

General Update

- 1) September Financials: Revenues are slightly higher than Budget (+\$24K), and Expenses are slightly above Budget (+\$3K). But it's early in the Fiscal Year, and the numbers will change as the year progresses. Pledge Income is below Budget (-\$3K), but Other Unrestricted Contributions, Restricted Contributions, Facility Use Fees are all higher than Budget (+\$21K). NOI is \$21K above Budget. See page 2 for a summary of the September 30<sup>th</sup> Financials.
  
- 2) 2022-2023 Budget: This year's Approved Budget also projects a Budget Gap = **(\$183K)**. We anticipate this Budget Gap will be covered mostly by using our Available Cash, plus \$56K from Endowment. By using our Available Cash, at the end of the year we will have only \$125K Available Cash remaining.
  
- 3) Capital Campaign Funds ADM Internet Account: Current balance as of 08/31/2022 = \$229K. Total Capital Campaign Funds = \$288K in Cash, \$350K due for Endowment match, and \$140K in Unpaid Pledges = \$778K
  
- 4) 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 August 31<sup>st</sup>:

Endowment Funds\* = \$3,332,108  
Annual Expense Budget = \$858,630  
Multiple = 3.88 x

Available Cash\*\* = \$210,062 (FCB Checking/Savings-no organ \$)  
Monthly Expenses = \$71,553  
Multiple = 2.94 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 = 7.25%. There are no guarantees or mortgage type liens attached to the Line of Credit.

\*72% of Endowment Funds are in "Restricted" accounts      \*\*83% of Available Cash is earmarked for "Reserves"

- 5) Other Financial News:
  - (a) As part of federal Covid relief funding, we may be eligible for \$35K - \$60K in Payroll Tax Rebates. Our auditor (Bob Bailey) is working on our application. If approved, it will take 3-4 months to receive.
  
  - (b) We have signed a contract with Barry Finkelstein to help TUCW do a Strategic Financial Resource Plan. This effort will take several months and will cost \$5K - \$10K, which will be covered by Endowment. The goal is to provide a financial plan that extends out at least five years and leads to the elimination of our annual Budget Gap.
  
  - (c) TUCW will soon enter into a contract with a consultant who will assist the congregation in a Healing & Resilience Plan, to help our congregation heal and learn from recent issues and to be better able to deal with future complications. This contract will cost \$15K - \$20K and will probably be covered by a member of our congregation.

## Monthly Financial Statements – As of September 30, 2022

### Balance Sheet

- 1) Total Assets\* = \$7.995M, down \$4K since June 2022 = 0.06% increase
- 2) Total Liabilities = \$4K, down \$101K since June 2022, due to Advance Pledge Payments = 97% decrease.
- 3) Total Equity = \$7.991M, up \$97K since June 2022 = 1.23% increase
- 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 \$285K as of August 31<sup>st</sup>, with an additional \$350K due from the Endowment match. If all Capital Campaign pledges are received, we will have a total of \$780K available.

### Profit & Loss Statement

- 1) YTD Income = \$239K = **\$24K over Budget** = 11.16% increase, due to higher Contributions + Facility Use Fees
- 2) YTD Expenses = \$195K = **\$3K over Budget** = 1.40% increase, due to higher Maintenance and Insurance.
- 3) **Net Income = \$44K = \$21K better than Budget** = 107.80% increase. But it's early in the Fiscal Year, and the numbers will change as the year progresses. At year-end, we still anticipate a Budget Gap of **(\$182K)**.

\*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) Establish a TUCW Sustainability Team and initiate work with Barry Finkelstein.