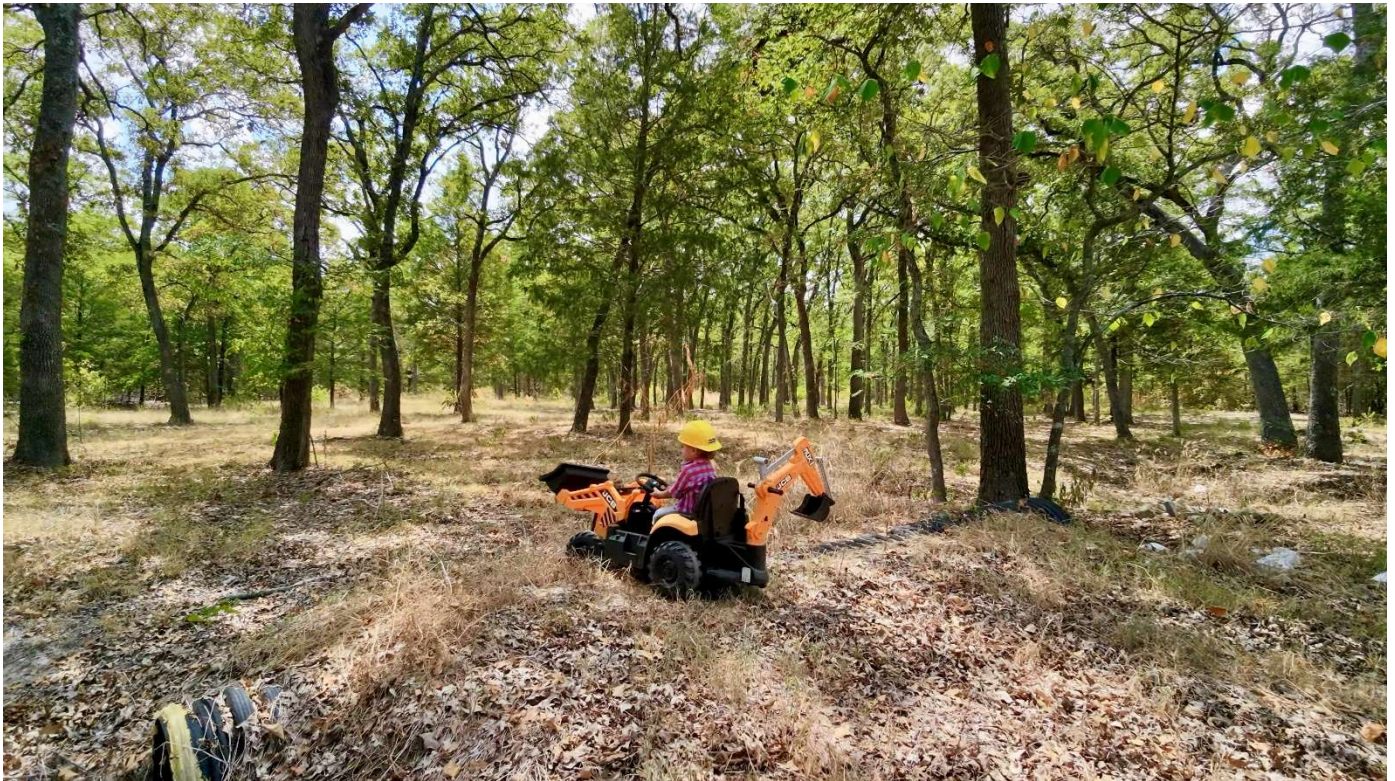


NEW CREATION CENTER

Business Plan & Property Vision Packet

Christ-centered residential recovery and discipleship for men | Canton, Texas



The existing property in Canton - a place being prepared for new beginnings.

Purpose of this packet

This packet summarizes the vision, local need, property plan, recovery model, early cost research, and draft operating budget. It is intended for partner conversation and should be refined with professional review.

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1. Executive Summary
2. The Need and Opportunity
3. The Property and Roadmap
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1. EXECUTIVE SUMMARY

The one-sentence vision

New Creation Center is being developed as a Christ-centered residential recovery and discipleship home for men, beginning with six residents and growing carefully as the property, team, funding, and infrastructure mature.

What is already in motion

- **Property secured:** 4.978 acres in Canton, Texas, have been identified as the home for the vision.
- **Founding team assembled:** Joshua Cardenez, Joy Cardenez, Sam Galloway, Chasidy Galloway, Patricia Tolliver, Joshua Brown, and Jessica Brown.
- **Clear ministry focus:** Residential recovery, discipleship, mentoring, life skills, employment readiness, and community reintegration.
- **Current fundraising focus:** Phase 2 - preparing the property, equipping the land, and laying the foundation.

Initial partner conversation

- NCC is seeking strategic partners who can help convert a promising property into a functional, accountable, and sustainable recovery environment.
- The immediate opportunity is to help fund preconstruction planning, site preparation, infrastructure, and the first major building phase.
- The longer-term opportunity is to help establish a repeatable model of Christ-centered recovery that serves men, families, churches, and communities across the Van Zandt/Kaufman County region.

2. THE NEED AND OPPORTUNITY

Addiction does not stop with one man. It reaches sons, spouses, families, workplaces, churches, and entire communities. The need NCC is addressing is local and regional, not distant or theoretical.

Relevant local and regional indicators

Metric	Current planning note
Statewide drug poisoning deaths	Texas overall drug-poisoning deaths increased 68% from 2019 to 2024.
2024 EMS burden	56,223 non-fatal drug-poisoning EMS responses in Texas; 179.7 responses per 100,000 population.
North Central Texas PHR 2/3	2024 drug-poisoning death rate: 15.0 per 100,000.
Piney Woods Texas PHR 4/5N	2024 drug-poisoning death rate: 14.2 per 100,000.
Counties of focus	Van Zandt County and Kaufman County.
Why this matters for donors The strongest case for NCC is not just that addiction is a large problem. NCC is positioned to respond to a real regional gap with a practical, phased, community-rooted model that churches and partners can understand, inspect, and support.	

3. THE PROPERTY AND ROADMAP



Existing site conditions: usable acreage with space to clear, improve, and build in phases.

Property snapshot

- **Location:** Canton, Texas
- **Parcel:** Lot 903; approximately 4.978 acres based on the provided survey image.
- **Early property use:** Phase 2 land clearing, maintenance equipment, foundation preparation, and planning for initial residential operations.
- **Long-term vision:** Recovery residence, discipleship and community spaces, transitional support, aftercare, and future tiny-house village concept.

Phased property journey

Phase	Status	Primary Outcome
1. Property Acquisition	Completed	Property secured and founding team aligned.
2. Site Preparation	Current focus	Clear/improve land, obtain equipment, raise foundation funds, prepare for construction.
3. Foundation & Infrastructure	Upcoming	Engineering, utilities, drainage, septic/water/power, slab/foundation.
4. Building Construction	Upcoming	Shell, insulation, interior buildout, residential spaces, offices, kitchen, bathrooms.
5. First Resident Intake	Future milestone	Begin serving the first six men through structured residential recovery and discipleship.

4. PROGRAM MODEL AND RESIDENT JOURNEY

Programming posture

NCC should describe its program as Christ-centered recovery, discipleship, mentoring, and reintegration support unless and until it formally establishes clinical services, licensing, medical treatment, or counseling credentials. This protects clarity and credibility.

The residential recovery phase

- A stable, Christ-centered residential environment where men can heal physically, emotionally, spiritually, and socially.
- Initial target: six men, with length of stay expected to be roughly one year or longer depending on demonstrated growth rather than a fixed timeline.
- A structured internal phase system increases responsibility, accountability, independence, and expectations over time.
- Progression is based on consistent growth and approval from program leadership/case support, not simply time in residence.

Core support elements

Element	Description
Discipleship	Bible study, prayer, chapel, worship, spiritual growth, identity in Christ.
Mentoring	One-on-one mentoring, accountability, goal setting, and regular progress reviews.
Life Skills	Household responsibility, conflict resolution, healthy relationships, financial literacy, and work readiness.
Practical Stabilization	Assistance with identification, healthcare, transportation, legal obligations, employment, budgeting, and family restoration where appropriate.
Community Reintegration	Employment, savings, healthy support systems, local church connection, service, and preparation for independent living.

5. THREE-PHASE MINISTRY PATHWAY

Phase A - Residential Recovery

- Structured residential discipleship and recovery environment.
- Daily rhythm: prayer, Bible study, household responsibility, group meetings, service opportunities, mentorship, and progress reviews.
- Individualized recovery plan addressing spiritual formation, relapse prevention, life skills, relationship health, employment readiness, and practical barriers.

Phase B - Transition and Reintegration

- Men begin moving toward employment, education, financial stability, legal follow-through, family repair where healthy, and sustainable community connection.
- The goal is not a quick exit; the goal is a stable, tested transition into responsibility and independence.
- Support continues through mentors, fellowship, church connection, and accountability structures.

Phase C - Aftercare and Future Tiny-House Village

- Long-term vision includes optional aftercare housing in a future tiny-house village on the property.
- This phase is not yet costed and should be presented as future vision rather than part of the immediate opening budget.
- The purpose would be to provide ongoing connection, stability, accountability, and gradual independent living for men who complete the residential program.

6. CONSTRUCTION PLANNING ESTIMATE

Important limitation

The numbers below are early planning estimates based on a rough online shell quote, a comparable DIY barndominium project, and NCC assumptions. Treat them as pre-bid planning ranges until local contractors, engineer/architect drawings, permits, septic design, fire/life-safety review, and finish-out specifications validate them.

Known rough shell quote

Cost category	Amount
Base building	\$79,478.00
Openings	\$12,316.64
Colors	\$5,914.51
Accessories	\$21,944.96
Overhang	\$3,861.85
Total shell quote	\$123,515.97

DIY benchmark adjustment

Benchmark/assumption	Planning math
Comparable DIY project stage	\$132,034 at exterior/shell/slab/doors/windows/unfinished DIY example.
Scale factor provided by NCC	x 3.0 because the NCC target is roughly three times the comparable size.
Labor/risk factor provided by NCC	+60% to account for hired labor and non-DIY execution.
Adjusted planning benchmark	\$633,763
With 15% contingency	\$728,828

Working construction posture

For serious partner conversations, present the \$70,000 Foundation Fund as the immediate Phase 2 need, the \$123,516 shell quote as one known vendor anchor, and the \$634,000-\$729,000 adjusted benchmark as an early planning estimate for a much broader construction stage. Refine a full all-in budget after drawings and contractor bids.

7. YEAR-ONE OPERATING BUDGET

NCC has also reviewed a comparable women's recovery ministry budget model and a per-bed monthly benchmark from Hilltop Recovery Ministry in Temple, Texas. **For planning purposes, NCC should show both a lean per-bed benchmark and a fuller operational budget model.**

Operating budget options

Model	Annual Amount	Planning Note
Lean per-bed model	\$158,400	\$2,200 per bed per month x 6 men x 12 months.
Comparable full annual budget	\$256,971	Template budget with personnel, meals, transportation, fuel, insurance, curriculum, emergency support, and operating overhead.
Implied full-budget cost per bed/month	\$3,569	Full annual budget divided by six beds and twelve months.

Draft annual operating categories

Category	Annual Amount
Personnel salaries	\$147,841
Fringe benefits	\$11,657
Supplies	\$2,371
Other operating costs	\$93,902
Indirect charges	\$1,200
Total	\$256,971

8. FUNDING PATH AND PARTNER OPPORTUNITIES

Immediate Phase 2 goal

Foundation Fund

\$70,000 goal | \$3,915 raised so far | Current focus: land preparation, property maintenance equipment, and the foundation path for the center.

- **Pray:** Cover the team, families, future residents, property, provision, and protection.
- **Give:** Make one-time or recurring gifts to the current Foundation Fund.
- **Serve:** Connect trades, contractors, land-clearing support, materials, equipment, meals, mentoring, and administrative help.
- **Share:** Introduce NCC to churches, business owners, foundations, builders, vendors, and recovery-ministry leaders.

Potential partner lanes

Partner Lane	Examples
Anchor gift	Underwrite Phase 2 or a major piece of the Foundation Fund.
Construction pathway	Connect NCC to builders, metal-building suppliers, concrete contractors, engineers, architects, and material donors.
Operating support	Sponsor monthly resident costs, food, transportation, staffing, insurance, and curriculum.
Professional guidance	Board development, nonprofit governance, risk management, insurance, recovery program operations, legal, accounting, and donor management.
Future village planning	Help research and cost the aftercare/tiny-house village concept.

9. DUE DILIGENCE NEXT STEPS

- **Governance:** Clarify roles/titles, board structure, decision authority, financial controls, and reporting cadence.
- **Legal/regulatory:** Confirm nonprofit status, insurance requirements, zoning, permitting, occupancy, fire/life-safety requirements, and whether any program elements trigger licensing requirements.
- **Property/engineering:** Obtain site survey review, drainage plan, utility plan, septic/wastewater design, foundation design, and architectural drawings.
- **Construction:** Develop scope of work, bid packages, contractor estimates, build sequence, contingency budget, and volunteer/trade boundaries.
- **Program operations:** Write resident handbook, admissions criteria, safety policies, transportation policy, medication policy, emergency procedures, mentor standards, and discipline/grievance process.
- **Finance:** Build a three-year operating pro forma, separate capital budget from operating budget, and define monthly reporting for donors and partners.

Recommended next move before the partner meeting

Bring this packet as the vision/diligence overview, but also bring a one-page ask sheet that clearly names what you are requesting from this partner: capital gift, introductions, construction expertise, operating support, or all of the above.

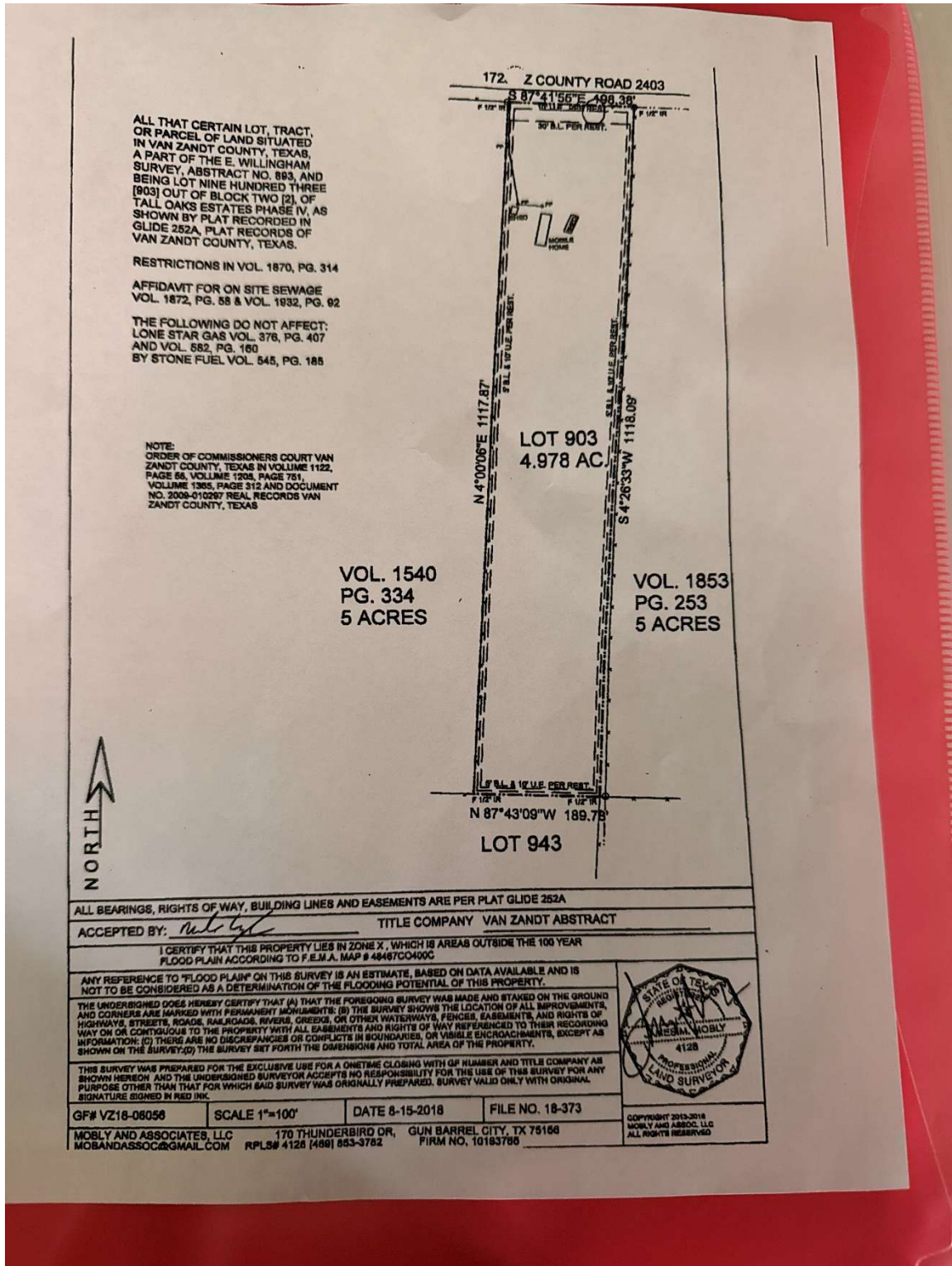
APPENDIX A - SOURCE NOTES AND ASSUMPTIONS

- Texas overdose and EMS figures are pulled from Texas Department of State Health Services dashboard screenshots provided for NCC planning. 2024 data is shown as provisional in the source materials.
- Construction estimate is not a contractor bid. It is a planning benchmark using a shell quote and a DIY comparable project transcript provided by NCC.
- Operating budget is modeled from a comparable ministry budget screenshot and a \$2,200 per-bed/month benchmark shared by the NCC team.
- The aftercare tiny-house village is included as a future vision and is not yet costed.

APPENDIX B - DIY COST BENCHMARK FROM COMPARABLE PROJECT

Line item from comparable project	Reported amount
Land clearing equipment rental	\$500
Driveway base rock	\$1,600
Site leveling rock/fill	\$8,000
Storm shelter	\$3,000
Footings/forms rough total	\$1,990
House/garage exterior materials	\$55,000
Doors and windows	\$20,000
In-floor heat rough-in	\$5,000
Under-slab plumbing	\$1,000
Septic system	\$6,900
Concrete floors	\$29,800
Lift rental	\$5,600
Water line	\$1,744
Electric service	\$3,000
Net running total stated in video	\$132,034

APPENDIX C - VISUAL REFERENCE MATERIALS



Parcel: Lot 903; approximately 4.978 acres; survey image

MASTER
ALLIED BUILDER

EDIT

3D

<

Dimensions

Roof Pitch

Openings

Colors

>

Square Footage: 6000ft²

Width

From 30ft to 100ft

-

60 ft

+

Length

From 30ft to 300ft

-

100ft

+

Height

From 10ft to 25ft

-

25 ft

+

COST BREAKDOWN

Base Building	\$79,478.00
Openings	\$12,316.64
Colors	\$5,914.51
Accessories	\$21,944.96
Overhang	\$3,861.85
Total	\$123,515.97

TOTAL PRICE:
\$123,515.97 ^

View My Quote

Rough online metal shell quote: 60 x 100, 6,000 square feet, total shown: \$123,515.97.

Line Item Budget
Year - 2026

	Monthly Expenses	Project Months	# of Employees	% of Time	Total Budget
A. PERSONNEL SALARIES:					
Fulltime Staff	\$ 6,250.00	12	1	100%	\$ 75,000
Case Manager	\$ 3,293.00	12	1	100%	\$ 39,516
Outreach Director	\$ 2,600.00	12	1	100%	\$ 31,200
Subtotal	\$ 12,143.00		3		\$ 145,716
Accountant	\$ 177.08	12		100%	\$ 2,125
TOTAL PERSONNEL	\$ 12,320.08				\$ 147,841
B. FRINGE BENEFITS:					
FICA/Medicare 8%	\$ 971.44	12		100%	\$ 11,657
Subtotal	\$ 971.44				\$ 11,657
LONGEVITY					
Executive Director	\$ -	12		50%	\$ -
Case Manager	\$ -	12		100%	\$ -
Subtotal	\$ -	12			\$ -
RETIREMENT					
NONE	\$ -			100%	\$ -
Subtotal	\$ -				\$ -
FLEXIBLE HEALTH					
Executive Director	\$ -	12		50%	\$ -
Case Manager	\$ -	12		100%	\$ -
Monitor -1	\$ -	12		100%	\$ -
Monitor -2	\$ -	12		100%	\$ -
TOTAL FRINGE BENEFITS	\$ 971.44				\$ 11,657
C. TRAVEL:					
Annual Conference - Executive Director	\$ -	12		100%	\$ -
TOTAL TRAVEL	\$ -				\$ -
D. EQUIPMENT: (Single Item \$5000 or Over)					
NONE	\$ -			100%	\$ -
TOTAL EQUIPMENT	\$ -				\$ -
E. SUPPLIES:					
New Office Furniture & Large Supplies	\$ -	12		100%	\$ -
General Office Supplies (Program)	\$ 148.25	12		100%	\$ 1,779
General Office Supplies (Admin)	\$ 49.33	12		100%	\$ 592
TOTAL SUPPLIES	\$ 197.58				\$ 2,371
F. CONTRACTUAL:					
THERE WILL BE NO CONTRACTURAL COSTS	\$ -			100%	\$ -
TOTAL CONTRACTUAL	\$ -				\$ -
G. CONSTRUCTION:					
THERE WILL BE NO CONSTRUCTION COSTS	\$ -			100%	\$ -
TOTAL CONSTRUCTION	\$ -				\$ -
H. OTHER:					
Office Rent & Utilities	\$ 1,750.00	12		100%	\$ 21,000
Internet	\$ 169.00	12		100%	\$ 2,028
Cell Phone	\$ 55.00	12		100%	\$ 660
Fuel	\$ 625.00	12		100%	\$ 7,500
Education (Program)	\$ 101.25	12		100%	\$ 1,215
Transportation Assistance (Program)	\$ 531.25	12		100%	\$ 6,375
Emergency Support Services (Program)	\$ 500.00	12		100%	\$ 6,000
Life Skills Training (Program)	\$ 400.00	12		100%	\$ 4,800
Meals (Program)	\$ 2,496.00	12		100%	\$ 29,952
Membership Dues & Licenses	\$ 746.67	12		100%	\$ 8,960
Liability & Insurance	\$ 451.00	12		100%	\$ 5,412
TOTAL OTHER	\$ 7,825.17				\$ 93,902
I. INDIRECT CHARGES					
Misc	\$ 100.00	12		100%	\$ 1,200
TOTAL INDIRECT CHARGES	\$ 100.00				\$ 1,200
J. TOTALS & BUDGET SYNOPSIS:					
Personnel Salaries	\$ 12,320.08				\$ 147,841
Fringe Benefits	\$ 971.44				\$ 11,657
Travel	\$ -				\$ -
Equipment	\$ -				\$ -
Supplies	\$ 197.58				\$ 2,371
Contractual	\$ -				\$ -
Construction	\$ -				\$ -
Other	\$ 7,825.17				\$ 93,902
Indirect Costs	\$ -				\$ 1,200
GRAND TOTAL	\$ 21,314.27				\$ 256,971

Comparable year-one budget model screenshot used for operating-budget planning.



Early conceptual property plan/layout reference.

Existing donor brochure/vision collateral reference.



Foundation Fund graphic showing goal and amount raised so far.

Closing thought

NCC is not asking a partner to fund an idea. The property has been identified, the team is assembled, the need is local, and the next step is practical: prepare the land, lay the foundation, and build responsibly toward the first six men.