



Letter from the CFO accompanying the 2014 Financial Statements

The 2014 audited financial report for The Rector, Church-Wardens, and Vestrymen of Trinity Church, in the city of New-York, prepared in accordance with generally accepted accounting principles (GAAP) is complete and available on Trinity's website. Trinity's strong financial foundation, continues to provide the resources to support its ministry. The following is a brief summary of Trinity's sources of revenue and spending on its mission.

Trinity spent \$50 million on its ministry operating budget in 2014, which included \$16.6 million for its parish ministry and an additional \$5.6 million in communication support which includes webcasting of services, concerts and religious education programming. In addition, Trinity gave \$6.4 million in grants, gifts and its assessment to the Diocese of New York to further the good works of others. Trinity incurred \$12 million for operating, maintenance and depreciation expenses for Trinity Church, St. Paul's Chapel and its other mission properties. Ministry expenses also included \$ 4.7 million for business office expense. The final component of Ministry Expense is for St. Margaret's House, a Trinity-sponsored housing facility for low income seniors and mobility-impaired people. St. Margaret's House incurred expenses of \$4.4 million in 2014, offset by revenues of a similar amount.

In addition to Trinity's operating budget, over the past several years Trinity has been investing in the preservation and enhancement of its iconic buildings and spent \$8 million of capital on these buildings in 2014, primarily on Trinity Church and St. Paul's Chapel. The decision to demolish 68/74 Trinity Place and redevelop a Parish Center resulted in recognition of a loss on the remaining value of the building and costs related to the planned demolition of \$12 million.

Trinity's main source of funding for its ministries is its commercial real estate portfolio located in Manhattan's Hudson Square. The real estate is the remaining legacy from the original land grant to Trinity from Queen Anne of England in 1705. The current appraisal values the real estate portfolio at approximately \$4 billion, however, under generally accepted accounting principles it is reported at its \$342 million book value in the financial statements. In 2014 revenue from the real estate portfolio totaled \$206 million. After \$124 million for the costs of operating the properties, including \$29 million in property taxes paid to the City of New York, net income from Trinity's real estate operations in 2014 was \$82 million. The total return from the endowment, including the investment portfolio was \$88 million.

Trinity is guided by the commitment to preserve the patrimony bestowed over 300 years ago to sustain and support its mission for a world of good.



Stacy Brandom
Chief Financial Officer