

First Unitarian							
4 Year Finance Plan - 2017 to 2020							
	2016 Budget	2016 Actuals	2017 Budget	2018 Plan	2019 Plan	2020 Plan	
Income							
Contributions	319,993	330,128	340,838	340,838	340,838	340,838	
Rental - Montessori, House, Church	50,984	50,248	49,400	49,647	49,895	50,145	
Property Income Other	2,950	3,794	5,850	5,879	5,909	5,938	
Special Event Fundraising	23,100	28,211	24,000	24,120	24,241	24,362	
Investment Income	4,000	330	3,000	2,800	1,200	1,200	
Admin Income Other	1,510	5,797	1,065	1,070	1,076	1,081	
Outreach Income	8,625	8,032	6,250	6,281	6,313	6,344	
Spiritual Exploration Income	2,430	4,322	2,280	2,291	2,303	2,314	
Congregational Life Income	8,300	5,577	7,000	7,035	7,070	7,106	
Total Income	421,892	436,439	439,683	439,962	438,844	439,328	
Expenses							
Ministers - Comp, Prof Exp, Insurance	107,099	103,090	109,557	111,200	112,868	114,561	
Other Personnel	175,367	175,393	183,123	185,870	188,658	191,488	
Property - Replacements	15,000	15,000	15,000	16,000	16,000	16,000	
Property - Maintenance	10,000	9,002	8,750	9,700	9,700	9,700	
Property - Other	8,340	9,083	9,900	9,900	9,900	9,900	
CUC Dues	23,712	23,712	26,192	26,454	26,718	26,986	
Mortgage	16,000	16,125	16,000	12,000	0	0	
Hydro	13,000	12,042	13,260	13,326	13,393	13,460	
Insurance	9,450	8,469	9,740	9,837	9,936	10,035	
Administration Other	19,550	18,418	19,020	19,115	19,211	19,307	
Congregation Life Expenses	5,810	4,781	5,175	5,201	5,227	5,253	
Outreach Expenses	8,930	6,990	6,175	6,206	6,237	6,268	
Spiritual Exploration Expenses	8,850	8,509	12,770	12,834	12,898	12,963	
Total Expenses	421,108	410,614	434,662	437,644	430,746	435,920	
Surplus (Deficit) before ...	784	25,825	5,021	2,319	8,098	3,408	
Retiring Allowance			36,530				
Recommended - Estimated Surplus (Deficit)	784	25,825	-31,509	2,319	8,098	3,408	
Major Assumption:							
- assumes that the mortgage will be paid off entirely October 2018							
- if mortgage is not paid off, 2019 and future year surpluses would be decreased by about \$10,000/yr							
Other Assumptions:							
- contribution income assumed flat, based on trend analysis							
- rental income has been estimated based on expected increases							
- property costs are consistent with the detailed Replacement Schedule analysis by the Property Committee							
- Ministers' and other staff compensation are assumed to increase by 1.5% per year (forecasted CPI increase)							
- CUC dues and Insurance are forecasted to increase by 1%							
- all other income and expense items are estimated to increase by 0.5% per year							