

United Church on the Green

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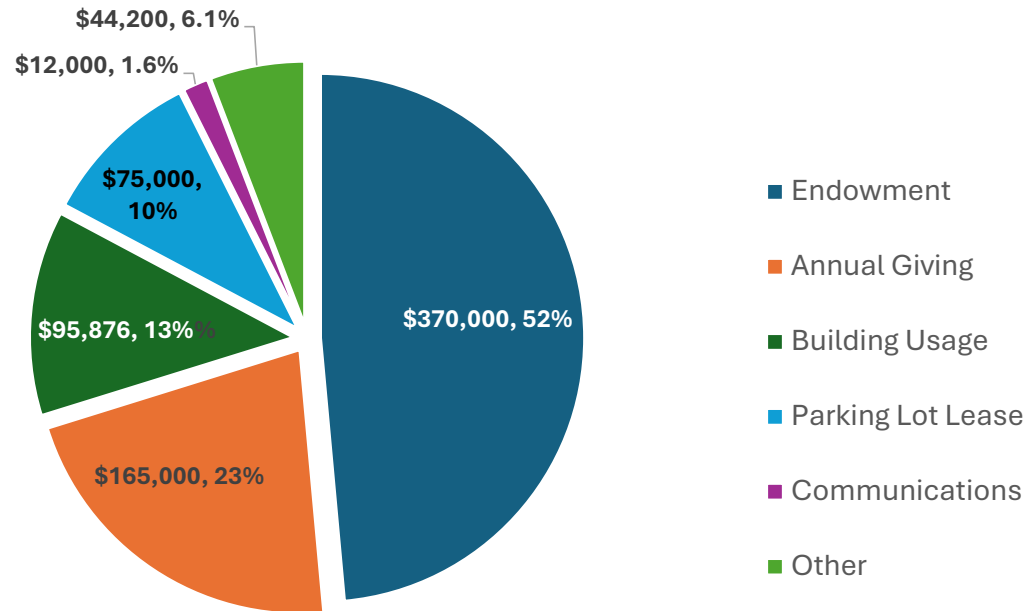
2025-2026 Budget Presentation

May 18, 2025

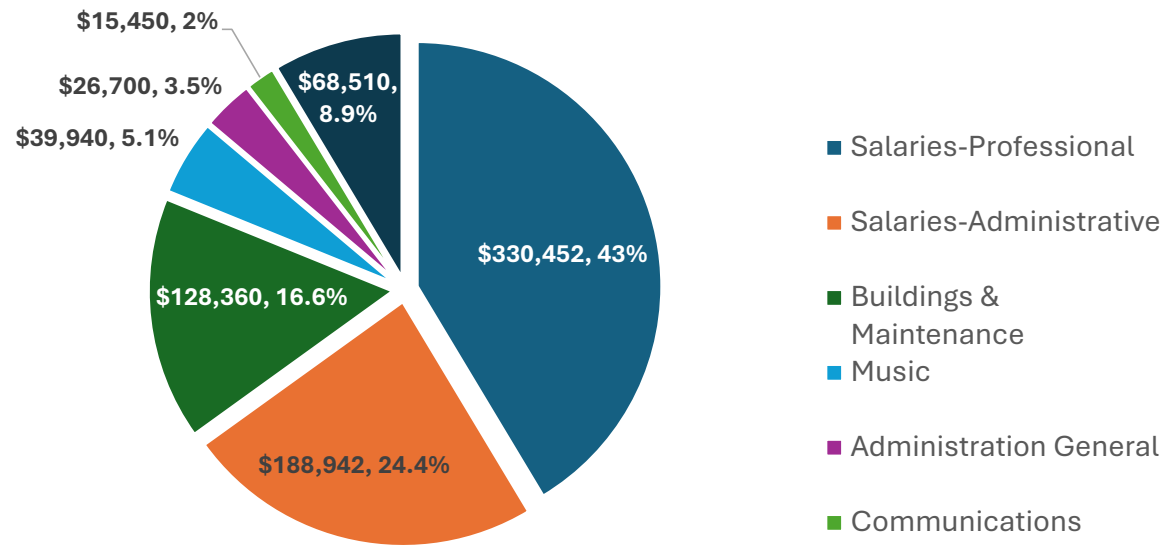
Major Budget Changes 2024-2025 vs. 2025-2026

Budget Category	Line Item	2024-2025 Budget	2025-2026 Budget	\$ Increase	Cause
Expense	Communications	\$12,000	\$15,450	\$3,450	Sunday streaming, e-payment methods
	Buildings & Maintenance	\$107,612	\$128,360	\$20,487	Insurance, Maintenance Agreements
	Salaries – Professional	\$327,170	\$330,452	\$3,282	3% COLA, Less Sem Int.
	Salaries - Administrative	\$187,377	\$188,942	\$1,565	3% COLA, Sunday Childcare
Income	Annual Giving Campaign	\$160,000	\$165,000	\$5,000	Stretch Goal
	Parking Lot	\$105,288	\$75,000	\$30,288	Change in Lease
	Building Usage	\$91,747	\$95,876	\$4,129	IRIS Lease not yet renegotiated, same as last year.
Deficit		(\$5,425)	(\$56,278)		

Projected Income by Source



Projected Expenses by Area



Projected 2025-26 Loss based on Parking Lot Income

If the parking lot makes...	Our loss is...
\$75,000	\$56,278 (Budget)
\$60,000	\$71,278
\$100,000	\$31,287

The Two Shaky Revenue Projections

1. The Parking Lot

The parking lot under the Gold Building...

- Under the arrangement with the “Gold Building” ending June 30, 2025, they (and we) received no additional revenue for off-hours parking



The Parking Lot Controlled by The Gold Building and LAZ Parking...

1. The current arrangement allows for parking 45 cars for a fee (the Gold Building lot) and 10 on our private lot (no fees)
2. The parking lot generated \$ 32,000 for them in the first quarter of 2025.
3. However, it cost them \$ 12,000 in personnel costs for staffing the lot and another \$4,700 in miscellaneous expenses over that period.

The Parking Lot Controlled by The Gold Building and LAZ Parking...

4. In summary, the Gold Building generated a Net Operating Income of \$6,424 for operating this lot for the period.
5. They are also paying the City of New Haven \$20,000 in real property taxes on the lot.

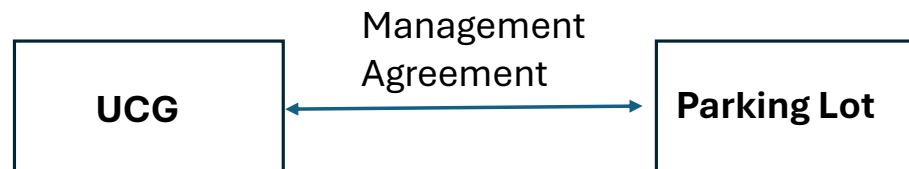
The Gold Building and LAZ Parking Proposal...

- They will guarantee a cash flow of \$5,000/month and will pay the Real Property Tax (worth a total of \$80,000 to us)

PRO	CON
Fixed Income of \$60,000 per year	Fixed Income of \$60,000 per year (no upward mobility)
Property tax on the lot of \$20,000 paid by the Gold Building	No control over what happens in the lot (Ex: The Buckley Institute incident)
	No additional parking for IRIS possible
	No revenue potential for nights & Saturdays

The parking lot under StopLight Parking...

- As of July 1, 2025, we would have a new direct lease for the lot, probably with a different contractor.



The parking lot under StopLight Parking...

1. There would be room for 48 paying cars under this arrangement. We would reserve three spaces for UCG Staff; the rest would be open parking, including IRIS.
2. This would allow **us** to set the hours, fees, and parking arrangements we charge for the lot.

The parking lot under StopLight Parking...

3. Our Net Operating Income would depend on the volume of parkers. As the lot would be unattended and payment would be by scanning a QR code, we could charge the same daily and Saturday hours as the New Haven Parking Meters, giving the possibility of increased revenue
4. The revenue stream would have to absorb the Real Property Tax.

The StopLight Parking Proposal...

PRO	CON
Minimum Income of \$60,000 per year	UCG Liable for the Real Property Tax
Potential Income over \$100,000/year	StopLight Parking is a new enterprise, although the Principal has over 30 years of experience in the business.
Full control over parking	Additional parking for IRIS is possible
Possible to generate income nights and Saturdays.	Three reserved spaces for UCG Staff.
Self-parking will improve lot utilization	

The Two Shaky Revenue Projections

2. IRIS

IRIS...

- As of September 1, 2025, we will have a new lease with IRIS, As we have not yet begun negotiations, we have shown the same IRIS income as for the 2024-2026 Fiscal Year.
- However, with their offices now located in the PH, the load on the building has gotten much greater.

Final Comments

1. Our endowment draw is still too high, at 6.05%. A financial advisor would recommend a draw of no higher than 5%.
2. With 67% of our annual expenses for salaries and benefits and another 17% for maintaining our buildings, there is **virtually nothing** we can do to reduce costs.
3. Additional revenue from extended hours of chargeable parking lot usage will help with the problem, **but we are still spending more than we make.**

Warning

1. For the 2026-2027 Fiscal Year, we need to increase income or reduce expenses.
2. How we do either or both of these is up to the Leadership Board and the Congregation.

And, ending on a good note...

3. Steeple Windows

Steeple Windows...



Steeple Windows...



Questions?