

General Update

- 1) April Financials: Revenue continues to trend higher than Budget (\$165K higher!), and Expenses are a little above Budget (Youth Trip and Voice's Café). **YTD April 30th NOI is negative \$38K, but this is still \$106K better than Budget.** Receipts from Pledge Income and Other Contributions both show good growth. See page 2 for a summary of the April 30th Financials.

- 2) 2021-2022 Annual Budget: This year's Budget Gap is now forecasted to be lower than Budget = (\$137K) vs (\$199K). As stated previously, TUCW cannot continue to operate in the negative.

- 3) **Draft 2022-2023 Budget**: **We had planned that the 2022-2023 Budget would be a "balanced budget", but this will not be possible (Pledge Income is down again). At our May meeting, the Board needs to approve the 2022-2023 Budget, which will be presented to the Congregation on May 22nd and approved by the congregation at our annual meeting on June 12th.**

We need to develop a plan for the Congregation's future.

- 4) Capital Campaign Funds ADM Internet Account: Current balance as of 04/30/2022 = \$228K.

- 5) Fiscal Targets: Current Fiscal Target for Endowment Funds is 2-3 times Annual Expense Budget. Current Fiscal Target for Available Cash is 3 times Monthly Expenses. As of April 30th:

Endowment Funds* = \$3,185,042
Annual Expense Budget = \$968,976
Multiple = 3.29 x

Available Cash** = \$296,413 (FCB Checking/Savings-no organ \$)
Monthly Expenses = \$80,748
Multiple = 3.67 x

NB: **TUCW also has a \$250K Line of Credit** at Fairfield County Bank (FCB), which remains unused and is available until 02/14/2023. Interest rate is 1% over prime = 4.75%. There are no guarantees or mortgage type liens attached to the Line of Credit.

*82% of Endowment Funds are in "Restricted" accounts

**48% of Available Cash is earmarked for "Reserves"

Monthly Financial Statements – As of April 30th, 2022

Balance Sheet

- 1) Total Assets* = \$8.401M, up \$364K since June 2021 = 4.53% increase
- 2) Total Liabilities = \$83K, down \$12K since June 2021 but up since February 2022, due to Advance Pledge Payments.
- 3) Total Equity = \$8.318M, up \$376K since June 2021 = 4.73% increase since June 2021
- 4) Current Liabilities and Total Liabilities remain extremely low compared to Current Assets and Total Assets. The key factor is that we do not have a mortgage on our property.
- 5) Capital Campaign funds available total \$238K as of April 30th, with an additional \$350K due from the Endowment match. Total is \$588K, with additional Capital Campaign pledges yet to be received.

Profit & Loss Statement

- 1) YTD Income = \$746K = **\$166K over Budget** = 28.62% increase, due to higher Pledges + Unrestricted Contributions
- 2) YTD Expenses = \$785K = **\$60K over Budget** = 8.43% increase, due mostly to Youth Group, Voice's Café, and UUA Denominational.
- 3) **Net Income = negative \$38K = \$106K better than Budget** = Large YTD improvement over Budget, but Year-End NOI will most probably still show a Budget Gap of (\$137K).

*Due to the lack of historical cost data, the Book Value of our Land and Buildings was estimated to be = **\$3.000M** in 2014. However, as of October 2020, the Town has valued our land and buildings at = **\$8.629M**. Since we do not pay real estate taxes, any change in value (up or down) does not affect our finances.

To-Do's

- 1) The Board needs to be prepared for a thorough discussion of the Budget at our Annual Meeting. Also for discussions at any prior financial meetings or townhall events that we schedule for late May and early June, to be sure the Congregation fully understands our financial position.
- 2) The Board needs to develop a vision and a plan for TUCW's future. We have evolved into a different Congregation than we were 10 years ago, and that difference is being reflected in our annual finances.

Parking Lot Revenue from Bridgewater: Bridgewater has given notice that they will be ending their use of our parking lot for cars as of April 30th (\$13,800/yr). Bus use will continue (\$26,400/yr). If Covid continues to recede, Bridgewater may again need to use the parking lot for cars.