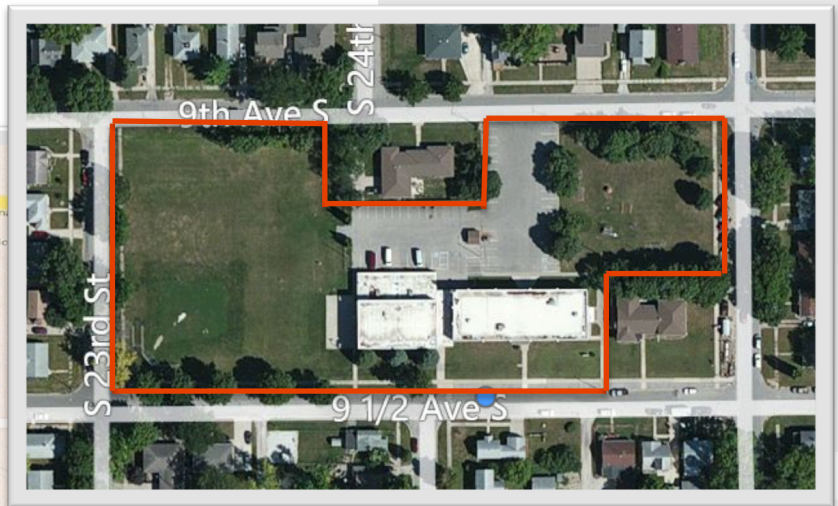




# Community Christian School Capital Campaign

Future home of Community Christian School 2406 9 1/2 Avenue South, Fort Dodge, IA 50501



## Mission Statement

Serving God by providing families an academically excellent, Biblically integrated education, which encourages spiritual development and social responsibility in an environment where students can develop their God-given gifts and talents.

## Our Challenge

Restructuring the school as an independent entity and relocating the school to its own “new” debt-free facility, would greatly improve the long-term health and well-being of Community Christian School.

## The Background

Community Christian School has a 35 year history of providing high quality educational services in the Fort Dodge area. Families representing over 18 churches have selected CCS as their school of choice this school year. Reasons for selecting CCS include: its commitment to a philosophy of Christian education and academic excellence, small class size, ministry-minded staff that truly care about each individual student, the safe environment provided, and opportunities for parental involvement.

Significant barriers to the growth of the school exist as long as it is housed in the basement of the First Evangelical Free Church (FEFC) and continues to be identified as the “Free Church’s School”. At the same time, the location of the school at FEFC is a restraint to the vision ministry of the church. Therefore, the leadership bodies of both the church and the school determined it best if Community Christian School were to explore the possibility of relocating to a facility separate from FEFC.

In the fall of 2012 the school was approached with the possibility of obtaining the attractively-priced facility owned by Youth Shelter Care (formerly Holy Rosary) located at 2406 9-1/2 Avenue South, Fort Dodge, IA. The possibility of moving CCS into its own, free-standing facility, and thus moving towards greater independence was favorably and enthusiastically received by the school’s parents and supporters.

A nine member team completed an extensive due diligence evaluation of the Youth Shelter Care facility in January 2013. This evaluation included zoning, compliance with school facility standards, assessment of the structure and systems within the building, as well as the financial feasibility of purchasing the property.

## Property Description

*2406 9 ½ Avenue South, Fort Dodge, IA 50501*

- **Youth Shelter Care (Formerly Holy Rosary Catholic School)**
- **Two story structures constructed in 1951 = 15,765 sf.**
- **Gymnasium and kitchen addition built in 1963 = 8,395 sf.**
  - Total facility size 24,160 sf.**
  - CCS currently uses approximately 20,000 sf.**
    - 7 Classrooms & 3 office areas located on 1<sup>st</sup> floor (have windows)
    - Sanctuary and other rooms on 2<sup>nd</sup> floor
    - Large gymnasium, regulation size basketball court
    - Spacious kitchen, pass through window to gym, and newer commercial grade appliances
- **Total property is approximately 4 acres**
  - paved parking area
  - 2 acre ball field
  - Play ground with some equipment
  - Property is zoned 4RS (Single Family Residential, School use approved)

The Due Diligence Team concluded that the facility is well suited to the current and future space requirements of CCS, and is in very good condition for a facility of its age. It is projected that the costs of required cleaning, repair, and bathroom remodeling can be completed at a cost of under \$50,000, and could be completed by the beginning of the new school year if the facility is acquired by June 1, 2013.

The best way for increasing student enrollment and improving the long-term health of Community Christian School is establishing it as an independent free-standing school. Restructuring CCS to being controlled by an Association of families and churches, and not controlled by any single church or denomination, makes CCS a more attractive option for more families. Relocating CCS to a free-standing facility also creates a higher level of visibility and community awareness. The timing for these changes is optimal as the Fort Dodge area anticipates significant population and economic growth related to the development of the North Central Ag Industrial Park west of town.

On January 13, 2013 FEFC unanimously adopted a motion supporting the CCS plan to become an independent community Christian school and further demonstrated their support for the school by pledging to continue providing a level of financial support at or above the past levels. FEFC also expanded their support with a gift to the CCS capital fund.

The agreement to purchase the Holy Rosary property was finalized March 27th. Completion of the Capital Campaign to raise \$405,000 will enable CCS to acquire the “new” facility and complete the required facility repairs and improvements in time to begin the new school year on August 20, 2013.

### **Organizational and Operational Considerations**

The “new” independent CCS will operate under an umbrella of accountability from an Association composed of member families, businesses, and churches, but not controlled by any one church or denomination. Much would stay the same, but much would change. The “new” CCS would embrace the values and character of its heritage, while distinguishing itself as a community resource. Making it “Clearly Christian, clearly community”! The following descriptors characterize the “new” CCS:

- A. CCS Statement of Faith** which was adopted at the founding of the school in 1978 continues unaltered and unalterable for the life of the corporation (refer to page 9 for complete Statement).
- B. Oversight and accountability** of the school provided by an Association of members who support the philosophy of Christian education and the CCS Statement of Faith. The Association appoints members to the School Board and approves the school’s annual operating budget.
- C. Governance** provided by a School Board of Directors, composed of a minimum of 6 and maximum of 12 members. School Board members must be committed to a standard of excellence in Christian education, and be appointed by the Association.
- D. Employees** are employed by Community Christian School. All administrative functions including recruitment, hiring, payroll, retention, and disciplinary actions are the responsibility of CCS and are performed in accordance with policies established by the School Board.
- E. School Administrator** is a person of unquestionable character, living in accordance with the Word of God, in agreement with CCS Statement of Faith and By-Laws, and a member and regular attender of a local church with a Statement of Faith in agreement with the CCS Statement of Faith.

## CCS Capital Campaign

The subject facility is well suited to the needs of CCS, and allows for significant growth in the existing school area and potential expansion for future needs in the 5,600 sf. second floor sanctuary area. Assuming a purchase price of \$200,000 (\$8.28 / sf.), the property including the 2 acre ball field is considered to be a good buy.



**F. Instructional Staff** are followers of Christ, exhibit a Christian role model, and are members and regular attenders of a local church with a Statement of Faith in agreement with the CCS Statement of Faith.

**G. Families** enroll their children at CCS to reinforce the Christian values and world-views taught in their home, and secure a quality education, with teachers who truly care about the spiritual, social, emotional, mental, and physical development of their students. Unchurched families are also welcome to enroll their children at CCS if they agree with the school's philosophy of Christian Education, and support the policies of the school.



## Parent's Top 10 Reasons To Choose CCS:\*

1. Teaching God's Word, Putting God 1<sup>st</sup>
2. Values being taught at home are reinforced at school
3. Small class size
4. Emphasis on reading, writing and arithmetic
5. Availability of extra help with academic studies
6. Our child feels cared for and cherished
7. The safety of our child
8. Students are taught responsibility
9. Great friendships are formed
10. Opportunity for parental involvement

*\*2012 CCS Parent Satisfaction Survey*

### Philosophy of Christian Education

Community Christian School adopts the historic, Christian view of life as presented in the Bible. Since God created and sustains everything through His Son, Jesus Christ, the world and life are God-centered and should glorify Him. Man being a sinner by nature and choice, however, cannot in this condition glorify or know God. He can do this only by being re-created in God's image through committing his life to Jesus Christ as Savior and Lord. The total process of education, therefore, must seek this restoration of the student to the position of true knowledge, righteousness, and holiness in Christ by developing and relating the whole person to God spiritually, mentally, emotionally, socially, and physically. Such education is primarily the parents' responsibility, and the school should function as an extension of the home to aid the parents in giving this education.



**CCS Project Schedule:**

1. Now through April 30, 2013
  - Raise \$405,000 in the CCS Capital Campaign for use through the 2016-17 school years.
    - Incremental income is required until enrollment grows to cover the higher costs of operating a free-standing school.
    - Gifts received in the Capital Campaign will be applied toward the additional average ‘occupancy’ cost of \$92K per year through 2017.
2. May 1 – May 31, 2013 –
  - Property Closing
3. June 1 – July 30, 2013
  - Clean / Paint / Repair / Remodel
  - Move In!
4. August 1 – August 19, 2013
  - Administration and Teachers prepare school / classrooms for students.
5. August 20, 2013
  - School Starts!

Use of Capital Campaign Funds						
Occupancy Expenses related to relocation to a free-standing facility are incremental to baseline expenses.						
	Current Year 2013	Year 1 2013-14	Year 2 2014-15	Year 3 2015-16	Year 4 2016-17	4-Yr. AVG. Expense Years 1-4
<b>Capital Campaign Gifts</b>	<b>\$125,000</b>	<b>\$97,000</b>	<b>\$72,000</b>	<b>\$36,000</b>	<b>\$75,000</b>	
Cummulative Campaign Gifts	\$125,000	\$222,000	\$294,000	\$330,000	<b>\$405,000</b>	
<b>Occupancy Expenses</b>	Jun-Aug					
Down Payment (20% of \$200K purchase)	\$40,000	\$0	\$0	\$0	\$0	
Mortgage (4.62% / 20 years + Balloon)	\$5,486	\$32,915	\$32,915	\$32,915	75,531	\$43,569
Building Improvements	<b>\$40,000</b>	<b>\$10,000</b>	10,000	10,000	10,000	\$10,000
Utilities	\$4,491	\$17,964	\$18,323	\$18,690	\$19,064	\$18,510
Water	\$240	\$960	\$979	\$999	\$1,019	\$989
Insurance - Building / Liability	\$1,710	\$6,840	\$6,977	\$7,116	\$7,259	\$7,048
Insurance - Workman's Comp	\$510	\$2,040	\$2,081	\$2,122	\$2,165	\$2,102
Unemployment Tax Rate	\$2,263	\$2,308	\$2,354	\$2,401	\$2,716	\$2,445
Janitorial Services	\$750	\$3,000	\$3,060	\$3,121	\$3,184	\$3,091
Maintenance & Repairs	\$3,000	\$10,800	\$11,016	\$11,236	\$11,461	\$11,128
Contingency	<b>\$10,000</b>	<b>\$7,000</b>	<b>7,000</b>	<b>5,000</b>	<b>5,000</b>	\$6,000
<b>S. T. Occupancy Expense</b>	<b>\$108,450</b>	<b>\$93,827</b>	<b>\$94,705</b>	<b>\$93,601</b>	<b>\$137,397</b>	<b>\$104,883</b>

\* 4-yr Pre School income & expense excluded as it is a free-standing program.

## Business Plan Summary:

Following are the key assumptions used in projecting the next five years of Community Christian School operations.

- K-8 enrollment projected to increase by 30 students over the next five school years to 80.
  - Annual tuition per student projected to increase on average approximately 1% per year through 2018.
  - Enrollment projected to increase by 4 or 5 per year in the next two school years.
  - Financial break-even enrollment without the need for Capital Campaign support is projected to be 75 students in Year 4 (2016-17).
- “Occupancy Expense” paid by CCS at the present facility average less than \$300 per month, as these expenses are a part of the support paid directly by the First E-Free Church.
- \$405,000 in Capital Campaign gifts are used for expense related to facility acquisition, repair & remodeling, and incremental occupancy expenses incurred through 2017.
  - \$200,000 – Property purchase price
  - \$ 50,000 – First 3-months general repairs, bathroom remodel, cleaning, and painting
  - \$ 40,000 – Building improvements 2014-2017
  - \$ 91,000 – Other occupancy costs including: utilities, insurance, maintenance & repairs
  - \$ 24,000 - Miscellaneous contingency costs
  - =====
  - \$405,000 Total
- As feasible, Net Income from the general fund will be earmarked to establish a reserve/emergency fund, targeted at a level which would be 20% of annual operating expense.



## Why Choose CCS?

- History of high academic standards
- Limited class sizes for more individualized attention
- Teaches a Biblical world-view
- Focuses on the individual needs of each child
- Foreign language: Newly offered 2013-2014
- Organized sports teams starting in 4<sup>th</sup> grade
- Instrumental music program starting in 4<sup>th</sup> grade
- Yearly missions projects
- Technology used with the students in the classrooms
- Before school exercise program
- Scholarship monies available for qualifying families



## Community Christian School

- Member of the Association of Christian Schools International (ACSI)
- State of Iowa accreditation
- State licensed teachers

# Community Christian School



K-8

Academically excellent  
Biblically integrated education

## Who We Are

Community Christian School is a non-denominational Christian school serving preschool through eighth grade students and their families. We serve students from a wide variety of churches in Fort Dodge and the surrounding area. Our faculty is made up of strong Christian leaders who desire to train students to be a light for Jesus Christ in their communities and throughout the world.



## Additional Activities

- Annual Fun Night for families
- Fun days at school like "Summer in January", "Spirit Day", "States Day", "Bible Characterization Day" and "Science Week"
- Participation in ACSI events with other Christian schools including a spelling bee, math olympics and speech meet.

CCS is more than a school, it's a Christian community working together to serve God by guiding His children in their development of a personal relationship with His Son, Jesus Christ.

*"I thank God for the sacrifices my parents made to transport me and pay for a Christian education. It has instilled a stronger faith which no one can take away from me."*



## Our Staff

Our staff has a great balance of teachers with years of wisdom, experience and expertise along with teachers new to our school who bring with them fresh ideas and activities.

Our goal for each student is that they will develop a Biblical worldview that will guide them throughout their lives.

## Community Christian School Statement of Faith

We believe:

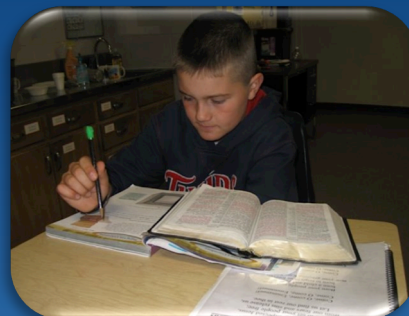
- ...the Scriptures, both Old and New Testaments, to be the inspired Word of God, without error in the original writings, the complete revelation of His will for the salvation of men, and the Divine and final authority for all Christian faith and life. II Timothy 3:16; II Peter 1:20, 21.
- ...in one God, creator of all things, infinitely perfect, and eternally existing in three persons, Father, Son and Holy Spirit. Matthew 3:16, 17; 28:19; II Corinthians 13:14.
- ...that the universe originated by the creative act of God as revealed in Holy Scripture, and that every form of every kind of life was fixed at the time of its creation. Genesis 1.
- ...in the true deity and true humanity of our Lord Jesus Christ, His pre-existence, His virgin birth, His sinless life, His miracles, His vicarious and atoning death through His shed blood, His bodily resurrection, His ascension to the right hand of the Father where He now is our High Priest and Advocate, and His future visible, imminent return in power and glory. Matthew 1:18-25; Luke 24:36-48; John 1:1, 14; Acts 1:10, 11; Colossians 1:13-20; Hebrews 4:14-16, 9:24; I John 2:1.
- ...that the Lord Jesus Christ is the only mediator between God and Man. I Timothy 2:5.
- ...that the ministry of the Holy Spirit is to glorify the Lord Jesus Christ, and during this age to convict men of sin, regenerate the believing sinner, indwell, guide, instruct, and empower the believer for Godly living and service. Luke 3:22; 12:12; Acts 1:8; I Corinthians 2:10-16.
- ...that man was created in the image of God but fell into sin and is therefore lost, and only through regeneration by the Holy Spirit can salvation and Spiritual life be obtained. Genesis 1:16, 27; 3:1-24; John 16:7-15; Romans 3:23-26; Ephesians 2:8, 9; Titus 3:5.
- ...in the bodily resurrection of all the dead; of the believer to everlasting blessedness and joy with their Lord, and of the unbeliever to judgment and everlasting, conscious punishment. Matthew 25:26; John 5:28, 29.
- ...in the spiritual unity of believers in our Lord Jesus Christ. John 17:20-23; I Corinthians 12:12-13.
- ...that support of and participation in the task of fulfilling the Great Commissions is an obligation of all believers in our Lord Jesus Christ. Matthew 28:19-20.

Community Christian School believes that there are other doctrines held by various Christian believers, which they believe to be consistent with the above. However, such teachings shall not be incorporated as approved by this school or its affiliates.



**COMMUNITY CHRISTIAN SCHOOL**  
3058 10<sup>th</sup> Avenue North  
Fort Dodge, IA 50501

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**PAID**  
Fort Dodge, IA  
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## **Community Christian School**

Mission: Serving God by providing families an academically-excellent, Biblically-integrated education, which encourages spiritual development and social responsibility in an environment where students can develop their God-given gifts and talents.

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