

Recap of Capital Expenses Incurred in 2020 and 2021 and
Estimates for Remaining Near-term capital projects

Summary: Given the urgency of moving forward on the sanctuary and education wing roofs in 2020, the Vestry was concerned about where we were going to get the funds to pay the contractors. We made the decision to tap a number of designated funds (detailed below) to cover these expenses. The Vestry also approved taking a draw of \$130,000 from the St. Michael's Fund Endowment and taking out the \$100,000 loan from the Diocese. This enabled us to move forward on the renovations at the Rectory, which also proved to be timely given all of the urgent underlying structural issues that were discovered.

Below is more detail on the expenditures and sources of funding:

- Total cost of the church roofs about \$150,000 (\$146,878) and the work to date at the Rectory about \$160,000 (\$161,147).
- Initial scope of work at the Rectory, estimated at \$100,000: update kitchen, replace deck and new screened porch, seal off basement door and fill in stairwell, regrading under deck, building egress window in the basement.
- Expanded scope (and which would not have been discovered if we hadn't done the kitchen and screened porch) required: replacing missing beam in a load bearing wall; rebuilding door frames and thresholds; replacing improperly installed exterior sliding glass doors; removing and replacing rotted roof underlayment; removing and replacing sections of roof and flashing; removing and replacing rotted sheathing on dormers; removing and replacing rotted window frames; removing and replacing sections of plumbing; removing and replacing flooring and tile from water damage in the mainfloor bathroom; removing and replacing collapsing ceiling in the kitchen and basement; installing new siding, downspouts and gutters.
- Given the urgency of the timing and the uncertainty of funding, we were blessed to have the ability to draw from endowment (\$130,000), take out the loan from the Diocese (\$100,000), and transfer resources from several St. Michael's designated funds.
- We are extremely thankful for gifts received so far to begin to offset the costs of the roofs and Rectory renovations.

2020-2021 Capital Expenditures

Church Roofs and Locks	\$146,878
Rectory Renovations	\$161,147
Total	\$308,025

Estimates for Additional Funding Needs for Remaining Near-term Capital Projects

Rectory: Replace flat roof over sunroom (~\$4,500) Chimney/masonry repairs (~\$3,500) Shed (~\$5,000)
Expand Columbarium (~\$35,000)**
Tree work at church and Rectory (TBD~\$10,000)
Library window replacement and refurbishment (~\$12,000)
Estimated Range of Additional Funding Needs: \$70,000

**Columbarium expansion expenses will likely be covered from the Memorial Fund.

Sources of Funds to Date

Withdrawal from St. Michael's Fund Endowment	\$130,000
Loan from Diocese	\$100,000
Transfer to Capital Projects: \$13,524 from Memorial Fund \$ 6,829 from Festival Fund \$28,780 from Roof Fund \$60,737 from Operating Fund carryover	\$109,870
Total Fund Transfers and Loan:	\$339,870

The Sowing the Seeds Capital Campaign is focused on the following objectives:

- Complete remaining near term projects
- Plan for longer term major maintenance expenses
- Pay down the loan
- Begin to replenish the endowment fund
- Plan for a contingency fund to enable possible future additional uses of the buildings

We are extremely grateful for the contributions to date of approximately \$105,000, and are seeking to raise at least an additional \$65,000 to help meet these objectives.