

STEWARDSHIP COMMITTEE

Annual report to the congregation

In 2007, a new structure for congregational governance was approved by the congregation. In the fall of 2007, the present Stewardship Committee was formed. Since then, the Committee, comprising 19 members, has worked diligently and with enthusiasm to care for the Stewardship aspects (property and finance) of the congregation. It is our intention to highlight the activities of the committee and to inform the congregation of ongoing efforts to help sustain the congregation of Cochrane Street United Church into the future.

The property continues, as in the past, to challenge us. While blessed with a magnificent building in which to worship and carry out our other congregational and community activities, it demands a lot at the same time.

A sizeable portion of our expenses goes to heat the building. A professional engineering firm was asked to look at the heating system. The conclusions from this report are that we should continue to use oil heat, rather than convert to electricity. The time may come where the payback and capital cost would be in our favour but this point has not been reached. The report states that the boiler is working at a very good rate of efficiency and apart from minor adjustments, and continued maintenance, the heating system should continue in its present form.

Except for minor repairs the roof has not had any major work done on it for many years. Extensive leaks have resulted in damage to the interior and if we are to continue to worship as a congregation the roof must be repaired. A roofing consultant was hired and undertook the challenge of attempting to reproduce the leaks. However, with a boom truck and a large force of water, he was not able to find water penetration. Inspection of the ceiling space during a period of very heavy rain also did not show any obvious sources of water penetration. The conclusion of our committee is that the entire roof must be replaced. This will need to take place in the very near future.

Maintenance work continues to be carried out by a committed group of volunteers. Our office is managed professionally and with enthusiasm by a number of volunteers who have been very supportive in helping the congregation in this way.

As related to the congregation during the congregational meeting in June 2008, city inspectors had inspected the building during May 2008. Prompted by one of their routine visits to the Day Care, they carried out a complete inspection for fire and life safety and electrical issues on the entire building. On the recommendation of the inspectors, the Board hired the engineering firm of R. J. Bartlett of Halifax who has extensive expertise in assessing buildings for fire and life safety concerns. The draft report has just been received and will require a lot of discussion with the firm and the city before the Committee, Board, and congregation understand fully the implications of the city inspection.

The ability to worship and to hold other events in the building will be compromised if attention is not paid to these recommendations. The congregation will be kept fully informed as this challenge unfolds.

In 2005, a donation of \$5,000 for a sound system was made by the family of the late Premier Frank Moores. The system has been purchased but, on most Sundays, is not

being used because of the lack of persons trained to operate the system. It is, however, being used from time to time by groups renting the sanctuary.

Rental income comes from various sources, including the Day Care, weddings, incidental rentals of the hall, and the sanctuary with the hall and other space. The sanctuary has been in great demand year after year, whether it is for raising money for charities, or money to help support the groups with travel and other expenses, for example, Les Ms. raised over \$12,000 for the Cancer Care Centre Family Foundation. Just recently, the Strathcona Band from Nova Scotia, after hearing that Bridges to Hope was part of our congregation for many years, was pleased to donate the proceeds of their concert to Bridges to Hope.

In the fall of 2008, contact was made with the Business School at Memorial University. As a result, the Committee is working with a number of undergraduate students who are carrying out projects for us on Advertising Management, and four Masters of Business Administration students who are looking at all operations at Cochrane Street. This is an exciting endeavor and we look forward to reviewing their reports in May.

From a financial perspective, salaries comprise about 50% of our expenditures, with utilities another 20%. East District assessment has risen 18% since 2006 and now is \$18.53 for every household under pastoral care. The building has been appraised and is valued for replacement purposes at \$6.2 million with the organ valued at \$1.2 million. The insurance has been held to the previous rate and is about \$5,000 per year. Our debt from a previous restoration project now stands at \$29,000 and will be paid off within two years.

The accompanying graphs help illustrate our financial situation over the past number of years. Please note that total envelope givings have not risen appreciably over many years.

In order to further explain our 2008 financial situation, the following is the breakdown of some aspects of the revenue as reported on the Income Statement:

Rent:

Happy Times Day Care \$14,150, Concerts \$7,710, Weddings \$1,510, Misc \$235

Groups:

Men's Club \$7,300, United Church Women \$1,210, Sunday School \$347

Offerings:

Regular envelopes \$108,278, Loose \$4239

At the end of this report, there is a table giving a breakdown of the amount donated and the number of donors in each category. Please note that there are 105 persons on our list who do not contribute. This represents 34% of the congregation. Of the givers 58 % of our donors contribute less than \$500 last year. On the positive side, 22 % of the contributors gave over \$1,000.

A Restoration Committee, as a sub-committee of Stewardship, has been established to oversee the raising of funds to take us into the future as a viable, active church community in downtown St. John's. With determination, enthusiasm, collective work, and faith, the future holds much promise.

Members of committee:

Elizabeth Squires (Chair), Linda Bowden (Secretary), Linda Bartlett, Dave Boone, Keith Bowden, Jim Carscadden, Rhonda Coady, Karen Critch, Betty Grandy, Harold Grandy, Brian Johnston, Stephen Jones, Bob Mercer, Gerry Penney, Elizabeth Purchase, Sam Saunders, Joan Soulier, Bill Squires, Roger Tinkham

Church givings vs. number of givers

<i>Dollar amounts</i>	<i>Number of givers</i>
1-100	37
101-200	21
201-300	29
301-400	14
401-500	18
501-600	13
601-700	10
701-800	8
801-900	7
901-1000	5
1001-1500	19
1501-2000	17
2001-3000	6
3001-4000	2
4001->5000	1
<i>Total givers</i>	<i>207</i>
Total number of households	312