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Annual Meeting

January 26, 2025



Church Family Ownership Program

Alison Hannah





Unity of Wimberley Church Family Ownership (CFO)

Year	Event
2004	<ul style="list-style-type: none">• Purchased 43.234 acres and improvements at 455 White Wings Rd.• Owner financed until 2008.
2008	<ul style="list-style-type: none">• Owner financing arrangement ended.• Could not secure bank financing.• Created CFO program to finance the mortgage.• Investment agreements secured by the Church property.
2013	<ul style="list-style-type: none">• Program reconfigured to offer one standard issue and a 25-year term.• First Open Exchange allowed current investors to sell & new investors to buy. Occurs every 5 years.
2018	<ul style="list-style-type: none">• Second Open Exchange brought 8 new investors into the program.
2023	<ul style="list-style-type: none">• Third Open Exchange Campaign successfully completed with 25 investors.

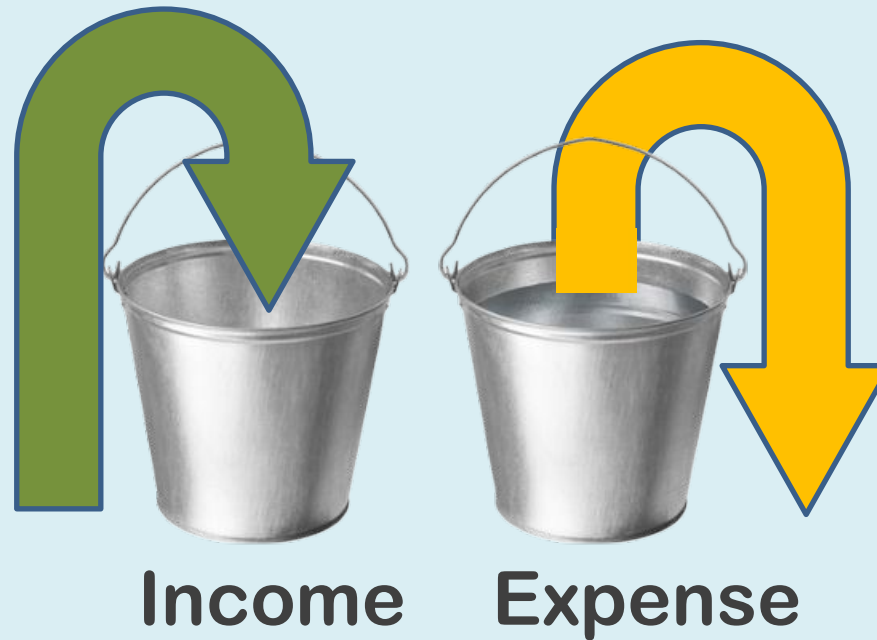


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CFO Information

- **25** families are currently invested
- **\$455,704.09** remaining debt principal January 2024
- **5.25%** interest rate beginning April 1, 2023 for 5 years
- **\$11,981** quarterly payout of principal + interest
- **\$2,485,730** property value per 2024 Hays County Appraisal District
- **BeSquare Bookkeeping** transitioning to CFO Administrator role
- **Spring 2028** next Open Exchange

2024 Financial Reports



2024 Income

Income	2024	2023
Tithes	350,634	352,310
Fundraising/Grants	34,530	49,089
Apartment/Facility Rental	13,685	14,670
Bookstore	7,858	5,101
Events	1,410	330
Pickle Ball Income	6,001	2,300
Total	414,118	\$423,964

2024 Expenses

	2024	2023
Payroll	155,430	145,547
Worship	49,719	50,202
CFO-Mortgage	47,928	47,156
Giving	42,906	38,409
Facilities (incl Utilities)	52,931	33,622
Pickleball Expense	4,079	1,828
Business Admin	21,814	20,698
Programs/Projects	11,823	34,902
Insurance	9,302	7,383
Ministers Contracts	1,173	1,072
Bookstore	2,299	2,555
Events/Fundrasing	2,223	1,212
TOTALS	402,676	\$385,462

2024 Bottom Line

Income	\$414,118
Expense	\$402,676
Net Income	\$11,442

2024 Year End

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Cash Status **\$127,945**

General Fund \$64,317

Facility/Reserve Fund \$28,020

Earmarked (Designated) Funds \$36,808

CFO Mortgage Fund \$26,327

2024 Places We Tithed \$42,906

Unity Worldwide Ministries
Unity Worldwide Spiritual Institute
Unity Worldwide Headquarters
Unity South Central Region YFM
Board Discretionary Fund
Crisis Bread Basket
Barnabas Connection
Operation Good Shepherd
Amigos de Jesus

King Feed Employee Fund
Swan Songs
Hays County Women's Shelter
International Rescue
Unity of Blue Ridge
Gunner Heinrich Foundation
Volunteer Appreciation Tithes



2025 Budget

Income \$418,426

Tithes & Gifts	368,360
Fundraising , Grants, Classes, Events	32,106
Apartment & Facility Rental	15,960
Pickleball Income	2,000
	\$418,426



2025 Budget

Expense \$407,221

Payroll Expenses	194,908
CFO Mortgage Expenses	47,928
Worship Expenses	48,022
Giving, Spiritual Ed Fund, Outreach	39,343
Facility/Utilities/Grounds Expenses	26,576
Business Administration Expenses	21307
Event Expenses	1255
Programs Expenses	10837
Ministers Contract Expenses	2920
Insurance Expenses	8987
Book Store Expenses	226
Pickleball Expense	4912
14% decrease from 2022 Actuals	\$407,221



2025 Budget

Income	\$418,426
Expense	\$407,221
Net	\$11,205



Focus Goals for 2025

- Ongoing security
- Evaluation of our CFO program
- Infrastructure investment and renovation



PRAY OUT & ADJOURN

Annual Membership Meeting
January 26, 2025

