

General Update

- 1) May Financials: Revenue continues to trend higher than Budget (\$168K higher!), and Expenses are also slightly above Budget (Voice's Café and Youth Trip to Alaska). **YTD May 31st NOI is negative \$69K, but this is still \$123K better than Budget.** Receipts from Pledge Income and Other Contributions both show good growth, along with Event Proceeds and Other Income. See page 2 for a summary of the May 31st Financials.

- 2) 2021-2022 Annual Budget: This year's Budget Gap is now forecasted to be lower than Budget = (\$137K) vs (\$199K). As stated many times before, TUCW cannot continue to operate with an annual Budget Gap.

- 3) 2022-2023 Budget: The Budget was approved at the Annual Meeting. The 2022-2023 Budget projects a Budget Gap of \$182,500. We will have no Available Cash to use to cover this Budget Gap. On an emergency basis, Endowment has agreed to the funds needed to cover the gap that exists on June 30, 2023. But Endowment agreed to do this only on the condition that TUCW institute plans to eliminate future Budget Gaps.

- 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 May 31st:

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

Available Cash** = \$279,150 (FCB Checking/Savings-no organ \$)
Monthly Expenses = \$80,748
Multiple = 3.46 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 = 5.75%. There are no guarantees or mortgage type liens attached to the Line of Credit.

*82% of Endowment Funds are in "Restricted" accounts **51% of Available Cash is earmarked for "Reserves"

Monthly Financial Statements – As of May 31, 2022

Balance Sheet

- 1) Total Assets* = \$8.389M, up \$352K since June 2021 = 4.38% increase
- 2) Total Liabilities = \$97K, down \$3K since June 2021 but up since February 2022, due to Advance Pledge Payments.
- 3) Total Equity = \$8.291M, up \$349K since June 2021 = 4.39% 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 \$242K as of May 31st, with an additional \$350K due from the Endowment match. If all Capital Campaign pledges are received, we will have a total of \$765K available.

Profit & Loss Statement

- 1) YTD Income = \$791K = **\$168K over Budget** = 26.97% increase, due to higher Pledges, Unrestricted Contributions, Event Proceeds, and Other Contributions.
- 2) YTD Expenses = \$860K = **\$45K over Budget** = 5.52% increase, due mostly to Voice's Café, Fundraising Expenses, and the Alaska Trip.
- 3) **Net Income = negative \$69K = \$123K better than Budget** = Large YTD improvement over Budget, but Year-End NOI will 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 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. We need to live within our means = no future Budget Gaps

Parking Lot Revenue from Bridgewater: Bridgewater ended 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.