

Emmaus Road Church
Family Meeting
February 8, 2026

Unless the Lord Builds the House

A lot of moving pieces, but aim is to boil down to 3 points

1) Current Financial Status

a) Cash

b) Fundraising Update

2) Funding Plan

3) '26 – '27 Budget Ongoing Affordability

Current Financial Status

Cash Position



	As of 12/31/25
General Fund	479,000
Building Maintenance Fund	438,000
Total Available Cash	917,000

Through unbelievable blessing from the Lord, generosity of Emmaus Road Church for 12 years, and disciplined stewardship, Emmaus Road is in an excellent cash position, which gives us options!

Current Financial Status: Campaign Update

Unless the
Lord Builds
the House

- **Amount Raised: \$474,555**
 - Ranging from \$27 to \$100,000
 - Avg \$8,881
- **Participation – 61%**
 - 58 Pledges (out of 95)
- **Add'l Pledges Impact**
 - 35 pledges averaging \$8,881 = \$310,835
 - Interest Savings of ~\$19,000/year

Stretch Goal is \$2,000,000 → Realistic Goal is \$800,000 - \$1,000,000

How do we fund the purchase?

Scenario:
Fundraise
\$500,000



Total for Building \$500k
3,595,000

Total assumed for building:

\$3,395,000 - Purchase Price

\$(50,000) - Earnest Money

\$250,000 - Initial Improvements/Furniture

\$ 3,595,000

How do we fund the purchase?

“Unless the Lord Builds the House”

Total for Building
"Unless the Lord"

\$500k

3,595,000

(500,000)

Scenario:
Fundraise
\$500,000

Illustrating if we raise \$500,000 before closing

How do we fund the purchase?

Scenario:
Fundraise
\$500,000

Sale of Land
on South
Cliff

	<u>\$500k</u>
Total for Building	3,595,000
"Unless the Lord"	(500,000)
Land Sale	<u>(1,270,000)</u>

We've been advised we can sell the land on South Cliff in 3-6 months and can expect a ~\$1,270,000 after selling expenses.

How do we fund the purchase?

Scenario:
Fundraise
\$500,000



	<u>\$500k</u>
Total for Building	3,595,000
"Unless the Lord"	(500,000)
Land Sale	(1,270,000)
Add'l to Finance	<u>1,825,000</u>
Equity In Building	49.2%

Based on scenarios of \$500k raised and selling land, our ~50% downpayment.

Reminder, we still have \$917,000 in the bank.

How do we fund the purchase?

Scenario:
Fundraise
\$500,000

Debt and Downpayment

	<u>\$500k</u>
Total for Building	3,595,000
"Unless the Lord"	(500,000)
Land Sale	<u>(1,270,000)</u>
Add'l to Finance	1,825,000
Equity In Building	49.2%
Interest payments	119,552

Annual Interest Payments on \$1,825,000 is
~\$120,000 (assumed 6.4% interest rate)

How do we fund the purchase?

Scenario:
Fundraise
\$500k

Debt Structure

Land Loan until sold	<u>\$500k</u> 1,270,000
Add'l financing	1,825,000

- **Land Loan** - if necessary, we will get a Short term loan until we sell the land (estimated 3-6 months).
- **Add'l Financing** –
 - Monthly Interest Payments
 - Annual Required Principal Payment (\$90,000/yr)
 - No Prepayment Penalty

How do we fund the purchase?

Add'l
Financing at
different
scenarios

Fundraising	Additional Financing	Annual Interest
\$500,000	\$1,825,000	\$119,552
\$800,000	\$1,525,000	\$100,352
\$1,000,000	\$1,325,000	\$87,552
\$1,250,000	\$1,075,000	\$71,552

Note: Every \$100,000 of fundraising saves us \$6,400 in annual interest paid from operating budget.

- Add'l \$500,000 of fundraising = ~\$32,000 Annual Interest savings

Estimated Operating Budget – Cash Inflows

2026 - 2027 --> Preliminary Budget

	<u>2025-26 Budget</u>	<u>2026-27 Budget</u>	<u>Increase (Decrease)</u>	
Cash Inflows				
General Fund	828,000	1,002,930	174,930	21.1%
Potential Rent	0	18,000	18,000	100.0%
Total Cash Inflows	<u>828,000</u>	<u>1,020,930</u>	<u>192,930</u>	<u>23.3%</u>

- **\$1,002,930** Estimated General Fund giving for '26-'27 based on the first half of current budget year, which was \$501,415 of givings to the general fund.
- **\$18,000** Estimating from potential rent from possible co-ops, schools, officer workers, etc

How do we afford this ongoing? – Summary

- Current Rent goes away:
 - \$113,901
- Estimated Buildings costs + Capital expenses:
 - \$212,000/year in budget
 - \$170,000/year 1st Baptist averaged last 3 years.
- We are building in cushion of \$42,000 over historical averages. If we come in under, we'll roll this into building maintenance fund.
- Reminder:
 - \$917,000 of total cash between the building maintenance fund and general fund as of 12/31/25.

2026 - 2027 --> Preliminary Budget

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Cash Outflows				
Sovereign Grace Tithe	82,800	100,293	17,493	21.1%
Payroll & Benefits	407,804	429,762	21,958	5.4%
Total Ministry	<u>163,383</u>	<u>106,826</u>	<u>(56,557)</u>	<u>-34.6%</u>
Total Operations	<u>147,241</u>	<u>243,804</u>	<u>96,562</u>	<u>65.6%</u>
Debt Service (Interest Only)				
Interest Only - Land loan	0	40,640	40,640	100.0%
Interest Only - 3 Year Plan	0	119,552	119,552	100.0%
Total Debt Service (Interest Only)	<u>0</u>	<u>160,192</u>	<u>160,192</u>	<u>100.0%</u>
Total Cash Outflows	<u>801,228</u>	<u>1,040,877</u>	<u>239,649</u>	<u>29.9%</u>
Net Overage (Shortage)	<u>26,772</u>	<u>(19,947)</u>	<u>(46,719)</u>	<u>-174.5%</u>



Summary

- **Cash Balance: \$917,000**
 - We do not plan on using any of this for buying the building or initial improvements/repairs.
- **Unless the Lord Campaign**
 - \$474,555 currently raised with 58 participants
 - Every dollar matters!
- **Add'l Funding Sources**
 - Land - ~\$1,270,000
 - Debt with a pledge campaign over next 3-5 years
- **Operating Budget moving forward**
 - Anticipate a break-even budget in '26-'27 and moving forward

First Baptist Building Phased Improvement Plan

In total, over the next 10 years: ~\$700,000 in Improvement

- **To Be Done Immediately: ~\$250,000**
 - Not out of our operations budget, but part of the purchase of the building
 - Electric, leaky pump, flooring and painting
- **Years 1-2: ~\$85,000**
 - ~\$42,000 per year
 - Focus on safety, critical systems, and visible improvements
- **Years 3-5: ~\$232,000**
 - ~\$77,000 per year
 - Continued system replacements and interior upgrades
 - Including replacement of the carpet in the gym
- **Years 6-10: ~\$132,000**
 - ~\$26,500/year
 - Long-term mechanical planning and final phases

- ***This pacing allows us to:***
 - *Move forward confidently*
 - *Avoid debt-driven decisions*
 - *Match spending with growth and ministry impact*