalation costs
 3. Increased site costs
 4. Several smaller-magnitude factors

Elder Thoughts on Building Project

- **The Elders so appreciate the work of the building committee.**
- **How do we fund the \$800,000 cost increase?**
 - **Sell some property on Burton**
 - **Reopen Always Making Room campaign**
 - **Combination**
- **Deferred maintenance items (\$900,000) must be addressed soon.**
- **We believe that God has guided our steps to embark on a building project and that our new/renovated space will help for years to come.**

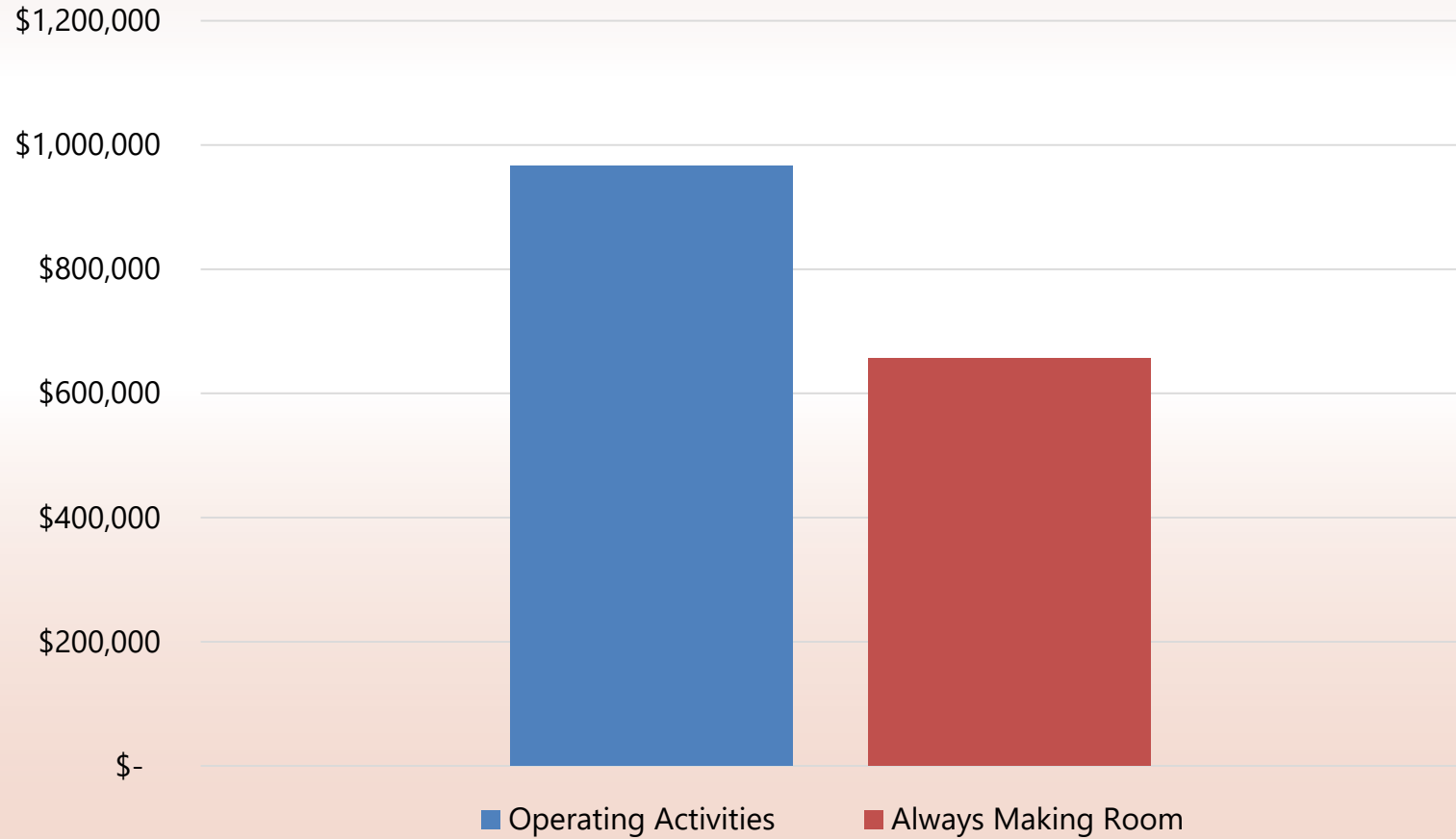
Operating Activities

As of Sept. 30, 2017

- **Budget giving** = \$1,040k
Actual giving = \$965k (unfavorable)
- **Budget expenditures** = \$1,082k
Actual expenditures = \$1,020k (favorable)
- **Budget deficit** = \$41k
Actual deficit = \$51k

Year-to-Date Giving

As of Sept. 30, 2017



Always Making Room

- **Total giving:** \$1,423,282
- **Total expenditures:** \$267,733
 - Campaign cost: \$96,358
 - Design costs paid: \$149,460
 - Design costs outstanding: \$21,915
- **Net:** \$1,155,549

Operating Projection for 2017

- **Giving:** \$1,450,000
(range: \$1,400,000-1,500,000)
- **Expenditures:** \$1,450,000
- **Net:** Balanced Budget

Mortgage

- **Recent annual cost: \$156k**
Paid off in 2016 Dec
- **Budgeted 2017 Mortgage Reserve: \$97k**
- **Projected 2017 Mortgage Reserve: \$79k**

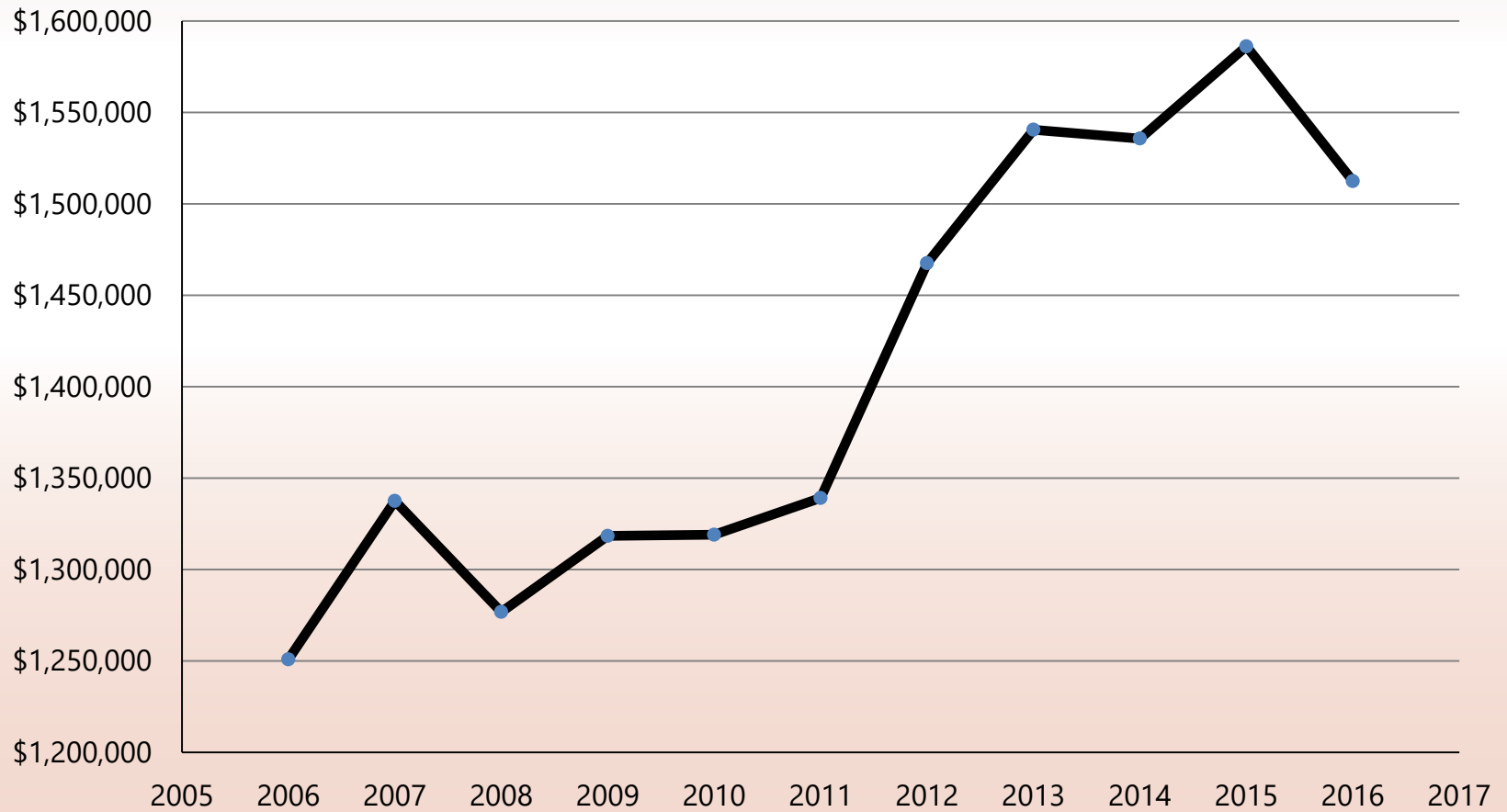
- **Ongoing Building Project Costs: \$172k**
 - Increased operating costs: \$58k
 - \$1.5M mortgage payments: \$114k

\$1.5M Mortgage Capacity

| Year | 2016 | 2017 Budget | 2017 Projected | 2018 | 2019 | 2020 |
|--------------------------------------|-------------------|--------------------|---------------------------------------|--------------------|--------------------|-------------------|
| Giving | 1,517k | 1,558k | 1,450k | 1,450k | 1,450k | 1,450k |
| <i>Giving Change</i> | <i>N/A</i> | <i>3.0%</i> | <i>-4.4%</i> | <i>0%</i> | <i>0%</i> | <i>0%</i> |
| Expenditures minus OBPC | 1,347k | 1,461k | 1,371k | 1445k | 1450k | 1467k |
| Ongoing Building Project Costs | 154k | 97k | 79k | 40k | 100k | 172k |
| Net | 15k | 0 | 0 | -35k | -100k | -189k |
| <i>Needed Giving Increase</i> | <i>N/A</i> | <i>3.0%</i> | <i>4.6% (to stay flat)</i> | <i>2.4%</i> | <i>6.9%</i> | <i>13%</i> |

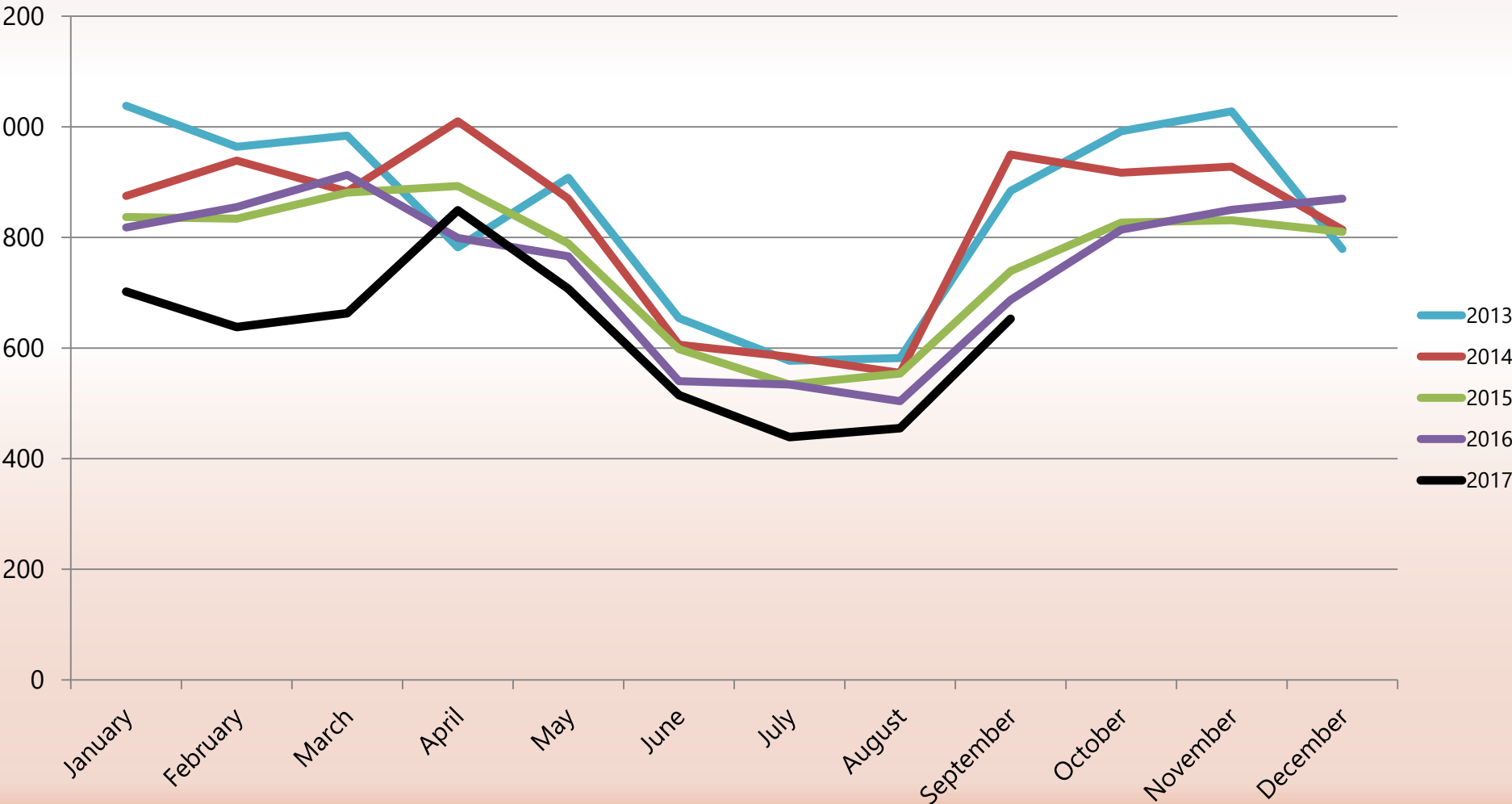
Giving

2006-2016



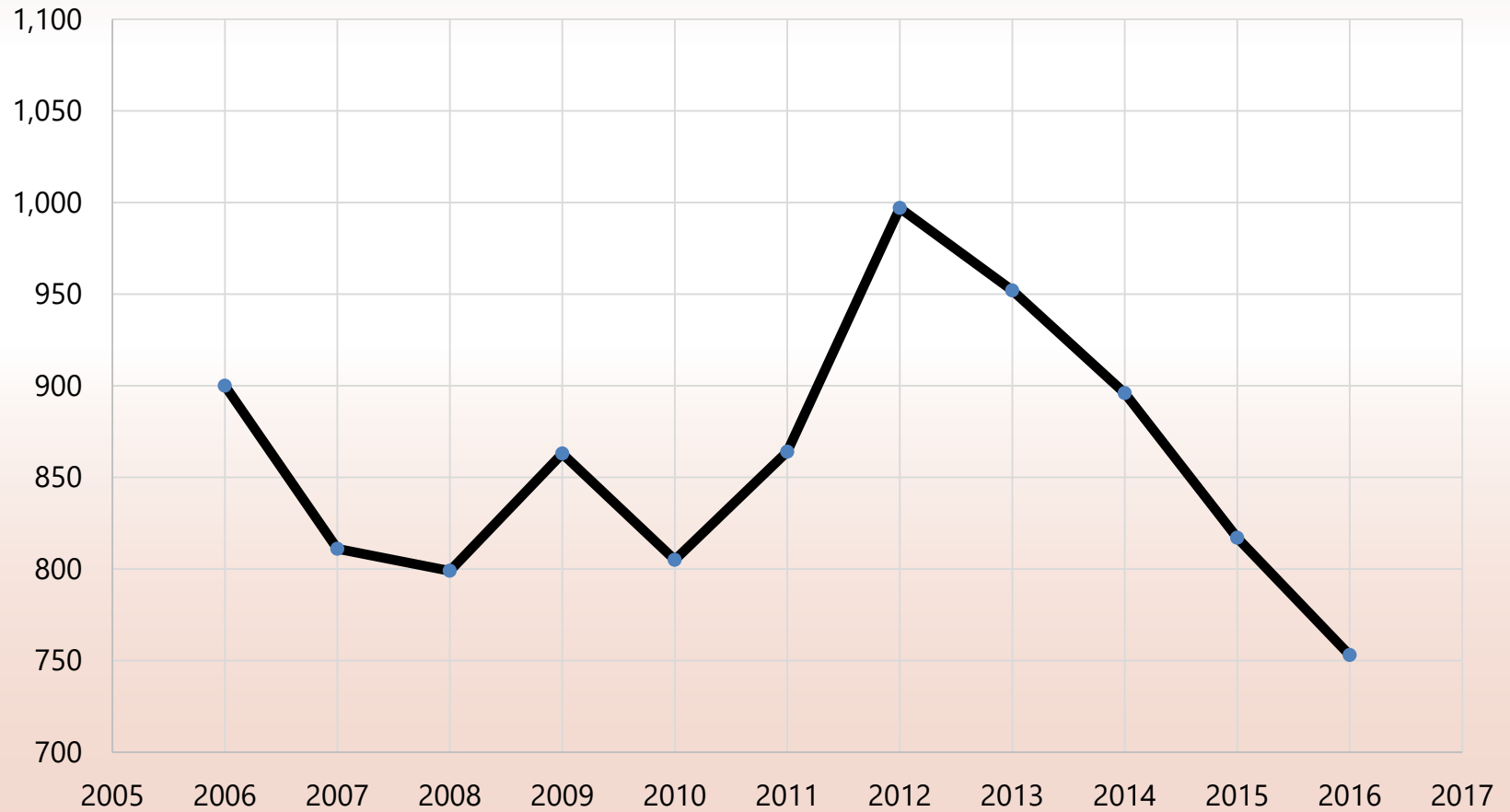
Monthly Attendance

2013-Present



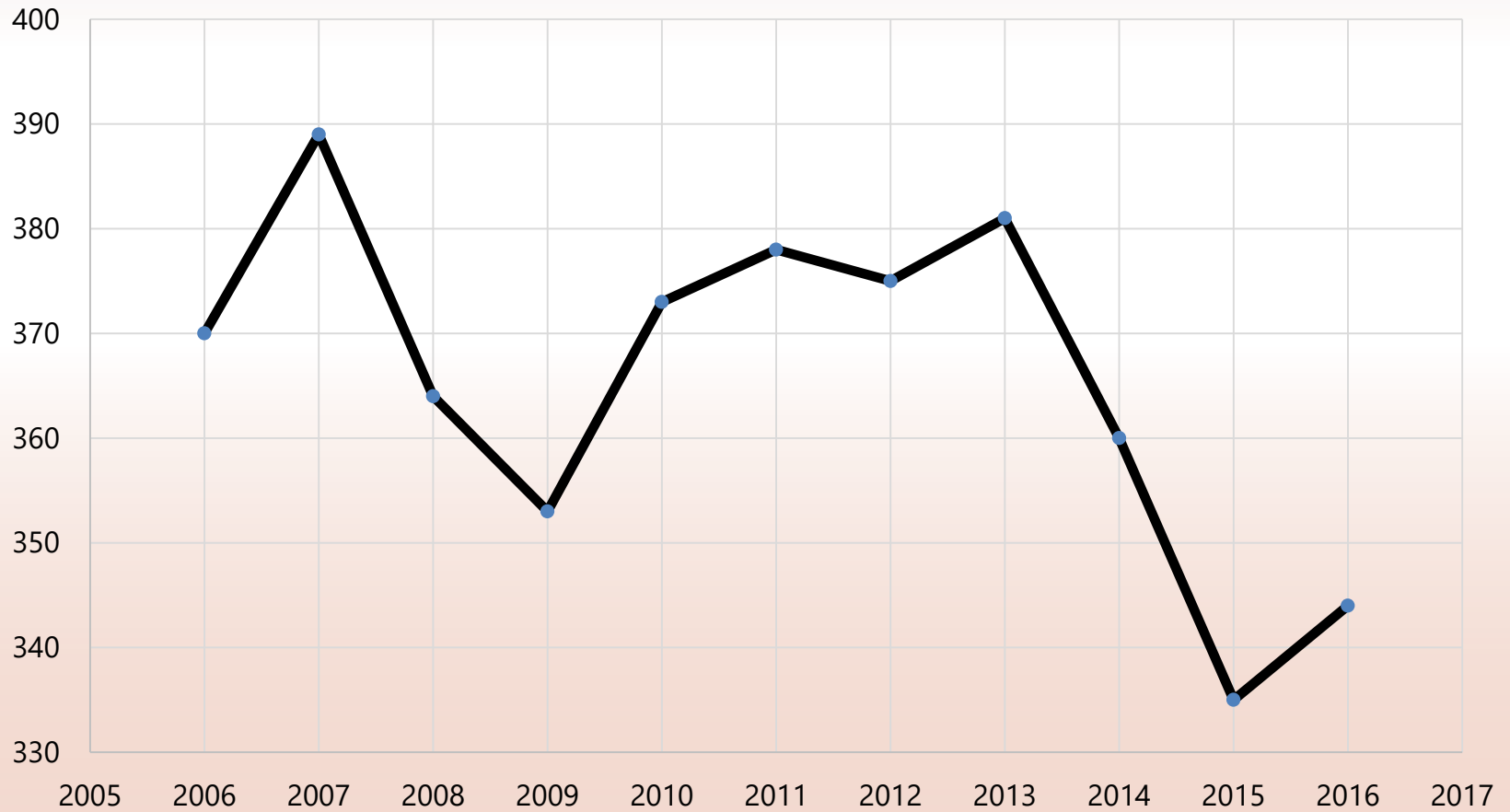
Attendance

2006-2016

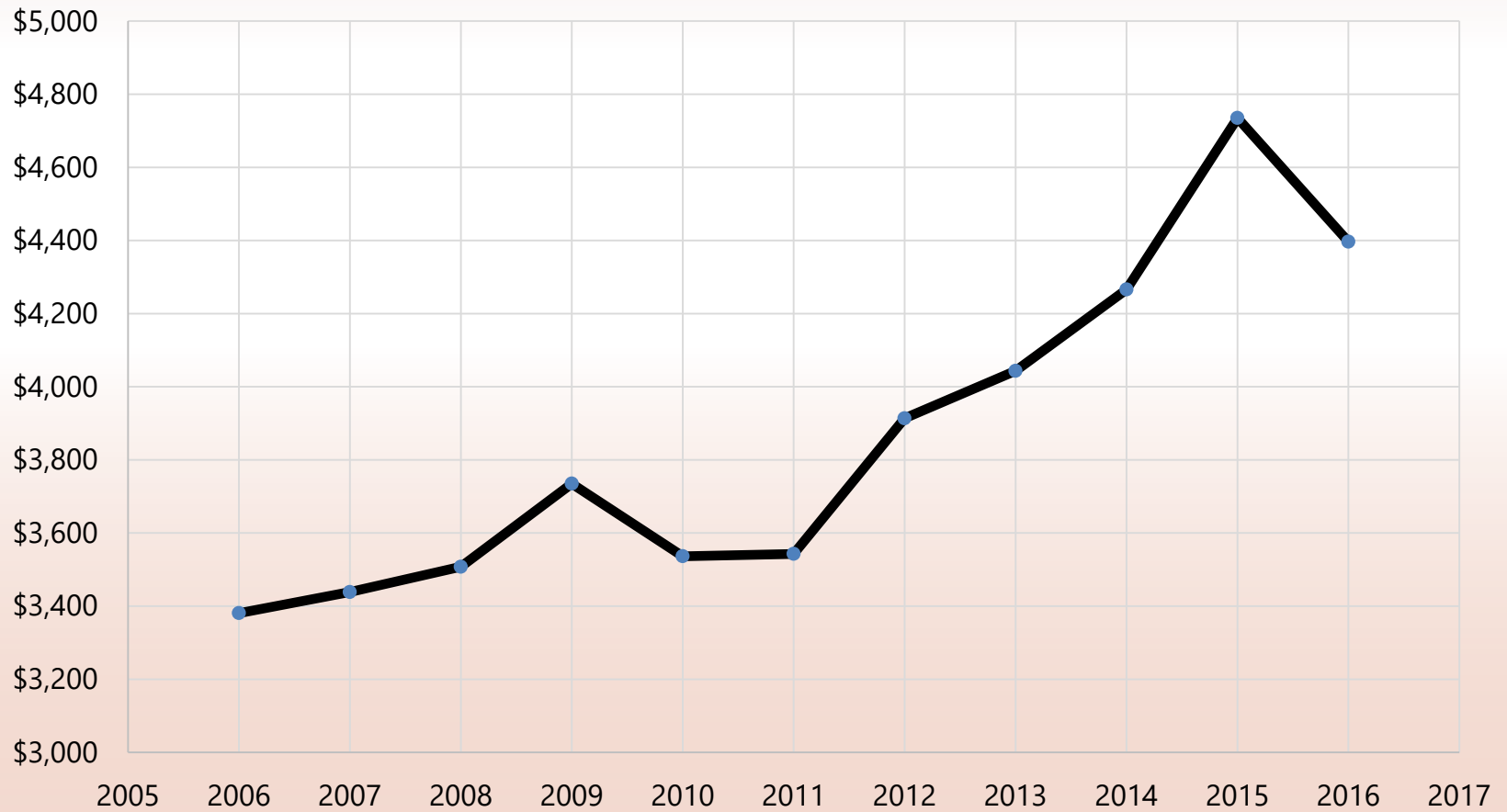


Giving Units

2006-2016



Average Giving per Giving Unit



Elder Thoughts on Financial Picture

- **Gratitude**
- **Families departures**
- **Financial impacts**
- **Invitation to a challenge**
- **God's will at work among us**

Pastor Rob's Reflections



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Q&A

The question I have is...

As I think about what I've heard, I would recommend the elders consider...

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Prayer



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