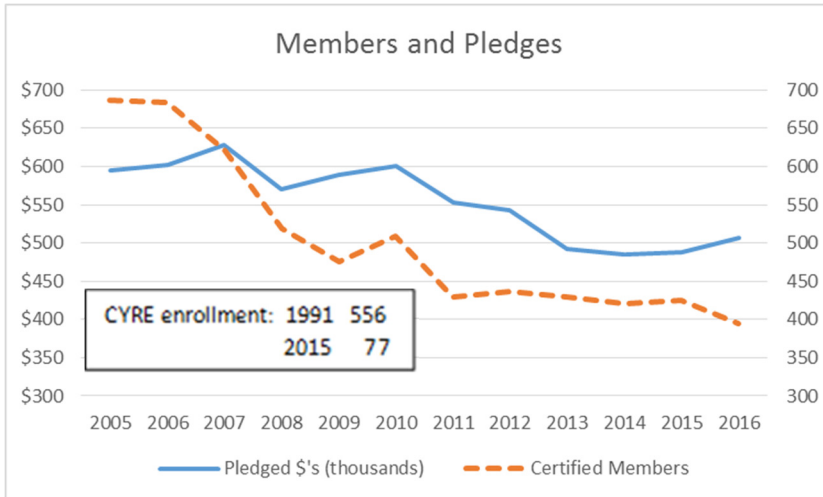


# 1<sup>st</sup> UU 2017 WORLD CAFÉ

## Background Information

### MEMBERSHIP, PLEDGES & DEMOGRAPHIC DATA



Brandywine Area <sup>1</sup>	By 2030
Persons/household	↓ 12%
Total population	↓ over 2%
Aged 65 or older	↑ 80%

Our church and our neighborhood populations are declining and aging. The companies that supported many of our members and their families downsized. New UU's joined other congregations spawned by 1<sup>st</sup> UU.

### INCOME, EXPENSE, & INVESTMENT DATA

INCOME		EXPENSE	
pledges	73%	65%	people
EEC	15.5%	12%	maintain & clean
investments	4.5%	9%	office, insurance, CYRE
booster, coffee, etc.	5%	8%	utilities
bldg rentals	2%	5%	UUA

We need \$50,000 added each year to our reserves for future major repairs<sup>2</sup> but have added far less in recent years. Routine maintenance costs ~\$25,000 plus ~\$11,000 for lawn care and snow removal. We need 3 part-time people for minor repairs, cleaning, room setup, and to manage contractors.

The Capital Campaign Fund contains ~\$1.1 million of gifts originally intended for new construction. Income from the Heritage Fund, which contains ~\$600,000, is taken each year to fund operations.

### FUNDING FUTURE MAINTENANCE

We are using \$179,000 of interest on Capital Campaign funds accumulated over many years to catch up on critical, overdue repairs (see table). Upgrades and improvements are NOT included. **We need to find ways to both lower costs and increase income just to keep our facilities from quickly deteriorating.**

<b>ROOFS</b>	22 separate	YC cost \$30,000. New RE wing is almost 5 times larger and 20 years old
<b>HVAC</b>	12 units	2 small units cost \$22,000 this year. 4 bigger units are over 20 years old
<b>PARKING</b>	Halstead lot	Repaving ~1/4 of area plus coating & striping everything cost \$38,000
<b>WINDOWS</b>	Over 300	Rebuilding sanctuary & parish hall & replacing blinds will cost >\$45,000
<b>PAINTING</b>	Interior	Ceiling repairs & paint in Parish Hall and storage areas cost \$7,000

1. WILMAPCO data report
2. Strategic Planning & Building & Grounds study of 2015 Property Condition Assessment