

General Update

- 1) **December Financials:** December Revenues were \$31K higher than Budget, and December Expenses were \$4K lower than Budget. NOI for the month was \$90K, which is \$35K above Budget. YTD NOI is +\$94K, which is \$52K above Budget. Pledge Income for December was \$103K, which was \$23K above Budget. YTD Pledge Income (\$287K) is now in line with Budget. See summary of the Financials on page 2.

- 2) **Net Cash Available:** Our monthly Net Cash Available is \$299K as of December 31st. Deducting monies that should be Restricted and/or set aside for Reserves, our Net Cash Available is \$85K. \$107K of our Available Cash is “Restricted” and \$192K in “Unrestricted”.

- 3) **Capital Campaign Funds:** Total Capital Campaign Funds = \$638K (\$48K Cash, \$240K ADM account, and \$350K from Endowment match). \$92K in Capital Campaign Pledges remain unpaid but have not been written off. Phase Two of the construction work is on hold until the Congregation has an opportunity to review and approve the proposed new design.

- 4) **Fiscal Targets:** Current Fiscal Target for Endowment Funds is 2-3 times Annual Expense Budget. Current Fiscal Target for Available Cash is \$100,000 (~1.5 x Monthly Expenses). As of November 30th, we have:

Endowment Funds* = \$3,001,122	Available Cash** = \$299,479 (\$192K is Unrestricted)
Annual Expense Budget = \$840,063	Monthly Expenses = \$70,005
Multiple = 3.57 x	Multiple = 4.28 x all cash / 2.74 x <u>unrestricted cash</u>

NB: **TUUCW also has a \$250K Line of Credit** at Fairfield County Bank (FCB), which is available thru 02/14/2025. Interest rate is 1% over prime = 9.50%, with no guarantees or mortgage-type liens.

*70% of Endowment Funds are in “Restricted” accounts **72% of Cash is “Restricted” or in “Reserves”

5) Other Financial Information:

(a) Solar Energy - We continue to investigate the possibility of solar carports in our parking lot. We have an estimate of costs and benefits (very positive), but the architectural design may not be compatible with our property’s overall esthetics. Plus, we would need zoning approval, and at a public hearing, the neighbors could object. The Congregation must voice support for the solar carport concept, otherwise it will be difficult to put in the extra work to analyze a development project that might be quickly rejected.

(b) Nursery School lease expires June 2024. Discussions are continuing regarding a lease renewal. The Nursery School countered our original Proposal, and we have made a second counter offer. We are awaiting their next response. **The Nursery School provides 12% of our Annual Income = \$79,200**

(c) Engagement Letter with Hope & Hernandez has been signed for the Review of the 2022-2023 Financials (we do a full audit every other year). Fee is \$5,720 + \$400 for the Tax Return (Form 990). A draft should be available in mid-February.

Monthly Financial Statements – As of December 31, 2023

Balance Sheet

- 1) Total Assets* = \$8.050M, down \$85K since June 2023 (both Available Cash + Investment Funds are lower)
- 2) Total Liabilities = \$1K, down \$118K since June 2023 (due mostly to annual transfer of Advance Pledge Payments)
- 3) Total Equity = \$8.094M, down \$35K since June 2023 (Reserves + Net Income are both down)
- 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.**

Profit & Loss Statement

- 1) YTD Income = \$453K = **\$41K over Budget** = 9.95% increase, but YTD Income is \$40K below last year.
- 2) YTD Expenses = \$360K = **\$10K under Budget** = 2.82% decrease, due to People Costs being down. YTD Expenses are \$51K lower than last year.
- 3) **Net Income = \$94K = \$52K better than Budget** = 124.00% increase. YTD NOI is also \$11K above last year.
NB: This year's Budget Gap is estimated to be (\$174K).

*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 as a nonprofit we do not pay real estate taxes, any change in value (up or down) does not affect our finances.

To-Do's

- 1) Continue to monitor implementation of the Hybrid Interim Ministry
- 2) Complete update of HR Manual
- 3) Review/approve Phase Two of the Construction Work
- 4) Continue to investigate Solar Carport proposals
- 5) Renew lease with Nursery School
- 6) Complete notifications to vendors regarding our congregation's Name Change