



# St. Marien mit St. Georg Schatzmeisterbericht 2022/22

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11.6.2023

# Übersicht

- ▶ Jahresrückblick 2022: Projekte und Veränderungen
- ▶ Operativer Haushalt 2022 im Vergleich zu 2019-21
- ▶ Wertentwicklung der Anlagen (CCLA)
- ▶ Haushaltsentwurf 2023
- ▶ Anlagestrategie 2023
- ▶ Strategische Positionierung, Perspektiven

# Jahresrückblick 2022: Projekte und Veränderungen

- ▶ Abnahme des Kirch-Umbaus: Februar 2022
- ▶ Finale Bausumme (nach Abzug von Vertragsstrafen): £ 520 k (+VAT)  
letzte Tranche ausgezahlt Mai 2023
- ▶ July 2022: Renovierung und Umbau Pfarrhaus- Ende des 10-Monats-Pfarramts Pastor Volcke
- ▶ Mauricio Ustoa- caretaker für St. Marien ab Mitte 2022
- ▶ Edith Rosenthal- administrative Unterstützung ab Mitte 2022

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# Income/Expenditure 2019/2020/2021

	2019	2020	2021	2022
<b>Income</b>				
Donations and Legacies	26.369	9825	8805	36,087
		442	434	852
Other trading activities(Bazaar and other events)	3159			
<b>Investment income</b>		470.8	1,446	3934
Ground rent	930	83524	84338	96,190
Dividends	80.773	2520	201	4907
Deposit account interest	2783			
Total investment income	84.486	<b>86.515.80</b>	<b>85.985</b>	<b>105,031</b>
Other capital gains		1.989521		
<b>Total income</b>	<b>114.014</b>	<b>2.086.303</b>	<b>95,224</b>	<b>141,970</b>
<b>Expenditure</b>				
Synod Contribution (Pastor's salary)	25500	26000	26000	28,750
10 Monat- Pfarrer	22.221	17035	24482	11,171
Community Work	5.482	1936	615	5972
Cost of Services	3.497	2714	4699	
other expenses	11431	11800	10131	14,974
	<b>68.131</b>	<b>59.485</b>	<b>72.615</b>	<b>60,867</b>
<b>Support costs</b>				
Total management	10.327	19599	9576	22,031
Governance costs	6265	20304	5690	4,220
Total Expenditure	<b>85.019</b>	<b>99.388</b>	<b>87.881</b>	<b>87.118</b>
<b>Net income</b>	<b>28.995</b>	<b>1.986.915</b>	<b>7,343</b>	<b>54,852</b>

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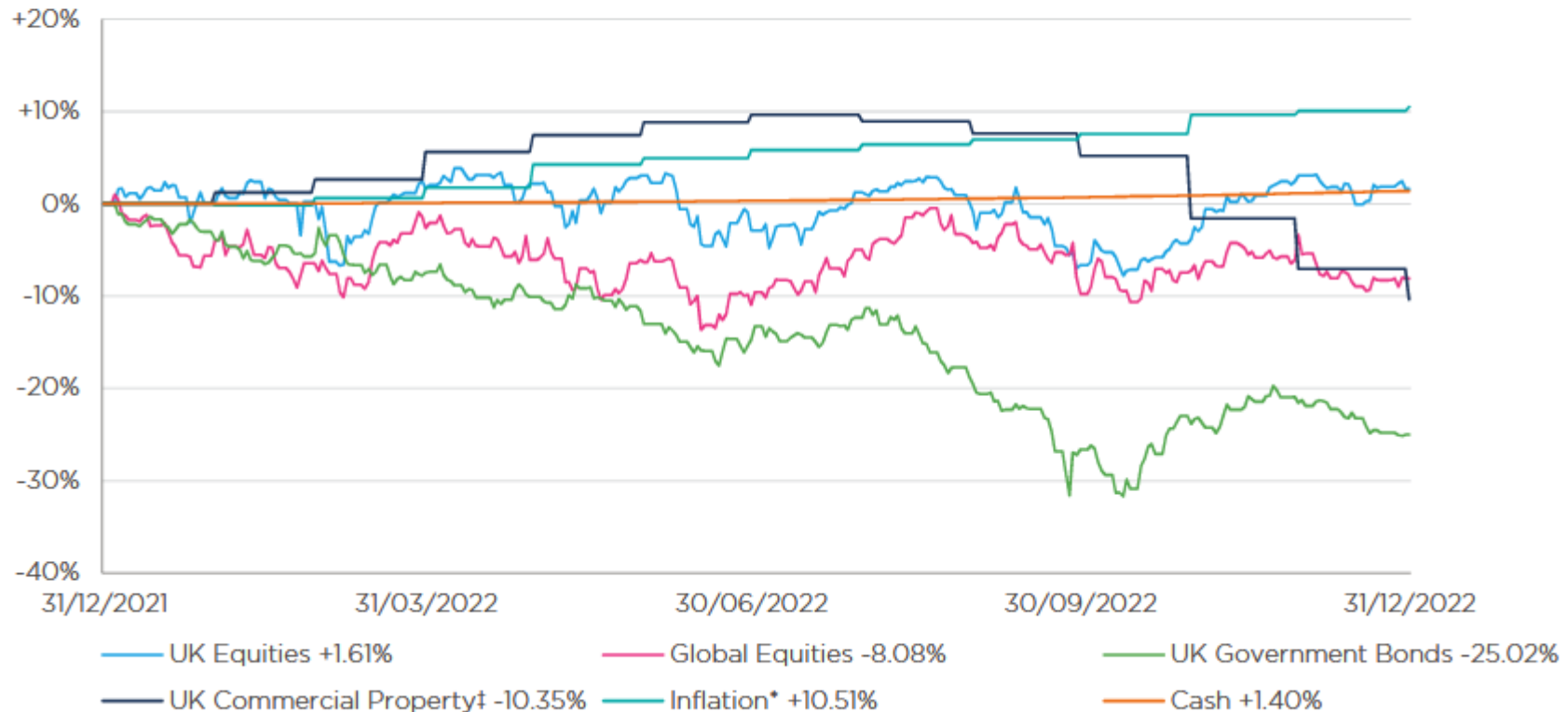
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# Marktentwicklung 2022: Aktien, Anleihen, kommerzielle Immobilien, Geldmarkt

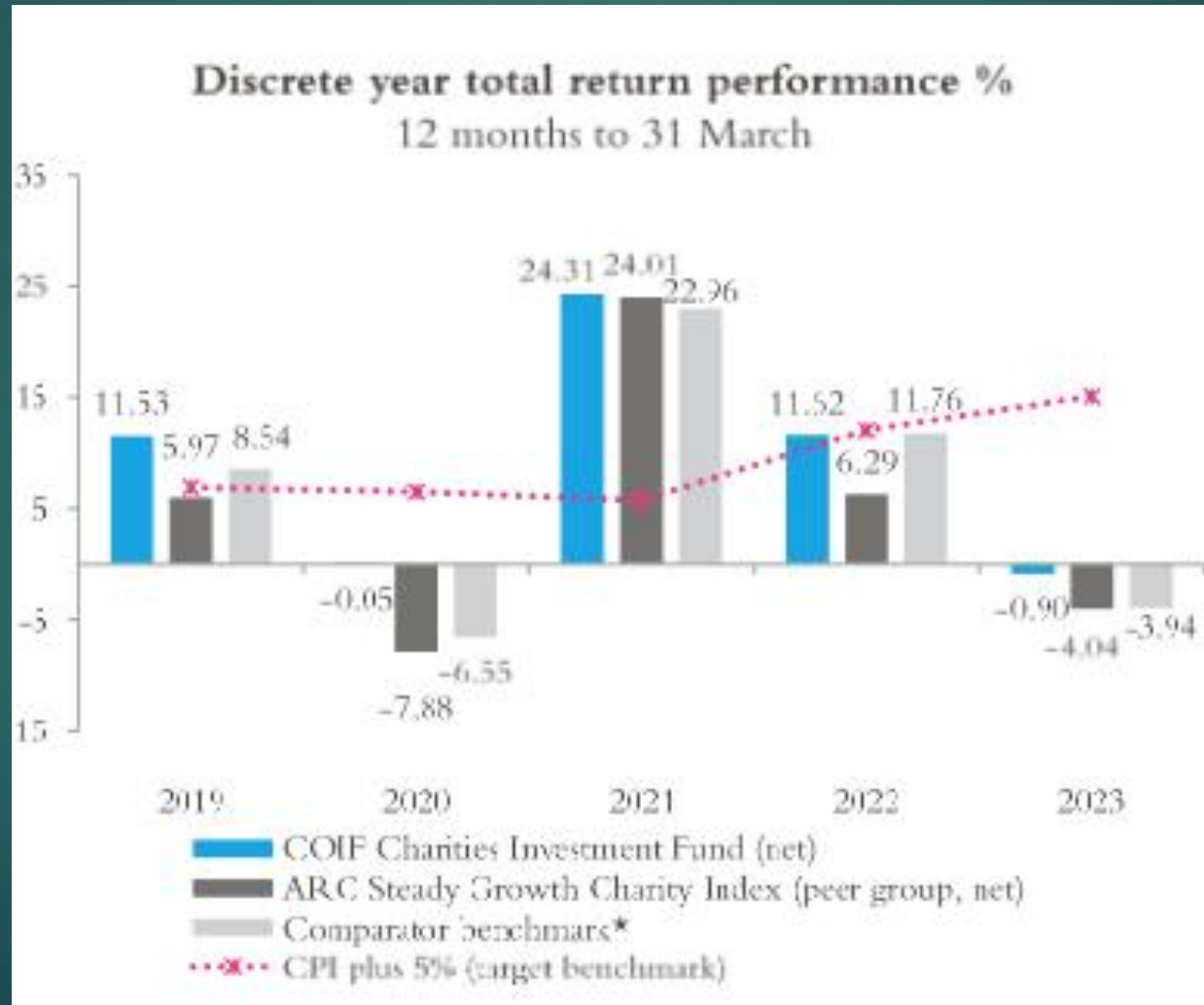
QUARTERLY MARKET REVIEW

CCLA

## Quarterly market review and outlook



# Year-on Year COIF Fund Performance (31.3.)





# CCLA Capital Investment: Opening and closing values 2022

## Capital summary

	Value (£)
<b>Opening value as at 31 December 2021</b>	<b>5,141,302</b>
Cash introduced/(withdrawn)	(50,000)
Income reinvested	-
Income paid to Deposit Fund**	-
Capital returns	(210,772)
<b>Closing value as at 31 March 2022</b>	<b>4,880,530</b>

## Capital summary

	Value (£)
<b>Opening value as at 30 September 2022</b>	<b>4,606,755</b>
Cash introduced/(withdrawn)	-
Income reinvested	-
Income paid to Deposit Fund**	-
Capital returns	(11,666)
<b>Closing value as at 31 December 2022</b>	<b>4,595,089</b>

# Signifikanter Anstieg der Quartals- Dividenden nach Transfer von £700k in den Investment- Fond June 2022

Einkommen aus Anlagen : Quartal 1 2022

Interest paid to bank**	364
Dividends paid to bank**	21,476
Income paid to bank	21,840
<b>Total income received</b>	<b>21,840</b>

Einkommen aus Anlagen : Quartal 4 2022 nach transfer £700k

Interest paid to bank**	1,623
Dividends paid to bank**	26,663
Income paid to bank	28,286
<b>Total income received</b>	<b>28,286</b>

# Investment- Portfolio: Einkommen-Prognose 2023

## PORTFOLIO VALUATION

**CCLA**

Holdings	Market Value	Forecast income yield	Forecast annual income
COIF Charities Investment Fund (Income Units - 18774)	£3,505,045	2.93%	£102,820
COIF Charities Investment Fund (Accumulation Units - 18774)	£738,866	-	-
COIF Charities Fixed Interest Fund (89545)	£138,776	2.73%	£3,788
COIF Charities Deposit Fund (95111)	£310,411	4.29%	£13,317
<b>Total portfolio</b>	<b>£4,693,098</b>	<b>2.55%</b>	<b>£119,925</b>

Source CCLA as at 31st May 2023

Annual income figures from long-term funds are based on current fund share holdings and forecast distributions per fund unit for calendar year 2022.

Annual income figures for COIF Charities Deposit Fund balances are based on the current declared interest rate which is subject to change.

Please note that this portfolio valuation is not intended for audit purposes. Forecast yields and annual income is not guaranteed.

Please see valuation risk warning at the end of this presentation.

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# Haushalt 2019-2022 und Haushaltsentwurf 2023

	2019	2020	2021	2022	2023 progn.
<b>Expenditure</b>					
Synod Contribution (Pastor's salary)	25500	26.000	26.000	28.750	29.000
10 Monat- Pfarrer	22.221	17.035	24.482	11.171	-0.00
Community Work	5.482	1.936	615	5.972	7.500
Cost of Services	3.497	2.714	4.699		5.000
other expenses	11.431	11.800	10.131	14.974	17.000
<b>Subtotal</b>	<b>68.131</b>	<b>59.485</b>	<b>72.615</b>	<b>60.867</b>	<b>58.500</b>
<b>Support costs</b>					
Total management	10.327	19599	9576	22.031	26.900
Governance costs	6.265	20.304	5.690	4.220	6.000
<b>Total Expenditure</b>	<b>85.019</b>	<b>99.388</b>	<b>87.881</b>	<b>87.118</b>	<b>91.400</b>

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# Investment- Portfolio: Einkommen-Prognose 2023

PORTFOLIO VALUATION			CCLA
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# Investitionen und Rücklagen- Allocation

- ▶ £ 210K werden aus dem Cash-Deposit in Accumulation Units(Growth) - Unrestricted Reserves – investiert
- ▶ £ 100 k verbleiben als “commitment reserve” im Cash Deposit  
( > 2x jährliche Lohnausgaben)
- ▶ Transfer von Geldern aus dem „Organ-Replacement Fund“ in „Unrestricted Reserves“ (Zielvorgabe £30 k) zur Erneuerung der Orgel in St. Marien



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# Strategische und finanzielle Perspektiven

- ▶ Kostendruck durch inflationäre Entwicklung: 7-10% in 2023 zu erwarten
- ▶ Vorhersehbar keine weitere Anstellung eines 10-Monate Pfarrers
- ▶ Rueckzug der Landeskirchen aus ihrem Beitrag zur Altersversorgung der entsendeten Pfarrer: Zunehmende Belastung der GB Synode bei Neubesetzungen
- ▶ Wechselkurs-Schwankungen beeinflussen Personalkosten der Synode
- ▶ Beschluss zur Anhebung des Synodalbeitrags auf £58.00/PAB/Jahr
  
- ▶ Potential für stabile Einnahmen durch Vermietung der renovierten Räume in Sandwich Street- potentiell ansteigender Bedarf für administrative Unterstützung und Caretaker muss bei Budgetierung bedacht werden