THE FLORIDA UNITED METHODIST FOUNDATION, INC.
450 Martin L King, Jr. Avenue
Lakeland, Florida 33815
(863) 904-2970

SUPPLEMENT NO. 2

OFFERING CIRCULAR
$300,000,000
DEMAND DEPOSIT CERTIFICATES; TERM CERTIFICATES

This Supplement No. 2 dated July 15, 2026 is intended to extend the Florida United Methodist Foundation, Inc. ("We", "Our", "Us", "Foundation", or the "Fund") Offering Circular dated July 1, 2024 ("Offering Circular") for an additional ninety (90) days until September 29, 2026.

Pursuant to Supplement No. 1 dated July 15, 2025, the Fund's Offering of its Demand Deposit and Term Certificates expired on June 30, 2026. With the adoption and approval of this Supplement, the Fund hereby extends the expiration of the term of the Offering until September 29, 2026. All sales must be made, however, in compliance with the terms and conditions of the specific state authorizations, exemptions, permits and other approvals as noted in the Offering Circular.

This Supplement is also intended to update the Offering Circular dated July 1, 2024 to include the results from the Fund's audited financial statements for the years ended December 31, 2025 and 2024 and provide updates regarding the Foundation's lending program and results of operations.

This Supplement also includes a copy of the Fund's audited financial statements for the years ended December 31, 2025 and 2024.

This Supplement should be read in conjunction with the Offering Circular dated July 1, 2024. The Offering Circular is not complete without this Supplement and the Supplement should not be used other than with this Offering Circular.

*The information contained in this Supplement to Offering Circular dated July 15, 2026 (the "**Supplement**"), supersedes any conflicting information contained in the Florida United Methodist Foundation, Inc. Offering Circular dated July 1, 2024 (the "**Offering Circular**").*

State Specific Information

Alabama

THESE SECURITIES ARE OFFERED PURSUANT TO A CLAIM OF EXEMPTION FROM REGISTRATION UNDER SECTION 39(h) [see Section 8-6-10, Code of Alabama, 1975] OF THE ALABAMA SECURITIES ACT AND SECTION 3(a)(4) OF THE SECURITIES ACT OF 1933. A REGISTRATION STATEMENT RELATING TO THESE SECURITIES HAS NOT BEEN FILED WITH THE ALABAMA SECURITIES COMMISSION OR WITH THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION. NEITHER THE ALABAMA SECURITIES COMMISSION NOR THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION HAS PASSED UPON THE VALUE OF THESE SECURITIES, MADE ANY RECOMMENDATIONS AS TO THEIR PURCHASE, APPROVED OR DISAPPROVED THE OFFERING, OR PASSED UPON THE ADEQUACY OR ACCURACY OF THIS PROSPECTUS. ANY REPRESENTATION TO THE CONTRARY IS LAWFUL.

Florida

THIS OFFERING OF CERTIFICATES IS NOT REGISTERED AND IS EXEMPT FROM REGISTRATION. CHAPTER 517, FLORIDA STATUTES HAVE BEEN AMENDED TO ELIMINATE THE FILING AND REGISTRATION REQUIREMENTS FOR ISSUER/DEALER FIRMS, ISSUER/DEALER BRANCHES, AND ISSUER/DEALER ASSOCIATED PERSONS UNDER SECTION 517.12, F.S.

THE DEFINITION OF "DEALER" UNDER SECTION 517. 021(10), F.S. WAS ALSO AMENDED AND THE TERM "DEALER" DOES NOT INCLUDE AN ISSUER OR A NATURAL PERSON REPRESENTING AN ISSUER IN THE PURCHASE, SALE, OR DISTRIBUTION OF THE ISSUER'S OWN SECURITIES IF THE PERSON IS, AMONG OTHER THINGS, AN OFFICER OR DIRECTOR THE ISSUER AND DOES NOT RECEIVE A COMMISSION, COMPENSATION OR OTHER CONSIDERATION FOR THE COMPLETED SALE.

Georgia

THESE CERTIFICATES HAVE BEEN REGISTERED WITH THE SECURITIES COMMISSIONER OF THE STATE OF GEORGIA. THE SECURITIES COMMISSIONER, BY ACCEPTING REGISTRATION DOES NOT IN ANY WAY ENDORSE OR RECOMMEND THE PURCHASE OF ANY OF THESE CERTIFICATES.

ANY PERSON WHO PURCHASES THE CERTIFICATES OFFERED HEREBY SHALL HAVE THE UNQUALIFIED AND UNWAIVABLE RIGHT TO RESCIND SUCH PURCHASE WITHIN 72 HOURS OF THE EXECUTION OF A WRITTEN AGREEMENT TO PURCHASE ANY SECURITIES OFFERED HEREBY, THE DELIVERY OF A CONFIRMATION OF SALE OR PAYMENT FOR ANY CERTIFICATES OFFERED HEREBY, WHICHEVER SHALL OCCUR FIRST. RESCISSION MAY BE ACCOMPLISHED BY COMPLETING AND MAILING THE FORM PROVIDED IN EXHIBIT D OF THIS OFFERING CIRCULAR.

IN ORDER TO REMAIN IN COMPLIANCE WITH THE POLICIES ESTABLISHED BY THE GEORGIA DIVISION OF SECURITIES AND BUSINESS REGULATION, AUTOMATIC REINVESTMENT AT MATURITY WILL NOT BE OFFERED TO GEORGIA INVESTORS. THE FUND WILL REQUIRE WRITTEN NOTICE OF INTENT TO RENEW FROM GEORGIA INVESTORS AT OR PRIOR TO THE MATURITY OF THEIR INVESTMENT, AND IN THE ABSENCE OF SUCH WRITTEN NOTICE, THE CERTIFICATE WILL BE CLOSED AND THE PRINCIPAL OF THE CERTIFICATE, TOGETHER WITH ANY INTEREST PAYABLE, WILL BE RETURNED TO THE INVESTOR`.

Extension of Offering

The period of the Offering has been extended to September 29, 2026, or such periods as may be authorized under permits, authorizations, or notices granted under applicable securities laws. We may supplement this Offering Circular from time to time to provide updates of material information concerning us, the Certificates or the Offering.

Term; Current Investment Rates

$300,000,000 Certificates

Type of Security Offered	Maturity*	Minimum Investment	Interest Rate**
Demand Deposit	No set term*	$100	3.75%
Term Certificate***	Six month One year Three year Five year	$1,000 $1,000 $1,000 $1,000	To be determined
Institutional Certificate	One year Three year Five year	$150,000 $150,000 $150,000	Negotiable Negotiable Negotiable

*** Subject to availability of funds, a demand deposit investment may be redeemed, in whole or in part, at any time by furnishing written notice at least 45 days prior to the requested withdrawal date.**

**** The interest rates we pay on an investment in the Demand Deposit Certificates may be adjusted on a quarterly basis by our Board of Directors or on a more frequent basis should economic conditions warrant a quicker response.**

***** The minimum investment amount is $1,000 for any Term Certificate. The interest rates we pay on Term Certificates are fixed for their term, but the rates offered on new Term Certificates vary from time to time. Applicable interest rates at the time of purchase of a Term Certificate (excluding Institutional Certificates) will be reflected in a supplement to this Offering Circular. Once the rate is set for a Term Certificate, the interest rate will not be changed during the term of the investment.**

Select Financial Data

The following information for the fiscal years ended December 31, 2025, 2024, and 2023 has been taken from the Fund's audited financial statements for the fiscal years ended December 31, 2025, 2024, and 2023. Copies of the Fund's audited financial statements for the twelve-month periods ended December 31, 2025 and 2024 are attached to this Supplement as Exhibit "A".

	December 31, 2025	December 31, 2024	December 31, 2023
Cash and cash equivalents	$ 46,242,562	$ 24,543,532	$ 3,579,768
Loans receivable, net	$ 89,409,052	$ 102,478,835	$112,565,013

Assets held as trustee or custodian	$ 116,126,205	$ 100,620,761	$ 95,146,607
Total Assets	$ 270,579,992	$ 246,347,169	$ 235,268,966
Total Liabilities	$ 254,167,343	$ 231,065,724	$ 221,110,425
Net assets	$ 16,412,649	$ 15,281,445	$ 14,158,541
Change in net assets	$ 1,131,204	$ 1,122,904	$ 1,491,070
Outstanding Development Fund Accounts	$ 137,275,924	$ 129,705,567	$ 125,278,264
Certificates issued (for the year or period ended)	$45,432,486	$ 37,490,610	$ 25,793,245
Certificate redemptions made (for the year or period ended)	$37,862,129	$ 32,876,308	$ 59,304,979

Financial Condition

Our net assets totaled $16.4 million at December 31, 2025, as compared to $15.3 million at December 31, 2024, and $14.2 million at December 31, 2023. "Net Assets" is equal to total assets minus total liabilities and is also referred to as "net worth". Most increases and decreases in our assets are offset by an increase or decrease in our liabilities. An increase in our Certificates, for example, which is shown as an interest-bearing deposit liability on our financial statements, results in an increase in our cash and mortgage receivables. An increase/decrease in our cash and investments held in trust as custodian is offset by custodial trust funds payable which is shown as a liability on our financial statements. For the funds we held in a custodial capacity, all related revenues and expenses are not considered a part of the Foundation's operations. As a result, these items of revenue and expenses are not reflected on the Foundation's financial statements.

In determining our net assets, we include our accumulated earnings from operations, realized and unrealized gains on our endowment funds, and changes in donor restricted funds. In 1985, the Foundation established an endowment fund to provide additional income to supplement the Foundation's operations and offset some of its general and administrative expenses. From time to time, restricted net assets that have been released from such restrictions have been added to the Foundation's endowment fund. Net assets totaled 6.1% of our total assets as of December 31, 2025, as compared to 6.2% of our total assets at December 31, 2024.

During 2025, we funded approximately $5.6 million in Development Fund loans, and we received principal payments of $18.7 million. In 2024, we funded approximately $13.9 million in new loans, and we received principal payments of $23.9 million.

The total amount of outstanding Certificates was $137.2 million at December 31, 2025, as compared with $129.7 million at December 31, 2024. The Foundation intends to continue expanding its Certificates marketing program and efforts in 2026 to churches, United Methodist and Wesleyan Mission minded investors that may benefit from the Foundation's rates paid on our Certificates, and benefit from our mortgage loan program and competitive loan rates.

Results of Operations

2025 Net Operating Revenue. Our net operating revenue was $207.8 thousand in 2025, as compared to net operating revenue of $461.8 thousand in 2024. Our net operating revenue is equal to the interest we earn on our cash and cash equivalents, investments and loans receivable, management fees and miscellaneous income less the interest we pay on our liabilities and less our program and general and administrative expenses.

Net Interest Income. Our net unrestricted income depends to a large extent upon our net interest income, which is the difference between interest income generated on our interest-earning assets (i.e., our loans and our cash and cash equivalents and investments) and interest expense incurred on interest-bearing liabilities (i.e., our outstanding demand deposit Certificates). Net interest income is affected by the relative amounts of interest-earning assets and interest-bearing liabilities, and by the interest rates we earned or paid on these assets and liabilities.

For the Years Ended December 31,				
	2025		**2024**	
	Interest Income/ Expense	Average Yield/ Rate	Interest Income/ Expense	Average Yield/ Rate
Notes and Mortgage Notes	$6,147,468	6.41%	$7,191,119	6.69%
Interest and Dividends	$1,655,894	3.70%	$1,161,431	4.55%
Interest Bearing Liabilities	$137.275.924		$129,705,567	
Interest on Certificates	$5,522,080	4.14%	$5,758,411	4.52%
Net Interest Income	$ 2,217,923	6.65%	$ 2,594,139	8.14%
Average Interest Rate Spread	6.65%		8.14%	

Net interest income was $2.21 million in 2025, as compared to $2.65 million in 2024. The decrease in net interest income for 2025 as compared to 2024 was primarily due to higher interest rates paid on our certificates in 2025 and a $13.0 million decrease in our total loan receivables. During 2025, the average interest rate paid on our Certificates was 6.65%. Our mortgage interest rate offered to churches was 6.5% as of December 31, 2024, as compared to a range of 5.5% to 7.5% in 2025.

Interest earned on our mortgage loan investments was $6.1 million in 2025, as compared to $7.2 million in 2024. The $1.1 million decrease in interest earned on our mortgage loan investments in 2025 was primarily due to a 10.4 million decrease in the total of our loan investments.

Interest and dividends earned on our cash investments was $1.7 million in 2025, as compared to $1.2 million in 2024. Our total amount of outstanding Certificates increased from $129.7 million at December 31, 2024 to $137.3 million at December 31, 2025. Interest expense on our Certificates totaled $5.5 million for 2025 as compared to $5.8 million for 2024 reflecting adjustments made on interest rates for our Certificates.

Average Interest Rate Spread. Our ability to generate net interest income is largely dependent upon our ability to maintain an adequate spread between the yield earned on our interest-earning assets and the rate paid on interest-bearing liabilities. Net interest income is also affected by the relative amounts of interest-earning assets and interest-bearing liabilities. "**Average Interest Rate Spread**" means the difference between the average yield earned during the year on interest-earning assets and the average rate paid during the year on interest-bearing liabilities.

We regularly monitor our Average Interest Rate Spread. Although our asset and liability structure are designed to absorb gradual changes in market interest rates, rapid changes in market interest rates can significantly and adversely affect our Average Interest Rate Spread and thus our profitability. Our Average Interest Rate Spread was 2.0 % for 2025, as compared to 2.0 % for 2024.

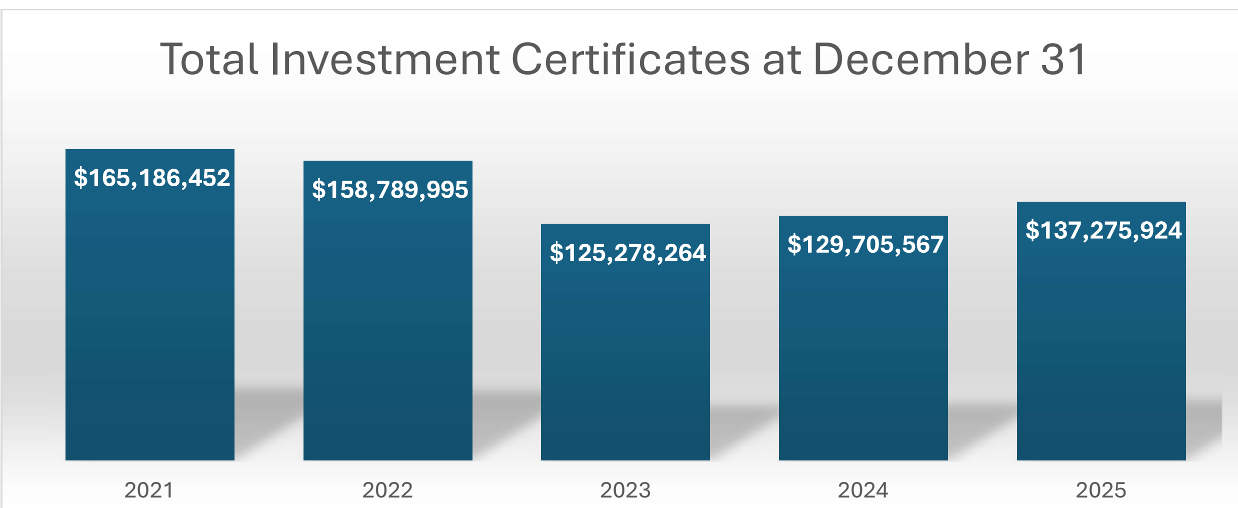
Investment Gains and Losses

For 2025, the Foundation's investments returned a positive return of $999,494, including both realized and unrealized gains, as compared to $699,588 in 2024. The net change in investments varies year by year depending on market conditions. The Foundation relies on professional advisers to assist it in managing its investments and holds a majority of its investments in fixed income securities. See, "Note 6 Fair Value of Financial Instruments" in the Foundation's audited financial statements for the years ended December 31, 2025 and 2024.

Total Operating Expenses

Our operating expenses for 2025 totaled $3.0 million as compared to $3.1 million in 2024.

Total Investment Certificates



Liquidity Policy

Our policy is to maintain cash at a level equal to 10% of our outstanding liabilities we owe under the Certificates that we maintain or $7,500,000, whichever is less. To provide additional liquidity, the Foundation has a $5,000,000 unsecured line of credit with a commercial bank. The line of credit is open, revolving, and has no maturity date. The interest rate payable on the line of credit or bank's advance is a variable rate based on Wall Street Prime Rate with a minimum floor of 4.00% and never greater than 18.00%. As of the date of this Supplement, we have taken no draws on this credit facility.

In 2025, the Foundation had $16.3 million in investments as compared to $16.3 million at December 31, 2024. As of December 31, 2025, the Foundation had a total of $63.6 million in financial investments available for general expenditure as compared to $41.7 million at December 31, 2024. Of this total, the Foundation has set aside a capital security reserve of $1.5 million to cover unexpected demands on its cash investments. See, "Note 3 Liquidity and Availability" in the Foundation's audited financial statements for the years ended December 31, 2025 and 2024.

Subject to the availability of funds as determined by the Foundation in its sole discretion, an investment in the Certificates may be redeemed by you, in whole or in part, at any time by furnishing written notice to us at least 45 days before the requested withdrawal date. During 2025, we received $45.4 million in proceeds from the sale of Certificates and paid out $37.9 million to fund withdrawal requests we received and processed.

Compliance with NASAA Statement of Policy

Although substantially all of our Certificates are held by investors that reside in the State of Florida, we may in the future offer the Certificates in a number of other states where permitted by law. As an offering of debt securities by a church extension fund, the Foundation intends to follow the standards established by the North American Securities Administrators Association's Statement of Policy (the "NASAA Policy") when making offers and sales of the Certificates in states outside the State of Florida. Under the NASAA Policy, a state securities administrator may apply the policy as a condition for exempting the Certificates from registration or to register the Certificates. Registration or exemption of the offering of the Certificates may be denied or disallowed by the administrator if the proposed offering does not sufficiently comply with the NASAA Policy.

For the year ended December 31, 2025, the NASAA Policy requires that the Foundation maintain: (i) net assets equal to 5% or more of its total assets; (ii) liquidity consisting of cash, cash equivalents, readily marketable securities and available unused line of credit facilities (not to exceed 2% of our total assets) as a percentage of total outstanding securities of not less than 8%; (iii) senior secured indebtedness to which the Certificates are subordinated may not exceed 10% of the Foundation's total assets; and (iv) loan delinquencies during the Foundation's most recent fiscal year may not be excessive and shall be at a level that will enable the Foundation to satisfy its net capital and satisfy its liquidity requirements.

The Foundation was in compliance with each of these NASAA Policy standards for the year ended December 31, 2025 and we intend to continue to monitor and exercise good faith efforts to comply with the minimum net capital requirement and other financial standards provided under the NASAA Policy. The Foundation periodically reviews its allowance for loan loss reserve policies, operating reserves, liquidity policies, unanticipated changes in budget expenses and funding sources to ensure that it has adequate capital and funding sources to ensure that it will be able to make all required payments to the holders of its Certificates.

The Foundation's compliance with the NASAA Policy is summarized below:

Liquidity. As of December 31, 2025, the Foundation had cash and cash equivalents, a line of credit facility and liquid investments equal to 33.7% of the total outstanding Certificates as follows:

	December 31, 2025
Cash and cash equivalents	$46,242,562
Line of Credit Facility*	$ 2,600,000
Demand Deposit Certificates	$137,275,924
Cash, liquid assets as a percentage of demand deposit Certificates	33.7%

*Under NASAA Policy Guidelines, the value of available lines of credit for meeting the standard is limited to two percent (2%) of the principal balance of its outstanding Certificates.

Loan Delinquencies. As of December 31, 2025, none of the Foundation's total mortgage loan investments were past due. Based upon past collection experience, the specific terms of the mortgage loans and management's evaluation of the properties underlying these loans, the Foundation considers the loans to be fully collectible and, as a result, no allowance of loan loss has been reserved in our financial statements for these modified loans.

Capital Adequacy. As of December 31, 2025, the Foundation's net assets constituted 6.1% of the Foundation's total assets (less cash and investments held in trust or as custodian) determined as follows:

	December 31, 2025
Net Assets	$ 16,412,659
Total Assets	$ 270,579.992
Net assets as a percentage of Total Assets	6.1%

If we calculated net assets as compared to total assets, excluding investments held in trust or as custodian, our net assets would constitute 10.6% of our total assets.

Source of Funds for Payment of Accounts. The Foundation anticipates that interest payments due on the Certificates will be made from operating income, including interest received on its mortgage loan investments. Principal payments on the Certificates are expected to be made from the Foundation's assets, including cash investments and payments of principal and income received on its mortgage loan investments. Although the Foundation may use the proceeds from the sale of new Certificates for short-term operating expenses, we do not anticipate that these proceeds will be used for operating expenses or to make interest and principal payments on the Certificates.

Operating Trends. Although the Foundation has had positive earnings for four of the preceding five years, no assurances can be given that the Foundation will continue to be profitable in the future. The following table summarizes the Foundation's change in unrestricted net assets for 2021 through 2025:

December 31,

	2025	**2024**	**2023**	**2022**	**2021**
Interest income (notes and investments)	$6,147,468	$7,191,119	$6,706,785	$4,929,873	$ 4,903,275
Provision for loan losses	-	-	-	-	-
Non-interest income including contributions	$1,578,735	$1,427,603	$ 1,731,473	$ (1,543,228)	$ 1,448,766
Total Unrestricted Support And Revenue	$ 9,554,747	$ 9,837,231	$ 8,438,258	$ 3,386,645	$ 6,352,041
Net assets at the beginning of the period	$15,281,445	$14,158,541	$12,667,471	$14,968,681	$ 14,694,700
Change in without donor restrictions net assets	$958,554	$991,672	$ 1,270,544	$ (2,021,951)	$ (64,025)
Change in with donor restrictions net assets	$172,650	$131,232	$ 220,526	$ (279,259)	$ 338,006
Change in net assets	$ 1,131,204	$ 1,122,904	$ 1,491,070	$ (2,301,210)	$ 273,981
Net Assets at the end of the Period	$16.412.649	$15,281,445	$14,158,541	$12,667,471	$ 14,968,681

Allowance for Loan Losses

Since inception, the Foundation has never had a loss on one of the loans it has made, has never had a charge-off or initiated foreclosure proceedings against a borrower. Given the Foundation’s strong historical record with the performance of these loans, the value of the collateral underlying the mortgages we hold, payment history of our borrowers and consistent application of our underwriting standards, the Foundation has never established or recorded an allowance for loan losses. Our auditors have reviewed these factors and practices and have never required that we establish an allowance for loan losses. The Foundation also has no non-performing loans in the loans it holds. We monitor industry standards, economic conditions, the risks inherent in our loan investments, the value of the collateral that supports the mortgage loans we make and payment history of our borrowers. Based upon those factors, we may be required in the future to make adjustments in our loan allowance policy.

Loans Outstanding

As of December 31, 2025, the Foundation held $89.4 million of outstanding loans made to its borrowers. The following table reflects appropriate loan principal maturities due on our mortgage loan investments:

Year Ending December 31	Principal Maturity
2026	$ 3,583,894
2027	$ 5,161,411
2028	$ 3,937,210
2029	$ 5,894,615
2030	$ 3,833,264
Thereafter	$ 66,998,658
Total	$ 89,409,052

Interest-Only Loans

As of December 31, 2025, the Foundation has entered into eighteen interest-only loan arrangements with churches that have needed short term relief. The Foundation has permitted interest-only loans under conditions which provide for a limited interest-only period with the intent that the church return to full payments of principal and interest. In some instances, the borrower has decided to sell all or a portion of its property when working with the Foundation. The Foundation has also undertaken a credit loss valuation for these loans and has concluded that any losses on these loans would be immaterial to its financial statements as a whole. All but one of these interest-only loans are loans entered into with churches that are affiliated with and connected to the Annual Conference. In each instance, the Foundation and Annual Conference are working closely together with the church to assist the church during the interest-only period to restructure and improve its financial situation. With the support of the Annual Conference and considering the value of the property underlying and securing the loan, the Foundation believes that each of these interest-only loans should be deemed to be a performing loan.

As of December 31, 2025, borrowers with an outstanding principal balance of $18.1 million were classified as interest-only mortgage loans, as compared to $16.4 million at December 31, 2024. Historically, the Foundation has received full payment at maturity of the loan or upon a refinancing of the loan with another lender. The Foundation has undertaken a loss rate calculation of these “interest-only loans” to determine the amount of lost interest we have incurred on these loans. Based upon that review, we have determined that the amount of interest lost was immaterial to the results of operations or our financial condition as reported in our financial statements. See, “Note 1 Allowance for Credit Loss on Notes and Mortgage Notes Receivable “to the Foundation’s audited financial statements for the years ended December 31, 2025 and 2024.

THE FLORIDA UNITED METHODIST FOUNDATION, INC.
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Lakeland, Florida 33815
(863) 904-2970

SUPPLEMENT NO. 1

OFFERING CIRCULAR
$300,000,000
DEMAND DEPOSIT CERTIFICATES; TERM CERTIFICATES

This Supplement No. 1 dated July 15, 2025 is intended to extend the Florida United Methodist Foundation, Inc. ("**We**", "**Our**", "**Us**", "**Foundation**", or the "**Fund**") Offering Circular dated July 1, 2024 ("Offering Circular") for a period on one (1) year until June 30, 2026.

The Fund's Offering of its Demand Deposit and Term Certificates expired on June 30, 2025. With the adoption and approval of this Supplement, the Fund hereby extends the expiration of the term of the Offering until July 31, 2026. All sales must be made, however, in compliance with the terms and conditions of the specific state authorizations, exemptions, permits and other approvals as noted in the Offering Circular.

This Supplement is also intended to update the Offering Circular dated July 1, 2024 to include the results from the Fund's audited financial statements for the years ended December 31, 2024 and 2023 and provide updates regarding the Foundation's lending program and results of operations.

This Supplement also includes a copy of the Fund's audited financial statements for the years ended December 31, 2024 and 2023.

This Supplement should be read in conjunction with the Offering Circular dated July 1, 2024. The Offering Circular is not complete without this Supplement and the Supplement should not be used other than with this Offering Circular.

*The information contained in this Supplement to Offering Circular dated July 15, 2025 (the "**Supplement**"), supersedes any conflicting information contained in the Florida United Methodist Foundation, Inc. Offering Circular dated July 1, 2024 (the "**Offering Circular**").*

State Specific Information - Alabama

THESE SECURITIES ARE OFFERED PURSUANT TO A CLAIM OF EXEMPTION FROM REGISTRATION UNDER SECTION 39(h) [see Section 8-6-10, Code of Alabama, 1975] OF THE ALABAMA SECURITIES ACT AND SECTION 3(a)(4) OF THE SECURITIES ACT OF 1933. A REGISTRATION STATEMENT RELATING TO THESE SECURITIES HAS NOT BEEN FILED WITH THE ALABAMA SECURITIES COMMISSION OR WITH THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION. NEITHER THE ALAMBAMA SECURITIES COMMISSION NOR THE UNITED STATES SECURITEIS AND EXCHANGE COMMISSION HAS PASSED UPON THE VALUE OF THESE SECURITIES, MADE ANY RECOMMENDATIONS AS TO THEIR PURCHASE, APPROVED OR DISAPPROVED THE OFFERING, OR PASSED UPON THE ADEQUACY OR ACURACY OF THIS PROSEPCTUS. ANY REPRESENATION TO THE CONTRARY IS LAWFUL.

Extension of Offering

The period of the Offering has been extended to July 31, 2026, or such periods as may be authorized under permits, authorizations, or notices granted under applicable securities laws. We may supplement this Offering Circular from time to time to provide updates of material information concerning us, the Certificates or the Offering.

Term; Current Investment Rates

$300,000,000 Certificates
Development Fund Accounts

Type of Security Offered	Maturity*	Minimum Investment	Interest Rate**
Demand Deposit	No set term*	$100	4.25%
Term Certificate***	Six month	$1,000	To be determined
	One year	$1,000	
	Three year	$1,000	
	Five year	$1,000	
Institutional Certificate	One year	$150,000	Negotiable
	Three year	$150,000	Negotiable
	Five year	$150,000	Negotiable

*** Subject to availability of funds, a demand deposit investment may be redeemed, in whole or in part, at any time by furnishing written notice at least 45 days prior to the requested withdrawal date.**

**** The interest rates we pay on an investment in the Demand Deposit Certificates may be adjusted on a quarterly basis by our Board of Directors or on a more frequent basis should economic conditions warrant a quicker response.**

***** The minimum investment amount is $1,000 for any Term Certificate. The interest rates we pay on Term Certificates are fixed for their term, but the rates offered on new Term Certificates vary from time to time. Applicable interest rates at the time of purchase of a Term Certificate (excluding Institutional Certificates) will be reflected in a supplement to this Offering Circular. Once the rate is set for a Term Certificate, the interest rate will not be changed during the term of the investment.**

Select Financial Data

The following information for the fiscal years ended December 31, 2024, 2023, and 2022 has been taken from the Fund's audited financial statements for the fiscal years ended December 31, 2024, 2023, and 2022. Copies of the Fund's audited financial statements for the twelve-month periods ended December 31, 2024 and 2023 are attached to this Supplement as Exhibit "A".

	December 31, 2024	**December 31, 2023**	**December 31, 2022**
Cash and cash equivalents	$ 24,543,532	$ 3,579,768	$ 14,333.700
Loans receivable, net	$ 102,478,835	$112,565,013	$ 105,188,113
Amount of unsecured loans receivable	$ 264,063	$ 285,584	$ 82,840
Percent of unsecured loans receivable to total loans receivable (excluding Fresh Start loans to clergy)	0.003%	0.003%	0.008%
Assets held as trustee or custodian	$ 100,620,761	$ 95,146,607	$ 89,763,172
Total Assets	$ 246,347,169	$ 235,268,966	$ 262,067,519
Total Liabilities	$ 231,065,724	$ 221,110,425	$ 249,400,048
Net assets	$ 15,281,445	$ 14,158,541	$ 12,667,471
Change in net assets	$ 1,122,904	$ 1,491,070	$ (2,301,210)
Outstanding Development Fund Accounts	$ 129,705,567	$ 125,278,264	$ 158,789,995
Certificates issued (for the year or period ended)	$ 37,490,610	$ 25,793,245	$ 6,269,193
Certificate redemptions made (for the year or period ended)	$ 32,876,308	$ 59,304,979	$ 37,177,655

Financial Condition

Our net assets totaled $15.3 million at December 31, 2024, as compared to $14.2 million at December 31, 2023, and $12.7 million at December 31, 2022. "Net Assets" is equal to total assets minus total liabilities and is also referred to as "net worth". Most increases and decreases in our assets are offset by an increase or decrease in our liabilities. An increase in our Certificates, for example, which is shown as an interest-bearing deposit liability on our financial statements, results in an increase in our cash and mortgage receivables. An increase/decrease in our cash and investments held in trust as custodian is offset by custodial trust funds payable which is shown as a liability on our financial statements. For the funds we held in a custodial capacity, all related revenues and expenses are not considered a part of the Foundation's operations. As a result, these items of revenue and expenses are not reflected on the Foundation's financial statements.

In determining our net assets, we include our accumulated earnings from operations, realized and unrealized gains on our endowment funds, and changes in donor restricted funds. In 1985, the Foundation established an endowment fund to provide additional income to supplement the Foundation's operations and offset some of its general and administrative expenses. From time to time, restricted net assets that have been released from such restrictions have been added to the Foundation's endowment fund. Net assets totaled 6.2% of our total assets as of December 31, 2024, as compared to 6.0% of our total assets at December 31, 2023.

During 2024, we funded approximately $13.9 million in new Development Fund loans, and we received principal payments of $23.9 million. In 2023, we funded approximately $25.3 million in new loans, and we received principal payments of $17.9 million.

The total amount of outstanding Certificates was $129.7 million at December 31, 2024, as compared with $125.3 million at December 31, 2023. The Foundation intends to continue expanding its Certificates marketing program and efforts in 2025 to churches, United Methodist and Wesleyan Mission minded investors that may benefit from the Foundation's decision to raise the rates paid on our Certificates, and benefit from our mortgage loan program and competitive loan rates.

Results of Operations

2024 Net Operating Revenue. Our net operating revenue was $461,840 in 2024, as compared to net operating revenue of $645,067 in 2023. Our net operating revenue is equal to the interest we earn on our cash and cash equivalents, investments and loans receivable, management fees and miscellaneous income less the interest we pay on our liabilities and less our program and general and administrative expenses.

Net Interest Income. Our net unrestricted income depends to a large extent upon our net interest income, which is the difference between interest income generated on our interest-earning assets (i.e., our loans and our cash and cash equivalents and investments) and interest expense incurred on interest-bearing liabilities (i.e., our outstanding demand deposit Certificates). Net interest income is affected by the relative amounts of interest- earning assets and interest-bearing liabilities, and by the interest rates we earned or paid on these assets and liabilities.

For the Years Ended December 31,				
	2024		2023	
	Interest Income/ Expense	Average Yield/ Rate	Interest Income/ Expense	Average Yield/ Rate
Notes and Mortgage Notes	$7,191,119	6.69%	$5,644,045	5.18%
Interest and Dividends	$1,161,431	4.55%	$1,014,268	2.62%
Interest Bearing Liabilities	$129,705,567		$125,278,264	
Interest on Development Fund Accounts	$5,758,411	4.52%	$4,171,628	2.94%
Net Interest Income	$ 2,594,139	8.14%	$2,486,685	1.75%
Average Interest Rate Spread	8.14%		1.75%	

Net interest income was $2.65 million in 2024, as compared to $2.49 million in 2023. The increase in net interest income for 2024 from 2023 was primarily due to higher interest rates on our mortgage loan investments. During 2024, the interest rate paid on our Certificates was 4.5%. Our mortgage interest rate offered to churches was 6.5% as of December 31, 2024, as compared to a range of 4.0% to 6.25% in 2023.

Interest earned on our mortgage loan investments was $7.2 million in 2024, as compared to $5.6 million in 2023. The $1.6 million increase in interest earned on our mortgage loan investments in 2024 was due to higher loan rates in 2024 despite a $10 million decrease in total mortgage loans outstanding.

Interest and dividends earned on our cash investments was $1.2 million in 2024, as compared to $1.1 million in 2023. Our total amount of outstanding Certificates increased from $125.3 million at December 31, 2023 to $129.7 million at December 31, 2024. Interest expense on our Certificates totaled $5.8 million for 2024 as compared to $4.2 million for 2023 due to higher rates paid on our Certificates.

Average Interest Rate Spread. Our ability to generate net interest income is largely dependent upon our ability to maintain an adequate spread between the yield earned on our interest-earning assets and the rate paid on interest-bearing liabilities. Net interest income is also affected by the relative amounts of interest-earning assets and interest-bearing liabilities. "**Average Interest Rate Spread**" means the difference between the average yield earned during the year on interest-earning assets and the average rate paid during the year on interest-bearing liabilities.

We regularly monitor our Average Interest Rate Spread. Although our asset and liability structure are designed to absorb gradual changes in market interest rates, rapid changes in market interest rates can significantly and adversely affect our Average Interest Rate Spread and thus our profitability. Our Average Interest Rate Spread was 2.0% for 2024, as compared to 1.75% for 2023.

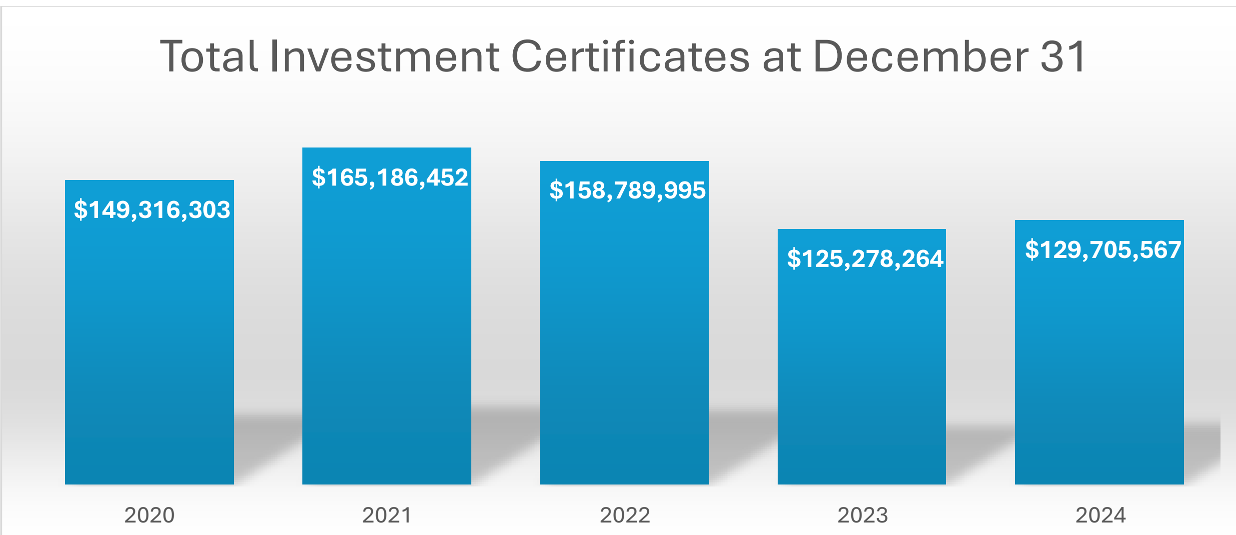
Investment Gains and Losses

For 2024, the Foundation's investments returned a positive return of $699,588, including both realized and unrealized gains, as compared to $1,060,212 in 2023. The net change in investments varies year by year depending on market conditions. The Foundation relies on professional advisers to assist it in managing its investments and holds a majority of its investments in fixed income securities. See, "Note 6 Fair Value of Financial Instruments" in the Foundation's audited financial statements for the years ended December 31, 2024, and 2023.

Total Operating Expenses

Our operating expenses for 2024 totaled $3.1 million as compared to $2.95 million in 2023. We had increases in computer costs, insurance premiums, additional consultant fees and office expenses that accounted for the increase.

Total Investment Certificates



Liquidity Policy

Our policy is to maintain cash at a level equal to 10% of our outstanding liabilities we owe under the Certificates that we maintain or $7,500,000, whichever is less. To provide additional liquidity, the Foundation has a $5,000,000 unsecured line of credit with a commercial bank. The line of credit is open, revolving, and has no maturity date. The interest rate payable on the line of credit or bank's advance is a variable rate based on Wall Street Prime Rate with a minimum floor of 4.00% and never greater than 18.00%. As of the date of this Offering Circular, we have taken no draws on this credit facility.

In 2023, the Foundation had $21.5 million in investment securities but reduced that to $16.3 million in 2024 to implement a heavier concentration in cash investments. As of December 31, 2024, the Foundation had a total of $41.7 million in financial investments available for general expenditure as compared to $26.3 million at December 31, 2023. Of this total, the Foundation has set aside a capital security reserve of $1.5 million to cover unexpected demands on its cash investments. See, "Note 3 Liquidity and Availability" in the Foundation's audited financial statements for the years ended December 31, 2024, and 2023.

Subject to the availability of funds as determined by the Foundation in its sole discretion, an investment in the Certificates may be redeemed by you, in whole or in part, at any time by furnishing written notice to us at least 45 days before the requested withdrawal date. During 2024, we received $37.5 million in proceeds from the sale of Certificates and paid out $32.9 million to fund withdrawal requests we received and processed.

Compliance with NASAA Statement of Policy

Although substantially all of our Certificates are held by investors that reside in the State of Florida, we may in the future offer the Certificates in a number of other states where permitted by law. As an offering of debt securities by a church extension fund, the Foundation intends to follow the standards established by the North American Securities Administrators Association's Statement of Policy (the "**NASAA Policy**") when making offers and sales of the Certificates in states outside the State of Florida. Under the NASAA Policy, a state securities administrator may apply the policy as a condition for exempting the Certificates from registration or to register the Certificates. Registration or exemption of the offering of the Certificates may be denied or disallowed by the administrator if the proposed offering does not sufficiently comply with the NASAA Policy.

For the year ended December 31, 2025, the NASAA Policy requires that the Foundation maintain: (i) net assets equal to 5% or more of its total assets; (ii) liquidity consisting of cash, cash equivalents, readily marketable securities and available unused line of credit facilities (not to exceed 2% of our total assets) as a percentage of total outstanding securities of not less than 8%; (iii) senior secured indebtedness to which the Certificates are subordinated may not exceed 10% of the Foundation's total assets; and (iv) loan delinquencies during the Foundation's most recent fiscal year may not be excessive and shall be at a level that will enable the Foundation to satisfy its net capital and satisfy its liquidity requirements.

The Foundation was in compliance with each of these NASAA Policy standards for the year ended December 31, 2024 and we intend to continue to monitor and exercise good faith efforts to comply with the minimum net capital requirement and other financial standards provided under the NASAA Policy. The Foundation periodically reviews its allowance for loan loss reserve policies, operating reserves, liquidity policies, unanticipated changes in budget expenses and funding sources to ensure that it has adequate capital and funding sources to ensure that it will be able to make all required payments to the holders of its Certificates.

The Foundation's compliance with the NASAA Policy is summarized below:

Liquidity. As of December 31, 2024, the Foundation had cash and cash equivalents, a line of credit facility and liquid investments equal to 21% of the total outstanding Certificates as follows:

	December 31, 2024
Cash and cash equivalents	$24,543,532
Line of Credit Facility*	$ 2,600,000
Demand Deposit Certificates	$129,705,567
Cash, liquid assets as a percentage of demand deposit Certificates	21%

*Under NASAA Policy Guidelines, the value of available lines of credit for meeting the standard is limited to two percent (2%) of the principal balance of its outstanding Certificates.

Loan Delinquencies. As of December 31, 2024, none of the Foundation's total mortgage loan investments were past due. Based upon past collection experience, the specific terms of the mortgage loans and management's evaluation of the properties underlying these loans, the Foundation considers the loans to be fully collectible and, as a result, no allowance of loan loss has been reserved in our financial statements for these modified loans.

Capital Adequacy. As of December 31, 2024, the Foundation's net assets constituted 6.2% of the Foundation's total assets (less cash and investments held in trust or as custodian) determined as follows:

	December 31, 2024
Net Assets	$ 15,281,445
Total Assets	$ 246,347,169
Net assets as a percentage of Total Assets	6.2%

If we calculated net assets as compared to total assets, excluding investments held in trust or as custodian, our net assets would constitute 10.5% of our total assets.

Source of Funds for Payment of Accounts. The Foundation anticipates that interest payments due on the Certificates will be made from operating income, including interest received on its mortgage loan investments. Principal payments on the Certificates are expected to be made from the Foundation's assets, including cash investments and payments of principal and income received on its mortgage loan investments. Although the Foundation may use the proceeds from the sale of new Certificates for short-term operating expenses, we do not anticipate that these proceeds will be used for operating expenses or to make interest and principal payments on the Certificates.

Operating Trends. Although the Foundation has had positive earnings for four of the preceding five years, no assurances can be given that the Foundation will continue to be profitable in the future. The following table summarizes the Foundation's change in unrestricted net assets for 2020 through 2024:

	December 31,				
	2024	**2023**	**2022**	**2021**	**2020**
Interest income (notes and investments)	$7,191,119	$6,706,785	$4,929,873	$ 4,903,275	$ 5,513,344
Provision for loan losses	-	-	-	-	-
Non-interest income including contributions	$1,427,603	$ 1,731,473	$ (1,543,228)	$ 1,448,766	$ 1,238,405
Total Unrestricted Support And Revenue	$ 9,837,231	$ 8,438,258	$ 3,386,645	$ 6,352,041	$ 6,751,749

Net assets at the beginning of the period	$14,158,541	$12,667,471	$14,968,681	$ 14,694,700	$ 13,953,263
Change in without donor restrictions net assets	$991,672	$ 1,270,544	$ (2,021,951)	$ (64,025)	$ 685,660
Change in with donor restrictions net assets	$131,232	$ 220,526	$ (279,259)	$ 338,006	$ 55,777
Change in net assets	$ 1,122,904	$ 1,491,070	$ (2,301,210)	$ 273,981	$ 741,437
Net Assets at the end of the Period	$15,281,445	$14,158,541	$12,667,471	$ 14,968,681	$ 14,694,700

Lending Activities

The Foundation's Development Fund has been offering, originating and funding first mortgage loans to churches and ministries affiliated with the United Methodist Church and Annual Conference since 1976. Of the 562 churches, ministries and missions that are part of, or affiliated with the Annual Conference, 157 have first mortgage loans outstanding with the Foundation or hold investment Certificates with us. The Foundation also serves churches, ministries and religious organizations whose mission compliments and supports a Wesleyan focus on abundant grace and shared commitment to make disciples of Jesus Christ for the transformation of the world. As of the date of this Supplement, 201 churches that were previously part of the Annual Conference completed disaffiliation proceedings from the United Methodist Church and Annual Conference removing those churches from a trust clause provision that required that the church's property be transferred to the United Methodist Church or the Annual Conference in the event that the church closed, dissolved, liquidated or merged with another church. Forty one of the churches in the Annual Conference that disaffiliated have first mortgage loans and/or hold Certificates with the Foundation totaling approximately $40 million.

The Foundation continues to serve churches part of the Annual Conference, churches that joined the Global United Methodist Church and churches and ministries that share a common purpose and focus on fulfilling the Wesleyan mission. For a loan made by the Foundation to a church that has completed the disaffiliation process or for a loan we may make in the future to a church that has no official connection with the Annual Conference, or United Methodist Church, the Foundation will not be able to rely on the trust clause contained in the Book of Discipline and its working relationship with the Annual Conference in the event that a borrower encounters financial difficulties and we are forced to initiate collection efforts on the loan.

Allowance for Loan Losses

Since inception, the Foundation has never had a loss on one of the loans it has made, has never had a charge-off or initiated foreclosure proceedings against a borrower. Given the Foundation's strong historical record with the performance of these loans, the value of the collateral underlying the mortgages we hold, payment history of our borrowers and consistent application of our underwriting standards, the Foundation has never established or recorded an allowance for loan losses. Our auditors have reviewed these factors and practices and have never required that we establish an allowance for loan losses. The Foundation also has no non-performing loans in the loans it holds. We monitor industry standards, economic conditions, the risks inherent in our loan investments, the value of the collateral that supports the mortgage loans we make and payment history of our borrowers. Based upon those factors, we may be required in the future to make adjustments in our loan allowance policy.

Loans Outstanding

As of December 31, 2024, the Foundation held $102.47 million of outstanding loans made to its borrowers. The following table reflects appropriate loan principal maturities due on our mortgage loan investments:

Year Ending December 31	Principal Maturity	
2025	$	3,212,011
2026	$	4,526,035
2027	$	5,025,141
2028	$	3,821,432
2029	$	5,125,016
Thereafter	$	80,415,711
Total	$	102,125,346

Interest-Only Loans

As of December 31, 2024, the Foundation has entered into sixteen interest-only loan arrangements with churches that have needed short term relief. The Foundation has permitted interest-only loans under conditions which provide for a limited interest-only period with the intent that the church return to full payments of principal and interest. In some instances, the borrower has decided to sell all or a portion of its property when working with the Foundation. The Foundation has also undertaken a credit loss valuation for these loans and has concluded that any losses on these loans would be immaterial to its financial statements as a whole. All but one of these interest-only loans are loans entered into with churches that are affiliated with and connected to the Annual Conference. In each instance, the Foundation and Annual Conference are working closely together with the church to assist the church during the interest-only period to restructure and improve its financial situation. With the support of the Annual Conference and considering the value of the property underlying and securing the loan, the Foundation believes that each of these interest-only loans should be deemed to be a performing loan.

As of December 31, 2024, borrowers with an outstanding principal balance of $16.4 million were classified as interest-only mortgage loans, as compared to $35.7 million at December 31, 2023. Historically, the Foundation has received full payment at maturity of the loan or upon a refinancing of the loan with another lender. The Foundation has undertaken a loss rate calculation of these “interest-only loans” to determine the amount of lost interest we have incurred on these loans. Based upon that review, we have determined that the amount of interest lost was immaterial to the results of operations or our financial condition as reported in our financial statements. See, “Note 1 Allowance for Credit Loss on Notes and Mortgage Notes Receivable “to the Foundation’s audited financial statements for the years ended December 31, 2024 and 2023.

THE FLORIDA UNITED METHODIST FOUNDATION, INC.
450 Martin L King, Jr. Avenue
Lakeland, Florida 33815
(863) 904-2970

OFFERING CIRCULAR
$300,000,000
DEMAND DEPOSIT CERTIFICATES; TERM CERTIFICATES

The Florida United Methodist Foundation, Inc., a Florida not-for-profit corporation formed on July 19, 1966 (the "**Foundation**" or "**we**" or "**our**"), serves as the administrator for funds deposited with the Foundation in accordance with participation agreements, deposit or custodial arrangements, fund and endowment agreements, donor advised gift agreements, charitable gift annuities or funds administered by the Foundation under the terms of a will, trust or gift arrangement (the "**FUMF Funds**"). We also offer investors an opportunity to invest funds in a demand deposit Certificate (as defined below) and deposit cash with us in exchange for receiving an investment return that is fixed at the time the account is opened and is adjusted quarterly by our Board of Directors (the "**Development Fund**" or the "**Fund**"). We use the funds invested in the Development Fund primarily to make secured loans to churches and eligible organizations that are part of the Florida Annual Conference of The United Methodist Church ("**Conference Organizations**") as well as affiliated entities, agencies, congregations, district agencies, ministries and institutions that compliment a Wesleyan focus on abundant grace. With this Offering, we are also reserving the right to offer term certificates with a maturity term ranging from six months to five years. These certificates will be offered at a fixed interest rate, but we may adjust those rates prospectively. We refer to these certificates as our "**Term Certificates"**. Throughout this Offering Circular, we refer to our demand deposit Certificates and Term Certificates as our "**Certificates**". Each investor will be deemed to have a Development Fund Account (as defined below) in the investor's name.

The Foundation is a not-for-profit organization exempt from federal and state income taxes under Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "**Code**"). The Foundation has also been classified as an entity that is not a private foundation within the meaning of Section 509(a) of the Code and qualifies as a public charity that is entitled to receive deductible charitable contributions as provided in Section 170(b)(1)(A)(vi) of the Code. The Foundation is offering demand deposit Certificates and Term Certificates to individuals, trusts, individual retirement accounts, custodial accounts, congregations, district agencies, entities affiliated with, are a contributor to, or have an interest in, supporting The United Methodist Church or its affiliated churches, ministries and institutions as well as other churches, agencies and religious organizations whose mission compliments and supports a Wesleyan focus on abundant grace and shared commitment to making disciples of Jesus Christ for the transformation of the world (the "**Wesleyan Mission**").

We will offer and sell the Certificates (the **"Development Fund Accounts"**) pursuant to the terms of this Offering Circular (the **"Offering"**) from July 1, 2024 through June 30, 2025, or such period as may be authorized under permits, authorizations or notices granted under applicable securities laws. We may also supplement this Offering Circular from time to time to provide updates of material information concerning us, the Certificates or this Offering.

This Offering Circular is dated July 1, 2024

$300,000,000 Certificates
Development Fund Accounts

Type of Security Offered	Maturity*	Minimum Investment	Interest Rate**
Demand deposit	No set term*	$100	4.5%
Term Certificate***	Six month	$1,000	To be determined
	One year	$1,000	
	Three year	$1,000	
	Five year	$1,000	
Institutional Certificate	One year	$150,000	Negotiable
	Three year	$150,000	Negotiable
	Five year	$150,000	Negotiable

*** Subject to availability of funds, a demand deposit investment may be redeemed, in whole or in part, at any time by furnishing written notice at least 45 days prior to the requested withdrawal date.**

**** The interest rates we pay on an investment in the demand deposit Certificates may be adjusted on a quarterly basis by our Board of Directors or on a more frequent basis should economic conditions warrant a quicker response.**

***** The minimum investment amount is $1,000 for any Term Certificate. The interest rates we pay on Term Certificates are fixed for their term, but the rates offered on new Term Certificates vary from time to time. Applicable interest rates at the time of purchase of a Term Certificate (excluding Institutional Certificates) will be reflected in a supplement to this Offering Circular. Once the rate is set for a Term Certificate, the interest rate will not be changed during the term of the investment.**

The Certificates are not Federal Deposit Insurance Corporation (FDIC) insured, are not a federally insured savings or deposit account or insured by any state or federal agency. Certificates may not be available for purchase in all states and investors must meet certain eligibility criteria in some states. No offer to sell or solicitation of an offer to purchase is hereby made, nor shall there be any sale of Certificates in any state, province or jurisdiction where such offer, solicitation or sale is not authorized. All sales of the Certificates are made solely by the Offering Circular. We reserve the right to terminate or discontinue offering the Certificates at any time.

From time to time, we may distribute advertising material through affiliated churches, districts and agencies, make presentations in such churches, publish information about the Foundation and deliver materials to potential investors. We offer the Certificates only through this Offering Circular. Except for the Offering Circular, amendments or supplements thereto and applicable rate sheets that may be published on our website, the information on our website is not part of the Offering Circular.

No sinking fund or trust indenture will be used in connection with this Offering. Investors must rely on the financial condition of the Foundation for repayment. All of the Certificates are unsecured debts of the Foundation.

A registration statement relating to the Certificates has not been filed with the United States Securities and Exchange Commission. Neither the U.S. Securities and Exchange Commission nor any State Securities Commission or agency has passed on the value of the Certificates, made any recommendations as to investing in them, approved or disapproved of the Offering, or passed upon the adequacy or accuracy of the Offering Circular. Any representation to the contrary is unlawful.

Current rates may also be obtained by visiting our website at www.fumf.org or calling our office at (866) 363- 9673, ext. 7000 or at (863) 904-2970, ext. 7000. Interest will not be compounded and will be paid as simple interest.

There is no underwriter for this offering and no commissions will be paid on an investment in the Certificates under the Offering. As a result, we will receive 100% of the proceeds from this Offering. We offer and sell Certificates only through our officers and designated employees and no outside selling agents will be involved in this Offering. The Foundation is registered with the State of Florida as an authorized issuer dealer pursuant to Chapter 517 of the Florida Statutes. We will register as an issuer dealer or register selling agents in those states where required before offering Certificates for sale in those states. Investors in the Certificates will be required to meet certain eligibility criteria. See “Summary of the Offering – Eligible Investors” on Page 2 of this Offering Circular.

An investment in the Certificate is subject to certain risks described in “Risk Factors” beginning on Page 5 of this Offering Circular.

THE FOUNDATION IS NOT REGISTERED AS AN INVESTMENT COMPANY UNDER THE INVESTMENT COMPANY ACT OF 1940 PURSUANT TO SECTION 3(C)(10) OF THE ACT, AS A BROKER DEALER UNDER THE SECURITIES EXCHANGE ACT OF 1934, OR AS AN INVESTMENT ADVISER UNDER THE INVESTMENT ADVISERS ACT OF 1940 AND, THEREFORE, IS NOT SUBJECT TO COMPLIANCE WITH THE REQUIREMENTS OF SUCH ACTS.

THE CERTIFICATES ARE ISSUED PURSUANT TO A CLAIM OF EXEMPTION FROM REGISTRATION UNDER SECTION 3(a)(4) OF THE FEDERAL SECURITIES ACT OF 1933. A REGISTRATION STATEMENT RELATING TO THE CERTIFICATES HAS NOT BEEN FILED WITH THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION.

AN INVESTMENT IN THE CERTIFICATES HAS NOT BEEN RECOMMENDED BY ANY FEDERAL OR STATE SECURITIES COMMISSION OR REGULATORY AUTHORITY. FURTHERMORE, THE FOREGOING AUTHORITIES HAVE NOT DETERMINED THE ACCURACY, ADEQUACY, TRUTHFULNESS, OR COMPLETENESS OF THIS OFFERING CIRCULAR AND HAVE NOT PASSED UPON THE MERIT OR VALUE OF THE CERTIFICATES OR APPROVED, DISAPPROVED OR ENDORSED THE OFFERING. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

THE PAYMENT OF PRINCIPAL AND INTEREST TO AN INVESTOR IN THE CERTIFICATES IS DEPENDENT UPON THE FOUNDATION'S FINANCIAL CONDITION. ANY PROSPECTIVE INVESTOR IS ENTITLED TO REVIEW THE FOUNDATION'S FINANCIAL STATEMENTS, WHICH SHALL BE FURNISHED AT ANY TIME DURING BUSINESS HOURS, UPON REQUEST.

THE OFFERING HAS NOT BEEN APPROVED OR DISAPPROVED BY THE U.S. SECURITIES AND EXCHANGE COMMISSION OR ANY STATE SECURITIES COMMISSION, NOR HAS THE COMMISSION DETERMINED THAT THIS OFFERING CIRCULAR IS TRUTHFUL OR COMPLETE. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

THIS CIRCULAR HAS BEEN PREPARED ON A CONFIDENTIAL BASIS FOR THE BENEFIT OF INVESTORS IN CONNECTION WITH THE CREATION OF, MAINTENANCE AND INVESTMENT IN CERTIFICATES OFFERED HEREBY. THE OFFERING HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED (THE "ACT"), OR THE SECURITIES LAWS OF ANY STATE, IN RELIANCE UPON EXEMPTIONS FROM THE REGISTRATION REQUIREMENTS OF THE ACT AND UPON A CLAIM OF EXEMPTION FROM REGISTRATION UNDER SECTION 3(a)(4) OF THE ACT.

PROSPECTIVE INVESTORS ARE NOT TO CONSTRUE THE CONTENTS OF THIS OFFERING CIRCULAR OR ANY PRIOR OR SUBSEQUENT COMMUNICATIONS RELATED TO THIS OFFERING CIRCULAR AS LEGAL OR TAX ADVICE OR AS INFORMATION NECESSARILY APPLICABLE TO A PROSPECTIVE INVESTOR'S PARTICULAR FINANCIAL SITUATION. EACH INVESTOR SHOULD CONSULT AN INDEPENDENT FINANCIAL ADVISOR, LEGAL COUNSEL, AND ACCOUNTANT AS TO TAX, LEGAL AND RELATED MATTERS CONCERNING THE TERMS OF THE OFFERING, INCLUDING THE DISCLOSURE OF MERITS AND RISKS INVOLVED.

NO PERSON HAS BEEN AUTHORIZED TO GIVE ANY INFORMATION OR TO MAKE ANY REPRESENTATIONS RELATING TO THIS OFFERING ON BEHALF OF THE FOUNDATION, OTHER THAN AS INCLUDED IN THIS OFFERING CIRCULAR. THIS OFFERING CIRCULAR HAS BEEN PREPARED SOLELY FOR THE BENEFIT OF PERSONS INTERESTED IN INVESTING IN THE CERTIFICATES AND ANY REPRODUCTION, DISTRIBUTION, OR DISCLOSURE OF ANY OF THE CONTENTS OF THIS OFFERING CIRCULAR IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN CONSENT OF THE FOUNDATION, IS PROHIBITED.

CERTAIN PROVISIONS OF RELEVANT DOCUMENTS RELATING TO THE CERTIFICATES HAVE BEEN SUMMARIZED IN THIS OFFERING CIRCULAR. SUCH SUMMARIES DO NOT PURPORT TO BE COMPLETE AND ARE SUBJECT TO AND QUALIFIED IN THEIR ENTIRETY BY REFERENCE TO SUCH DOCUMENTS. COPIES OF SUCH DOCUMENTS ARE AVAILABLE UPON REQUEST FROM THE FOUNDATION.

AN INVESTMENT IN THE CERTIFICATES IS NOT A SAVINGS OR DEPOSIT ACCOUNT OR OBLIGATION OF A BANK AND IS NOT INSURED BY THE FEDERAL DEPOSIT INSURANCE CORPORATION, ANY STATE BANK OR ANY OTHER GOVERNMENTAL AGENCY. PAYMENT OF PRINCIPAL AND INTEREST ON AN INVESTMENT IN A CERTIFICATE IS DEPENDENT UPON THE FOUNDATION'S FINANCIAL CONDITION. ANY INVESTMENT IN A CERTIFICATE IS NOT GUARANTEED BY THE FLORIDA ANNUAL CONFERENCE, THE UNITED METHODIST CHURCH, BY ANY CHURCH, CONFERENCE INSTITUTION OR AGENCY AFFILIATED WITH THE FOUNDATION OR THE FLORIDA ANNUAL CONFERENCE.

EACH PROSPECTIVE INVESTOR WILL BE AFFORDED THE OPPORTUNITY TO OBTAIN ALL ADDITIONAL INFORMATION, WHICH SUCH INVESTOR MAY REASONABLY REQUEST RELATING TO THIS OFFERING, THE FOUNDATION, THE CERTIFICATES OR ANY OF THE DOCUMENTS RELATED TO THIS OFFERING THAT THE FOUNDATION POSSESSES OR CAN ACQUIRE WITHOUT UNREASONABLE EFFORT OR EXPENSE AND WHICH IS NECESSARY TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OFFERING CIRCULAR.

WHEN DETERMINING THE AMOUNT OF AN INVESTMENT IN THIS OFFERING, INVESTORS ARE ENCOURAGED TO CONSIDER THE CONCEPT OF INVESTMENT DIVERSIFICATION THAT WOULD BE APPROPRIATE FOR THEM IN RELATION TO THEIR OVERALL INVESTMENT PORTFOLIO AND PERSONAL FINANCIAL NEEDS. ONE SHOULD MAKE AN INDEPENDENT DECISION AS TO WHETHER PURCHASING AN INTEREST IN A CERTIFICATE WILL AID YOU IN ACCOMPLISHING YOUR INVESTMENT OBJECTIVES AND WHETHER THE INVESTMENT FITS WITHIN YOUR FINANCIAL RISK TOLERANCE.

THIS OFFERING CIRCULAR DOES NOT CONSTITUTE AN OFFER OR SOLICITATION BY ANYONE IN ANY STATE IN WHICH SUCH OFFER OR SOLICITATION IS NOT AUTHORIZED, OR IN WHICH THE PERSON MAKING SUCH OFFER OR SOLICITATION IS NOT QUALIFIED TO DO SO, OR TO ANY PERSON TO WHOM IT IS UNLAWFUL TO MAKE SUCH OFFER OR SOLICITATION.

STATE SPECIFIC INFORMATION

ALABAMA

PERSONS RESIDING IN THE STATE OF ALABAMA MAY NOT PURCHASE A CERTIFICATE UNLESS PRIOR TO THE RECEIPT OF THE OFFERING CIRCULAR YOU WERE AN EXISTING INVESTOR OR MEMBER, ADHERENT, OR CONTRIBUTOR TO THE FUND OR CHURCHES AND MINISTRIES AFFILIATED WITH THE FOUNDATION, UNITED METHODIST CHURCHES, WESLEYAN MISSION CHURCHES AND MINISTRIES, THE GLOBAL METHODIST CHURCH OR IN ANY PROGRAM ACTIVITY, OR ORGANIZATION WHICH CONSTITUTES A PART OR HAS A PROGRAMMATIC RELATIONSHIP WITH THESE MINISTRIES. OTHER STATES MAY IMPOSE SIMILAR QUALIFICATIONS ON ELIGIBLE INVESTORS AS A CONDITION TO THIS OFFERING BEING REGISTERED OR QUALIFYING FOR AN EXEMPTION FROM REGISTRATION IN SUCH STATES.

THE SALE OF THE CERTIFICATES WILL BE EXEMPT FROM REGISTRATION UNDER SECTION 8-6-10 (8) OF THE CODE OF ALABAMA, 1975, PROVIDED THAT (i) THE FUND IS NOT OPERATED FOR PRIVATE PROFIT BUT EXCLUSIVELY FOR RELIGIOUS AND CHARITABLE PURPOSES; AND (ii) THE FUND FIRST FILES A WRITTEN NOTICE WITH THE ALABAMA SECURITIES COMMISSION AND THE COMMISSION DOES NOT BY ORDER DISALLOW THE EXEMPTION WITHIN 15 DAYS THEREOF.

FLORIDA

THIS OFFERING IS NOT REGISTERED, AND IS EXEMPT FROM REGISTRATION UNDER SECTION 517.051(9), FLORIDA STATUTES. OFFERS AND SALES OF THE CERTIFICATES IN FLORIDA MAY ONLY BE MADE BY PERSONS REGISTERED WITH THE OFFICE OF FINANCIAL REGULATION, DIVISION OF SECURITIES. WE ARE REGISTERED TO SELL OUR OWN SECURITIES AS AN ISSUER/DEALER IN FLORIDA AND THESE SECURITIES WILL BE OFFERED SOLELY THROUGH OUR CORPORATE OFFICERS AND EMPLOYEES WHO ARE REGISTERED IN FLORIDA AS ASSOCIATED PERSONS.

UNDER THE FLORIDA SECURITIES AND INVESTOR PROTECTION ACT, ALL INVESTMENTS IN THE CERTIFICATES ARE VOIDABLE WITHIN THREE (3) DAYS AFTER AN INVESTMENT IN THE CERTIFICATES HAS BEEN MADE WITH THE FOUNDATION. THE CERTIFICATES BEING OFFERED TO INVESTORS HAVE NOT BEEN REGISTERED WITH THE FLORIDA OFFICE OF FINANCIAL REGULATION, DIVISION OF SECURITIES.

GEORGIA

THE SALE OF CERTIFICATES WILL BE ISSUED OR SOLD IN RELIANCE ON PARAGRAPH (13) OF CODE SECTION 10-5-10(7) OF THE "GEORGIA UNIFORM SECURITIES ACT OF 2008," AND MAY NOT BE SOLD OR TRANSFERRED EXCEPT IN A TRANSACTION WHICH IS EXEMPT UNDER SUCH ACT OR PURSUANT TO AN EFFECTIVE REGISTRATION UNDER SUCH ACT.

ANY PERSON WHO PURCHASES THE CERTIFICATES OFFERED HEREBY SHALL HAVE THE UNQUALIFIED AND UNWAIVABLE RIGHT TO RESCIND SUCH PURCHASE WITHIN 72 HOURS OF THE EXECUTION OF A WRITTEN AGREEMENT TO PURCHASE ANY SECURITIES OFFERED HEREBY, THE DELIVERY OF A CONFIRMATION OF SALE OR PAYMENT FOR ANY CERTIFICATES OFFERED HEREBY, WHICHEVER SHALL OCCUR FIRST.

IN ORDER TO REMAIN IN COMPLIANCE WITH THE POLICIES ESTABLISHED BY THE GEORGIA DIVISION OF SECURITIES AND BUSINESS REGULATION, AUTOMATIC REINVESTMENT AT MATURITY (AS DISCUSSED ON PAGE _) WILL NOT BE OFFERED TO GEORGIA INVESTORS. THE

FUND WILL REQUIRE WRITTEN NOTICE OF INTENT TO RENEW FROM GEORGIA INVESTORS AT OR PRIOR TO THE MATURITY OF THEIR INVESTMENT, AND IN THE ABSENCE OF SUCH WRITTEN NOTICE, THE CERTIFICATE WILL BE CLOSED AND THE PRINCIPAL OF THE CERTIFICATE, TOGETHER WITH ANY INTEREST PAYABLE, WILL BE RETURNED TO THE INVESTOR.

LOUISIANA

THESE SECURITIES HAVE NOT BEEN REGISTERED WITH THE SECURITIES COMMISSIONER OF THE STATE OF LOUISIANA. BEFORE ANY SALE OF THE CERTIFCATES WILL BE MADE IN THE STATE, THE SECURITIES COMMISSIONER WILL BE ASKED TO REGISTER THE CERTIFICATES. IF THE CERTIFICATES ARE REGISTERED, THE FACT OF REGISTRATION DOES NOT IN ANY WAY ENDORSE OR RECOMMEND THE PURCHASE OF ANY OF THESE SECURITIES.

WE WILL NOT SELL DEMMAND DEPOSIT CERTIFICATES IN THE STATE OF LOUISIANA. AS A RESULT, DEMAND DEPOSIT CERTIFICATES OFFERED IN LOUISIANA WILL HAVE A ONE YEAR TERM AND ARE NOT SUBJECT TO AN EARLY REDEMPTION PENALTY.

INVESTMENT CERTIFICATES HELD BY LOUISIANA RESIDENTS WILL NOT RENEW AUTOMATICALLY UPON MATURITY. INSTEAD, LOUISIANA INVESTORS WILL RECEIVE THE SAME TYPE OF MATURITY NOTICE AS THAT DESCRIBED FOR CERTIFICATES ON PAGE _, AND LOUISIANA INVESTORS WILL HAVE THE OPPORTUNITY TO NOTIFY US IF THEY INTEND TO RENEW THEIR INVESTMENTS. LOUISIANA INVESTORS WHO DO NOT REQUEST RENEWAL WILL HAVE THEIR FUNDS PROMPTLY RETURNED, SUBJECT TO THE AVAILABILITY OF FUNDS. WE HAVE NO OBLIGATION TO PAY INTEREST AND NO ONE HAS THE RIGHT TO RECEIVE INTEREST FOLLOWING THE MATURITY OF A CERTIFICATE, UNLESS THE CERTIFICATE IS REINVESTED IN ACCORDANCE WITH THE PROCEDURE STATED ABOVE.

WE WILL PROVIDE LOUISIANA INVESTORS WITH AT LEAST 30 DAYS PRIOR WRITTEN NOTICE OF THE MATURITY DATE, THEN-EXISTING INTEREST RATE INFORMATION, AND A COPY OF THE THEN-EXISTING OFFERING CIRCULAR (IF DIFFERENT THAN THIS OFFERING CIRCULAR). IF YOU DO NOT DESIRE TO RENEW YOUR CERTIFICATE, YOU MUST PROVIDE US WITH WRITTEN NOTICE OF YOUR INTENT NOT TO RENEW ON OR PRIOR TO YOUR CERTIFICATE'S MATURITY DATE. IF WE RECEIVE SUCH NOTICE, WE WILL PAY YOU THE FUNDS DUE ON YOUR CERTIFICATE UPON ITS MATURITY.

MISSISSIPPI

THIS OFFERING OF CERTIFICATES IS NOT REGISTERED AND IS EXEMPT FROM REGISTRATION UNDER THE UNIFORM SECURITIES ACT OF MISSISSIPPI, SECTION 75-71-201(9).

NORTH CAROLINA

IN MAKING AN INVESTMENT DECISION, INVESTORS MUST RELY ON THEIR OWN EXAMINATION OF THE ISSUER AND THE TERMS OF THE OFFERING, INCLUDING THE MERITS AND RISKS INVOLVED. THESE SECURITIES HAVE NOT BEEN RECOMMENDED BY ANY FEDERAL OR STATE SECURITIES COMMISSION OR REGULATORY AUTHORITY. FURTHERMORE, THE FOREGOING AUTHORITIES HAVE NOT CONFIRMED THE ACCURACY OR DETERMINED THE ADEQUACY OF THIS DOCUMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

SOUTH CAROLINA

THE SECURITIES HAVE NOT BEEN REGISTERED UNDER THE UNIFORM SOUTH CAROLINA SECURITIES ACT OF 2005. IF THE CERTIFICATES WILL BE OFFERED IN THE STATE, WE WILL SEEK AN EXEMPTION IN RELIANCE ON SECTION 35-1-201(7) OF THE SECURITIES ACT OF 2005 AND RULE 13-202 PROMULGATED THEREUNDER, THE SECURITIES ACT OF 1933 IN RELIANCE ON THE EXEMPTION PROVIDED IN SECTION 3(A)(4), OR UNDER THE UNIFORM SECURITIES ACT OF SOUTH CAROLINA. BEFORE ANY OFFERS OR SALES WILL BE MADE IN THE STATE, WE WILL SEEK TO APPLY FOR AN EXEMPTION UNDER THE STATUTE.

THE FAILURE TO PAY EITHER PRINCIPAL OR INTEREST WHEN DUE SHALL CONSTITUTE AN EVENT OF DEFAULT. THE DEFAULT IN PAYMENT OF PRINCIPAL OR INTEREST ON ANY ONE SECURITY OF AN ISSUE SOLD TO AN INVESTOR IN SOUTH CAROLINA SHALL CONSTITUTE A DEFAULT OF THE ENTIRE ISSUE SOLD TO INVESTORS IN SOUTH CAROLINA.

SOUTH CAROLINA HOLDERS OF SECURITIES IN DEFAULT SHALL HAVE THE RIGHT TO A LIST OF NAMES AND ADDRESSES OF ALL SOUTH CAROLINA HOLDERS OF THAT ISSUE OF SECURITIES IN DEFAULT. SOUTH CAROLINA HOLDERS OF SECURITIES IN DEFAULT OF NOT LESS THAN TWENTY-FIVE PERCENT (25%) IN PRINCIPAL AMOUNT OF THE OUTSTANDING ISSUE IN DEFAULT SHALL HAVE THE RIGHT TO DECLARE SUCH ENTIRE ISSUE DUE AND PAYABLE.

DEMAND DEPOSIT CERTIFICATES ARE NOT AVAILABLE FOR SALE IN THE STATE OF SOUTH CAROLINA.

INDEX TO OFFERING CIRCULAR

SUMMARY OF THE OFFERING

This summary is intended only for quick reference. It is only a brief description of and guide to, and is qualified in its entirety by reference to, more complete and detailed information contained in the entire Offering Circular, including the cover page and the exhibits, and the documents summarized or described herein. Investors should fully review the entire Offering Circular. The Offering to potential investors is made only by means of the entire Offering Circular, including the exhibits hereto. No person is authorized to detach this summary from the Offering Circular or otherwise use it without the entire Offering Circular.

The Foundation

We were formed on July 19, 1966 as an institution of the Florida Annual Conference of The United Methodist Church. On January 2, 2003, we merged with The Florida United Methodist Development Fund, Inc., a Florida not-for-profit organization, with the Foundation surviving the merger and the corporate existence of The Florida United Methodist Development Fund, Inc. terminating as of January 2, 2003. Before this merger, the primary business purpose of The Florida United Methodist Development Fund, Inc. was to offer and manage the Development Fund Accounts and make loans to Conference Organizations.

We are a public charity, as described in Section 501(c)(3) of the Code, organized and operated exclusively for religious, educational, benevolent and charitable purposes. No part of our net earnings inures to the benefit of any person. Our primary purpose is to accept and administer funds for religious, charitable or educational purposes that will benefit churches, agencies, district offices, the Annual Conference and other organizations affiliated with the Wesleyan Mission and promote Christian stewardship. Gifts of property, real or personal, can be made in trust, under the terms of a will, charitable trust instrument or deposited with us. We administer, manage, and implement the directives contained in the terms of the applicable trust instrument, investment fund agreement, deposit agreement or other instrument which governs the funds that we administer. We also serve as trustee in the administration of charitable trusts created for the benefit of a Conference Organization and invest funds on behalf of other qualified charitable trusts or charities the funds of which the Foundation determines it will receive and administer in accordance with its charitable and religious mission.

Our membership consists of the lay and clergy members of the Florida Annual Conference as prescribed by the Book of Discipline of The United Methodist Church. We have an equal number of lay and ecclesiastical members in the Foundation.

Our offices are located at 450 Martin L King, Jr. Avenue, Lakeland, FL 33815. Our telephone number is (863) 904-2970, ext. 7000 or (866) 363-9673, ext. 7000 and our website address is www.fumf.org. We are a public charity as described in Section 501(c) (3), 509(a) (1) and 170(b)(1)(A)(iv) of the Internal Revenue Code.

The Offering

We offer eligible investors the opportunity to invest in a demand deposit Certificate for their benefit or purchase a Term Certificate. We have established a maximum ceiling of $300 million in Certificates that may be purchased under the Offering. As of December 31, 2023, $125.3 million in Certificates were issued and outstanding. We are offering the Certificates for the purpose of maintaining a church extension loan fund that will enable United Methodist churches, churches that support and compliment the Wesleyan Mission and mission aligned Wesleyan institutions to finance the acquisition, development, construction, refinancing, expansion or renovation of buildings and facilities and intend to offer such Certificates for sale in those states which approve the Offering, grant an exemption under applicable laws to offer such Certificates for sale, or issue a permit to offer and sell such Certificates. We generally make loans to United Methodist churches, affiliated institutions and independent churches that support and compliment the Wesleyan Mission, including churches and agencies that align with the Wesleyan Mission but are not part of or connected to the United Methodist Church and our loans generally are secured by a first mortgage or deed of trust on the property being financed.

The purpose of this Offering is to raise capital for churches in the Florida Annual Conference, supported ministries, churches connected with the Global Methodist Church and other independent Wesleyan churches the proceeds of which will be used by United Methodist churches, supported ministries and affiliated organizations, independent Wesleyan Mission aligned churches and organizations that may not be connected to or part of the United Methodist Church to finance the acquisition of properties, refinance an existing facility, and provide construction funding for expansion or renovation of ministry related facilities, remodeling, repair and maintenance of existing facilities and refinancing of existing debt. The Foundation intends to expand its loan program and investment certificates offering to denominations that have established partnerships with The United Methodist Church, the World Methodist Council or are new Methodist denominations.

As a nonprofit corporation, the Foundation has been organized to (i) provide cost effective and advantageous loan arrangements; (ii) reduce administrative costs and assist Wesleyan churches, supported ministries and religious organizations in carrying out their financing plans; (iii) enhance the financing options of United Methodist churches and Wesleyan Mission aligned churches, supported ministries and institutions that we serve; and (iv) act as a supporting organization that will assist in the expansion of and extension of United Methodist ministries, churches, districts and agencies as well as churches that ascribe to and seek to carry out the Wesleyan Mission.

Certificates may be sold to residents or persons who are domiciled in the State of Florida, to Conference Organizations and to residents of other states in which the Offering is permitted, or the sale exempt, under applicable states securities laws. We also make the Certificates available to supporters of, contributors to, participants in and investors who have a reasonable association with United Methodist churches, affiliated institutions, supported ministries as well as churches that ascribe to and seek to carry out the Wesleyan Mission or have a common historic affiliation or connection with Wesleyan Mission churches and ministries but are not connected to or members of a United Methodist Church.

Any investments made under this Offering will be uncertificated. No participant will receive a physical certificate of interest to evidence its investment under this Offering. The Offering is not underwritten by any underwriter and any sales of Certificates under the Offering will be made solely through our officers and designated employees. None of our officers, directors or employees will receive any fee or pecuniary benefit from any investment made under this Offering, except for reasonable compensation for services actually rendered in performing his or her regular duties. No fees will be paid to any underwriter, broker or independent salesman in connection with an investment, deposit or contribution made under this Offering Circular.

There is no maximum period during which the Certificates will be made available. We reserve the right to terminate or limit the Offering at any time.

Demand Deposit and Term Certificates

We offer individual investors, United Methodist churches, Wesleyan Mission aligned churches, the Florida Annual Conference, Conference Organizations, Districts and District Boards of mission, agencies, churches, supported ministries and institutions affiliated with The United Methodist Church or associations of churches that ascribe to the Wesleyan Mission but are not a part of or connected to the United Methodist Church the opportunity to deposit cash with us in exchange for receiving an investment return that is fixed at the time the account is opened, but may be adjusted thereafter on a quarterly basis by our Board of Directors. We may also offer Term Certificates with a maturity term of six months to five years at a fixed interest rate. We reserve the right to refuse to offer or sell Certificate to any person or entity. We use these deposits primarily to make secured loans to Wesleyan Mission churches and other eligible churches, ministries, districts and entities affiliated with the Florida Annual Conference and from time to time, other supported ministries, United Methodist churches, ministries and organizations that are located outside the Florida Annual Conference or are not a part of or connected to the United Methodist Church.

Eligible Investors

An investment made in a Certificate is open to any individual who is a resident of the State of Florida and to any church, district or conference agency affiliated with the Annual Conference or The United Methodist Church. We also make the Certificates available for purchase to independent churches, members of, supporters of and contributors to churches that we refer to as Wesleyan Mission ministries, churches, independent churches and churches affiliated with aligned ministries that compliment and support the Foundation's missional purposes. This also includes denominations that have established partnerships with The United Methodist Church, World Methodist Council or are new Methodist denominations. From time to time, we may also offer the Certificates to investors in other states who are members of, contributors to, or supporters of The United Methodist Church and its affiliated churches, ministries, districts, educational institutions and affiliated service agencies and institutions as well as other churches, agencies and religious organizations whose mission compliments and supports a Wesleyan focus on abundant grace and shared commitment to making disciples of Jesus Christ for the transformation of the world. In each instance, however, no offer or sale of a Certificate will be made in a state where such offer or sale may not be made in accordance with the securities laws of such state. Qualified investors in the Certificates also include persons who are ancestors, descendants or successors in interest to an eligible investor. We reserve the right to reject any investment application and require additional documentation or verification of eligibility to participate in this Offering.

Use of Proceeds

We are offering up to $300 million of Certificates in this Offering. The proceeds that we receive from the sale of Certificates in the Offering will be added to our general funds, which will be used primarily to grant mortgage loans that finance the construction and improvement of churches, church schools and facilities operated by churches and agencies affiliated with the Florida Annual Conference, The United Methodist Church, organizations and churches that compliment and support the Wesleyan Mission and Foundation supported ministries.

Term of Offering; Distribution Arrangements

This Offering Circular is intended to be used by investors from July 1, 2024 through June 30, 2025, or until the expiration of the offering periods authorized in various states as may be permitted by applicable law. No offer may be made, however, in any state which requires that an exemption notice be issued, permit granted, or other approval granted before an offer can be made. We will offer the Certificates through the efforts of our officers, directors, and employees and will not use an underwriter or outside selling agents to sell the Certificates. We intend to offer the Certificates in those states which grant an exemption to offer such Certificates, in states where a permit may be issued or authorization to sell such Certificates is approved or in states where a self- executing exemption is available to the Foundation to offer and sell such Certificates under applicable securities laws. No commissions or bonuses will be paid to our officers, directors or employees in connection with this Offering.

Selected Financial Data

The following financial information for the calendar years ended December 31, 2023, 2022 and 2021 has been taken from the Foundation's audited financial statements for the years ended December 31, 2023, 2022 and 2021, respectively.

	December 31, 2023	December 31, 2022	December 31, 2021
Cash and cash equivalents	$ 3,579,768	$ 14,333.700	$ 47,602,849
Loans receivable, net	$112,565,013	$ 105,188,113	$ 109,686,788
Amount of unsecured loans receivable	$ 285,584	$ 82,840	$ 141,098
Percent of unsecured loans receivable to total loans receivable (excluding Fresh Start loans to clergy)	0.003%	0.008%	0.013%
Assets held as trustee or custodian	$ 95,146,607	$ 89,763,172	$ 103,993,295
Total Assets	$ 235,268,966	$ 262,067,519	$ 285,393,023
Total Liabilities	$ 221,110,425	$ 249,400,048	$270,424,342
Net assets	$ 14,158,541	$ 12,667,471	$ 14,968,681
Change in net assets	$ 1,491,070	$ (2,301,210)	$ 273,981
Outstanding Development Fund Accounts	$ 125,278,264	$ 158,789,995	$ 165,186,452
Certificates issued (for the year or period ended)	$ 25,793,245	$ 6,269,193	$ 44,725,362
Certificate redemptions made (for the year or period ended)	$ 59,304,979	$ 37,177,655	$ 28,855,213

Prospective investors should carefully consider the entire Offering Circular, which contains substantial information about the Foundation, our operations, financial condition and risk factors associated with an investment in the Certificates (see pages 5-13 of the Offering Circular).

Book-Entry for Investment Made

No certificate will be issued to a depositor that invests in a demand deposit Certificate or purchases a Term Certificate. Each investment is made under the terms of a Purchase Application and will be maintained as a book entry by the Foundation. Account statements will be made available to investors on a quarterly basis. Under a book-entry system, we will keep an electronic record of your investment account and will send you written confirmation evidencing your opening an investment account. We will also mail or send you by electronic transmission periodic statements showing any subsequent additions, investments, redemptions and the balance of your investment account. Our books and records constitute prima facie evidence of the amount outstanding on each investment account.

RISK FACTORS

Historically, when an investor invests in a Certificate, the investor generally seeks to benefit church development in Conference Organizations and churches that compliment and support the Wesleyan Mission rather than obtain a maximum return on the investment. Prospective investors should carefully consider the following factors, in addition to other information contained in the Offering Circular, before purchasing a Certificate.

Risks Related to the Development Fund

The Certificates are our unsecured debt obligations and none of our assets have been pledged as collateral to secure their repayment.

The Certificates are not secured by any collateral and none of our assets have been pledged as collateral to secure their repayment. Investors in the Certificates will have no direct right, either individually or as a group, to foreclose upon the mortgages we invest in or that are payable to us. We may grant extensions of time for the repayment of any first mortgage loan and make all other decisions regarding collection, amendment, enforcement and management of the first mortgage loans we invest in, all at the sole discretion of our Board of Directors. Although as of the date of this Offering Circular we had no outstanding senior secured indebtedness, we are entitled to pledge our mortgage loans or other assets as collateral for debt obligations we issue or incur. Because the Certificates are unsecured, any secured lender will have a senior right to be paid from our assets before the holders of our Certificates. Payment of principal and interest on the Certificates will depend on our financial condition and revenues generated from our operations.

We have not established a trust indenture to ensure or secure the repayment of the Certificates.

The Certificates are not subject to any trust agreement or indenture, and no indenture trustee or other agent has been appointed to represent the interest of investors in the Certificates. If we fail to pay interest on any Certificate on the date due or fail to honor a withdrawal request from the holder of a Certificate at the request of an investor, the investor must seek damages or other remedies against us to collect the unpaid amounts and will have no direct recourse against any other entity or agency of the Annual Conference, Conference Organizations or organizations that might be formed to serve churches formerly connected to the United Methodist Church. No trustee has been appointed to act on your behalf in the event we are unable to repay the Certificates or take other actions generally provided under a trust indenture agreement. The absence of a sinking fund and a trust indenture means that no assurances can be given that we will have adequate resources available to repay an investor's account when a demand for repayment is made.

Our Certificates are not insured by the Federal Deposit Insurance Corporation or by the Securities Investor Protection Corporation or guaranteed by the Federal Reserve Board or any other agency.

The Certificates are not bank instruments, are not insured by the Federal Deposit Insurance Corporation or by the Securities Investor Protection Corporation or otherwise insured or guaranteed by any governmental agency.

Our demand deposit Certificates are subject to withdrawal requests that may be honored within forty five days after receipt of notice.

Because the repayment of demand deposit Certificates will be made within 45 days after notice is given at the request of an investor and a substantial portion of our assets are likely to be invested in first mortgage loans and characterized as illiquid assets, we may be unable to satisfy a redemption request if a substantial number of investors in our demand deposit Certificates provide written withdrawal requests for the funds held in their Development Fund Accounts within a short period of time. We reserve the right to deny a request to withdraw all or any portion of the requested amount if we determine, in our sole discretion, we have insufficient funds or reserves available. As of the date of this Offering, we have historically honored every withdrawal request that has been made by an investor in our Certificates. This risk increases as the return on deposits and other commercial investments increases when comparative lower rate of returns is offered on the Certificates or monetary policies of the Federal Reserve Board result in rapid interest rate adjustments that result in an inverted yield curve that offers significantly better short term rates as opposed to long term U.S. treasuries. There is also no provision for a sinking fund requiring periodic deposits to be applied to the redemption of Certificates or payment of interest as such amounts become due.

On March 27, 2010, our Board of Directors amended our cash reserves policy. Under the amended policy, we maintain (a) a reserve of cash, cash equivalents or certificate of deposits equal to 10.00% of the aggregate face amount of all Certificates or $7.5 million, whichever is less; and (b) pursuant to a bylaws amendment that has been approved by our Board of Directors, we must maintain a $1.5 million liquid reserve fund to be held as security for investors in our Certificates. Our Board of Directors has reserved the right, in its sole discretion, to amend this policy at any time without notice to the investors in the Certificates. As of December 31, 2023, we had funds available in cash, cash equivalents certificates of deposit and readily marketable securities of $11.4 million. This amount represents approximately 9% of the total principal amount we are obligated to pay on the $125.3 million in Certificates payable at December 31, 2023. We also have a $5 million line of credit facility with the Bank of Central Florida to provide working capital. If the combined total of redemption requests exceeds our available funds and line of credit facility, we may be required to sell or liquidate assets. No assurances can be given that proceeds from selling assets would be sufficient to fund all redemption requests.

Investors may not rely on the Florida Annual Conference of The United Methodist Church, any church agency or Conference Organization or organization formed by churches formerly connected to the United Methodist Church for payment of the Certificates.

The debts and liabilities of the Certificates are the sole obligation of the Foundation. The Foundation is independent of the Florida Annual Conference, its churches, agencies and institutions and any organization formed to support churches that were formerly a part of and connected to the United Methodist Church. As a result, an investor in the Certificates may not rely upon any church, the Florida Annual Conference or any other affiliated entity of The United Methodist Church or other association formed to serve churches that were previously part of the Annual Conference or the United Methodist Church for payment of the Certificates when a withdrawal request is made.

There is uncertainty facing United Methodist Churches with the disaffiliation process completed by many Florida churches that were formerly in a connectional relationship with the Annual Conference and The United Methodist Church.

In 2023, 175 churches in the Annual Conference (out of a total of 562) completed the disaffiliation process approved under applicable procedures adopted and implemented by the Annual Conference under the Book of Discipline. The Foundation's management team and staff have monitored the development and completion of the disaffiliation actions undertaken by churches choosing to disaffiliate and have diligently worked with the Annual Conference to ensure that the process was completed in a Christ honoring way for the churches that chose this path. The Foundation has made loans to disaffiliating churches to assist them meet their financial obligations when undertaking the disaffiliation process. We intend to continue to serve United Methodist churches that remained in a connectional relationship with the Annual Conference as well as churches that have joined the Global Methodist Church or have chosen to become independent churches that seek to be aligned with and support the Wesleyan Mission. The Foundation will continue to review the impact, if any, that revisions to the Book of Discipline of The United Methodist Church and disaffiliation of local churches from The United Methodist Church will have on the Foundation. The Foundation's policies permit us to accept investments from eligible investors who are members of the reorganized denominations and church congregations that may choose to disaffiliate as well as churches that have completed the disaffiliation process. We will also continue to offer market, market and promote the Certificates to churches, members and supporters of churches that remain in a connectional relationship with the United Methodist Church. In addition, the Foundation's policies permit it to offer, service and manage loans made to churches which no longer have a connectional relationship with The United Methodist Church as a result of their disaffiliation.

As of the date of the Offering Circular, we believe there has been minimal impact on the Foundation due to any decision or non-decision by the churches we serve whether to disaffiliate from the United Methodist Church. The Foundation will continue to monitor and evaluate the effects on borrowers and investors resulting from the decisions made by local churches to continue their affiliation and connection with The United Methodist Church or disaffiliate from the United Methodist Church.

Our demand deposit Certificates do not have a minimum interest rate.

There is no minimum interest rate that must be paid by us on our demand deposit Certificates. Historically, we have adjusted the current interest rates we pay on a demand deposit Certificates on a quarterly basis in response to market changes and current loan rates. We reserve the right to revise, modify or reassess these interest rates on our demand deposit Certificates, Accounts and mortgage loan investments at any time when rapid changes in market conditions warrant a quicker response. When a change in the interest rate is made it will be implemented on a prospective basis.

We are dependent on our status as a public charity to manage funds for charitable organizations and raise funds in this Offering.

We have been determined by the Internal Revenue Service to be exempt from federal income tax under Section 501(a) of the Code as an organization described by Section 501(c)(3) of the Code. However, an investment in a Certificate does not entitle the purchaser to a charitable contribution tax deduction. If we were to lose our qualification as a charitable organization under Section 501(c)(3) of the Code, we may be required to pay federal income tax on the earnings generated through investments made in the Certificates. Consequently, we might have less funds available to make first mortgage loans, and, therefore, less funds available to pay interest on the Certificates. In addition, the loss of our 501(c)(3) status likely would reduce the funds available to redeem the Certificates and would adversely affect our ability to raise funds in an offering of securities that is exempt from U.S. securities laws.

Risks Involving Our Mortgage Loan Investments

Our borrowers are churches and agencies affiliated with the Annual Conference or other Wesleyan Mission aligned ministries and churches and depend on charitable contributions to fund their operations.

The financial stability of the churches and borrowers that receive a loan from us and their ability to make payments of principal and interest on first mortgage loans are primarily dependent upon voluntary contributions received from their members. Because church membership, attendance and contributions made by members may be adversely affected by a variety of factors outside the control of the borrower, including population shifts, tax policy, weather conditions, changing economic conditions and other unpredictable factors, it is possible that such organizations will not receive sufficient voluntary contributions to allow the borrower to meet its obligations under a first mortgage loan made to it by us.

Rising interest rates could impact the demand for and interest in our Certificates and new church loans.

We rely on interest payments made by our borrowers on our church mortgage loans to make interest payments to our investors. During periods in which the Foundation raises more funds from the sale of its Certificates than it is able to lend, the reduced demand for mortgage loans could negatively impact the income we receive from our operations. In the event that interest rates rise significantly, and the Foundation is unable to lend its cash investments generated from the sale of Certificates and if the rise in interest rates negatively impacts or causes our investors to not reinvest in our Certificates and seek a higher rate of investment return elsewhere, the Foundation's ability to repay our investors could be negatively impacted. Conversely, during periods in which the Foundation makes more loans than it is able to raise from the proceeds from the sale of its Certificates, the reduced demand for our Certificates could materially affect the Foundation's liquidity and ability to honor its payment obligations under the Certificates.

We may not initiate foreclosure proceedings immediately under our loan agreements and loan policies in the event of a default.

Our remedies against a borrower that defaults under a first mortgage loan is limited by the terms of the mortgage agreement relating to the mortgaged project and applicable provisions of Florida law or laws of the jurisdiction where the property is located. Further, our loan policies provide that foreclosure of a mortgage will occur only upon the recommendation of the Foundation's President and the concurrence of our Board of Directors, and after a period of at least 120 days after default during which our President attempts to work with the borrower to bring the first mortgage loan current. In some circumstances, this may involve restructuring or refinancing the loan. From time to time, we may also seek to provide or make available to the borrower financial stewardship and training resources that will assist the borrower in restructuring its financial affairs. We always maintain our right to initiate foreclosure proceedings at any time during this workout or restructuring process. If a default occurs, there may be a substantial period during which we receive no payments toward the loan. In addition, if we are forced to foreclose on the loan, there can be no assurance that the value of the real property that secures the loan will be adequate to fully satisfy the loan.

The real estate collateral that secures our mortgage loans may not be adequate in the event of foreclosure.

We have not adopted a formal policy limiting the ratio of the amount of a first mortgage loan to the value of the property securing the first mortgage loan but apply the loan policies and guidelines adopted by our Board of Directors. Although our loan policies generally limit the amount of a loan to 80% of the cost of purchasing, constructing or remodeling a project, the market value of a project is generally less than the cost of purchasing, constructing or remodeling it because of the limited market for church related facilities. As a result, in the event of a foreclosure of a mortgage securing a first mortgage loan, it is likely that we will not be able to sell the mortgaged property for an amount sufficient to repay the first mortgage loan secured by such property. Church facilities are generally single-purpose facilities and may face a more limited resale market. In addition, a decline in real estate values and disruptions in real estate markets could also adversely impact the value of the real estate properties that secure our loans. Any loans we make from the Development Fund are not personally guaranteed by church members of our borrowers.

Applicable bankruptcy and other laws could limit the remedies and actions that we may be able to take as a lender to enforce our rights under our mortgage loans.

Our remedies as a creditor upon default by any of our borrowers will be subject to various laws, regulations and legal principles that provide protections to borrowers. Our legal and contractual remedies, including those specified in our loan agreements and collateral documents, typically require judicial actions, which are often subject to discretion and delay. Under existing law (including, without limitation, the Federal Bankruptcy Code), the remedies specified by our loan agreements and collateral documents may not be readily available or may be limited. A court may refuse to order the specific performance of the covenants contained in the loan agreements and collateral documents. In addition, the laws of a particular jurisdiction may change or make it impractical or impossible to enforce specific covenants in the loan agreements and collateral documents.

Our real estate collateral for our mortgage loans may also be subject to other claims.

The various security interests established under our mortgages and deeds of trust may be subject to other claims and interests. Examples of these claims and interests are statutory liens; rights arising in favor of the United States or any agency thereof; constructive trusts or equitable liens imposed or conferred by any state or federal court; and bankruptcy or receivership laws affecting amounts earned by the borrower after institution of bankruptcy or receivership proceedings by or against the borrower.

A majority of our directors are members of The United Methodist Church and may be less inclined to authorize actions that a commercial lender may undertake.

Our Articles of Incorporation require that at least a majority of our directors be members of The United Methodist Church. Our directors may be influenced to some extent by their loyalty to The United Methodist Church, Conference Organizations and Wesleyan Mission aligned borrowers in deciding whether to approve loan applications or to foreclose mortgages securing first mortgage loans in default or when considering Board actions. Although our loan policies do not permit the directors to forgive a first mortgage loan, directors may be more lenient to the United Methodist and Wesleyan Mission aligned organizations who are borrowers than a third party lender would be in working out a solution to a default or other problem with respect to a first mortgage loan.

Some of our loans are construction loans that are subject to risks associated with a construction project.

Borrowers may use the proceeds of a loan made by the Foundation to construct new facilities or renovate existing facilities. The risks of renovation and construction can adversely affect the ability of a church or organization to repay its loan by increasing construction costs or delay or prevent completion of the project. The failure of a borrower to repay its loan could adversely affect our ability to redeem your investment account.

The Foundation has relied historically on the Book of Discipline trust clause for its loans made to United Methodist Churches.

The Book of Discipline includes a trust clause which requires that a United Methodist connectional church affiliated with the Florida Annual Conference transfer its real property to the Florida Annual Conference if the church closes. For loans made by the Foundation to a church affiliated with and in a connectional relationship with the Annual Conference, the Foundation has relied upon the Annual Conference's practice of accepting the transfer of the property when a Conference church closes. Historically, once a church that has a loan with us closes its doors, the Annual Conference has actively worked with us to manage the sale and or disposition of the property. If the property is sold, the proceeds are used to pay off the balance on the mortgage loan owed to the Foundation. The Foundation has never had a loan charge off or credit loss on any mortgage loan it has made.

As noted above, 31% of the churches in the Annual Conference disaffiliated from the Annual Conference in 2023, thereby enabling those churches to be released from the trust clause that has historically been part of the Book of Discipline. Under this trust clause, upon termination, liquidation, merger or closure of a church, the real property owned by the church was transferred by law to the United Methodist Church. For a loan made by the Foundation to a church that has completed the disaffiliation process or for a loan we make in the future to a Wesleyan Mission Church that has no official connection with the United Methodist Church, the Foundation will not be able to rely on the trust clause contained in the Book of Discipline and its working relationship with the Annual Conference if a borrower encounters financial difficulties and we are forced to initiate collection efforts. (See the risk factor regarding the uncertainties facing United Methodist churches on page 6 above).

Our loans are geographically concentrated.

Substantially all our mortgage loan investments are in the State of Florida. The concentration of loans in one or more states or regions increases the risk that adverse economic conditions in these regions could adversely affect our borrowers' ability to repay their loans. From time to time, the Foundation may offer mortgage loans and financing to churches outside the State of Florida to provide financing to churches in underserved communities.

Our lending criteria may differ from those used by commercial lenders.

Commercial lenders may impose more rigorous borrowing criteria than we impose under our loan policies. We also finance, from time to time, constructions projects that generally impose more risk to a lender than a loan made to finance an existing facility. In certain cases, a borrower may not have entered into a fixed-price construction contract and the contractor may not be required to post a completion bond. We may not obtain architectural certification prior to disbursing partial construction payments, and we generally work with the church in making partial payments on a construction loan. If there are substantial increases in construction costs or delays and the completion of construction, these events could adversely affect the church's ability to repay the construction loan. We may approve loans without an appraisal of the property that constitutes collateral for the loan, and we typically do not require a phase one or phase two environmental consulting report before approving a loan. Given our knowledge of and experience in working with church borrowers since the inception of the Fund, our lending practices may create risks related to our loans that would not ordinarily exist for a typical commercial loan.

Risks Related to the Certificates

We depend on making mortgage loans at interest rates that exceed the interest rate we pay to the holders of our Certificates.

There can be no assurance that the demand for first mortgage loans will be sufficiently strong to allow all the proceeds to be used to invest in first mortgage loans. To the extent that we accept deposits in excess of the demand for first mortgage loans, the investment of such excess monies in alternative investments pursuant to investment policies may not be sufficient to cover interest payments to investors in our Certificates.

We are subject to changes in interest rates that may adversely affect our ability to pay principal and interest on our Certificates.

We have no control over fluctuations in interest rates and may be adversely affected if we are unable to maintain a sustainable spread between the interest rates we pay on the Certificates and the interest payments we receive on our outstanding mortgage loans.

We reserve the right to change our policies and procedures that affect our mortgage loans, liquidity and cash reserves.

Because we make mortgage loans primarily to churches, agencies and organizations associated with the Florida Annual Conference, which support the Wesleyan Mission or which serve churches formerly connected to the United Methodist Church, we may adopt and carry out less rigorous collection policies than would ordinarily be implemented by a commercial bank. We also may revise our liquidity and cash reserve policies and investment criteria for new loans that our Board adopts from time to time. If we change our policies or procedures, including our loan, liquidity, cash reserve or investment policies, we may incur an adverse economic effect on our ability to repay or redeem your Certificate.

There is no public market for the Certificates, and you may be unable to transfer or sell your interest in the Certificates.

There is no public trading market for the Certificates, and no trading market is ever likely to develop. Transferability of the Certificates is subject to restrictions established by applicable state and federal securities laws. While an investor may transfer his, her or its Certificate, subject to our approval, the Certificate may be transferred only to an eligible investor. Therefore, an investor may be unable to sell any of the Certificates for an indefinite period of time. In addition, an investor may not pledge or encumber his, her or its Certificate.

A substantial portion of our assets are funds we hold in trust as a custodian.

We manage, invest and act as a custodian, administrator and trustee for charitable gifts, trusts, donor advised gift agreements, deposit or custodial arrangements, endowment gifts and charitable gift annuities administered under the terms of a will, trust or gift arrangement. None of these funds will be available to satisfy our obligations, including our obligations under the Certificates. As a result, the funds we hold as trustee or as a custodian and invested in the FUMF Funds will not be available for payment to our creditors, including investments made in our Certificates.

Because we hold funds as a fiduciary, we could be held liable for any breach of our fiduciary duties.

We serve as a trustee, administrator and custodian for accounts, funds and gifts made pursuant to wills, trusts, gift agreements, endowment funds and charitable gift annuities. As of December 31, 2023, we hold $95.1 million in trust, as a custodian or administered under our FUMF Funds. As a trustee, we act as a fiduciary and could be held liable for any breach of our fiduciary duties.

There is no assurance of early redemption if requested by the holder of a Term Certificate.

In general, our Term Certificates are redeemable prior to maturity and upon request, but only in our sole discretion. Thus, holders of a Term Certificate may not be able to redeem their Certificate prior to maturity, particularly during times when there are a significant number of early redemption requests. In addition, investors will be required to pay an early withdrawal fee if you request an early redemption of your Term Certificate. See "Description of Term Certificates - Redemption Prior to Stated Maturity" on page _ of the Offering Circular.

Term Certificates are subject to automatic renewal upon maturity unless redeemed by the Fund or otherwise prohibited by applicable state laws.

When an investment is made in a Term Certificate, the Certificate will automatically be renewed for another term equal to the initial term unless the investor notifies the Fund prior to maturity of the Certificate that the investor does not want to renew the Certificate.

We have the right to redeem your investment in a Certificate at our sole discretion.

We have the right to redeem any outstanding Certificate upon furnishing you with 90 days' advance written notice. We cannot assure you that you will be able to reinvest your redemption proceeds in other securities having terms, conditions, and risks as favorable as your redeemed Certificate.

Our obligation to redeem a Certificate is subject to the availability of funds.

We reserve the right to deny a request to withdraw all or any portion of the requested amount if we determine, in our sole discretion we have insufficient funds or reserves available. To withdraw your investment funds from a demand deposit Certificate, you must furnish us with written notice at least 45 days before your requested redemption date. If we have insufficient liquidity at the time such redemption must be made, you will not be repaid until we have sufficient cash available to satisfy your redemption request.

We are not required to file annual or periodic reports with the U.S. Securities and Exchange Commission or any regulated trading exchange.

We do not, and are not required, to file annual or other periodic reports with the U.S. Securities and Exchange Commission. Accordingly, there is no publicly available information relating to the Foundation. We are not directly supervised or regulated by any federal or state authority or regulatory authority. The Foundation is subject to regulatory review by state regulatory authorities that may review this Offering, grant an exemption from registration under the securities laws of such state, issue a permit or authorization to sell securities in such state or require that the Foundation and any of its principal officers or employees be registered as an issuer dealer or agent in such state.

We may sell Certificates in future offerings.

Under the terms of the Offering Circular, we are authorized to sell up to $300 million in Certificates. We have sold Development Fund Accounts since June 16, 1976, and we expect to continue to sell additional interests in our Certificates as part of a continuous offering.

Interest earned on your investment in a Certificate may be subject to taxation.

Interest paid or payable on the Certificates will be taxed as ordinary income unless there is an applicable exemption or other tax provision that exempts this income from taxable income. If you invest or loan more than $250,000 with us and the interest paid to you is below the applicable federal rate, you may have additional taxable income imputed to you.

We may sell mortgage loans or participation interests in such loans from time to time for liquidity purposes.

To provide funds for working capital and make payments of interest and principal on our Certificates, we may assign, sell and transfer one or more of our mortgage loans. We may also sell or assign a participation interest in such loan. While we intend to sell such loans at par, we may sell a loan at a discounted price should our liquidity needs demand such action. We may also pledge Foundation assets as a first priority secured loan to provide us with additional liquidity or working capital; provided that any cash advance made on such loan does not constitute more than 10.00% of our total tangible assets (total assets less intangible assets as defined by Generally Accepted Accounting Principles (GAAP)). As a result, the amount of any senior secured indebtedness to which the Certificates will be subordinated will not exceed 10.00% of our total tangible assets. See “Our Lending Activities” beginning on page 22.

Our mortgage loans typically may have longer terms than our Certificates.

All of the mortgage loan investments we make have a maturity term that is longer than the term of our Certificates. As of the date of this Offering Circular, all of our Certificates, however, are demand deposit investments. The Foundation’s financial condition and liquidity may be adversely affected if a significant number of investors in our Certificates demand repayment of their Certificates, fail to maintain their Certificates or the availability of funds from sources other than operating income is reduced. See “Our Lending Activities” beginning on page 22.

Our allowance for loan losses may prove to be inadequate.

The Foundation evaluates a loan loss allowance policy for reserves based upon a periodic review of our loans and consideration of a variety of factors that affect the collectability of our mortgage loan investments. Ultimate losses on our mortgage loan investments may be greater than the Foundation’s current allowance for loan losses, which, if significantly greater than anticipated, could adversely affect the Foundation’s financial condition. Based upon that review, we have not established a loan allowance reserve. As of the date of this Offering Circular, the Foundation has never had a charge off or initiated foreclosure proceedings in connection with one of our mortgage loan investments and we have not established a loan loss reserve.

We depend on making mortgage loans at interest rates that exceed the interest rate we pay to the holders of our Certificates.

There can be no assurance that the demand for first mortgage loans will be sufficiently strong to allow all the proceeds to be used for first mortgage loans. To the extent that we accept investment funds more than the demand for first mortgage loans, the investment of such excess monies in alternative investments pursuant to investment policies may not be sufficient to cover interest payments to our investors if available investment interest rates are low. While we anticipate that the average return on our mortgage loan investments will exceed the cost of our interest payment obligations, we are subject to interest rate risks that could affect our ability to finance our operations and meet our operating expenses and debt obligations. See “Investing Activities beginning on page 46.

Some of the loans in our investment portfolio have been restructured as interest-only loans or may otherwise be at risk, which could result in impairment charges and loan losses.

Some loans in our investment portfolio have been restructured or modified to provide interest only payments for a limited period of time. Over the last several years, the number of churches that have requested or been granted loan modifications has been higher than in our prior historical experience. See "Interest Only Loans" on page 29. Under current economic conditions, the credit performance of these modified loans may not conform to either historical experience or our expectations. We make various assumptions and judgments about the collectability of our loan portfolio, including the creditworthiness of our borrowers and the value of the real estate and other assets serving as collateral for the repayment of many of our loans. If we determine that it is probable that we will not be able to collect all amounts due to us under the terms of a particular loan agreement, we could be required to recognize an impairment charge or a loss on the loan unless the value of the collateral securing the loan exceeds the carrying value of the loan. If our assumptions regarding, among other things, the present value of expected future cash flows or the value of the collateral securing our loans are incorrect or general economic and financial conditions cause one or more borrowers to become unable to make payments under their loans, we could be required to recognize impairment charges, which could result in a reduction in earnings in the period in which the loans are determined to be impaired and may adversely affect, perhaps materially, our financial condition, liquidity and ability to make debt service payments.

We may be unable to recognize or act upon an operational or financial problem with a church in a timely fashion so as to prevent a loss of our loan to that church.

Our borrowers may experience operational or financial problems that, if not timely addressed by us, could result in a substantial impairment or loss of the value of our loan to the church. We may fail to identify problems because our borrowers did not report them in a timely manner or, even if the borrower did report the problem, we may fail to address it quickly enough or at all. Although we attempt to minimize our credit risk through prudent loan approval practices in all categories of our lending, we cannot assure you that such monitoring and approval procedures will reduce these lending risks or that our credit administration personnel, policies and procedures will adequately adapt to changes in economic or any other conditions affecting our borrowers and the quality of our loan portfolio. As a result, we could suffer loan losses which could have a material adverse effect on our revenues, net income and results of operations.

We have a concentration of investors who have made larger investments.

Approximately 79% of our outstanding Certificate balances are held by investors who have $100,000 or more invested with us. Unusually large redemption requests by several of these investors could affect our liquidity. The Annual Conference holds $10.5 million of our Certificates. In addition, $40.6 million, or 32.4% of our Certificates, is held by 34 investors who each own more than $500,000 in our debt securities, most of whom were affiliated with the Annual Conference. We also have two individual investors that have invested over $2 million in our Certificates, which represents 11.6% of our outstanding Certificates. If the investors holding a substantial portion of the Certificates payable were to seek redemption of their investments, the proceeds of those Certificates would not be available to us to fund our operations and make required payments to our investors.

We are subject to investment risks.

For those assets we hold in our endowment fund, and as unrestricted and restricted assets, those assets are subject to various market and investment risks that may cause us to incur losses if investment values decline. Our investments include equity and fixed income securities. For information regarding our investment results and discussion of our investment policies, see "Investment Activities" on page 47. Our past investment performance does not indicate how our investments will perform in the future.

HISTORY OF OUR DEVELOPMEMNT FUND ACCOUNTS

In 1976, the Foundation created a separate subsidiary entity for the purpose of procuring and managing funds to assist Conference Organizations in the construction and major improvement of churches, parsonages, church schools and other facilities operated by Conference Organizations (the "Development Fund"). Before January 2, 2003, the Development Fund was operated by The Florida United Methodist Development Fund, Inc., a Florida not-for-profit entity merged with and into the Foundation January 2, 2003. We have made and intend to continue to make first mortgage loans to Conference Organizations and Supported Ministries secured by mortgages on projects to be financed with the proceeds of the first mortgage loans that we originate. Our loan policies limit the aggregate amount of any first mortgage loan to 5% of the total amount invested in our Certificates and set a maximum loan amortization period of 20 years. Our loan policies generally limit the amount of a first mortgage loan to 80% of the cost of purchasing, constructing or remodeling a project.

We have historically serviced loans made by the Annual Conference and its agencies. We may also invest in, originate, service or participate in mortgage loans made to churches, ministries, congregations, religious organizations and institutions whose mission compliments and supports a Wesleyan focus on abundant grace and shared commitment to making disciples of Jesus Christ for the transformation of the world ("Supported Ministry or "Supported Ministries"). These Supported Ministries include, for example, churches that have disaffiliated from the United Methodist Church or become part of another denomination or association of churches.

We are offering Certificates, not to exceed $300,000,000 in the aggregate, on a continuous basis. The Certificates are our unsecured debt obligations and are not secured by a pledge or mortgage of any of our assets.

We maintain and administer the proceeds received from the sale of Certificates primarily to make first mortgage loans to the Conference Organizations, churches and ministries that enhance and support the Wesleyan Mission and Supported Ministries. We will not accept loan applications in the event there are insufficient funds from the sale of Certificates to make one or more first mortgage loans. We reserve the right to revise, modify or otherwise change the interest rate generally charged on our mortgage loan investments in our sole discretion.

We pay interest on the Certificates at a rate based upon the then prevailing rate of interest being paid to investors on similar investments. Interest on the Certificates will be paid quarterly. Interest will not be compounded, but interest earned by a Term Certificate holder may be automatically reinvested at the request of the holder. As of the date of this Offering Circular, the interest rate payable on the demand deposit Certificates has been set at 4.5% per annum, subject to adjustment on a prospective basis. In addition, we may offer Term Certificates at the rates set forth in a supplement to this Offering Circular, subject to revisions made from time to time as posted on the Fund's website at www.fumf.org.

On a quarterly basis, our Board of Directors will review the rate of interest payable on the demand deposit Certificates in light of the average rate of return we receive on our first mortgage loans and the then prevailing rate of interest being paid to investors on similar investments. At such times, our Board of Directors may, in its sole discretion, raise or lower the rate of interest payable on the Certificates. We reserve the right, however, to adjust the interest rate on our Certificates on a more frequent basis when economic conditions warrant a rapid response. There is no minimum interest rate that must be paid by us on the Certificates.

We may offer up to $300 million (in the aggregate) in Certificates. As of December 31, 2023, we have $125.3 million in Certificates that are outstanding. The principal and interest on the Certificates are payable solely from certain of our unrestricted assets.

We are offering the Certificates only to investors who acquire the Certificates solely for investment and who make the representations contained in the Purchase Application for Investment for organizations or individuals in the forms that are attached to the Offering Circular as Exhibits "B" and "C". The Offering is not underwritten, and we intend to make sales primarily through our officers and employees. A faxed, scanned and emailed or mailed withdrawal form is required to withdraw monies from a demand deposit Certificate.

We are solely responsible for repayment to investors in the Certificates. Should we be unable to meet our obligations to investors holding an investment account, investors will have no recourse against any of the Conference Organizations. Our assets primarily include notes secured by real property located within the State of Florida. Our audited financial statements for the years ended December 31, 2023 and 2022 are set forth as Exhibit "A" to the Offering Circular.

THE FOUNDATION

General

The Foundation was formed on July 19, 1966 to serve the Annual Conference, foster charitable giving initiatives for churches and agencies of the Annual Conference and its members. In 1976, the Foundation formed a wholly owned entity, The Florida United Methodist Development Fund, Inc., to serve as a financing entity for new construction, remodeling, renovation or purchase of church building and other projects to benefit Conference Organizations. We were formed July 19, 1966, as an institution of the Florida Annual Conference of The United Methodist Church. On January 2, 2003, we merged with The Florida United Methodist Development Fund, Inc., a Florida not-for-profit organization, with the Foundation surviving the merger and the corporate existence of The Florida United Methodist Development Fund, Inc. terminating as of January 2, 2003. Before this merger, the primary business purpose of The Florida United Methodist Development Fund, Inc. was to operate and manage the Development Fund.

We are a legal entity separate from the Annual Conference. Our offices are located at 450 Martin L King Jr. Avenue, Lakeland, Florida 33815 and we can be reached at (863) 904-2970 or (866) 363-9673, ext. 7000. Our website is www.fumf.org. The Foundation is organized as a membership entity and has an equal number of lay and clergy members of the Annual Conference as prescribed by the Book of Discipline of The United Methodist Church. Management of the Foundation is vested in a Board of Directors that are elected by our members.

We are an IRS recognized public charity that has been organized and operates exclusively for religious, educational, charitable and benevolent purposes under Section 501 (c)(3) of the Internal Revenue Code. No part of our net earnings inures to the benefit of any person. Our primary purpose is to accept and administer funds for religious, charitable or educational purposes that will benefit churches, agencies, district offices, the Annual Conference, other organizations affiliated with The United Methodist Church, Supported Ministries, Wesleyan Mission ministries and promote Christian stewardship. Gifts of property, real or personal, can be made in trust, under the terms of a will, charitable trust instrument or deposited with us. We administer, manage, and implement the directives contained in the terms of the applicable trust instrument, investment fund agreement, deposit agreement or other instrument, which governs the funds that we administer. We also serve as trustee in the administration of charitable trusts created for the benefit of a Conference Organization and invest funds on behalf of other qualified charitable trusts or charities the funds of which the Board of Trustees determines it will receive and administer in accordance with the Foundation's charitable and religious mission.

As a tax-exempt supporting organization under the Code, the Foundation also administers donor advised funds, endowment funds and charitable gift annuities that benefit The United Methodist Church, its affiliated ministries, agencies, members, churches, districts Wesleyan Mission ministries and Supported Ministries. The Foundation's activities also include (i) promoting good stewardship among United Methodist churches, members, supporters Wesleyan Mission ministries and Supported Ministries; and (ii) administering funds on behalf of local churches, receiving and holding in trust charitable gifts and devises made by donors, testators or trustors. Through its activities as a tax-exempt supporting organization under Section 501(c)(3) of the Code, the Foundation provides investment opportunities for United Methodist churches, affiliated agencies, districts, Wesleyan Mission ministries, Supported Ministries and educational institutions as well as charitable trust management services. In summary, the Foundation's primary and guiding purpose is to assist United Methodist churches, Wesleyan Mission ministries, Supported Ministries and its affiliated entities in their fundraising, asset management, financial and gift planning efforts.

In addition to operating the Development Fund, the Foundation manages funds that have been deposited with us and are invested pursuant to FUMF Fund Agreements, deposit or custodial agreements, endowment agreements, donor advised gift agreements, charitable gift annuities, charitable remainder trusts, charitable trusts or funds administered under a will, trust or gift arrangement. As of December 31, 2023, we held $95.1 million in custodial trust funds payable, including $55.7 million pursuant to FUMF agreements, $33.9 million in charitable trust funds, $3.0 million in charitable gift annuities, $535.5 thousand in donor advised funds, $42.4 thousand in managed trust arrangements, and more than $1.9 million in endowment funds we administer for churches, agencies and institutions.

The Foundation is a distinct and separate legal entity and has received a favorable determination letter from the Internal Revenue Service as to its status as a supporting organization under Sections 501(c)(3), 509(a)(3) and 170 of the Code. Each year its financial statements are audited by an independent certified public accounting firm. As a public charity that was formed for the specific purpose of serving the members of, affiliated churches, districts, agencies, communities and supporters of the Annual Conference, United Methodist churches and Supported Ministries, the Foundation is governed by a Board of Directors consisting of 21 members.

Relationship with The United Methodist Church.

Our membership consists of an equal number of lay and clergy members of the Annual Conference. A majority of the members of the Board of Directors of the Foundation must be members of The United Methodist Foundation. Director nominees selected for election to the Board of the Foundation are presented as a slate of nominees and then submitted for approval by the members of the Annual Conference.

The United Methodist Church is organized under a connectional structure that involves a group of conferences that can be set up as regional conferences, districts, national or international organizations but connected through a common religious heritage that generally is known as “Methodism.” While The United Methodist Church is not a distinct legal entity, it operates under a Constitution and holds a General Conference once every four years. The General Conference is comprised of approximately 1,000 members, one-half of whom are lay members and one half clergy. Each delegate to the General Conference is elected at an annual conference. Under the Book of Discipline, the General Conference has full authority over all matters relating to the connectional structure of The United Methodist Church. The Foundation has a close connection to the Annual Conference. The Resident Bishop of the Conference, the Director of Connectional and Justice Ministries and Treasurer of the Conference serve as non-voting, ex-officio members of the Foundation’s Board of Directors. The Foundation shares an office condominium with the Annual Conference and from time to time has entered into agreements with, made gifts and contributions to and supports ministries and programs of the Annual Conference. See “Related Party Transactions” commencing on page _ of the Offering Circular.

Grants.

To fulfill our purpose of making grants to strengthen ministries of The United Methodist Churches, agencies, and Wesleyan Mission ministries, and promote Christian stewardship, the Foundation has adopted a policy of giving a portion of our net income to support this mission on an annual basis. The amount of these grants has varied from time to time. In June 2015, for example, the Foundation made a $1,000,000 grant to the Annual Conference, payable over a five-year period. In 2016, the Foundation launched the Future Generation Fund as part of its 50th anniversary. For the year ended December 31, 2019, we awarded more than $94,000 of grants made to new ministries and the Future Generations Fund and a $50,000 grant for Hurricane Dorian Bahamas relief. During 2020, the Foundation awarded more than $ 108,000 in grants to new ministries and $ 50,000 to earthquake relief in Puerto Rico. During 2021, the Foundation granted $250,000 to the Annual Conference to match grants made to churches for Covid-19 relief. We also granted $100,000 to Campus to City Wesley Foundation in Jacksonville for a mental health initiative. Through the Foundation’s Christian stewardship focus, churches, agencies and ministries also receive distributions generated from planned gifts, grants, investment earnings from charitable trusts, donor advised funds and planned giving stewardship vehicles that the Foundation offers. We expect to continue our grant making efforts in subsequent years and expand the emerging ministries the Foundation supports.

Our Offices.

We currently operate the Foundation from our offices at 450 Martin L King, Jr. Avenue, Lakeland, Florida 33815, and our telephone number is (863) 904-2970, extension 7000 or (866) 363-9673, extension 7000. As of June 30, 2024, we employed 13 full time employees.

LIQUIDITY; USE OF PROCEEDS

Our Board of Directors has established a policy requiring that we maintain a liquid reserve of 10% of the balance in our outstanding Certificates or the sum of $7.5 million, whichever is less, to serve as a reserve fund. We will use the proceeds received from the sale of Certificates primarily to grant first mortgage loans in accordance with the policies and procedures adopted by us. Our cash reserves will be held in cash or cash equivalents and not loaned and will be made available to pay interest on the Certificates and repay such accounts when a withdrawal request is made. The proceeds that are not invested in first mortgage loans will be invested in accordance with the investment policies and loan policies adopted by the Foundation, as amended from time to time and in a manner that will ensure their exemption from the State of Florida annual personal property tax. We also have a $5 million line of credit facility with the Bank of Central Florida to provide working capital. As of the date of this Offering, we have no outstanding amount due on this facility.

The proceeds received from the sale of Certificates will be added to our general funds, used to make first mortgage loans, other permitted loans, pay interest on outstanding Certificates and repay outstanding Certificates that are redeemed.

METHOD OF OFFERING

The Certificates are offered only by us, only at their face value, and primarily to contributors to, members, participants and supporters of The United Methodist churches, educational institutions, religious organizations, Supported Ministries, districts, agencies and affiliated institutions that share a common connection with the Wesleyan Mission of making disciples of Jesus Christ for the transformation of the world and its focus on abundant grace. Historically, the Foundation has offered and sold its demand deposit Certificates to Florida residents, churches, ministries and entities affiliated with the Annual Conference. While the Foundation expects that most of its investors in the Certificates will be residents of the State of Florida, we may also offer the Certificates to investors in other states that are members of, contributors to, or supporters of The United Methodist Church and its affiliated churches, Wesleyan Mission ministries, districts, educational institutions and affiliated service agencies, churches, institutions and Supported Ministries. In each instance, however, no offer or sale of a Certificate will be made in a state where such offer or sale may not be made in accordance with the securities laws of such state.

Qualified investors in the Certificates also include persons who are ancestors, descendants or successors in interest to an eligible investor. We reserve the right to refuse to offer or sell a Certificate to any person or entity. Certificates may be purchased only for cash.

The Foundation is registered with the State of Florida as an authorized issuer dealer pursuant to Chapter 517 of the Florida Statutes. The investments offered under this Offering Circular will be uncertificated. Accordingly, an investor will not receive a physical certificate to evidence his, her or its participation in the Certificates; rather, we will maintain a ledger of investors on our internal books and records. We will act as sole administrator of the Certificates. None of our officers, directors or members will receive any fee or pecuniary benefit from the investments made in the Certificates or our operations, except for reasonable compensation for services actually rendered in performing his or her regular duties. No fees of any kind will be paid to any underwriter, broker or independent salesman.

There is no minimum escrow amount of Certificates that must be invested in order to undertake the Offering and no time period in which the Certificates must be opened, and if the entire amount of the Offering is not needed for the purposes intended, the Offering may be terminated or limited, and the acceptance of deposits suspended at any time. We reserve the right to limit the amount of Certificates that may be opened by any person at any time.

DESCRIPTION OF DEVELOPMENT FUND ACCOUNTS

General

We are offering both demand deposit Certificates and Term Certificates in this Offering. Upon making an investment in a Certificate, each investor will have a Development Fund Account established for their benefit and will receive a statement of account verifying that the holder has made an investment of a specified dollar amount in a Certificate and is entitled under the conditions and upon the terms specified in the Offering Circular to participate to that extent in the assets held by the Foundation for the benefit of the investors in the Certificates. The minimum investment amount for a demand deposit Certificate is $100 and for a Term Certificate the minimum investment amount is $1,000.

Each investor will receive a quarterly statement of account showing the account balance at the beginning of the period, transactions for the reporting period, and the balance at the end of the reporting period. Subsequent investments can be made in any amount. The investor retains the right either to have interest earned distributed quarterly by check to the investor or to reinvest interest earned quarterly.

An investment in a Certificate is an unsecured debt obligation, with the result that in the event of dissolution, liquidation or distribution of our assets upon bankruptcy, reorganization or similar proceedings, all of our unsecured obligations, including the Certificates, will have an equal claim to our assets. There is no sinking fund, indenture agreement or trustee that has been established to secure the repayment of the Certificates when withdrawal requests are made. No collateral has been pledged or mortgaged to secure our obligations and the investments are not insured by the Federal Deposit Insurance Corporation or Securities Investor Protection Corporation.

Transferability

Certificates may not be transferred by a holder thereof unless they are subsequently registered under the Act, and any applicable state securities laws or an exemption from registration is available under the Act and such laws. We may require a holder to furnish us with a legal opinion that the foregoing requirements have been met before registering a transfer of a Certificate on our books and records. In most cases, Certificates will be transferable to Florida residents or entities that maintain their principal offices in Florida. From time to time, we may offer and sell Certificates to investors who reside in other states; provided, however, such offers and sales are made in accordance with the securities laws of such states. All transfers of Certificates must be made in compliance with applicable state securities laws and the Foundation's policies and procedures described below.

If you intend to transfer a Certificate by gift, we may request assurances that the transfer will be completed in accordance with applicable securities laws. A Certificate may also be transferred upon your death, provided that we have a properly executed beneficiary designation form on file with us or, if no designation is on file, in accordance with the laws of descent and distribution. No Certificate may be pledged or encumbered.

An investor who desires to transfer his, her or its Certificate must provide us with written notice of such desire, which written notice must be signed by those persons, in the case of individual investors, in whose names the Certificate has been registered on our books and records or, in the case of an entity, whose signatures are set forth on the Form of Application as being entitled to effect a transfer. (See the "Purchase Application for Investment" set forth as Exhibits "B" and "C" hereto). We will not be required to register a transfer of a Certificate that is not in made accordance with the terms hereof.

Interest Rate and Payments

Each Certificate provides that interest shall be paid at the end of each quarter. Interest will not be compounded, but interest earned by a holder may be automatically reinvested. Each Certificate will accrue interest from the date of issuance, which is the date we receive a properly executed application for investment and appropriate funds. If we receive funds on a non- business day or after 12:00 p.m. on a business day, then the date of issuance will be the next business day. Interest payable on the Certificates will be calculated based on a 365-day year and paid when due as simple interest.

As of the date of this Offering Circular, the rate of interest payable on the demand deposit Certificates has been set at 4.5% per annum. From time to time, our Board of Directors may adjust the rate of interest payable on the demand deposit Certificates, considering the then prevailing rate of interest being paid to investors on similar investments. The Foundation's Board of Directors generally reviewed the rates on a quarterly basis but reserves the right to make move frequent adjustments as warranted by current economic conditions. At such time, our Board of Directors may, in its sole discretion, raise or lower the rate of interest payable on the demand deposit Certificates. There can be no assurance, however, the Board of Directors will increase the interest rate payable on the Certificates. There is no minimum interest rate that must be paid by us on the Certificates.

Additional Investments

You will be able to invest additional amounts in your Demand deposit Certificate by sending us a notice of your intent to invest an additional amount, completing the appropriate forms and sending us a check for the amount to be invested.

Term Certificates

We may, in the future, offer Term Certificates with a maturity date of varying terms, ranging from six months to five years and with a fixed interest rate that is established at the time of issuance of the Term Certificate. Current rates, if we decide to offer Term Certificates, can be found on our website at www.fumf.org. If we decide to offer Term Certificates, rates for a Term Certificate will be furnished in a Supplement to this Offering Circular.

Institutional Certificates

We are also offering Institutional Certificates to affiliated entities, churches, offices and ministries that have an interest and align with the mission of the Foundation, or otherwise share common tenets of faith that enable such entities to work with and support the respective charitable mission of the investor and the Foundation. Each investor in an Institutional Certificate will need to share a common set of beliefs and connection with the Foundation's mission. Institutional Certificates have a minimum investment of $150,000 and are offered at a negotiated rate of interest and fixed term to the institutional investor, depending on current market rates of interest for the chosen term. The Institutional Certificates are unsecured and of equal priority with all other indebtedness of the Foundation. Our Institutional Certificates will be subject to the terms and conditions of our Term Certificates.

Events of Default

Nonpayment of principal or interest on Certificate when due will constitute a default by us but will be limited to the specific Certificate that is the subject of a default. Since the inception of the Development Fund, no action or claim has been filed against us alleging we were in default under our obligations to our investors.

Redemption Rights

Voluntary. The demand deposit Certificates will bear no maturity date when an account is opened by us. Subject to the availability of funds as determined by the Foundation in its sole discretion, an investment in a demand deposit Certificate may be redeemed, in whole or in part, at any time by furnishing written notice to us at least 45 days before the requested withdrawal date. Redemption requests may be made in the case of individual investors, by the persons in whose names the demand deposit Certificates have been registered on our books and records or, in the case of entity investors, by those authorized persons whose signatures are set forth on the Purchase Application or subsequent updates, as being entitled to request a redemption. In no event will we be required to honor a request for redemption of a demand deposit Certificate that is not made in accordance with the terms hereof. Redemption shall be made in the order of the receipt of notices we receive. There can be no assurance, however, we will have sufficient funds available to redeem a demand deposit Certificate.

Mandatory. We reserve the right, upon furnishing ninety (90) days written notice to a Certificate owner, to redeem any Certificate, in whole or in part, by payment of the face amount of the Certificate plus accrued interest thereon, subject to availability of funds. If we elect to redeem a Certificate, we will attempt to select the Certificates to be redeemed on a random basis; however, we reserve the right to use other methods to determine which Certificates we will redeem at any given time. Although we will use reasonable best efforts to redeem 100% of an investor's Certificate at the same time, partial redemptions may be made at our election.

Redemption Prior to Stated Maturity of a Term Certificate

The Term Certificates may be redeemed prior to stated maturity only as set forth below. Although we may choose to grant a request from an investor that demonstrates exceptional need or hardship, we have no legal obligation to honor a redemption request.

Our Right to Redeem. We have the right to call any Term Certificates for redemption without premium at any time. If we exercise our discretionary right of redemption, we will give the affected Certificate holders ninety (90) days' notice that we intend to redeem their outstanding Certificates. If a Term Certificate is redeemed, we will be required to pay the face amount or principal balance of the Certificate, as applicable, plus accrued interest (less any interest already paid to you).

Request by Holder. Prior to maturity, you may request that we redeem all or a portion of your Term Certificate. We have no legal obligation to grant your redemption request. If we grant your request for a redemption, we may impose a redemption penalty, in our sole discretion, as follows:

Maturity Date	**Redemption Penalty**
60 months	Up to 120 days of interest
36 months	Up to 90 days of interest
12 months	Up to 60 days of interest
6 months	No penalty

Redemption of Term Certificates at Maturity

Term Certificates will be redeemed at the expiration of each Certificate's term by the payment of principal and accrued and unpaid interest due on the Certificate subject to the availability of funds. We will furnish you with written notice at least thirty (30) days prior to the maturity of the Certificate. Unless prohibited by applicable state law, the maturity notice we will send you will advise that the Certificate will be automatically reinvested in a Term Certificate equal to the original term unless you notify us in writing prior to or on the maturity date that you do not wish to reinvest in a new Certificate. When we notify you of the maturity date and automatic renewal of your Certificate, we will also notify you of the interest rate that will apply to the reinvested Term Certificate. We will also notify you of the interest rate that will apply to the reinvested Term Certificate and provide you with the Foundation's most current offering circular.

We reserve the right to pay you principal and accrued interest due to you at maturity and not permit you to reinvest your Term Certificate. In the event you choose not to reinvest in a new Term Certificate, we will promptly pay the outstanding principal balance plus accrued interest at maturity, subject to the availability of funds. A check in such amount will be mailed on the maturity date of the Term Certificate to the holder of the Certificate.

Liquidity and Capital Resources

Demand deposit Certificates are redeemable upon written notice sent to us by the holder of the Certificate. There can be no assurance that we will have the liquid assets sufficient to redeem your Certificate, which is redeemable upon demand, if a substantial number of demand deposit Certificates are presented for redemption at one time. Pursuant to our policies, we retain the sum of $7.5 million or 10% of all funds received from the sale of Certificates, whichever is less, in the form of cash or cash equivalents in order to provide a level of liquidity to investors in our Certificates. Our cash and liquid assets may be invested in such instruments as money market funds, government securities, bank certificates of deposit, short- term bond funds, bank deposits or other loans authorized to be made under the Foundation's loan policies and procedures, as amended from time to time. We also have a $5 million line of credit facility with the Bank of Central Florida which can be used for working capital. As of the date of this Offering, no borrowings have been made or are outstanding on this facility.

To date, we have not been required to use any of the reserve funds to redeem a request made to redeem a demand deposit Certificate. Our Board of Directors may, in its sole discretion, change, modify or revise our liquidity policies at any time without notice to the demand deposit Certificate investors.

Retention Certificates

The Foundation reserves the right to offer a Retention Certificate with a fixed term ranging from three to twelve months. A maximum amount of $1.0 million may be offered under this program. The interest rate offered on these Certificates will be offered at a rate that may not exceed 1% over the current rate offered on our demand deposit Certificates. If the Foundation chooses offer Retention Certificates, we will offer the Certificates under a supplement to this Offering Circular.

Custodian for Minors Accounts

Investors may establish a Uniform Transfers to Minors Act account under Florida law (the "**Florida UTMA**"), as custodian for the benefit of a minor. The Florida UTMA permits an adult (typically a parent or grandparent) to make an irrevocable gift to the minor without having to establish a trust or guardianship arrangement. Once the transfer is made and the demand deposit Certificate or Term Certificate is purchased in a UTMA arrangement, the custodial property is indefeasibly vested in the minor. The custodian under the Florida UTMA has a fiduciary duty to invest and distribute the custodial assets solely for the benefit of the designated minor. Ownership of all assets in the account automatically become vested in the child when he or she reaches the age of majority. Ownership in the account should be recorded in the name of the custodian as "custodian for minor under the Florida Uniform Transfer to Minors Act." For specific information about the Florida UTMA and tax consequences, benefits and obligations of the Florida UTMA, you should consult with your tax advisor, accountant, attorney or financial advisor.

OUR LENDING ACTIVITIES

Operating and Investment Policies

We make first mortgage loans primarily to Conference Organizations, but from time to time also originate loans to or participate in loans made to United Methodist, Wesleyan Mission churches and Supported Ministries that may not have a direct connection or affiliation with the Annual Conference or the United Methodist Church. Our loan policy and organizational documents also authorize us to originate loans to agencies, districts, churches and charities whose mission compliments and supports a Wesleyan focus on abundant grace and shared commitment to making disciples of Jesus Christ for the transformation of the world. Each loan application must be approved by our Board of Directors, the Loan Committee, or the President as defined within our loan policy. The Foundation considers only those loan applications that have been made in accordance with the loan policies and guidelines adopted by our Board of Directors. First mortgage loans are considered on a first-come, first-served basis. We may make direct first mortgage loans to the eligible borrowers or participate with commercial banks and other financial institutions or other not-for-profit corporations in making joint first mortgage loans. In special cases, we may also permit a borrower to assign the loan to a non-Conference affiliated church or ministry provided, however, the church meets the Foundation's Loan Policy and is approved by the Loan Committee and Board, when required under our Loan Policy. In these cases, the church usually is selling its property to another church or ministry.

When approving the loan, the loan amount may not exceed 5.00% of the total amount invested in the Development Fund or authorize a loan period in excess of 20 years. We approved a loan made to the Annual Conference, however, in 2023 as an exception to this policy. See "Related Party Transactions" on page 42. Our loan policies generally limit the amount of a first mortgage loan to 80% of the cost of purchasing, constructing or remodeling a project. From time to time, we may make, originate, acquire or participate in a first mortgage loan made to a United Methodist Church, affiliated entity, agency, district, educational, Supported Ministry or Wesleyan Mission entity that is located outside the State of Florida. In each instance, however, the first mortgage loan must be in accordance with the provisions of applicable state laws and regulations governing the origination or acquisition of a mortgage loan and the terms of the Foundation's Loan Policies, as amended from time to time.

In considering each loan application, our Loan Committee/Board of Directors reviews data on construction costs of the proposed project, the value of the property to be mortgaged and the financial capability of the borrower seeking the first mortgage loan, together with our President's recommendation as to approval or disapproval. We may from time to time require independent appraisals of properties to be mortgaged, although it is not required to do so by our loan policies.

Each mortgage loan made by us will be secured by a first mortgage lien on the real property to be improved with the first mortgage loan proceeds. The first priority of each such lien will be insured by a mortgagee's title insurance policy, naming the Foundation as the mortgagee, issued by a title insurance company licensed to do business in Florida or the state in which such mortgage loan is made. The documents evidencing the first mortgage loans and mortgages are expected to be similar to those used by commercial banks and other institutional lenders. We have established a loan policy that our first mortgage loans will provide for a loan term of not more than 20 years, with monthly payments of principal and interest, and at a variable interest rate determined quarterly by our Board of Directors in response to market changes and current loans rates. We reserve the right to modify, revise or supplement this policy at any time in our sole discretion.

From time to time, we may also adjust the interest rate on a first mortgage loan to maintain a minimum spread between a loan rate and the interest rate paid on our Certificates. The amount of the monthly loan payment will be determined initially by using the interest rate in effect at the time the loan was approved, and the amortization period approved by our Directors. If the loan interest rate adjusts upward by 100 basis points or more from the original interest rate or from the interest rate in effect at the time of the last monthly loan payment adjustment, we reserve the right to adjust the monthly payment amount to reflect the current interest rate. The original amortization period will not adjust. All loan agreements permit the borrower to prepay all or part of the first mortgage loan without premium or penalty.

First mortgage loans are processed and made on a first-come, first-served basis, in accordance with the loan policies we adopt from time to time. Proceeds from the sale of Certificates that are not invested in first mortgage loans will be invested in money market funds, government securities, bank certificates of deposit, short-term bond funds, bank deposits or other loans authorized to be made under the Foundation's loan policies and procedures, as amended from time to time. The Foundation reserves the right to offer differing interest rates for loans made for different purposes, with different rate adjustment, loan covenants, minimum investment amounts for certificates and collateral, as approved from time to time by the Loan Committee as an exception to its Loan Policy.

From time to time, we may purchase loans from third parties, enter into joint loans with participating lenders and acquire loans from other Conference Organizations, entities affiliated with the Florida Annual Conference, Supported Ministries, The United Methodist Church or a Wesleyan Mission organization to better serve the ministries and churches we serve. On a limited basis, we may also make loans of operating funds to the Annual

Conference and its affiliated agencies and institutions on a short-term basis, provided that the loan complies with our loan policies and procedures, as they may be amended from time to time. The Foundation has established a limit on the amount of unsecured loans that may be made by the Development Fund equal to the lesser of (i) 10.00% of the total assets held in the Development Fund; or (ii) limit established by the Foundation under its loan policies and procedures, as amended from time to time.

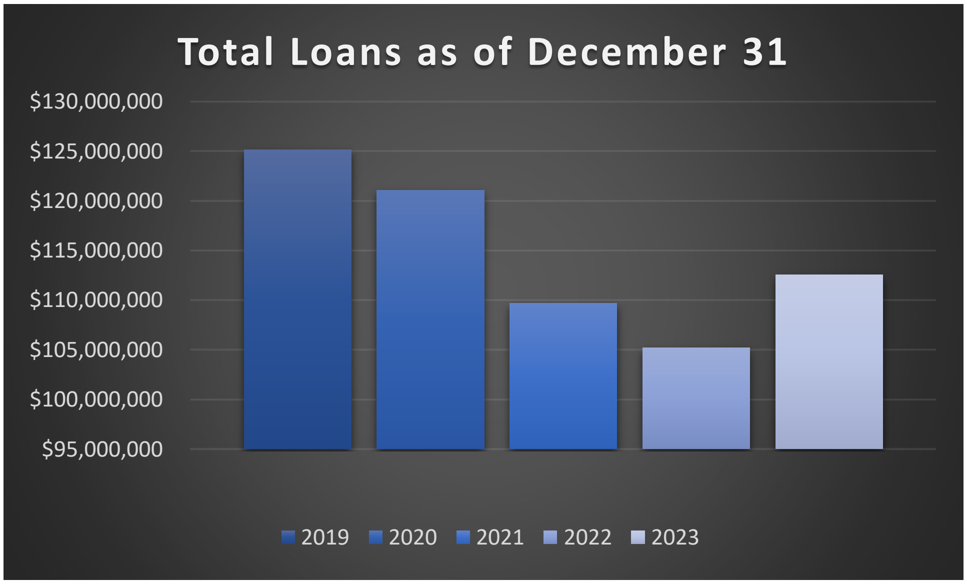
Loan Policies

Our Board of Directors has adopted a policy that requires all loans authorized by the Foundation to be made to United Methodist churches, schools, ministry related projects and facilities, colleges, and United Methodist affiliated organizations or to churches, agencies, Supported Ministries, Wesleyan Mission organizations and charities whose mission complements and supports a Wesleyan focus on abundant grace and shared commitment to making disciples of Jesus Christ for the transformation of the world. These loans have historically consisted of loans made in Florida, however, the Foundation may from time to time offer loans in other states or in Puerto Rico under its loan policy. In most instances, a loan made for the acquisition, construction, refinancing or expansion of a ministry related facility will be secured by a mortgage lien against the real property owned by the borrower. From time to time, we may purchase loans from third parties, enter into joint loan agreements with participating lenders and acquire loans from other United Methodist affiliated entities, Supported Ministries or Wesleyan Mission organizations. Our loan policies are adopted and approved by our Board of Directors, are reviewed annually and are subject to amendment at any time. We reserve the right to change our loan policies and procedures from time to time in response to changes in loan demand, interest rates, market conditions and practices of other lenders that provide financing to United Methodist affiliated churches, ministries, schools, educational institutions, Wesleyan Mission organizations, Supported Ministries and organizations.

Our Board of Directors determines the loan policies and procedures we will follow in carrying out the Foundation's lending and operational activities and may revise them at any time. Although the policies and guidelines set forth above describe the decision making process that we and the Loan Committee will undertake in reviewing an application, we may make exceptions from time to time when we review a particular application and make decisions as to the amount of the loan, maturity term, interest rate, amortization schedule, fees or other terms of the loan.

The borrowers are required to pay all closing costs, third party costs and associated expenses. When making loans, we intend to keep loan terms made to borrowers at a level that is more competitive than those generally available from commercial sources.

We have adopted a Foundation Loan Policy which governs the types of loans we intend to offer. The policies and procedural manual will assist us in deciding which loan applicants will qualify for a loan and the amount of the loan to be approved. Loans we intend to make or acquire for the Foundation are typically secured by a first mortgage for a period not to exceed 20 years or for a construction loan that will convert to a term loan upon completion of construction. From time to time, we may also approve a second mortgage or deed of trust on the property if the loan otherwise meets our underwriting criteria. Our current policy provides that we will limit the aggregate amount loans made to a single borrower to 10% of the total amount of funds owed to our investors or $7.5 million, whichever is less.



Loan Committee

Each loan applicant submits its loan application to us for review for compliance with the loan guidelines and standards established by our Board of Directors. We have established a Loan Committee comprised of five members, three of whom must be members of the Board of Directors. Our Loan Committee reviews the creditworthiness of a borrower and oversee the rates, terms and conditions of each loan. Our Loan Committee meets on a regular basis to review and consider loan requests. The review process undertaken by the Loan Committee includes an analysis of the creditworthiness of the borrower, the feasibility of the project and an analysis of the value of the collateral. The Loan Committee relies on financial statements, annual budgets, credit reports, attendance records, contracts with builders and architects, if any, and may require that independent appraisals of the properties to be mortgaged be submitted by the borrower. Upon approval by the Loan Committee, we furnish a letter of commitment to the borrower.

Origination of First Mortgage Loans

Churches affiliated with the Annual Conference are required by the Annual Conference to follow certain procedures to authorize the purchase of property, construction or remodeling of church buildings, and the borrowing of funds for these purposes. For churches that share a Wesleyan focus but are not a part of the Annual Conference, we intend to generally follow similar procedures, but will make adjustments when making a loan to a Supported Ministry, a Wesleyan Mission organization that is not directly connected to or affiliated with a United Methodist church, or a church that was formerly connected to The United Methodist Church but has completed the disaffiliation process from the United Methodist Church under applicable procedures ser forth in the Book of Discipline.

We intend to review our loan policy to adapt and modify these procedures for Supported Ministries and organizations that support the Wesleyan Mission but may not be subject to the Book of Discipline or have an official connection with the Annual Conference.

Construction or Remodeling Projects. Pursuant to the Book of Discipline of The United Methodist Church, any church planning to build or purchase a new church or educational building or parsonage facility, or to remodel such a facility, generally must take the steps set forth below with respect to such a project.

1. Secure written consent of the pastor and the district superintendent assigned to such church (who assists the bishop and is appointed by the bishop).

2. When appropriate, secure written approval of the proposed project site from the District Board of Church Location and Building, which is a board charged by the district, a subdivision of the Annual Conference, with investigating all proposed local church building sites, ascertaining that such sites are properly located for the community to be served and adequate in size to provide space for future expansion and parking facilities.

3. The Charge/Church Conference, which consists of the members of the administrative board of the churches on the particular pastoral charge to which the church belongs, must authorize the project at a meeting and must appoint a building committee for the project or commit the duties of the Building Committee to the Board of Trustees of the church.

4. The Building Committee must: (a) estimate the building facilities needed to house the church's program of worship, education and fellowship, or to provide a parsonage; (b) ascertain the cost of the property to be purchased; (c) develop preliminary architectural plans, comply with local building and fire codes, which must clearly outline the location on the site of all proposed present and future construction; (d) obtain an estimate of the cost of the proposed construction; and (e) develop a financial plan for defraying the total costs, including an estimate of the amount the membership of the church can contribute in cash and pledges and the amount the church can borrow, if necessary.

5. When appropriate, the Building Committee must submit to the District Board of Church Location and Building, for its consideration and approval, a statement of the need for the proposed facilities, the architectural plans and the financial estimates.

6. The pastor of the church, with the written consent of the district superintendent, must call a Church Conference or meeting at which the Building Committee must submit for approval by the membership of the church its recommendations for the proposed construction project.

7. Upon approval of the preliminary plans and estimates by the membership of the church, the Building Committee must develop detailed plans and specifications and obtain a detailed estimate of the project costs and present its plans and estimated costs for approval to the Charge/Church Conference and, when appropriate, to the District Board of Church Location and Building, which must study the data and report their conclusions. A decision of the Board of Church Location and Building disapproving the building or remodeling is final unless overruled by the Conference.

8. The church must acquire fee simple title for the site on which the project is to be located and must pay the purchase price in full before beginning construction.

9. If a loan is needed, the church must obtain approval of the proposed loan by a majority vote of the Charge/Church Conference and a majority of the members of the church, as well as the written consent of the pastor of the church, the district superintendent and the Board of Trustees of the church.

First Mortgage Loan Projects. We evaluate loan applications in accordance with the following procedure, which was adopted by our Board of Directors. We will adjust these procedures from time to time for churches and borrowers that are not affiliated with the United Methodist Church or Annual Conference.

First, the church must submit a loan application on a standard form that we provide. The completed application must contain:

1. Relevant statistical and financial information about the church's congregation and the proposed project;

2. Certification by the church's recording secretary showing that the proposed borrowing has been properly authorized by the members of the Church; and

3. Formal consent by the district superintendent and the church's pastor, if applicable and, when required by the Book of Discipline, certification by the district superintendent that the proposed borrowing has been approved by the District Board of Church Location and Building.

The Loan Application then is evaluated by the Vice President of Loans or the President of the Foundation. In determining the soundness of a first mortgage loan, we must: (a) consider the overall financial situation of the applicant church to determine whether it has the resources to make debt service payments based upon written information and reports, (b) evaluate the church, including whether its congregation membership and attendance is growing, the general level of support for the church's programs, including the proposed project, and whether the church is physically located in an area experiencing increasing or decreasing economic growth, and (c) consider whether the project itself is appropriate for the church to be undertaking in light of its financial situation, support for the project and location of the project. In addition, we visit the project site and meet with the members of the church's Building Committee and Board of Trustees before recommending any first mortgage loan for approval by our Board of Directors. Under our current policies, we may reject the loan application of any church that would result in its aggregate debt service, including the first mortgage loan, representing more than 35.00% of the church's total budget.

If our Vice President of Loans determines the first mortgage loan to be sound, and we have sufficient funds to make the first mortgage loan, the loan application is presented to our Loan Committee or Board of Directors with our President's recommendation for approval. As set forth in the Foundation's loan policies and procedures, the following loan approval policy has been adopted:

(i) for loans under $500,000, the Foundation's President and Vice President of Loans are authorized to approve;

(ii) for loans over $500,000, but for less than $3 million, the Loan Committee is authorized to approve the loan on the recommendation of the Foundation's President and Vice President of Loans;

(iii) for loans over $3 million but less than $3.5 million, the loan must be approved by the Board of Directors, provided, however, the Board may approve the loan using electronic voting procedures and transmissions following the recommendation of the Foundation's President and Vice President of Loans; and

(iv) for loans over $3.5 million, the loan must be approved by the Board of Directors in a meeting held by conference call or in person.

When evaluating the loan request, the Foundation will look at the aggregate amount of all loans owed by the borrower. The Loan Committee or Board of Directors evaluates the loan application and either disapproves or grants the first mortgage loan and establishes its terms. If the first mortgage loan is approved, we issue a written commitment to the church setting forth the terms and any conditions of the first mortgage loan. Our Vice President of Loans has an extensive commercial lending background, and we strive to comply with commercial lending practices.

Of the approximately 387 churches and missions that are part of, or affiliated with the Annual Conference, _ currently have first mortgage loans outstanding or hold demand deposit Certificates with the Foundation. We also have made 40 loans to churches that have completed the disaffiliation process from the United Methodist Church. We intend to make first mortgage loans to an increasing number of churches, including Supported Ministries and Wesleyan Mission organizations, which may not have a connection to the United Methodist Church primarily by generating an awareness of available first mortgage loan funds and services that we offer. Our mortgage loans and notes receivable increased by $7.4 million from approximately $105.2 million at December 31, 2022 to approximately $112.6 million at December 31, 2023.

Advances on Outstanding Loans

The Foundation may, from time to time, advance additional funds on a loan previously made provided; however, the (i) financial condition of the borrower has not materially changed since the loan was made; (ii) the purpose and use of the funds has been approved by the Loan Committee and Board of Directors when required; and (iii) the amount of the loan complies with the Foundation's Loan Policy.

Working Capital Loans

The Foundation may approve loans for working capital and equipment purchases on a secured or unsecured basis. If the loan is made to purchase equipment, the Foundation may require a Form UCC-1 financing statement to be filed. The Foundation's other loans may also include loans made to help churches purchase computers, media, make social media improvements, improve video streaming and platform services, acquire vehicles, and make energy savings improvements, and purchase high-efficiency HVAC systems and water heaters. The Foundation has also assisted churches that have chosen to disaffiliate from the Annual Conference with loans designed to assist the church honor its unfunded pension and monetary obligations to the Annual Conference under a disaffiliation agreement. Unsecured loans must generally be repaid within seven (7) years and are generally offered at higher interest rates than mortgage loans approved by the Foundation. Unsecured loans must generally be repaid within a period of seven (7) years, but usually will not be made for a period longer than the life of the equipment or personal property purchased from the proceeds of the loan. Unsecured notes are documented with a promissory note that reflects the terms of the borrowing arrangement.

Fresh Start Loan Program

In 2019, The Foundation launched a Fresh Start Clergy Loan Program and partnered with the Florida Annual Conference to offer consolidated low-interest rate loans to full-time United Methodist ordained local pastors residing within the geographical boundaries of the Annual Conference. The Fresh Start Clergy loan program offers an opportunity to consolidate consumer debt for up to $50,000 for a ten (10) year terms at a simple fixed interest rate. The interest rate will be 25 basis points less than the current rate offered on the Certificates. As of December 31, 2023 the interest rate is 4.25%. The Foundation has contributed $200,000 to the program. The Foundation has received a loan from the Annual Conference in the amount of $100,000 to support the Fresh Start loan program. The Foundation also received two loans from Wespath, including one in 2020 for $100,000 and one in 2021 for $50,000, to assist in funding this program. The loans from both the Annual Conference and Wespath must be paid back when the Foundation ends the program.

As of the date of the Offering Circular, the Foundation has made ten loans with an aggregate balance of $328.1 thousand under the Fresh Start loan program. Each of the Fresh Start loans are performing in accordance with their terms.

Servicing Agreement

Pursuant to an oral agreement we entered into with the Florida United Methodist Committee for New Church Development, Inc. (the "Committee"), from time to time we have serviced certain loans held by the Committee. Such loans, which are made by the Committee to Conference Organizations, are secured by a first mortgage on the project to be financed by the loan and with original principal amounts not exceeding $900,000. We receive an annual servicing fee of 0.20% of the total amount of Committee loans outstanding in exchange for providing administration services for these loans. For the years ended December 31, 2023 and 2022, the Foundation did not service any loans for the Committee and received no compensation from the Annual Conference.

Loans Outstanding

As of December 31, 2023, we had $112.2 million in outstanding mortgage loans made to borrowers. The following table provides additional information regarding our mortgage loan investments as of December 31, 2023:

Outstanding Principal	Outstanding Principal	Percent of Loan

	Amount Per Loan	Amount Per Loan	Portfolio
46	Less than $150,000	$3,633,619	3.24%
49	$150,000 - $499,999	$13,744,070	12.25%
24	$500,000 - $999,999	$19,126,449	17.05%
17	$1,000,000 - $2,000,000	$27,197,677	24.24%
9	More than $2,000,000	$48,496,029	43.22%
145	Total	*$112,197,845	100.00%

* This does not include Fresh Start Loans of $328,100 or Foundation loans of $39,079.

Except for three small loans totaling $78,311, all of the Foundation's mortgage loans are collateralized by a first mortgage on church property with an issued title policy insuring the Foundation's first lien interest on the property. Our mortgage loan investments have interest rates ranging from 5.25% to 7.25%, with a weighted average interest rate of 6.24% as of December 31, 2023. During 2023, interest earned on these loans totaled $5.3 million and the amount of principal returned totaled $9.9 million. The Board has established a policy pursuant to which mortgage loans will be granted at a rate that is 2% higher than the rates offered on our Certificates. As of the date of this Offering Circular, the rate offered on our demand deposit Certificates is 4.5% and new mortgage loans will bear an interest at a 6.5% rate.

The following table reflects appropriate loan principal maturities due on our mortgage loan investments:

Year Ending December 31	Principal Maturity
2024	$ 3,747,159
2025	$ 4,049,629
2026	$ 5,241,547
2027	$ 6,901,828
2028	$ 4,547,406
Thereafter	$ 87,710,276
Total	$ 112,197,845

From time to time, we have refinanced loans in our portfolio, and we sometimes receive principal repayments. As a result, the principal repayments we receive may substantially vary from the principal amounts show as maturing above.

Loan Modifications

From time to time, we may enter into a loan modification agreement or restructure a loan. We review each of these cases on an individual basis and approve any modification in accordance with the terms of our Loan Policy. If we decide to accept a loan modification or restructure, we generally will not forgive or reduce the principal amount of the loan and we strive to reach an accommodation with the borrower that will protect and preserve the interests of our investors in the Development Fund. When a loan is modified or restructured, the modified terms usually include an interest rate modification, changing the loan to an interest-bearing note for a limited period of time, deferring principal payments on an amortized basis for a limited period of time, extending the maturity date of the loan or reducing accrued interest due on the loan on a contingent or absolute basis. In order to properly evaluate a potential restructure, when we receive a request for a modification or restructure, we evaluate the strength of the borrower's financial condition, leadership of the pastoral team and board, developments that have impacted the church and its leadership team, local economic conditions, the value of the underlying collateral, the borrower's commitment to sound budgeting and financial controls, debt service coverage for the borrower, availability of other collateral and any other relevant factors unique to the borrower. While we have no written policy that establishes criteria for when a request for modifying or restructuring a loan will be approved, our Loan Committee reviews each request, solicits written reports and recommendations from management and summaries of the requests are presented to the Foundation's Board of Directors for their review throughout the year.

Loan modifications often produce a better outcome for the Foundation as opposed to initiating a foreclosure action. As a general rule, the Foundation does not forgive any loan made to a borrower. Since inception of the Development Fund, the Foundation has never had a charge off on one of its mortgage loan investments and it has never initiated a foreclosure action against a church that has been granted a mortgage loan.

As of the year ended December 31, 2023, we had no impaired loans in our mortgage loan portfolio we believe to be uncollectable, but we held one mortgage loan with aggregate principal amount due of $1.5 million that was subject to a forbearance agreement. The borrower is selling the property and has been granted 270 days to restructure the loan or sell the property. The property has a fair market value of $2.6 million.

Loan Delinquencies

We consider a loan to be delinquent when interest or principal payments have been delinquent for more than 30 days following the due date, taking into consideration any applicable grace periods. From time to time, we have made accommodations or concessions to borrowers that encounter temporary financial difficulties, face unusual cash flow difficulties, or experience other major unexpected reductions in contributions received. When a borrower requests a concession, we evaluate the strength of the church's financial statements, equity in the property, the borrower's payment history and other factors that assist us in determining whether the loan is impaired. When circumstances warrant a concession be made, we have permitted a borrower to make interest-only payments or in some instances, interest plus a portion of the principal payments due on an amortized basis, after which the loan will return to its original payment terms. At other times, we have permitted a borrower to make interest-only payments for a limited period until the church sells a real estate asset. In each instance, the Foundation enters into a change in terms arrangement or modification agreement with the borrower.

Under the Foundation's Loan Policies, once a church borrower defaults on a loan, the President of the Foundation or the Vice President of Loans contacts the appropriate church official in an effort to resolve the delinquency and also consults with appropriate district or Annual Conference officials, if applicable, to discuss solutions for the borrower. If the loan is more than sixty (60) days in arrears, the President of the Foundation meets with the appropriate church officer and other district and Annual Conference officials, if applicable, to determine what steps, if any, can be taken to avoid foreclosure. If these efforts are unsuccessful, foreclosure can only occur on the recommendation of the President of the Foundation and concurrence of the Foundation's Board of Directors. Since inception, the Development Fund has never initiated a foreclosure action or recorded a charge off on one of its mortgage loan investments. Because of our relationship with our borrowers, we generally strive to make accommodations and enter into forbearance or refinancing arrangements, if necessary, to ensure that a delinquent loan is brought current. Our delinquency practices and policies, therefore, cannot be compared with a commercial lender.

We consider a loan to be impaired when, based on the information currently available to us, it is probable that the borrower will be unable to meet the contractual terms of the loan and we will be unsuccessful in collecting all amounts due under the loan. Impaired loans also include loans modified and troubled debt restructurings when we make loan concessions to a borrower experiencing financial difficulties. These concessions could include a reduction in interest rate of the loan, payment extensions, forgiveness of principal or other agreements entered into to maximize collection efforts in connection with the loan. We had no non-performing loans as of December 31, 2023. Due to our experience in administering our mortgage loans and performance of the loans we currently hold, we recorded no allowance for loans losses on our financial statements for the year ended December 31, 2023.

Interest Only Loans

As of December 31, 2023, the Foundation has entered into twenty-two interest-only loan arrangements with churches that have needed short term relief. The Foundation has permitted interest-only loans under conditions which provide for a limited interest only period with the intent that the church return to full payments of principal and interest. In some instances, the borrower has decided to sell all or a portion of their property when working with the Foundation. The Foundation has also undertaken a credit loss valuation for these loans and has concluded that any losses on these loans would be immaterial to its financial statements as a whole. All but one of these interest-only loans are loans entered into with churches that are affiliated with and connected to the Annual Conference. In each instance, the Foundation and Annual Conference are working closely together with the church to assist the church during the interest-only period to restructure and improve its financial situation. With the support of the Annual Conference and considering the value of the property underlying and securing the loan, the Foundation believes that each of these interest-only loans should be deemed to be a performing loan. The total amount of past due principal on these loans at December 31, 2023 was approximately $5.8 million. Historically, the Foundation has received full payment at maturity for the refinancing of an interest-only loan it has granted in the past.

Competition

To date, we have not faced substantial competition for loans that meet our investment criteria. We believe this lack of competition is due to the following factors: (i) our relationship with the Annual Conference, (ii) the favorable interest rates and mortgage terms we offer; and (iii) the fact that loans to churches are often unpopular with commercial banks and other institutional lenders due to the single purpose nature of church facilities. In addition, the interest rates we charge on first mortgage loans are generally less than those rates available from commercial lenders. To our knowledge, no significant competitor offers loans at lower interest rates than those we charge. There can be no assurance, however, this will continue to be the case in the future.

Liquidity

We intend to offer the Certificates from time to time to match the demand for loans that we reasonably anticipate and to make mortgage related investments from the Fund as soon as is reasonably practical after receipt of such funds. We expect to operate the Foundation on a positive margin based upon the spread between the interest, fees and revenues we generate and the interest costs that we will pay on the Certificates. Our Board of Directors has also approved policies and procedures to mitigate interest rate risk. We expect that most loans we approve will have interest rates that will be adjusted every three months, at the Foundation's option. By using interest rates that will adjust from time to time, the Foundation will have a level of protection in regard to any major interest rate fluctuations in the marketplace.

FINANCIAL MATTERS

We are a Florida not-for-profit corporation that was initially formed as an institution of the Florida Annual Conference. Our primary purpose is to accept and administer funds that will benefit churches, agencies, district offices, the Annual Conference, Conference Organizations, other organizations affiliated with The United Methodist Church, Supported Ministries and churches that were previously affiliated with the Annual Conference or The United Methodist Church but have affiliated with a new association, denomination or become an independent church. Because of this mission, we strive to maintain accountability in the investment and use of funds that we administer. Our primary means of obtaining funds to finance our activities has been through the sale of demand deposit Certificates. We generate revenues from interest payments received on outstanding loans we have made and also receive income from servicing fees received in connection with the trusts, gift annuities and investment fund agreements we enter into, and earn custodial fees on the funds we hold as a custodian. Finally, we occasionally receive gifts, grants and bequests that are used to support our religious and charitable mission finance our activities.

During the year ended December 31, 2023, we received $25.8 million from sales of Certificates. During that same period, we paid out $59.3 million to satisfy redemption or withdrawal requests from our investors resulting in a net reduction of $33.5 million in certificates. As of December 31, 2023, we held $112.6 million in outstanding mortgage loan investments, compared to $105.2 million in mortgage loan investments outstanding at December 31,

2022. Our total mortgage loan investments included $69.0 million in loans made to district boards, agencies and churches in the Annual Conference, $39.1 million to disaffiliated churches, $1.6 million to not-for-profit ministries aligned with Wesleyan theology, and $1.3 million to a Florida United Methodist Church in another annual conference. Of our total loan investments of $112.6 million, 99.9% of such loans have been made as first mortgage loan investments.

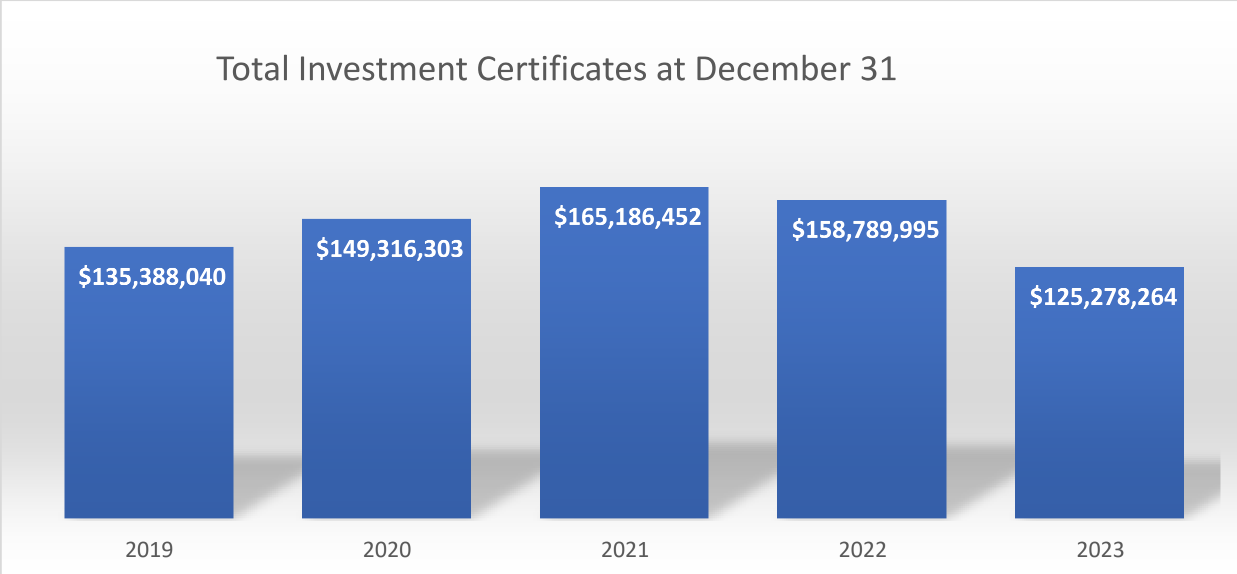
The following discussion of our financial condition and results of operations should be read, therefore, in conjunction with our audited financial statements for the years ended December 31, 2023 and 2022.

Forward-Looking Statements

Some of the statements in the Offering Circular, including, without limitation, those relating to the objectives and strategies of the Investment Options, constitute Forward-Looking Statements within the meaning of the Private Securities Litigation Reform Act of 1995 (the “Reform Act”). We intend to rely on the safe harbor provisions of the Reform Act and are including this special note to enable us to do so. Forward-Looking Statements included in this Offering Circular, and other publicly available statements issued by us regarding the Certificates involve known and unknown risks, uncertainties and other factors which could cause the actual results, performance or achievements of the Certificates to differ materially from the future results, performance or achievements expressed or implied by such Forward-Looking Statements. For a description of these risk factors, see the descriptions of each of the Demand deposit Certificates found in this Offering Circular.

The tables below set forth selected financial data for the years ended December 31, 2023, 2022 and 2021, and quarter ending March 31, 2024. Except for “Average interest rate spread”, “Demand deposit Certificates opened” and “Demand deposit Certificates redeemed,” the data was derived from our Financial Statements and footnotes thereto.

	As of March 31,	As of December 31,		
	2024	2023	2022	2021
Cash and cash equivalents	$ 8,137,890	$ 3,579.768	$ 14,333,700	$ 47,602,849
Notes and mortgage notes receivable	$ 113,025,497	$ 112,565,013	$ 105,188,133	$ 109,686,788
Investment Securities	$9,065,275	$ 21,539,967	$ 50,568,408	$ 21,692,059
Future interest in trust assets	$ 678,097	$ 678,097	$ 611,913	$ 743,994
Cash and investments held as custodian	$ 100,076,446	$ 95,146,607	$ 89,763,172	$ 103,286,753
Total assets	$ 242,881,263	$ 235,268,966	$ 262,067,519	$ 285,393,023
Demand deposit Certificates payable	$ 127,347,948	$ 125,278,264	$ 158,789,995	$ 165,186,452
Custodial and trust funds payable	$ 100,076,446	$ 95,146,607	$ 89,763,172	$ 103,286,753
Total liabilities	$ 228,175,326	$ 221,110,425	$ 249,400,048	$ 270,424,342
Without donor restrictions net assets	$ 11,074,482	$ 10,580,108	$ 9,309,564	$ 11,331,515
With donor restrictions net assets	$ 3,631,455	$ 3,578,433	$ 3,357,907	$ 3,637,166
Net assets	$ 14,705,937	$ 14,158,541	$ 12,667,471	$ 14,968,681
Change in net assets	$ 547,396	$ 1,491,070	$ (2,301,210)	$ 273,981
Demand deposit Certificates issued	$ $8,668,554	$ 25,793,248	$ 43,666,222	$ 44,725,362
Demand deposit Certificates redeemed	$ 6,598,870	$ 59,304,979	$ 50,062,679	$ 28,855,213
Average interest rate spread	2.09 %	1.75%	1.22%	1.14%



Summary

For the year ended December 31, 2023, the following discussion summarizes the Foundation's financial results:

- Interest earned on mortgage loan investments increased from $4.1 million in 2022 to $5.6 million in 2023, an increase of $1.5 million;

- The Foundation's cash and cash equivalents at December 31, 2023, totaled $3.5 million as compared to $14.3 million at December 31, 2022. The Foundation investment securities totaled $21.5 million at December 31, 2023. By investing in certificates of deposit and higher yielding short term securities, the Foundation has been able to invest cash in excess of its daily operational requirements in higher earning short term assets;

- Total revenue for mortgage interest, dividends, administrative fees earned from serving as a custodian, trustee or administrator, investment income, interest earned from trust and deposit accounts totaled $8.4 million for 2023, as compared to $3.4 million for 2022;

- The Foundation reported a $1.49 million positive change in net assets, as compared to a $2.3 million loss in 2022;

- In 2023, the Foundation also received $1.47 million in net interest earnings from our mortgage loan investments as compared to $1.19 million in 2022;

- For 2023, the Foundation's mortgage notes receivables increased to $112.5 million, as compared to $105.2 million at December 31, 2022;

- Interest received on its mortgage notes increased to $5.6 million for 2023, as compared to $4.1 million for 2022;

- Unrealized gains on the Foundation's investments totaled $1.0 million for 2023 as compared to an unrealized loss of $ 2.0 million for 2022;

- Outstanding Development Fund Accounts totaled $125.3 million at December 31, 2023, as compared to $158.8 million at December 31, 2022, a decrease of $33.5 million;

- Total assets were $235.3 million at December 31, 2023, as compared to $262.1 million at December 31, 2022;

- None of our loan investments are classified as impaired December 31, 2023.

Financial Condition

Our net assets totaled $14.2 million at December 31, 2023, as compared to $12.7 million at December 31, 2022, and $15.0 million at December 31, 2021. "Net Assets" is equal to total assets minus total liabilities and is also referred to as "net worth". Most increases and decreases in our assets are offset by an increase or decrease in our liabilities. An increase in our Certificates, for example, which is shown as an interest- bearing deposit liability on our financial statements, results in an increase in our cash and mortgage receivables. An increase/decrease in our cash and investments held in trust as custodian is offset by custodial trust funds payable which is shown as a liability on our financial statements. For the funds we held in a custodial capacity, all related revenues and expenses are not considered a part of the Foundation's operations. As a result, these items of revenue and expenses are not reflected on the Foundation's financial statements.

In determining our net assets, we include our accumulated earnings from operations, realized and unrealized gains on our endowment funds, and changes in donor restricted funds. In 1985, the Foundation established an endowment fund to provide additional income to supplement the Foundation's operations and offset some of its general and administrative expenses. From time to time, restricted net assets that have been released from such restrictions have been added to the Foundation's endowment fund. Net assets totaled 6.0% of our total assets as of December 31, 2023, as compared to 4.8% of our total assets at December 31, 2022.

During 2023, we funded approximately $25.2 million in new Development Fund loans, and we received principal payments of $17.9 million. In 2022, we funded approximately $10.3 million in new loans, and we received principal payments of $14.8 million.

The amount of outstanding Certificates was $125.3 million at December 31, 2023, as compared with $158.8 million at December 31, 2022. We believe the decrease in outstanding Certificates for 2023 was primarily due to rapid increases in the interest rate environment and competitive rates offered by financial institutions. We also had a few investors holding in excess of $1.0 in our Certificates die, with the beneficiaries of such accounts withdrawing funds in the account. With the adjustment in rates paid on our demand deposit Certificates to 4.5%, the Foundation intends to expand its Certificates marketing program and efforts in 2024 to churches, United Methodist and Wesleyan Mission minded investors that may benefit from the Foundation's decision to raise the rates paid on our demand deposit Certificates, and benefit from our mortgage loan program and competitive loan rates.

Results of Operations

2023 Net Operating Revenue. Our net operating revenue was a gain of $ 341.3 thousand in 2023 compared to net operating loss of $ 144.1 million in 2022. Our net operating revenue is equal to the interest we earn on our cash and cash equivalents, investments and loans receivable, management fees and miscellaneous income less the interest we pay on our liabilities and less our program and general and administrative expenses.

Net Interest Income. Our net unrestricted income depends to a large extent upon our net interest income, which is the difference between interest income generated on our interest-earning assets (i.e., our loans and our cash and cash equivalents and investments) and interest expense incurred on interest-bearing liabilities (i.e., our outstanding demand deposit Certificates). Net interest income is affected by the relative amounts of interest-earning assets and interest-bearing liabilities, and by the interest rates we earned or paid on these assets and liabilities.

For the Years Ended December 31,				
	2023		2022	
	Interest Income/ Expense	Average Yield/ Rate	Interest Income/ Expense	Average Yield/ Rate
Notes and Mortgage Notes	$5,644,046	5.18%	$4,111,019	3.83%
Interest and Dividends	$1,062,739	2.62%	$ 818,854	1.28%
Interest Bearing Liabilities	$125,278,264		$158,789,995	
Interest on Development Fund Accounts	$4,171,628	2.94%	$2,916,594	1.80%
Net Interest Income	$2,486,685	1.75%	$1,969,440	1.22%
Average Interest Rate Spread		1.75%		1.22%

Net interest income was $2.49 million in 2023, as compared to $1.97 million in 2022. The 571 thousand increase in net interest income for 2023 from 2022 was primarily due to rising interest rates on cash investments and a decrease in our certificates. During 2023, the interest rate paid on the demand deposit Certificates ranged from 1.75% to 4.5%. Our mortgage interest rate increased from 3.75% at the beginning of the year to 6.5% as of December 31, 2023.

Interest earned on our mortgage loan investments was $5.6 million in 2023, as compared to $4.1 million in 2022. The $1.5 million increase in interest earned on our mortgage loan investments in 2023 was due to higher rates in 2023 and a $7.4 million increase in total mortgage loans outstanding. The average yield on our mortgage interest rates was 1.75% for 2023 as compared to 1.22% for 2022.

Interest and dividends earned on our cash investments was $1.1 million in 2023, as compared to $818.9 thousand in 2022. This increase was primarily due to investing a larger portion of our investment assets in higher yielding investments in 2023. Although our total amount of outstanding Certificates decreased $33.5 million from $158.8 million at December 31, 2022 to $125.3 million at December 31, 2023, interest expense on our Certificates totalled $4.2 million for 2023 as compared to $2.9 million for 2022 due to higher rates paid on our Certificates. The average yield rate on these accounts increased to 2.94% in 2023 from 1.80% in 2022.

Average Interest Rate Spread. Our ability to generate net interest income is largely dependent upon our ability to maintain an adequate spread between the yield earned on our interest-earning assets and the rate paid on interest-bearing liabilities. Net interest income is also affected by the relative amounts of interest-earning assets and interest-bearing liabilities. "**Average Interest Rate Spread**" means the difference between the average yield earned during the year on interest-earning assets and the average rate paid during the year on interest-bearing liabilities.

We regularly monitor our Average Interest Rate Spread. Although our asset and liability structure are designed to absorb gradual changes in market interest rates, rapid changes in market interest rates can significantly and adversely affect our Average Interest Rate Spread and thus our profitability. Our Average Interest Rate Spread was 1.75% for 2023, as compared to 1.22% for 2022.

Investment Gains and Losses

During 2023, the market value of our investments had a positive net change in value of $1.0 million. Due to unfavorable changes in the market for 2022, the Foundation had a net loss of $2.0 million on its investments. The decrease in 2022 was primarily due to decreases in the market value of our equity and fixed income securities.

General and Administrative Expenses

Our general and administrative expenses were $337 thousand in 2023, as compared to $358 thousand in 2022. This decrease in general and administrative expenses of $21 thousand in 2023 was primarily due to decrease in employee cost. No allocation of program expenses was applied to interest expense.

Liquidity Policy

Our policy is to maintain cash at a level equal to 10% of our outstanding liabilities we owe under the Demand deposit Certificates that we maintain or $7,500,000, whichever is less. To provide additional liquidity, the Foundation has a $5,000,000 unsecured line of credit with a commercial bank. The line of credit is open, revolving, and has no maturity date. The interest rate payable on the line of credit or bank's advance is a variable rate based on Wall Street Prime Rate with a minimum floor of 4.00% and never greater than 18.00%. As of the date of this Offering Circular, we have taken no draws on this credit facility.

We maintained cash and cash equivalents reserves of $3,579,768 and $14,333,700, which constituted 3% and 9%, respectively, of our outstanding Certificate deposits at December 31, 2023 and 2022. Subject to the availability of funds as determined by the Foundation in its sole discretion, an investment in the demand deposit Certificates may be redeemed by you, in whole or in part, at any time by furnishing written notice to us at least 45 days before the requested withdrawal date. During 2023, we received $25.8 million in proceeds from the sale of demand deposit Certificates and paid out $59.3 million to fund withdrawal requests we received and processed.

Compliance with NASAA Statement of Policy

Although substantially all of our demand deposit Certificates are held by investors that reside in the State of Florida, we may in the future offer the Certificates in a number of other states where permitted by law. As an offering of debt securities by a church extension fund, the Foundation intends to follow the standards established by the North American Securities Administrators Association's Statement of Policy (the "**NASAA Policy**") when making offers and sales of the Certificates in states outside the State of Florida. Under the NASAA Policy, a state securities administrator may apply the policy as a condition for exempting the Certificates from registration or to register the Certificates. Registration or exemption of the offering of the Certificates may be denied or disallowed by the administrator if the proposed offering does not sufficiently comply with the NASAA Policy.

For the year ended December 31, 2023, the NASAA Policy requires that the Foundation maintain: (i) net assets equal to 5% or more of its total assets; (ii) liquidity consisting of cash, cash equivalents, readily marketable securities and available unused line of credit facilities (not to exceed 2% of our total assets) as a percentage of total outstanding securities of not less than 8%; (iii) senior secured indebtedness to which the Certificates are subordinated may not exceed 10% of the Foundation's total assets; and (iv) loan delinquencies during the Foundation's most recent fiscal year may not be excessive and shall be at a level that will enable the Foundation to satisfy its net capital and satisfy its liquidity requirements.

The Foundation was in compliance with each of these NASAA Policy standards for the year ended December 31, 2023 and we intend to continue to monitor and exercise good faith efforts to comply with the minimum net capital requirement and other financial standards provided under the NASAA Policy. The Foundation periodically reviews its allowance for loan loss reserve policies, operating reserves, liquidity policies, unanticipated changes in budget expenses and funding sources to ensure that it has adequate capital and funding sources to ensure that it will be able to make all required payments to the holders of its Certificates.

The Foundation's compliance with the NASAA Policy is summarized below:

Liquidity. As of December 31, 2023, the Foundation had cash and cash equivalents, a line of credit facility and liquid investments equal to 12.8% of the total outstanding Certificates as follows:

	December 31, 2023
Cash and cash equivalents	$3,579,768
Certificate of Deposits	$7,848,633
Line of Credit Facility*	$ 4,700,000
Demand Deposit Certificates	$125,278,264
Cash, liquid assets as a percentage of demand deposit Certificates	12.8%

*Under NASAA Policy Guidelines, the value of available lines of credit for meeting the standard is limited to two percent (2%) of the principal balance of its outstanding Certificates.

Loan Delinquencies. As of December 31, 2023, none of the Foundation's total mortgage loan investments were past due. Based upon past collection experience, the specific terms of the mortgage loans and management's evaluation of the properties underlying these loans, the Foundation considers the loans to be fully collectible and, as a result, no allowance of loan loss has been reserved in our financial statements for these modified loans.

Capital Adequacy. As of December 31, 2023, the Foundation's net assets constituted 6% of the Foundation's total assets (less cash and investments held in trust or as custodian) determined as follows:

	December 31, 2023
Net Assets	$ 14,158,541
Total Assets	$ 235,268,966
Net assets as a percentage of Total Assets	6.0%

If we calculated net assets as compared to total assets, excluding investments held in trust or as custodian, our net assets would constitute 10.1% of our total assets.

Source of Funds for Payment of Accounts. The Foundation anticipates that interest payments due on the Certificates will be made from operating income, including interest received on its mortgage loan investments. Principal payments on the Certificates are expected to be made from the Foundation's assets, including cash investments and payments of principal and income received on its mortgage loan investments. Although the Foundation may use the proceeds from the sale of new Certificates for short-term operating expenses, we do not anticipate that these proceeds will be used for operating expenses or to make interest and principal payments on the Certificates.

Operating Trends. Although the Foundation has had positive earnings for four of the preceding five years, no assurances can be given that the Foundation will continue to be profitable in the future. The following table summarizes the Foundation's change in unrestricted net assets for 2019 through 2023:

	December 31,				
	2023	**2022**	**2021**	**2020**	**2019**

Interest income (notes and investments)	$6,706,785	$4,929,873	$ 4,903,275	$ 5,513,344	$ 5,753,870
Provision for loan losses	-	-	-	-	-
Non-interest income including contributions	$ 1,731,473	$ (1,543,228)	$ 1,448,766	$ 1,238,405	$ 1,459,793
Total Unrestricted Support And Revenue	$ 8,438,258	$ 3,386,645	$ 6,352,041	$ 6,751,749	$ 7,213,663
Net assets at the beginning of the period	$12,667,471	$14,968,681	$ 14,694,700	$ 13,953,263	$ 12,584,848
Change in without donor restrictions net assets	$ 1,270,544	$ (2,021,951)	$ (64,025)	$ 685,660	$ 1,244,542
Change in with donor restrictions net assets	$ 220,526	$ (279,259)	$ 338,006	$ 55,777	$ 123,873
Change in net assets	$ 1,491,070	$ (2,301,210)	$ 273,981	$ 741,437	$ 1,368,415
Net Assets at the end of the Period	$14,158,541	$12,667,471	$ 14,968,681	$ 14,694,700	$ 13,953,263

MANAGEMENT

Directors

The directors for the Foundation are as follows:

Rev. Dr. Robert S. Bledsoe. The Rev. Dr. Bledsoe is an Elder in the Florida Conference and serves as the senior pastor at Trinity United Methodist Church in Bradenton. Previously, he served as the associate pastor at Cypress Lake United Methodist Church in Fort Myers. He is a graduate of Florida Southern College and a double Duke Divinity School graduate. He is passionate about the local church's work and the foundation and how the two can work together to ensure a brighter and better future for all. He joined the Foundation board in 2018, and his term ends in 2027.

Dr. Amanda Blount. Dr. Blount is the Director of Seminole Clubs at the Florida State University Alumni Association in Tallahassee, where she supports nationwide volunteers in creating regional engagement opportunities for FSU alumni and friends. Before joining FSU, Dr. Blount served students at Florida Southern College in Lakeland. She is a member of Trinity United Methodist Church in Tallahassee. She has a long history of service within the United Methodist Church, including roles on the Florida Conference Board of Higher Education and Campus Ministries and various leadership positions at First United Methodist Church of Lakeland. In addition to her church involvement, Dr. Blount has a strong legacy of service to nonprofit organizations such as Kappa Delta, The Junior Leagues of Greater Lakeland and Nashville, Camp Fire Sunshine Central Florida, and Big Brothers Big Sisters. She joined the Board of Directors in July of 2024, and her term ends in 2033.

Kim Clarke. Ms. Clarke has been a certified public accountant for more than 30 years. Raised and educated in Alabama, Ms. Clarke moved to Florida to begin her career with Price Waterhouse. She later served as the accountant in her family's Tampa business. A member of Hyde Park United Methodist Church, she has served on the finance, endowment, and staff parish relations committees and taught elementary Sunday School. She joined the Foundation board in 2021, and her term ends in 2030.

C. Ronald Coleman, Jr. Mr. Coleman is a retired naval aviator, serving 23 years in the U. S. Navy. Mr. Coleman is currently the CEO of Baronco Management Consultants, a human resource consulting firm. Mr. Coleman is a member at Calvary Methodist Church in Orange Park, where he serves in numerous roles, including chairman of the staff parish relations committee. Mr. Coleman is passionate about volunteering in the community. He has served as Board Chairperson of the Clay County Development Authority, Clay County Chamber of Commerce, Orange Park Medical Center and the Metropolitan YMCA of Florida's First Coast. He joined the Foundation board in 2020 and his term ends in 2029.

Bruce Ford. Mr. Ford is a registered architect with the State of Florida, has NCARB certifications, and is a member of the American Institute of Architects. He is vice president of WHA Design, an architecture company in the Miami area. He has a Master of Arts in architecture from the University of Florida and a Bachelor of Design in Architectural Studies from Florida International University. Bruce and his family are members of Cornerstone United Methodist Church in Cutler Bay, where he has served as chairperson of the trustees for several years and a member of the finance and staff parish relations committees. Bruce currently serves as a member on the Florida Conference Board of Trustees. He has also served as a member of Miami's Bicentennial Park Museum master planning board, the Branches Florida City planning board, and the redevelopment board for Miami's Virginia Key. Mr. Ford joined the Foundation board in 2018, and his term ends in 2027.

William A. Frye Jr. Mr. Frye is currently employed with the Florida Sheriffs Youth Ranches, Inc. as the President/CEO. His employment at the Youth Ranches has spanned over 39 years beginning as a Family Social Worker moving on to Camp Director, Director of Camping Services, Vice President, Executive Vice President, and President. He is a published writer, national presenter, and a children's legislative advocate at both state and national levels. He has served as a guest lecturer at various colleges and universities within and outside of Florida. Over his lengthy career, he has led workshops and trained thousands of individuals within multiple agencies across the nation. Mr. Frye has held various leadership roles while serving on the boards of local, state, and national associations. He has received multiple awards including Administrator of the Year from the Florida Coalition for Children in 1997, Distinguished Service Award from the American Camping Association Southeastern Regions in 2013 and the Lifetime Achievement Award from the national association Coalition of Residential Excellence in 2023. He currently worships at the Boys Ranch Chapel in Live Oak Florida. He looks forward to joining the United Methodist Church in Burnsville North Carolina upon his retirement later in 2025. He joined the Foundation board in 2017 and his term ends in 2026.

Larry J. Hannah. Mr. Hannah is a retired Caterpillar dealer from Indianapolis, Indiana. Previously, he was chairman and president of several commercial banks in Indiana and Geneva, Switzerland. After retiring, he began working in private equity financing and investing throughout the United States, and he is currently active in the oil and gas exploration and development industry in Texas. Mr. Hannah spends much of his time leading nonprofit organizations on Gasparilla Island and assisting with fundraising initiatives, including a $1.7 million restoration of the Gasparilla Island Light, a private aid to navigation at Boca Grande. Before starting his career, he earned a bachelor's degree in accounting and finance from Indiana University in Bloomington, Indiana. Mr. Hannah subsequently taught commercial banking at New Jersey's Rutgers University and the University of Oklahoma in Norman, Oklahoma. Mr. Hannah is a member at Boca Grande Lighthouse United Methodist Church. He joined the Foundation board in 2017, and his term ends in 2026.

Jerry Haralson. Mr. Haralson is president of The Haralson Group, established in 2005 after his retirement from a 35-year career in the YMCA movement. The Haralson Group assists YMCAs and other nonprofit organizations with strategic planning and fundraising. Mr. Haralson's academic credentials include a bachelor's degree in religion and philosophy in 1968 from Florida Southern College in Lakeland and a Master of Divinity in 1971 from Southern Methodist University's Perkins School of Theology in Dallas, Texas. Prior to the establishment of The Haralson Group, he served for 12 years as president/CEO of the YMCA of Greater Cincinnati. In that position, he was accountable for a 27-unit association serving a six-county, three-state area adjoining metropolitan Cincinnati, Ohio. Prior to his position in Cincinnati, Mr. Haralson served for 11 years as president/CEO of the Central Florida YMCA in Orlando. Mr. Haralson began his YMCA career in the Dallas Metropolitan YMCA, starting as a program director and eventually serving as vice president of operations. Both fundraising and strategic planning have long been subjects of particular interest him. Mr. Haralson's leadership in his YMCA career inspired his staff members to implement successful fundraising campaigns. The Haralson Group has had numerous client contracts focused on all areas of fundraising issues. As a principal of The Haralson Group, Mr. Haralson has conducted numerous strategic planning projects for clients that include YMCAs with as many as 18 and as few as four branches. Some of these projects have included volunteer and staff retreats to develop and prioritize ideas for future direction. Clients also have included a church, youth ministry institute and a small food pantry. Mr. Haralson is a sought-after motivational speaker and seminar leader in the area of fundraising, endowment, and strategic planning. He is a member of NAYDO and has led numerous workshops on fundraising and strategic development plans. Because of his experience as CEO of one of the largest YMCAs in the country, he relates well to CEOs, key volunteers and all levels of YMCA fundraising professionals. Mr. Haralson joined the Foundation board in 2020, and his term ends in 2029.

Emma Harmon. Ms. Harmon is a Music Educator for Orange County Public Schools at West Creek Elementary School in Orlando. She has served on multiple executive boards at Florida State University, where she received a bachelor's degree in music education. Before joining the Foundation's Board, Ms. Harmon was honored to be named one of the Foundation's Sinclair scholars throughout her college experience. She is a member of the National Association for Music Education, Florida Music Education Association, Pi Kappa Lambda Music Honorary, and the Florida State Alumni Association. She is a member of Peace United Methodist Church in Orlando and leads worship as part of the Praise Team. She joined the Foundation board in 2020, and her term ends in 2029.

Joseph Hurt. Mr. Hurt has had a career in legal education that spans over 44 years, including deanships at three law schools and teaching appointments at six schools. In 2021, he retired from the faculty at Florida A&M University College of Law in Orlando. Prior to his position at FAMU, he served as dean at Mississippi College, Florida Coastal School of Law and Barry University. Between his deanships at Mississippi College and Florida Coastal, he was Deputy Consultant on Legal Education to the American Bar Association, in the office that oversees the accreditation of American law schools. In the fall 2024, he will be a Visiting Professor at Elon University School of Law in Greensboro, North Carolina. Mr. Hurt joined the Foundation board in 2019, and his term ends in 2028.

Phyllis A. Klock. Ms. Klock is a retired president and chief operating officer of CompBenefits Corporation, a dental and vision benefits company that serves 5 million members in the U.S. South and Midwest and grew to more than $350 million in revenues by the time of its sale to Humana in 2006. A charter member of the board of trustees of the University of Central Florida (UCF), Ms. Klock served the university in this capacity from 2001 to 2012 and was named Trustee Emerita in 2012. In 2014, she was honored with a Doctor of Commercial Sciences. She continues her involvement with UCF as a member of the boards of UCF Academic Health Inc. and UCF Athletics Association and as an Emeritus Director of the UCF Foundation board of directors. She is also past president of UCF's Town & Gown Council and past chair of the Central Florida Wesley Foundation. Ms. Klock also serves as director and vice chair with the Bridgewater State University Foundation, Chair of the Staff-Parish Relations Committee at Asbury United Methodist Church, and a member of the Florida Conference Higher Education and Campus Ministry. She recently served on the Realignment Task Force for the Florida United Methodist Church. Ms. Klock received a Bachelor of Science degree from Bridgewater State University in Bridgewater, Massachusetts, and pursued graduate studies at the University of Illinois and Virginia Tech. Prior to joining CompBenefits, she coordinated business graduate programs at UCF and Texas Tech University and held various positions in insurance company administration. Her professional designations include Fellow of the Life Management Institute. Ms. Klock joined the Foundation board in July 2016, and her term ends in 2025.

Rev. Dr. Sheryl Marks-Williams. Rev. Dr. Marks-Williams is currently serving as a Chaplain in the Baptist Health South Florida Hospital System at Boca Raton Regional Hospital. She previously served in congregations within the Florida Conference, where she was ordained as an elder in 2008. She earned a bachelor's degree in physical therapy from Howard University, an MDiv from Asbury Theological Seminary in Orlando, and a PhD in Intercultural Studies from Asbury Theological Seminary in Wilmore, KY. Rev. Dr. Marks-Williams served the Florida Conference on the Committee for Equitable Compensation, the Beloved Community task team on Anti-Racism, and the Committee for Clergy Effectiveness. She remains involved with local congregations in their efforts to connect with and serve within their local communities. Rev. Dr. Marks-Williams joined the Foundation board in 2021 and is currently serving as Secretary. Her term ends in 2030.

Rev. Richard Nussel. Rev. Nussel is a retired clergy in the Florida Annual Conference. He has served as pastor at Ruskin United Methodist Church since 2011-2022. Previously, he served Lake Magdalene United Methodist Church in Tampa, First United Methodist Church in Bradenton, First United Methodist Church in Starke, Riverside United Methodist Church in Miami, and Heritage United Methodist Church in Clearwater. Rev. Nussel was ordained an elder in full connection in 1988. He earned a bachelor's degree from the University of Florida in Gainesville and a Master of Divinity from Oral Roberts University School of Theology in Tulsa, Oklahoma. He has also studied for his DMin. at Asbury Theological Seminary, based in Orlando and Wilmore, Kentucky. Rev. Nussel served previously on the Foundation's board from 2001 - 2010, on the Florida Conference committee on finance and administration for eight years, as past president of the Starke Rotary Club, and on the city of Miami's affirmative action committee. He is a Paul Harris Fellow and was honored as the Bradford County Citizen of the Year. Rev. Nussel's current Foundation board membership began in 2018, and his term ends in 2027.

James Previte. Mr. Previte is a CPA at Hamic, Previte, & Sturwold, P.A. in Lakeland, where he serves as the managing partner. With over 15 years of experience in tax compliance and advisory services, Previte holds certifications in Financial Forensics (CFF), as a Personal Financial Specialist (PFS), and in Business Valuation (ABV) by the American Institute of Certified Public Accountants. He is a member of the First United Methodist Church of Lakeland, where he has taken on various leadership roles, including serving on the Lay Leadership Academy, Outreach Funding Committee, Church Council, Endowment Committee, and currently chairs the Finance Committee. He is the Treasurer for multiple nonprofit organizations in Lakeland, including the Alliance for Independence, Lakeland PigFest, Inc., and the George Jenkins Hockey Club. He previously served as the Treasurer of READ Lakeland, Inc. and is a member of the Board of Directors for the Givewell Community Foundation and the Lakeland Chamber of Commerce. He joined the Foundation board in 2024, and his term ends in 2033.

Felix A. Rivera. Mr. Rivera is a senior buyer/planner at Captiva Spine Inc., a medical device corporation that develops and distributes spinal implant solutions. He is experienced in several manufacturing environments — electronic, medical devices, and pharmaceutical — in multinational companies that include Denstply-Sirona, Biovail Laboratories, and St. Jude Medical and has served in various positions in the materials management department. Mr. Rivera and his family moved to Florida in 2015 from their hometown in Puerto Rico, where he has been a member of a United Methodist Church since 1978. He served in various positions, including chairman of the covenant table, lay leader, Sunday School teacher, and youth coordinator, among others. He is actively serving at First United Methodist Church in Port St. Lucie and is a member of the Staff Parish Relations Committee. He joined the Foundation board in 2020, and his term ends in 2029.

Ben Simmons. Mr. Simmons is a retired certified public accountant and former partner with Deloitte & Touche, one of the "Big Four" CPA firms that provides attest, tax, consulting, and financial advisory services. He served as an audit partner in charge of the Nebraska and Iowa practices and as an audit and general services partner specializing in banking and financial instruments. Mr. Simmons joined the Foundation board in 2018, and his term ends in 2027.

Rev. Cesar Villafaña. A native of Puerto Rico, Rev. Villafaña studied police science and psychology at the University of Puerto Rico before joining the Puerto Rico Police Department, where he eventually became a detective. After being called to serve as a missionary, he and his family relocated to Venezuela. Rev. Villafaña later joined the U.S. Department of Justice, serving until 2010 as an Intelligence Operations Officer conducting criminal investigations and intelligence operations in a variety of countries. During his time with the Department, he heard the call to pastoral ministry and began serving as lay pastor at Leisure City United Methodist Church and later at Florida City United Methodist Church, now known as Branches. In 2005, he was appointed local pastor to Wesley and Wesley Hispanic United Methodist churches in Coral Gables, leading the two to merge and form Wesley Hispanic United Methodist Church in 2006, the first bilingual church in the Miami area. Rev. Villafaña continues to serve as its pastor. He has also served as district disaster coordinator, president of the Hispanic Assembly, and an active member of the Order of Saint Luke, as well as on a variety of Florida Conference committees. He joined the Foundation board in 2018, and his term ends in 2027.

Rev. Dr. Dennis Vlassis. Rev. Vlassis is a retired executive director of the Community Christian Counseling Center, a ministry of Trinity United Methodist Church in Palm Beach Gardens. Previously, he was president and chief operating officer at Gulf Stream Builders Supply, a 55-year-old, family-owned building material supply business located in

Riviera Beach. Rev. Vlassis is an ordained Southern Baptist minister and formerly served as a chaplain in various hospital settings, where he conducted clinical training programs for seminary students of various denominations. He resides in Daytona Beach. He served previously on the Foundation's board. His current board term began in 2018 and ends in 2027.

Executive Officers

Our executive officers are as follows:

Rev. Edward New. Rev. New is the President & Chief Executive Officer of the Florida United Methodist Foundation. Before joining the foundation staff in July 2022, New served as Associate Head of School for Institutional Advancement at All Saints Academy in Winter Haven. He was ordained an elder in full connection in the North Carolina Conference in 2009 and served churches there before becoming associate pastor at First United Methodist Church in Lakeland in 2013. In addition to earning a Master of Divinity at Duke University in Durham, North Carolina, New earned a Master of Business Administration at Southeastern University in Lakeland. He also earned a bachelor's degree in corporate communications and a minor in business administration from Elon University in Elon, North Carolina. Rev. New is married to Rev. Judi New, the Florida Conference Archivist; they have three children and reside in Lakeland, Florida.

Margaret G. Cox. Currently, the Treasurer of the Foundation and a 25-year employee, Ms. Cox will assume the position of Chief Financial Officer starting July 1, 2024. She joined the Foundation staff in July of 1998. Ms. Cox has held a variety of accounting positions throughout her career, including working in public accounting. She earned a bachelor's degree in accounting in 1994, a Master of Accounting in 2009 from Florida based Nova Southeastern University and passed the Florida CPA exam in 2010. Ms. Cox was awarded a Not-for-Profit Certificate II from the AICPA in 2018. Ms. Cox earned a Graduate Certificate in Accounting Analytics in 2022 from Nova Southeastern University.

Andrew Craske. Mr. Craske joined the Foundation staff in October 2011 and is vice president of loans and investments. Previously, Mr. Craske worked for 10 years as a vice president in commercial banking with Branch Bank & Trust Company (BB&T) in St. Petersburg and for five years with SouthTrust Bank, Tampa Bay Affiliate. Mr. Craske began his banking career with Barnett Bank, completing management training and serving in Pinellas County. Mr. Craske earned bachelor's degrees in finance and economics from Florida State University in Tallahassee and an MBA from the University of South Florida in Gainesville. Mr. Craske served on the Foundation's board in various leadership roles for more than eight years before resigning in 2011 to join the staff. Mr. Craske is a member at Anona United Methodist Church in Largo.

Elena Nicholas. Ms. Nicholas is the Director of Development at the Floria United Methodist Foundation. Before joining the foundation staff on April 1, 2024, she served as Director of Finance and Administration at First Presbyterian Church of Lakeland for over fourteen years. Nicholas earned a master's in business administration from the University of Chicago and a bachelor's in business administration from the University of Wisconsin—Madison. Nicholas is from Wisconsin and has been married to her husband, Nick, for 33 years. Their two daughters, Sophia and Mary Grace, are enrolled at UCF.

Nonvoting, Ex-Officio Directors

Bishop Tom Berlin. Bishop Berlin is a native of Winchester, Virginia. His faith in Christ was formed at Braddock Street UMC in Winchester, in a family that remains active in The United Methodist Church today in the communities in which they live. He received a call to ordained ministry while serving as a summer counselor at the Tennessee Outreach Project (Mountain TOP), a mission camp in Ozone, Tennessee. He attended Virginia Tech and received a BS in business with a major in public administration. He received his Master of Divinity from the Candler School of Theology at Emory University. Bishop Berlin was ordained an elder in 1990. At the beginning of his ministry, Berlin served the Brucetown-Welltown UMC Charge and Toms Brook UMC. He served churches of all sizes in the Virginia

Conference, including 25 years as the Lead Pastor of Floris UMC, a multi-site, multi-staff congregation near the nation's capital. Tom has experienced the power of our global connection through Floris's partnership with the Sierra Leone Conference of The United Methodist Church, helping to create and support the Child Reintegration Centre and Mercy Hospital. He is a speaker and author of books that focus on the Christian life and stewardship and has co-authored books on church leadership. He was elected as a Bishop of The United Methodist Church on November 2, 2022, by the Southeastern Jurisdiction and was assigned to serve the Florida Episcopal Area beginning January 1, 2023. The bishop has chaired the Board of Governors at Wesley Theological Seminary, led delegations to General Conference, and served on the Commission on a Way Forward and the team that created the Protocol of Grace and Reconciliation through Separation. Tom is married to Karen, and they have four daughters. These five women have enabled him to grow in sanctification and see people and life in ways he would have missed without them. He enjoys spending time with family and friends, woodworking, and hiking.

Craig Smelser. Mr. Smelser has served as Treasurer/Director of Administrative Services of The Florida Conference of the United Methodist Church since 2021 overseeing all financial aspects of the Florida Conference as well as administrative functions including Human Resources and Benefits, Facilities Management, Information Technology and Risk Management. Prior to his role as Treasurer, Craig came to the Florida Conference initially in 2008, serving as Controller for 12 years. Receiving his bachelor's in accounting from Harding University and Master of Accountancy from Florida Southern College, this education combined with his experience working under the last two Conference treasurers has given him the insight to support the vision of the United Methodist Church. His wife of 37 years, Belinda Smelser, has taught for 33 years. Together, they have two grown sons, Nick and Chris, and one grandchild, Kailee.

COMPENSATION OF EXECUTIVE OFFICERS AND STAFF

Our directors do not receive any compensation for serving on our Board of Directors, although each director receives reimbursement of reasonable out-of-pocket expenses incurred in connection with the director's attendance at meetings of our Board of Directors. No director who is employed by the Foundation will receive separate compensation for services rendered as a director.

The following table presents the direct and indirect remuneration paid to our executive officers in the aggregate for the year ended December 31, 2023.

Summary for all compensation for the year ended December 31, 2023					
			All Other Compensation		
Name and Principal Position	Compensation	Health And Dental	Pension	Basic Protection Plan-Life Insurance and Long Term Disability	Other Compensation
All Executive Officers	$ 782,115	$ 51,245	$ 93,134	$ 17,645	$ -

Pursuant to our bylaws, we will indemnify our officers and directors for liability incurred in the performance of their duties on behalf of the Foundation. We maintain a pension plan for the benefit of our employees who have attained age 18. The amount, if any, of our contribution to the pension plan for any year is determined by us in our sole discretion, subject to certain limitations imposed by the Internal Revenue Code of 1986, as amended. In 2023, we contributed $93 thousand for our executive officers to the Foundation's qualified retirement.

TRANSACTIONS WITH OFFICERS AND DIRECTORS

Except for reimbursement for ordinary business expenses, we do not have any agreements with or loans to our officers or directors. Any future transactions that we enter into with an affiliate or related party will be on terms no less favorable to us than could be obtained from an unaffiliated third party.

RELATED PARTY TRANSACTIONS

In December 2010, the Foundation purchased an office condominium that provides approximately 6,000 square feet of office and meeting space for the Foundation's operations. The office condominium was purchased for a purchase price of $1.75 million. There is no mortgage debt owed by the Foundation on the office condominium. We share use of the office condominium with The Florida Annual Conference of The United Methodist Church. The Foundation shares in 24% of the expenses of the office condominium. No other fees are assessed to the Foundation.

We obtain insurance coverage for commercial general liability, including crime coverage, business equipment protection and directors' and officers' liability through the Annual Conference insurance program.

In 2018, the Foundation began managing Conference loans made from sales of property. We received servicing fees of $547 and $752 from the Annual Conference for 2023 and 2022, respectively.

While the Foundation holds legal title to funds invested by the Annual Conference, it does not act as an investment advisor, investment manager or provide investment management services to the Annual Conference. The Foundation has served as a custodian for funds held in trust, has kept separate and accurate records of all additions to, dispositions from and changes in the investment assets held for the benefit of the Annual Conference. Assets held for the Annual Conference's benefit are included in the Foundation's financial statements.

The Annual Conference has invested $10.5 million and $12.0 million in Foundation Certificates for the years ended December 31, 2023 and 2022. For 2023 and 2022, the total amount held by the Foundation for the benefit of the Annual Conference constituted 4.8% and 4.9% of the Foundation's total liabilities.

On March 17, 2022, the Foundation's loan committee approved a short term, unsecured loan for $4.5 million made to the Annual Conference to enable the Conference to purchase land and improvements on a Tampa, Florida property. The loan will be paid back from the proceeds of the sale of a United Methodist church property located on Manhattan Avenue, Tampa, Florida. The loan is an unsecured loan with a seven (7) year term with a 4.75% interest rate. The note provides that the Conference will make interest only payments on a monthly basis. The loan was approved by the Foundation's Board Members at a meeting held of March 26, 2022 and approved in accordance with the Foundation's conflict of interest procedures. The loan was paid off in 2023.

On January 24, 2023, the Foundation approved an unsecured loan made to the Annual Conference in the amount of $7.5 million at a rate of 5.0% for the purpose of enabling the Annual Conference finance the payment of insurance premiums. The loan was made as an interest-only loan and will be repaid by collecting insurance premiums from churches in the Annual Conference. The approval of the loan necessitated approval as an exception to the Foundation's loan policy which limits a loan to an individual borrower to a 5% of the total amount of Development Fund Accounts. The loan to the Annual Conference was made for a short period of time until a property held by the Annual Conference could be sold. The Annual Conference paid off this loan during the year ended December 31, 2023.

INVESTMENT RECORDS

Development Fund

When an investment is made in a Certificate, a ledger account is established and the amount that is invested is credited to the investor's account. For investments made, we furnish quarterly account statements to each investor, which shows the actual balance at the beginning of the period, transactions for the period, and ending balance for the account.

WITHDRAWAL PROCEDURES

Withdrawals from Demand Deposit Certificates

Subject to the availability of funds as determined by the Foundation in its sole discretion, an investment in the demand deposit Certificates may be redeemed by you, in whole or in part, at any time by furnishing written notice to us at least 45 days before the requested withdrawal date. We reserve the right to refuse to honor all or a portion of a withdrawal request in our sole discretion.

Requests for Withdrawals

In order for a withdrawal request to be processed, the participant must deliver written instructions on a withdrawal form, properly executed by an authorized signatory, and include the name of the fund or account, account number and dollar amount that is to be redeemed. Payment will be authorized if the withdrawal form is properly signed by the authorized individual(s). No signature need be guaranteed.

Written confirmation will be sent to the address on record for all electronic transfers or by way of email. We do not assess a processing fee for the reasonable handling of any withdrawal request. There will be a charge for wires as well as costs to send overnight a check via an overnight delivery service. A participant may withdraw all or part of his, her or its investment account with us by mail, by sending a written request for redemption to The Florida United Methodist Foundation, Inc., 450 Martin L. King Jr. Ave, Lakeland, Florida 33815 or by fax to (863) 904-0169.

INVESTMENT PROCEDURES

For help in opening a Certificate with us under this Offering Circular, please contact us at in person or mail at 450 Martin L. King, Jr. Avenue, Lakeland, FL 33815. For investments made in a Certificate, an Application for Investment must be entered into and submitted to us.

Electronic Funds Transfer

You may make periodic investments in our Certificates as well as receive interest payments via electronic transfer. In order to use this electronic fund transfer option, you will need to authorize us to withdraw and deposit funds from or into your bank account or another similar account. You may revoke this authorization at any time if you give us at least fifteen (15) days prior written notice.

Electronic Signatures and Records

Each investor may invest in or receive information regarding a Certificate via electronic delivery only if the investor affirmatively consents to receive the information electronically. Each investor choosing this option will be required to agree to conduct transactions electronically by clicking through legally required disclosures and terms of use to show that they have read the disclosures. As a result, the investor must affirmatively opt into the electronic transaction procedures provided in this Offering. Secure delivery of investment related documents and their completion and execution will be accomplished through the use of a password protected procedure which will enable the investor to click electronic buttons to accept, sign and initial documents confirming his or her decision to invest in the Offering.

Each investor will be able to download, print and store any electronic record made available to the investor by the Foundation under our website. By agreeing to the terms of use for delivering an electronic signature or receive records, notices and materials in an electronic format, the investor confirms his or her consent electronically that the investor will be able to access information in an electronic format. The investor will be required to execute a Consent for Use of Electronic Signature and Records.

No written form of certificate will be issued to an investor and the Foundation will use a book-entry system to track all investments made for any Certificate purchased in the Offering. We will maintain electronic records of investments made which will track payments, distributions and the account balance of each Certificate issued under the Offering. The Certificates will be an "uncertificated security". As the issuer of an "uncertificated security", the Foundation will comply with the instructions originated by the purchaser without further consent by the registered owner.

DIVIDENDS, DISTRIBUTIONS AND TAXES

The provisions of the Internal Revenue Code, which relate to distributions made to a Certificate holder, are outlined briefly below. A detailed discussion of the tax consequences which result from a charitable gift made in trust, under an endowment fund, gift annuity arrangement or donor advised fund agreement is not provided in this Offering Circular. Each participant or donor that contributes or transfers assets to us under one of those arrangements should consult with his or her accounting, tax or financial advisor to determine the specific tax consequences that will result from a transfer of assets to us. In addition, there is no discussion in this Offering Circular of the impact, if any, of state laws that apply to distributions made under each of the Certificates in this Offering Circular.

This summary is based on the Code, regulations promulgated there under and court decisions existing as of the date of the Offering Circular and is subject to revisions by future legislation, regulations or court decisions. In reviewing this summary, you should note that it may not address your particular circumstances. For tax exempt investors, donors or persons that are not residents or citizens of the U.S., you are urged to consult with qualified financial and tax advisors regarding your participation in this Offering.

When you invest in a Certificate, you may be subject to certain income tax provisions of the Code. Please consider the following statements:

Although we are a public charity, individual investors will not be entitled to a charitable deduction for an investment made in a Certificate.

- Investments made through an Individual Retirement Account will be taxed according to the specific tax rules that govern the IRA arrangement. Consultation with a competent financial and tax advisor is recommended.

- You will not be taxed on the principal amount invested in a Certificate or on the payment of interest and dividends that were previously taxed.

- Appropriate tax information reports on Tax Form 1099-INT or 1099-DIV or the comparable form for capital gains for earnings generated during the previous year will be sent to you.

- The Foundation is qualified and intends to qualify in the future as a not-for-profit religious organization exempt from federal taxation under Section 501(c)(3) of the Internal Revenue Code. As a Section 501(c)(3) public charity, the Foundation is exempt from liability for federal income taxes.

This discussion provides only general information and is not intended as tax advice to any individual. Each investor should consult his or her own tax advisor to determine how the general rules will apply in the event an investment in the Offering is made.

Distributions

Any interest received by a Conference Organization investing in a Certificate should not be taxable because the investor is a tax-exempt entity under Section 501(c)(3) of the Code. For other recipients that are subject to federal income taxes, the recipient will be taxed on interest in the year received, regardless of whether such participant elects to receive it in cash or have it reinvested. For tax-exempt entities, if interest income is characterized as unrelated business income, Section 6012 of the Code requires each organization exempt under Section 501(c)(3) of the Code that receives $1,000 or more in gross income from an unrelated taxable business to file a Form 990T with the Internal Revenue Service and pay any applicable tax. Section 512(b)(1) of the Code, however, excludes interest from the definition of unrelated business taxable income. To the extent that we pay any dividends to investors in the Certificates, any dividends paid are also excluded from unrelated business taxable income under Section 512(b)(1) of the Code.

For investments made by individuals in the Development Fund, if you (or you and your spouse together) have invested or loaned more than $250,000 in the aggregate with or to us and other charitable organizations that control, are controlled by or under common control with us, you may be deemed to receive additional taxable interest under Section 7872 of the Internal Revenue Code if the interest paid to you is below the applicable federal rate. In that situation, the Internal Revenue Service may impute income up to that applicable federal rate. If you believe this applies to you, you should consult your tax advisor.

We are required by federal law to withhold twenty-eight (28%) percent of reportable payments (which include dividends, capital gain distributions and redemption proceeds) paid to certain investors that have not properly certified their social security number or other taxpayer identification number is correct and that he or she is not otherwise subject to backup withholding.

If investors have net investment income, when added to their own modified adjusted gross income that exceeds $200,000 for an unmarried individual, $250,000 for a married taxpayer filing a joint return (or a surviving spouse), or $125,000 for an unmarried individual filing a separate return, they will be subject to an additional 3.80% Medicare tax on their "net investment income". An investor's net investment income will generally include its interest income and net gains from the disposition of a Certificate. As a result, certain investors may be subject to an additional 3.80% tax on all or substantially all of their income and gains received resulting from their investment.

Taxation of Foundation

We intend to operate the Development Fund as pooled investment funds managed by a tax exempt organization that is exempt from the registration requirements of federal securities laws, pursuant to the exemption for collective investment funds and similar funds maintained by charitable organizations under the Philanthropy Protection Act of 1995. As a charitable organization that qualifies under the provisions of Section 501(c)(3) of the Code, we intend to take all other action required so that no federal income tax will be payable by the Development Fund or by the Foundation.

As a tax-exempt entity, we are not subject to federal income tax unless we generate unrelated business taxable income as defined in the Code. It is our policy not to invest any portion of the assets in the Development Fund in a manner that will generate unrelated business taxable income. However, if we determine that a proposed investment cannot be structured to avoid unrelated business taxable income and that the projected after tax return on that investment is sufficient to justify the making of such investment, then we may elect to make that investment. In the unlikely event any unrelated business taxable income is incurred by us as a result of its investment of the Development Fund, it is anticipated that any tax thereon would be reported and paid by us as an expense of the Development Fund.

INVESTING ACTIVITIES

The Foundation has adopted an investment policy statement that governs the investment policies, procedures and activities of the Foundation. Under this policy, the Board of Directors has established an Investment Committee that is responsible for directing and monitoring the investment of the Foundation's assets. Our policy is to maintain available funds in the form of cash, cash equivalents, marketable securities and certificates of deposit equal to 10% of the aggregate face amount of all Certificates or $7.5 million, whichever is less. Since inception of the Development Fund and commencement of the sale of Demand deposit Certificates, our liquid assets have been sufficient to meet normal redemption requests we receive from the holders of our Demand deposit Certificates and our loan commitment requirements.

When an investor makes an investment in a Certificate, the Foundation generally relies on interest payments it receives on its loan investments, management fees, proceeds received from issuing new Certificates, operating income, cash and liquid investments to make new loans and honor redemption requests on our Certificates. Funds held as custodian, in trust, charitable gift annuities, in endowment and gift funds are invested in accordance with our Investment Policy Statement and the Florida Uniform Prudent Management of Institutional Funds Act. Our general investment guidelines require that our investments be made in accordance with the Social Principles of the United Methodist Church.

Our cash, cash equivalents and marketable securities had an aggregate value of $ 25.1 million and $ 64.9 million at December 31, 2023 and 2022, respectively. The Foundation held cash and investments held in trust or in a custodial capacity of $95.1 million and $89.7 million as of December 31, 2023 and 2022, respectively. From time to time, when requested by a donor, we serve as trustee for charitable remainder trusts or pursuant to a will when a testamentary trust is established. We also work with individuals, donors, churches, agencies and institutions affiliated with the Annual Conference in establishing outright or deferred gifts, charitable gift annuities, donor advised funds, endowment funds and we serve as a trustee or fiduciary in managing the funds held as custodian for such funds. Of the total assets of $235.3 million we held as of December 31, 2023, we hold or manage $95.1 million (40.4% of our total assets) as custodian or trustee in a fiduciary or agency capacity and these assets would not be available to satisfy our administrative expenses and general obligations, including the Certificates.

REGULATION OF DEVELOPMENT FUND

Investments we manage under the Development Fund are exempt from registration requirements of the federal securities laws, pursuant to an exemption for collective investment funds and similar funds maintained by charitable organizations under the Philanthropy Protection Act of 1995 (the PPA), and alternatively under Section 3(a)(4) of the Act. Under the PPA, non-profit organizations may administer pooled investment funds, pooled charitable trust funds and pooled assets from charitable gift annuities in a manner consistent with shared religious principles and objectives without having to register the funds, any investment accounts or interests in such funds or the non-profit organization under the registration requirements imposed by federal securities laws. Section 3(a)(4) of the Act provides an exemption from registration for any security issued by a charitable organization that qualifies under Section 501(c)(3) of the Code. We also rely on the provisions of Section 3(c)(10)(B) of the Investment Company Act of 1940 to offer the Certificates provided under this Offering Circular and avoid any registration as an investment company. The offer and sale of the Demand deposit Certificates are also subject to the state securities laws and regulations and exemptions that may be available for the offer and sale of securities by a not-for-profit religious corporation.

The PPA provides the following exemptions to charitable organizations that maintain a collective investment fund or collective trust fund for the collective investment and reinvestment of permitted assets:

(i) The funds will be exempt from registering as an investment company under Section 3(a)(10)(B) of the Investment Company Act of 1940;

(ii) Any securities of a collective investment fund will be exempt from the registration requirements of the Securities Act of 1933, as amended;

(iii) The securities of the collective investment fund will be exempt from the registration requirements of the Securities Exchange Act of 1934;

(iv) The Foundation and its personnel will be excluded from the registration requirements imposed on a broker or dealer by the Securities Exchange Act of 1934; and

(v) The Foundation and any trustee, director, officer, employee or volunteer acting within the scope as such person's employment duties that provide investment advice, analysis and reports for the benefit of a charitable income fund, charitable organization, charitable trust or gift fund, or settlors or beneficiaries of any such trust will be exempt from the registration requirements imposed on investment advisors under the Investment Advisors Act of 1940.

Because the Offering is not registered under the Investment Company Act, the Foundation is not subject to the periodic reporting requirements of the Investment Company Act and the operation of such funds is not subject to inspection by the Securities and Exchange Commission.

ADVERSE ACTIONS AND LITIGATION

There have been no adverse actions taken by state or federal regulatory agencies against us, and there is no pending material litigation that has been brought against us. None of our officers has, during the last ten (10) years, been convicted in any criminal proceeding, is the subject of any pending criminal proceeding, or was the subject of any order, judgment or decree of any court enjoining them from any activities associated with the offer or sale of securities.

ANNUAL REPORTS

Our policy is to provide annual audited financial statements to our investors as an Exhibit to our Offering Circular. Copies of these audited financial statements are available by request and accessible through our website. Our Offering Circular is available on our website www.fumf.org under resources and downloads. You may also obtain the most recent annual audited financial statements and current form of our Offering Circular by submitting a written request to the address listed on the first page of the Offering Circular. Our current policy is to make available the annual audited financial statements and an updated Offering Circular annually to our investors.

EXPERTS

The financial statements for the year ended December 31, 2023, included as Exhibit "A" to this Offering Circular, have been audited by Clifton, Larson, Allen, LLP; independent certified public accountants, and are included herein in reliance upon the authority of said firm as experts in accounting and auditing.

PRIVACY NOTICE

The U.S. federal government and certain state governments have taken steps to assure the protection of nonpublic personal information that businesses and organizations obtain from their investors and customers. Protecting your privacy is important to us. We want you to understand what information we collect, how we use it and the steps we take to protect that information. We have recently updated our policies regarding these matters as follows:

- Information we collect: We collect nonpublic personal information about our investors on the forms we receive from you and in connection with the transactions you conduct with us. This information may include, among other things, your first and last name, address, e-mail address, telephone number, Social Security number, bank account information, and other information that permits us to contact you either electronically or by other means, to maintain and store this information through the use of these identifying items, and to perform financial transactions for you.

- Information we disclose: We do not disclose any nonpublic personal information about our investors or former investors to anyone outside of the Foundation, except as permitted or required by law. For example, nonpublic personal information may be disclosed to third parties providing essential services to us who have contracted to maintain the confidentiality and security of the information; or to law enforcement personnel pursuant to proper authority.

- Confidentiality and Security: Furthermore, we limit access to nonpublic personal information about our investors and former investors to those employees who need to know that information to perform their job responsibilities. We maintain procedural safeguards to guard the nonpublic personal information of our investors and former investors.

- Changes to our Privacy Policy: We will communicate any material changes in this policy by posting the revised policy on our website.

WEBSITE

We have established a website that can be accessed at www.fumf.org. The Offering Circular is available on our website.

PLAN OF DISTRIBUTION

We are offering demand deposit Certificates on a continuous basis directly through our officers and certain designated employees. No underwriting or selling agreement has been entered into and no commissions will be paid to any persons or organizations in connection with the offer and sale of the Certificates. The Foundation is registered with the State of Florida as an authorized issuer dealer pursuant to Chapter 517 of the Florida Statutes. Information regarding the Certificates and the Foundation may be found on our website and, from time to time, we distribute brochures, information bulletins and mailings to current and former investors and Conference Organizations.

We provide a copy of the Offering Circular to each prospective investor prior to an investment being made. No minimum amount must be sold in order for us to accept any investment application. Our current policy is to furnish existing investors a copy of the revised Offering Circular each year, including annual financial statements, as well as copies of any supplements to the Offering Circular. We reserve the right to accept or reject an application to invest in our Certificates in our sole discretion and impose limitations on the amount accepted.

EXHIBIT A

Financial Statements

FLORIDA UNITED METHODIST foundation

FINANCIAL STATEMENTS

YEARS ENDED DECEMBER 31, 2025 AND 2024

CPAs | CONSULTANTS | WEALTH ADVISORS

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THE FLORIDA UNITED METHODIST FOUNDATION, INC.
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YEARS ENDED DECEMBER 31, 2025 AND 2024

INDEPENDENT AUDITORS' REPORT

Board of Directors
The Florida United Methodist Foundation, Inc.
Lakeland, Florida

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of The Florida United Methodist Foundation, Inc., which comprise the statements of financial position as of December 31, 2025 and 2024, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of The Florida United Methodist Foundation, Inc. as of December 31, 2025 and 2024, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of The Florida United Methodist Foundation, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about The Florida United Methodist Foundation, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of The Florida United Methodist Foundation, Inc.'s internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about The Florida United Methodist Foundation, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Lakeland, Florida
March 6, 2026

THE FLORIDA UNITED METHODIST FOUNDATION, INC.
STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2025 AND 2024

	2025	2024
ASSETS		
Cash and Cash Equivalents	$ 46,242,562	$ 24,543,532
Accounts Receivable	27,465	9,233
Accrued Interest Receivable	496,370	470,847
Prepaid Expenses	44,064	53,712
Notes and Mortgage Notes Receivable	89,409,052	102,478,835
Investment Securities	16,366,281	16,314,916
Building, Property, and Equipment, Net	1,003,773	1,070,734
Other Assets	53,890	51,131
Future Interest in Trust Assets	810,330	733,468
Cash and Investments Held in Trust as Custodian	116,126,205	100,620,761
Total Assets	$ 270,579,992	$ 246,347,169
LIABILITIES AND NET ASSETS		
LIABILITIES		
Accounts Payable and Accrued Expenses	$ 515,214	$ 489,396
Other Liabilities - Wespath Clergy Loan Program	250,000	250,000
Development Fund Deposits	137,275,924	129,705,567
Custodial Trust Funds Payable	116,126,205	100,620,761
Total Liabilities	254,167,343	231,065,724
NET ASSETS		
Without Donor Restrictions:		
Capital Security	1,500,000	1,500,000
Designated by Board for Endowment	5,064,539	4,313,759
Net Investment in Property and Equipment	1,003,773	1,070,734
Undesignated	4,962,022	4,687,287
Total Without Donor Restrictions	12,530,334	11,571,780
With Donor Restrictions:		
Purpose	559,976	464,188
Time	810,330	733,468
Endowment Funds, Perpetual in Nature	2,512,009	2,512,009
Total With Donor Restrictions	3,882,315	3,709,665
Total Net Assets	16,412,649	15,281,445
Total Liabilities and Net Assets	$ 270,579,992	$ 246,347,169

See accompanying Notes to Financial Statements.

THE FLORIDA UNITED METHODIST FOUNDATION, INC.
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

	Without Donor Restrictions	With Donor Restrictions	Total
REVENUE, SUPPORT, AND GAINS			
Interest on Notes and Mortgage Notes Receivable	$ 6,147,468	$ -	$ 6,147,468
Interest and Dividends, Net	1,655,894	-	1,655,894
Administrative Fees for Trusts, FUMF Funds Agreements and Charitable Gift Annuities	463,875	-	463,875
Net Change in Investments	887,349	112,145	999,494
Contributions	30,379	-	30,379
Income from Contributions and Trusts	120,886	33,209	154,095
Gain on Disposal of Property and Equipment	9,814	-	9,814
Miscellaneous Income and Fees	16,866	-	16,866
Change in Valuation of Future Interest in Trust Assets	-	76,862	76,862
Net Assets Released from Restrictions	49,566	(49,566)	-
Total Revenue, Support, and Gains	9,382,097	172,650	9,554,747
EXPENSES			
Program Services	8,011,318	-	8,011,318
Management and General	412,225	-	412,225
Total Expenses	8,423,543	-	8,423,543
CHANGE IN NET ASSETS	958,554	172,650	1,131,204
Net Assets - Beginning of Year	11,571,780	3,709,665	15,281,445
NET ASSETS - END OF YEAR	$ 12,530,334	$ 3,882,315	$ 16,412,649

See accompanying Notes to Financial Statements.

THE FLORIDA UNITED METHODIST FOUNDATION, INC.
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2024

	Without Donor Restrictions	With Donor Restrictions	Total
REVENUE, SUPPORT, AND GAINS			
Interest on Notes and Mortgage Notes Receivable	$ 7,191,119	$ -	$ 7,191,119
Interest and Dividends, Net	1,218,509	-	1,218,509
Administrative Fees for Trusts, FUMF Funds Agreements and Charitable Gift Annuities	445,008	-	445,008
Net Change in Investments	620,519	79,069	699,588
Contributions	3,500	-	3,500
Income from Contributions and Trusts	117,150	49,766	166,916
Gain on Disposal of Property and Equipment	30,000	-	30,000
Miscellaneous Income and Fees	27,220	-	27,220
Change in Valuation of Future Interest in Trust Assets	-	55,371	55,371
Net Assets Released from Restrictions	52,974	(52,974)	-
Total Revenue, Support, and Gains	9,705,999	131,232	9,837,231
EXPENSES			
Program Services	8,339,204	-	8,339,204
Management and General	375,123	-	375,123
Total Expenses	8,714,327	-	8,714,327
CHANGE IN NET ASSETS	991,672	131,232	1,122,904
Net Assets - Beginning of Year	10,580,108	3,578,433	14,158,541
NET ASSETS - END OF YEAR	$ 11,571,780	$ 3,709,665	$ 15,281,445

See accompanying Notes to Financial Statements.

THE FLORIDA UNITED METHODIST FOUNDATION, INC.
STATEMENT OF FUNCTIONAL EXPENSES
YEAR ENDED DECEMBER 31, 2025

	Program					Support	
	Development Fund	FUMF/FAC Funds	Stewardship	Planned Giving	Total Program Services	Management and General	Total
Interest Expense	$ 5,522,080	$ -	$ -	$ -	$ 5,522,080	$ -	$ 5,522,080
Employee Cost	641,563	219,680	287,139	187,623	1,336,005	244,509	1,580,514
Grants	-	-	116,785	-	116,785	-	116,785
Computer Cost	121,969	44,219	41,998	39,996	248,182	25,003	273,185
Depreciation/Amortization	25,870	13,541	22,742	12,572	74,725	33,387	108,112
Professional Fees	59,705	49,708	70,529	37,553	217,495	20,625	238,120
Insurance	14,177	5,205	5,957	4,399	29,738	3,407	33,145
Constituent Relations	95,943	32,099	42,808	30,095	200,945	25,543	226,488
Office Supplies and Expense	46,906	8,946	9,753	7,630	73,235	23,338	96,573
Building Cost	23,096	7,129	9,005	6,568	45,798	5,584	51,382
Event	-	-	34,816	-	34,816	-	34,816
Travel	10,996	6,416	13,274	6,026	36,712	10,176	46,888
Planned Gifts	-	-	-	8,536	8,536	-	8,536
Education and Professional Meetings	8,682	4,679	8,371	4,299	26,031	7,172	33,203
Telephone	8,819	2,646	3,441	2,508	17,414	2,155	19,569
Association Fees	1,655	843	861	843	4,202	358	4,560
Repairs and Maintenance	2,075	1,061	2,283	1,028	6,447	1,582	8,029
Contingency	3,848	1,427	5,736	1,161	12,172	9,386	21,558
Total Expenses	$ 6,587,384	$ 397,599	$ 675,498	$ 350,837	$ 8,011,318	$ 412,225	$ 8,423,543

See accompanying Notes to Financial Statements.

THE FLORIDA UNITED METHODIST FOUNDATION, INC.
STATEMENT OF FUNCTIONAL EXPENSES
YEAR ENDED DECEMBER 31, 2024

	Program					Support	
	Development Fund	FUMF/FAC Funds	Stewardship	Planned Giving	Total Program Services	Management and General	Total
Interest Expense	$ 5,757,695	$ -	$ 716	$ -	$ 5,758,411	$ -	$ 5,758,411
Employee Cost	602,171	317,378	277,014	265,057	1,461,620	225,020	1,686,640
Grants	-	-	82,900	-	82,900	-	82,900
Computer Cost	109,292	42,831	41,818	39,002	232,943	22,712	255,655
Depreciation/Amortization	31,693	15,814	17,019	12,633	77,159	15,263	92,422
Professional Fees	76,753	59,706	63,193	21,574	221,226	20,856	242,082
Insurance	15,973	7,362	5,809	5,455	34,599	3,643	38,242
Constituent Relations	94,734	39,004	37,124	36,980	207,842	22,469	230,311
Office Supplies and Expense	54,613	10,611	10,158	9,064	84,446	31,199	115,645
Building Cost	21,781	7,920	7,571	7,185	44,457	5,182	49,639
Event	-	-	20,984	-	20,984	-	20,984
Travel	18,619	11,552	11,409	8,526	50,106	9,719	59,825
Planned Gifts	-	-	-	945	945	-	945
Education and Professional Meetings	9,266	4,756	2,773	4,900	21,695	4,965	26,660
Telephone	8,297	3,794	3,283	3,239	18,613	2,073	20,686
Association Fees	2,329	1,235	972	1,020	5,556	792	6,348
Repairs and Maintenance	1,126	682	927	508	3,243	1,250	4,493
Contingency	6,435	2,105	2,057	1,862	12,459	9,980	22,439
Total Expenses	$ 6,810,777	$ 524,750	$ 585,727	$ 417,950	$ 8,339,204	$ 375,123	$ 8,714,327

See accompanying Notes to Financial Statements.

THE FLORIDA UNITED METHODIST FOUNDATION, INC.
STATEMENTS OF CASH FLOWS
YEARS ENDED DECEMBER 31, 2025 AND 2024

	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in Net Assets	$ 1,131,204	$ 1,122,904
Adjustments to Reconcile Changes in Net Assets to Net Cash Provided by Operating Activities:		
Depreciation and Amortization	108,112	92,422
Realized Loss (Gain) on Sale of Investments	(78,148)	(234,088)
Unrealized (Gain) Loss on Investments	(921,346)	(465,500)
Gain on Disposal of Property and Equipment	(9,814)	(30,000)
(Increase) Decrease in Assets:		
Accounts Receivable	(18,232)	14,594
Accrued Interest Receivable	(25,523)	83,112
Prepaid Expenses	9,648	(10,022)
Other Assets	(2,759)	(1,858)
Future Interest in Trust Assets	(76,862)	(55,371)
Cash and Investments Held in Trust as Custodian	(15,505,444)	(5,474,154)
Increase (Decrease) in Liabilities:		
Accounts Payable and Accrued Expenses	25,818	53,842
Custodial Trust Funds Payable	15,505,444	5,474,154
Net Cash Provided by Operating Activities	142,098	570,035
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of Building, Property, and Equipment	(53,737)	(74,421)
Proceeds from Sale of Building, Property, and Equipment	22,400	30,000
Proceeds from Sale of Investments	5,297,010	9,345,553
Collections of Notes and Mortgage Notes Receivable	18,654,571	23,984,692
Issuance of Notes and Mortgage Notes Receivable	(5,584,788)	(13,898,513)
Purchases of Investments	(4,348,881)	(3,420,885)
Net Cash Provided by (Used in) Investing Activities	13,986,575	15,966,426
CASH FLOWS FROM FINANCING ACTIVITIES		
Net Change in Development Fund Deposits	7,570,357	4,427,303
Net Cash Provided by Financing Activities	7,570,357	4,427,303
NET CHANGE IN CASH AND CASH EQUIVALENTS	21,699,030	20,963,764
Cash and Cash Equivalents - Beginning of Year	24,543,532	3,579,768
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 46,242,562	$ 24,543,532
SUPPLEMENTAL DISCLOSURE OF CASH FLOWS INFORMATION		
Interest Paid in Cash:		
Interest on Deposits	$ 5,522,080	$ 5,758,411
Total Interest Paid in Cash	$ 5,522,080	$ 5,758,411

See accompanying Notes to Financial Statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Foundation

The Florida United Methodist Foundation, Inc. (the Foundation) is a 501(c)(3) nonprofit corporation organized on July 19, 1966. The Foundation is an agency of the Florida Annual Conference of the United Methodist Church. Members of the Foundation are the lay and clergy members of the Florida Annual Conference. The board of directors is elected by the corporate members of the Foundation at an annual meeting of the Florida United Methodist Foundation.

As an independent, faith-based financial institution, the Florida United Methodist Foundation is uniquely positioned to offer congregations and individuals the resources and tools they need to be more faithful stewards.

Guided by a biblical understanding of stewardship, inspired by a Wesleyan emphasis on abundant grace, and driven by a passion for the mission of the church, the Foundation partners with individuals, businesses, schools and churches with like theological values to put faithful stewardship into action.

Basis of Accounting

The financial statements of the Foundation have been prepared on the accrual basis of accounting and, accordingly, reflect all significant receivables, payables, and other liabilities.

Basis of Presentation

Net assets, revenues, gains, and losses are classified based on the existence or absence of donor- or grantor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

Net Assets Without Donor Restrictions – Net assets available for use in general operations and not subject to donor (or certain grantor) restrictions. The governing board has designated, from net assets without donor restrictions, net assets for a capital security reserve and board-designated endowment.

Net Assets With Donor Restrictions – Net assets subject to donor (or certain grantor) imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that those resources be maintained in perpetuity. Gifts of long-lived assets and gifts of cash restricted for the acquisition of long-lived assets are recognized as revenue when the assets are placed in service. Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue Recognition

The Foundation recognizes gifts of cash or other assets as increases in net assets with donor restrictions if they are received with donor stipulations that limit the use of the donated assets. When a donor's restriction expires, when a stipulated time restriction ends or the purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restriction and reported in the statements of activities as Net Assets Released from Restrictions. Contributions received with donor-imposed restrictions that may be met in the same year in which the contribution, if any, are received are classified as contributions without donor restrictions.

The Foundation recognizes management fees in the amount that reflects the consideration to which the Foundation expects to be entitled in exchange for providing the management of the trusts, gift annuities and other such services. These fees are billed quarterly throughout the year as the services are provided.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain amounts and disclosures. Accordingly, actual results could differ from those estimates.

Cash and Cash Equivalents

The Foundation considers all highly liquid investments with an original maturity of three months or less when purchased to be cash equivalents.

Building, Property, and Equipment

The Foundation follows the practice of capitalizing all expenditures in excess of $2,000 for building, property, and equipment at cost; the fair market value of donated fixed assets is similarly capitalized. Depreciation is provided over the estimated useful lives of the respective assets on a straight-line basis. Amortization of software costs are computed using the straight-line method over an estimated useful life of 3 to 5 years.

Leases

The Florida United Methodist Foundation, Inc. determines if an arrangement is a lease at inception. Operating leases are included in the statements of financial position as an operating lease right-of-use (ROU) assets and operating lease liability. Finance leases are included in the statements of financial position as finance lease ROU assets and finance lease liability.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Leases (Continued)

ROU assets represent the Foundation's right to use an underlying asset for the lease term and lease liabilities represent the Foundation's obligation to make lease payments arising from the lease. ROU assets and liabilities are recognized at the lease commencement date based on the present value of lease payments over the lease term. As most leases do not provide an implicit rate, the Foundation uses the risk-free discount rate based on the information available at commencement date in determining the present value of lease payments. The operating lease ROU asset also includes any lease payments made and excludes lease incentives. The lease terms may include options to extend or terminate the lease when it is reasonably certain that the Foundation will exercise that option. Lease expense for lease payments is recognized on a straight-line basis over the lease term.

The individual lease contracts do not provide information about the discount rate implicit in the lease. Therefore, the Foundation has elected to use a risk-free discount rate determined using a period comparable with that of the lease term for computing the present value of lease liabilities.

The Florida United Methodist Foundation, Inc. has elected to recognize payments for short-term leases with a lease term of 12 months or less as expense as incurred and these leases are not included as lease liabilities or ROU assets on the statements of financial position. As of December 31, 2025 and 2024, the Foundation did not have leases that require financial statement disclosure.

Investment Securities

Under accounting guidance, investments are valued at their fair values in the statements of financial position; unrealized gains and losses are included in the statements of activities. Realized gains/losses on disposition are based on the net proceeds and the adjusted carrying amounts of the securities sold using the specific-identification method.

Funds Agreement and Development Funds Account

The FUMF Funds (Custodials) offers a Cautious Fund that is designed to provide regular income payments for investors needing liquidity, a Balanced Growth Fund that is designed for investors seeking a balance between income and growth, an Aggressive Growth Fund which is designed to achieve a higher level of growth over a longer time horizon, and a Long Term Fund which is designed to achieve an investment horizon with a high tolerance to risk over a longer term.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Funds Agreement and Development Funds Account (Continued)

The Foundation is registered with the state of Florida as an authorized issuer dealer pursuant to Chapter 517 of the Florida Statutes. Therefore, individuals may also invest in the development fund deposit accounts. The Foundation retains the lesser of $7,500,000 or 10% of all funds received from the development fund deposit accounts in the form of cash, cash equivalents or certificates of deposit in order to provide a level of liquidity for the development fund account investors.

Funds managed by the Foundation under donor advised gift agreements, charitable trusts or gift instruments and charitable gift annuities may be invested in the FUMF funds or development fund deposit accounts.

Functional Expenses

The costs of providing various services have been summarized on a functional basis in the accompanying statements of activities. Costs that are directly related to the Foundation's specific purpose have been recorded as a direct expense and included as program services. Certain costs have been allocated among program and supporting services. Benefit costs are allocated based on a percentage of direct costs.

Income Taxes

The Florida United Methodist Foundation, Inc. is a nonprofit organization that is exempt from federal and state income taxes under Section 501(c)(3) of the Internal Revenue Code (IRC) and, accordingly, no provision for income taxes has been made in the accompanying financial statements. During the year ended December 31, 2025, the Foundation did not incur interest and penalties related to tax positions. The Foundation files as a tax-exempt organization, should that status be challenged in the future, all years since inception would be subject to review by the Internal Revenue Service (IRS).

Notes and Mortgage Notes Receivable

The Foundation administers the Development Fund Deposit account as a pooled loan fund that supports the growth, expansion and maintenance needs of the Florida Annual Conference. Any Florida resident, trustee or church may open a development fund account upon which the Foundation pays interest. From the accumulation of these investments, the Foundation makes low interest loans to churches and conference agencies. The maximum loan term is 20 years, and the maximum single entity loan amount is 5% of the total in the Fund. Interest rates are set by the board of directors and are subject to quarterly review. The notes receivable are reported on the statements of financial position at the outstanding principal balance.

Interest on loans is recognized over the term of the loan and is calculated using the simple interest method on principal amounts outstanding. If a loan has been noncurrent for 90 days, it will be considered a nonaccrual loan. See Note 4 for the notes and mortgages receivable aging schedule.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Notes and Mortgage Notes Receivable (Continued)

The repayment term and maturity date of loans 60 days or more past due, based on contractual terms, may be extended at the original contract interest rate by the Foundation.

Allowance for Credit Loss on Notes and Mortgage Notes Receivable

The adoption of the current expected credit loss methodology in 2023 (CECL) resulted in changes to the Foundation's accounting policies, including the recognition of an allowance based on expected future credit losses, rather than historically incurred credit losses. The Foundation also updated its accounting policies for determining the recoverability of loans, and other financial assets.

Methodology Used to Determine Allowance for Credit Losses

The Foundation uses a combination of historical loss experience, current economic conditions, and forward-looking information to estimate credit losses for the loan portfolio. The Foundation considers various factors such as borrower creditworthiness, loan-to-value ratios, and collateral values to estimate potential credit losses.

Significant Inputs and Assumptions Used in the Estimation of Credit Losses

The Foundation uses various inputs and assumptions in estimating potential credit losses, including:

- Historical Loss Experience – The Foundation has offered loans from the inception the Foundation has been in operations. The Foundation has not had any losses from the loans in the past. The Development Fund was founded in 1976 to fund loans for churches and to return the earnings on loans to the investors-churches and individuals in the state of Florida.

  The Foundation has relied on the United Methodist denomination *Book of Discipline* trust clause which transfers the property with the debt to the Florida United Methodist Conference (Conference) if a church closes. The Florida Annual Conference, the Foundation’s supported conference, could refuse to take the property, however this has never happened. In the past, if property was transferred to the Conference, it was sold and the Conference utilized the proceeds to pay off the remaining note balance owed to the Foundation.

  During 2023, one mortgage receivable loan went into forbearance. This church (holder of the notes and mortgage note receivable) is selling the property and will restructure and pay down. 270 days of forbearance was granted. The church sold the property in 2025 and caught up with all past due interest in September 2025. A large principal payment was also posted in September 2025. The church has continued interest only payments for the remainder of 2025. The loan balance on this property at December 31, 2025 was $553,990 and the fair market value of the property was estimated to be $2,310,054.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Allowance for Credit Loss on Notes and Mortgage Notes Receivable (Continued)

Significant Inputs and Assumptions Used in the Estimation of Credit Losses (Continued)

Since 2011, the Foundation has been reviewing their portfolio to determine performing and nonperforming loans on an annual basis. The Foundation has allowed "interest only" loans for time periods resuming to full payment when applicable. The Foundation has considered these "interest only" loans as performing loans. The Foundation has not had any non-performing loans in the past.

Traditionally, interest only loans do not create a loss on principal past due. Historically, the principal has been paid at maturity or refinanced.

- Current Economic Conditions – The Conference had 201 churches out of a total of 562 disaffiliate from the denomination in 2023. Forty-one of the disaffiliated churches have notes and mortgage notes receivables with the Foundation totaling approximately $40 million. Twenty-six of the disaffiliated churches joined the global methodist affiliation, the largest percentage of one denomination. Currently, this affiliation does not have a trust clause in effect for any note or mortgage receivable default.

  The Foundation did not change their ongoing review and monitoring process on the disaffiliated loans if any of them were delinquent or had other financial issues. As of December 31, 2025, there were no loans with delinquent or other financial issues from any disaffiliated churches.

- Borrower Creditworthiness – The Foundation does not use the traditional creditworthiness risk and rate calculations when reviewing. A review of financials is performed at the time of the loan application. The Foundation can request financial information from a borrower at any time. Loans are made to borrowers considered credit worthy. The average estimated payoff of a Foundation loan from inception to 2009 is approximately seven years. The average estimated payoff of loans paid off from 2009 to 2025 is approximately 10 years.

- Loan-to-Value Ratios – When granting a loan, the Foundation limits loans at 80% of the market value of the collateral based on either the property appraiser's website market value or an appraisal.

- Collateral Values – The Foundation annually reviews the value of the underlying collateral of their loan portfolio. Based on the review of loans outstanding at December 31, 2025, there are no individual loans where the fair value of the total collateral or security of the loan portfolio is less than the outstanding loan balance.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Allowance for Credit Loss on Notes and Mortgage Notes Receivable (Continued)

Significant Inputs and Assumptions Used in the Estimation of Credit Losses

- Exposure at Default – The Foundation annually reviews and monitors those loans with churches that are having financial issues. The Foundation has allowed “interest only” loans for time periods and having loans resume to full payment when applicable. The Foundation has considered these “interest only” loans as performing loans. The Foundation has not had any nonperforming loans in the past. The balance on the loans that are currently “interest only”, excluding construction type loans, was $13,651,544 as of December 31, 2025.

- Recovery Rates – The Foundation has no history on recovery rates to utilize in its analysis of CECL, due to no previous defaults on notes and mortgages receivables.

- Future Economic Considerations - Sensitivity Analysis – The Foundation performed sensitivity analysis on its estimates of credit losses to assess the impact of changes in key assumptions in the future. The Foundation's analysis showed that changes in assumptions such as probability of default, loss given default, and recovery rates could potentially impact the estimated credit losses. As part of the review, the Foundation analyzed collateral of the loan portfolio. The Foundation utilized information obtained from a commercial broker handling property sales for the Florida United Methodist Conference (a stakeholder in the Foundation). The current market experience from this broker for sales of religious organization property varies from 4-8 months for “user” sales to 12-15 months for “redevelopment” sales. The Foundation has elected to use 12 months as the average timeframe in considering the allowance calculations.

Disclosure of Credit Quality Indicators

The Foundation has included disclosures of credit quality indicators, including delinquency and nonaccrual rates, loan portfolio aging, and other relevant credit quality metrics in its notes to the financial statements.

Loss Rate Calculation

The calculation of the allowance for credit losses comprised of several analyses. First, a review of the fair market value of the property collateralized by the loans found no concerns on the value of the collateral, nor were there any notes or mortgage receivables whose outstanding balance was greater than the fair market value of the collateralized property. As of December 31, 2025, there are three notes receivable that are unsecured. The balance of the unsecured notes receivable as of December 31, 2025 was $216,754. The loans are current.

In addition, the Foundation performed a loss rate calculation of the “interest only loans” to determine the amount of lost interest on the loan. That amount was immaterial to the financial statements as a whole.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Allowance for Credit Loss on Notes and Mortgage Notes Receivable (Continued)

Change in Allowance for Credit Losses

Historically, The Foundation has not recorded an allowance for credit loss. An allowance for credit loss is maintained at a level management believes is adequate to provide for potential credit losses. Management's periodic evaluation of the adequacy of the allowance is based on their policy as noted above as well as the past lending experience, known and inherent risks in the notes and mortgage notes receivable portfolio, adverse situations that may affect the borrower's ability to repay, industry standards, the estimated value of any underlying collateral, and current economic conditions. The evaluation is inherently subjective as it requires estimates that are susceptible to significant revision as more information becomes available. There are no nonperforming loans that were specifically identified. Management considers all loans performing based on communications and agreements with borrowers, district guarantees, and the support of the connectional system of the Florida Annual Conference of the United Methodist Church.

As of December 31, 2025 and 2024, management believes no allowance for notes and mortgage notes receivable is considered necessary. While management uses available information to estimate losses on notes and mortgage notes, changes in economic conditions may necessitate revision of the estimate in future years.

Interest on Loans

Interest on loans is recognized over the term of the loan and is calculated using the simple-interest method on principal amounts outstanding. Loan rates are evaluated quarterly and are adjusted to the current Foundation rates.

Agency Transactions

The Foundation, as a custodian, has received assets which are held or disbursed only in accordance with the governing trust documents and FUMF Funds agreements. Since funds held as custodian are held in trust and are not income generating assets of the Foundation, the receipt of such funds and the income and expenses that might be generated from them are not considered a part of the Foundation's operations and, therefore, are not reflected in the statements of activities.

Contingencies and Subsequent Events

Management has performed an analysis of the activities and transactions subsequent to December 31, 2025 to determine the need for any adjustments to and/or disclosures within the audited combined financial statements for the year ended December 31, 2025. Management has performed their analysis through March 6, 2026, the date the financial statements were available to be issued.

NOTE 2 CONCENTRATION OF CREDIT RISKS

The Foundation manages deposit concentration risk by placing cash and money market accounts with financial institutions believed by us to be creditworthy. At times, amounts on deposit may exceed insured limits or include uninsured investments in money market mutual funds. Insured accounts are guaranteed by the Federal Deposit Insurance Corporation (FDIC) up to $250,000 per depositor, per insured bank, for each account ownership category. As of December 31, 2025, the Foundation had $7,306,513 in excess of FDIC insurance limits. To date, we have not experienced losses in any of these accounts.

NOTE 3 LIQUIDITY AND AVAILABILITY

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the statements of financial position date, comprise the following as of December 31:

	2025	2024
Cash and Cash Equivalents	$ 46,242,562	$ 24,543,532
Accounts Receivable	27,465	9,233
Accrued Interest Receivable	496,370	470,847
Current Portion of Notes and Mortgages Receivable	3,583,894	3,337,425
Investments	13,294,298	13,338,718
Total	$ 63,644,589	$ 41,699,755

The Foundation will utilize the collections from the current portion of notes and mortgages receivables to make additional loans to churches and conference agencies.

The Foundation's endowment funds consist of donor-restricted endowments and funds designated by the board as endowments. Income from donor-restricted endowments is restricted for specific purposes, with the exception of the amounts available for general use. Donor-restricted endowment funds are not available for general expenditure.

The Foundation's board-designated endowment of $5,064,539 and $4,318,118 as of December 31, 2025 and 2024, respectively, is subject to an annual spending rate of 3% as described in Note 8. Although the Foundation does not intend to spend from this board-designated endowment (other than amounts appropriated for general expenditure as part of the board's annual budget approval and appropriation), these amounts could be made available if necessary.

As part of the liquidity management plan, the Foundation invests cash in excess of daily requirements in short-term investments, CDs, and money market funds. Occasionally, the board designates a portion of any operating surplus to its capital security reserve, which was $1,500,000 as of December 31, 2025 and 2024.

NOTE 4 NOTES AND MORTGAGE NOTES RECEIVABLE

Notes and mortgage notes receivable consist of the following as of December 31:

	2025	2024
Development Notes and Mortgages	$ 89,134,840	$ 102,125,346
Foundation Loans	-	14,020
Fresh Start Loans	274,212	339,469
Total	$ 89,409,052	$ 102,478,835

Development notes and mortgage notes receivable represent loans advanced to churches within the Florida Annual Conference. The loans are collateralized by a first mortgage on church property and a title policy is required showing the Foundation as the valid first lien on the property. Certain insurance coverage is required, and the policies must name the Foundation as an additional insured. Interest rates are adjusted either annually or quarterly to 2% above the current rate paid by the Foundation on its development fund account, depending upon policies in effect at the time the loan was granted. In addition, Fresh Start Loans are included in notes and mortgage notes receivable, which represent a mission-related loan program established to assist clergy. These loans are structured with defined repayment terms and are subject to the Foundation's credit evaluation and monitoring procedures. Loans currently bear interest at the rate of 6% per annum as of December 31, 2025.

Development notes and mortgage notes receivable committed, but not disbursed, as of December 31, 2025 and 2024 were $8,854,538 and $8,675,930, respectively.

Foundation loans receivable represent funds advanced to various district boards, agencies and churches within the Florida Annual Conference of the United Methodist Church. These loans bear interest at the rate of 5.5 - 7.5% per annum. A provision for credit losses is not considered necessary at December 31, 2025 and 2024.

There were no Foundation loans committed, but not disbursed, as of December 31, 2025 and 2024.

The Foundation defines nonperforming loans as those loans that are not performing under the current loan terms. As of December 31, 2025, there were no nonperforming loans. Notes and mortgage notes receivable are allocated by management's internal risk ratings as follows as of December 31, 2025:

	Program Loans	Total
Performing	$ 89,409,052	$ 89,409,052
Nonperforming	-	-
Total	$ 89,409,052	$ 89,409,052

NOTE 4 NOTES AND MORTGAGE NOTES RECEIVABLE (CONTINUED)

Notes and mortgages receivable aging schedule as of December 31, 2025 is as follows:

	Current	30 Days Past Due	60 Days Past Due	More than 90 Days Past Due	Total
Program Loans	$ 85,186,642	$ 86,312	$ 74,150	$ 4,061,948	$ 89,409,052

Notes and mortgages receivable aging schedule represent the number of days principal payments are delinquent at December 31, 2025. Based on past collection experience and current portfolio evaluations, management considers the loans to be fully collectible and, accordingly, no allowance for credit loss is required at December 31, 2025 or 2024..

NOTE 5 INVESTMENT SECURITIES

Investment securities are carried at fair value and consist of the following as of December 31:

	2025		2024	
	Fair Value	Cost	Fair Value	Cost
Certificates of Deposit	$ 1,024,019	$ 1,024,000	$ 1,963,060	$ 1,963,000
FUMF Funds	15,342,262	14,254,629	14,351,856	14,193,479
Total	$ 16,366,281	$ 15,278,629	$ 16,314,916	$ 16,156,479

A summary of the return on investments is as follows as of December 31:

	2025	2024
Net Realized Gain (Loss)	$ 78,148	$ 234,088
Net Unrealized Gain (Loss)	921,346	465,500
Total Investment Return	$ 999,494	$ 699,588

The various investments in stocks, securities, mutual funds and other investments are exposed to a variety of uncertainties, including interest rate, market and credit risks. Due to the level of risk associated with certain investments, it is possible that changes in the values of these investments could occur in the near term. Such changes could materially affect the amounts reported in the financial statements of the Foundation.

NOTE 6 FAIR VALUE OF FINANCIAL INSTRUMENTS

Under accounting principles generally accepted in the United States of America, fair value is defined as the price that would be received for an asset or paid to transfer a liability (an exit price) in the Foundation's principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date.

NOTE 6 FAIR VALUE OF FINANCIAL INSTRUMENTS (CONTINUED)

Accounting principles generally accepted in the United States of America establish a fair value hierarchy which requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value. The standard describes three levels of inputs that may be used to measure fair value:

Level 1 – Quoted prices (unadjusted) for identical assets or liabilities in active markets that the entity has the ability to access as of the measurement date.

Level 2 – Significant other observable inputs other than Level 1 prices such as quoted prices for similar assets or liabilities; quoted prices in markets that are not active; or other inputs that are observable or can be corroborated by observable market data.

Level 3 – Significant unobservable inputs that reflect a reporting entity's own assumptions about the assumptions that market participants would use in pricing an asset or liability.

In many cases, a valuation technique used to measure fair value includes inputs from multiple levels of the fair value hierarchy. The lowest level of significant input determines the placement of the entire fair value measurement in the hierarchy.

Investments held in trust as custodian and endowments are reported at fair value. Investments held in trust as custodian and endowments may include money market funds, securities and bonds. The fair values of debt and equity investments that are readily marketable are determined by obtaining quoted prices on nationally recognized securities exchanges (Level 1 inputs) or by quoted market prices of similar securities with similar due dates or matrix pricing, which is a mathematical technique widely used in the industry to value debt securities without relying exclusively on quoted prices for the specific securities but rather by relying on the securities' relationship to other benchmark quoted securities (Level 2 inputs). The liabilities for custodial trust funds payable are valued in the same manner as the related assets.

The fair value of beneficial interest in trust assets is based on a valuation model that calculates the present value of estimated distributable income. The valuation model incorporates assumptions that market participants would use in estimating future distributable income. The Foundation values its beneficial interest at the discounted present value of estimated future distributions it expects to receive (Level 3 inputs).

NOTE 6 FAIR VALUE OF FINANCIAL INSTRUMENTS (CONTINUED)

Assets and Liabilities Measured on a Recurring Basis

Assets and liabilities measured at fair value on a recurring basis are summarized below as of December 31, 2025:

	Market and Carrying Value	Quoted Active Markets Identified Assets (Level One)	Prices in Significant Other Observable Inputs (Level Two)	Significant Unobservable Inputs (Level Three)
ASSETS				
Investment Securities at Fair Value:				
Fixed Income	$ 8,229,757	$ 8,229,757	$ -	$ -
Endowment in Funds:				
Fixed Income	2,143,820	439,325	1,704,495	-
Large Cap Equities	3,294,062	3,294,062	-	-
Small Cap/Mid Cap Equities	859,943	859,943	-	-
International Equities	1,699,355	1,692,199	2,039	5,117
Other Mutual Funds	139,344	-	-	139,344
Total Endowment in Funds	8,136,524	6,285,529	1,706,534	144,461
Total Investment Securities at Fair Value	16,366,281	14,515,286	1,706,534	144,461
Future Interest in Trust Assets	810,330	-	-	810,330
Cash and Investments Held in Trust as Custodian:				
Money Market Funds	32,917	32,917	-	-
Equity Securities:				
Fixed Income	43,225,897	8,460,066	34,765,831	
Large Cap Equities	41,279,503	41,279,503		
Small Cap/Mid Cap Equities	10,588,139	10,588,139		
International Equities	20,860,405	20,764,699	27,269	68,437
Other Mutual Funds	139,344	-		139,344
Total Equity Securities	116,093,288	81,092,407	34,793,100	207,781
Total Cash and Investments Held in Trust as Custodian	116,126,205	81,125,324	34,793,100	207,781
Total Assets	$ 133,302,816	$ 95,640,610	$ 36,499,634	$ 1,162,572
LIABILITIES				
Custodial Trust Funds Payable	$ 116,126,205	$ 81,125,324	$ 34,793,100	$ 207,781

NOTE 6 FAIR VALUE OF FINANCIAL INSTRUMENTS (CONTINUED)

Assets and Liabilities Measured on a Recurring Basis – Continued

Assets and liabilities measured at fair value on a recurring basis are summarized below as of December 31, 2024:

	Total Market and Carrying Value	Quoted Active Markets Identified Assets (Level One)	Prices in Significant Other Observable Inputs (Level Two)	Significant Unobservable Inputs (Level Three)
ASSETS				
Investment Securities at Fair Value:				
Fixed Income	$ 9,024,960	$ 8,042,076	$ 982,884	$ -
Endowment in Funds:				
Fixed Income	1,874,646	28,405	1,846,241	-
Large Cap Equities	2,396,008	2,396,008	-	-
Small Cap/Mid Cap Equities	865,685	865,685	-	-
International Equities	996,050	994,534	550	966
Other Mutual Funds	1,157,567	1,018,950	-	138,617
Total Endowment in Funds	7,289,956	5,303,582	1,846,791	139,583
Total Investment Securities at Fair Value	16,314,916	13,345,658	2,829,675	139,583
Future Interest in Trust Assets	733,468	-	-	733,468
Cash and Investments Held in Trust as Custodian:				
Money Market Funds	42,986	42,986	-	-
Equity Securities:				
Fixed Income	36,035,727	544,159	35,491,568	-
Large Cap Equities	29,834,604	29,834,604	-	-
Small Cap/Mid Cap Equities	10,461,934	10,461,934	-	-
International Equities	11,846,647	11,827,944	6,785	11,918
Other Mutual Funds	12,398,863	12,260,246	-	138,617
Total Equity Securities	100,577,775	64,928,887	35,498,353	150,535
Total Cash and Investments Held in Trust as Custodian	100,620,761	64,971,873	35,498,353	150,535
Total Assets	$ 117,669,145	$ 78,317,531	$ 38,328,028	$ 1,023,586
LIABILITIES				
Custodial Trust Funds Payable	$ 100,620,761	$ 64,971,873	$ 35,498,353	$ 150,535

NOTE 6 FAIR VALUE OF FINANCIAL INSTRUMENTS (CONTINUED)

The table below presents a reconciliation and statement of activities classification of gains and losses for all assets measured at fair value on a recurring basis using significant unobservable inputs (Level 3) for the years ended December 31, 2025 and 2024.

Fair value measurements using significant unobservable inputs:

	2025	2024
Beginning Balance at January 1	$ 1,023,586	$ 733,480
Change in Valuation	138,986	290,106
Ending Balance at December 31	$ 1,162,572	$ 1,023,586

The unrealized gains and losses recorded in the accompanying statements of activities as “change in valuation of future interest in trusts” for revenue with restrictions for the years ended December 31, 2025 and 2024 relate to Level 3 assets that are still held at December 31, 2025 and 2024.

NOTE 7 BUILDING, PROPERTY, AND EQUIPMENT

Building, property, and equipment, at cost, consists of the following as of December 31,

	Estimated Useful Lives	2025	2024
Building	30 Years	$ 1,869,112	$ 1,860,290
Furniture and Equipment	3 to 5 Years	317,096	317,096
Software	3 to 5 Years	178,672	178,672
Automobiles	3 to 5 Years	138,883	137,122
Subtotal		2,503,763	2,493,180
Less: Accumulated Depreciation and Amortization		1,499,990	1,422,446
Total		$ 1,003,773	$ 1,070,734

NOTE 8 ENDOWMENT COMPOSITION

The Foundation’s endowment consists primarily of funds established by the board of directors in prior years through donations and the growth of those funds over the years. During 1985, a board-designated endowment was established by the board of directors of Foundation in order to provide the Foundation with income to assist in funding its management and general costs.

In addition, both contributions with and without donor restrictions have been placed in the endowment fund. Income realized and unrealized gains and losses, and contributions without restrictions have been classified as net assets without restrictions but designated by the board of directors for endowment.

NOTE 8 ENDOWMENT COMPOSITION (CONTINUED)

The donor-restricted endowment includes contributions to benefit both the Foundation and others. The principal of the fund is restricted, and an annual spending policy has been approved by the board. The funds for the benefit of others are managed by the Foundation in accordance with its investment policy regarding endowed funds.

The endowment also includes split interest agreements, charitable remainder trusts and gift annuities, created by donors with the Foundation as a remainder beneficiary. The receivables from these agreements are also included in the endowment funds. The Foundation is the trustee and manages all trusts, except one trust, which is managed by an outside party.

Endowment funds by category from inception to date consist of the following as of December 31, 2025:

	Without Donor Restrictions	With Donor Restrictions	Total
Donor Restricted	$ -	$ 2,512,009	$ 2,512,009
Board-Designated Funds	5,064,539	-	5,064,539
Perpetual Trust - Time Restricted	-	810,330	810,330
Gains on Endowments Benefitting Others	-	559,976	559,976
Total	$ 5,064,539	$ 3,882,315	$ 8,946,854

Endowment funds by category from inception to date consist of the following as of December 31, 2024:

	Without Donor Restrictions	With Donor Restrictions	Total
Donor Restricted	$ -	$ 2,512,009	$ 2,512,009
Board-Designated Funds	4,313,759	-	4,313,759
Perpetual Trust - Time Restricted	-	733,468	733,468
Gains on Endowments Benefitting Others	-	464,188	464,188
Total	$ 4,313,759	$ 3,709,665	$ 8,023,424

NOTE 8 ENDOWMENT COMPOSITION (CONTINUED)

Changes in endowment net assets for the year ended December 31, 2025 consist of the following:

	Without Donor Restrictions	With Donor Restrictions	Total
Net Assets at Beginning of Year	$ 4,313,759	$ 3,709,665	$ 8,023,424
Investment Return:			
Investment Income	131,733	33,209	164,942
Realized and Unrealized Gain	777,594	112,145	889,739
Total Investment Return	909,327	145,354	1,054,681
Change in Value of Future Interest in Trust Assets	-	76,862	76,862
New Gifts	-	-	-
Spending Policy Distribution	(158,547)	(49,566)	(208,113)
Total	$ 5,064,539	$ 3,882,315	$ 8,946,854

Changes in endowment net assets for the year ended December 31, 2024 consist of the following:

	Without Donor Restrictions	With Donor Restrictions	Total
Net Assets at Beginning of Year	$ 3,783,927	$ 3,578,433	$ 7,362,360
Investment Return:			
Investment Income	125,408	31,598	157,006
Realized and Unrealized Gain	546,902	79,069	625,971
Total Investment Return	672,310	110,667	782,977
Change in Value of Future Interest in Trust Assets	-	55,371	55,371
New Gifts	-	18,168	18,168
Spending Policy Distribution	(142,478)	(52,974)	(195,452)
Total	$ 4,313,759	$ 3,709,665	$ 8,023,424

NOTE 8 ENDOWMENT COMPOSITION (CONTINUED)

Interpretation of Uniform Prudent Management of Institutional Funds

The Foundation has enacted the state of Florida Uniform Prudent Management of Institutional Funds Act (UPMIFA) and the enhanced disclosures as required by accounting guidance.

As a result of this interpretation, the Foundation classifies as net assets with restrictions for (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund.

The Foundation considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

- The duration and preservation of the fund
- The purposes of the organization and the donor-restricted endowment fund
- General economic conditions
- The possible effect of inflation and deflation
- The expected total return from income and the appreciation of investments
- Other resources of the organization
- The investment policies of the organization

Return Objectives and Risk Parameters

The Foundation has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of the endowment assets. Endowment assets include those assets of donor-restricted funds that the Foundation must hold in perpetuity or for a donor-specified period(s) as well as board-designated funds. Under this policy, as approved by the board of directors, the endowment assets are invested in a manner that is intended to produce results that exceed the price and yield results based on certain blended indices, while assuming a moderate level of investment risk.

Strategies Employed for Achieving Objectives

The purpose of the Endowment Fund is to facilitate donors' desires to make special grants and substantial long-term gifts to the Foundation. In addition, the Endowment fund develops a new and significant source of revenue for the Foundation. In so doing, the Endowment Fund will provide a secure, long-term source of funds to: (a) fund special grants; (b) ensure long-term growth; (c) enhance our ability to meet changing conference and Foundation needs in both the short and long-term; and (d) support the administrative expenses of the Foundation.

NOTE 8 ENDOWMENT COMPOSITION (CONTINUED)

Spending Policy and How the Investment Objectives Relate to Spending Policy

The board of directors has allowed use of the net income from donor-restricted and board-designated funds since 1997 to support the administrative expenses of the Foundation. The board has adopted a formal spending policy as a percentage of the average fair market value based on 20 rolling quarters. For the managed trust, the Foundation has adopted the unitrust method based on Florida statutes 738.1041(2). This statute allows the Foundation to pay a fixed percentage of the trust value, based on its January 1 value annually.

Funds with Deficiencies

From time to time, certain donor-restricted endowment funds may have fair values less than the amount required to be maintained by donors or by law (underwater endowments). We have interpreted UPMIFA to permit spending from underwater endowments in accordance with prudent measures required under law. The Foundation does not have any deficiencies as of December 31, 2025 and 2024.

Endowment funds are included in the statements of financial position under the following asset categories:

	2025	2024
Future Interest in Trust Assets	$ 810,330	$ 733,468
Investment Securities	8,136,524	7,289,956
Total	$ 8,946,854	$ 8,023,424

The investment securities held within the endowment benefits both the Foundation and others as follows as of December 31, 2025:

	To Benefit the Foundation	To Benefit Others	Total
Without Restrictions	$ 5,064,539	$ -	$ 5,064,539
With Restrictions	1,731,985	1,340,000	3,071,985
Total Endowment	$ 6,796,524	$ 1,340,000	$ 8,136,524

NOTE 9 CASH AND INVESTMENTS HELD IN TRUST AS CUSTODIAN AND CUSTODIAL TRUST FUNDS PAYABLE

The Florida United Methodist Foundation, Inc. has entered into certain trust and FUMF funds agreements whereby the Foundation acts as trustee. Under the terms of the trust agreements, organizations within the United Methodist Church are designated as beneficiaries of either the trust income or principal. The Florida United Methodist Foundation, Inc. carries out the directives and exercises the powers contained in the agreements, for which they receive a fee for services rendered.

NOTE 9 CASH AND INVESTMENTS HELD IN TRUST AS CUSTODIAN AND CUSTODIAL TRUST FUNDS PAYABLE (CONTINUED)

When cash is received, the Foundation purchases securities on the open market. All securities held in trust as custodian are in the name of The Florida United Methodist Foundation, Inc. Trust agreements are comprised of both irrevocable and revocable agreements. FUMF funds agreements are always revocable agreements.

The Foundation has entered into certain annuity trust agreements whereby the Foundation has agreed to provide a specified rate of return to the annuitant over his or her life and to make a lump sum distribution of the remaining balance to the annuitant’s named beneficiary upon his or her death. The Foundation does not have a gift or beneficiary interest in the annuities; therefore, the annuities are recorded at the current distributable amount due beneficiaries.

Cash and investments held as custodian (and the related liability for custodial funds payable) consist of the following as of December 31:

	2025	2024
Fair Value of FUMF Funds Agreements	$ 70,118,911	$ 58,569,401
Fair Value of Trust Agreements	39,261,445	35,956,880
Fair Value of Annuity Funds	3,409,811	3,075,888
Fair Value of Agency Endowments	2,264,625	2,081,816
Fair Value of Donor Advised Funds	1,022,345	891,527
Fair Value of Managed Trusts	49,068	45,249
Total	$ 116,126,205	$ 100,620,761

The Foundation also acts in the capacity of a transfer agent to facilitate the receipt and transfer of charitable gifts to related organizations and charitable institutions. Gifts received by the Foundation for such purposes are recorded for financial statement purposes as investments held in trust with the corresponding liabilities reflected in custodial trust funds payable.

NOTE 10 DEVELOPMENT FUND DEPOSITS

Interest-bearing deposits include development fund accounts. Each account provides that interest shall be paid quarterly to the owner of record on March 31, June 30, September 30, and December 31 of each year. The Foundation’s board of directors establishes the rate of interest at its discretion. The development fund deposit accounts’ quarterly interest rates for the years ended December 31, 2025 and 2024 were as follows:

	2025	2024
Quarter 1	4.25%	4.50%
Quarter 2	4.25%	4.50%
Quarter 3	4.25%	4.50%
Quarter 4	4.00%	4.50%

NOTE 10 DEVELOPMENT FUND DEPOSITS (CONTINUED)

The development fund deposit accounts are payable to holders upon presentation of a properly endorsed withdrawal authorization to the Foundation's office. In addition, the Foundation has the right to redeem any development fund deposit account after a 45-day notice to the investor by payment of the account balance plus accrued interest.

NOTE 11 NOTES PAYABLE

The Foundation has a line of credit agreement with a bank in the amount of $5,000,000. In the event of a draw on the line of credit, the Foundation would have the option to an unsecured line of credit with interest payments due monthly at a rate of *The Wall Street Journal* prime rate with a 4.00% floor and principal due one year from draw, or a secured line of credit with interest payments due monthly at a rate of 150 basis points over APR of collateral deposit rate with and principal due one year from draw. As of December 31, 2025 and 2024 there were no balances outstanding on the line of credit.

NOTE 12 CAPITAL SECURITY

In accordance with the offering circular, these funds have been set aside by the board as capital security. These funds serve as security for any development fund accounts issued.

NOTE 13 CONTRIBUTIONS FROM FUTURE TRUST INTERESTS

The Foundation recognizes the present value from future interests in trusts under management in which the Foundation is named a beneficiary. The liability is determined annually based on assumptions made for mortality and discount rates as established by the Internal Revenue Service. The asset is recorded at the present value of the beneficial interest, discounted at 6% for 2025 and 2024. The value of the beneficial interests was $810,330 and $733,468 in 2025 and 2024, respectively. Any increase or decrease in the present value of these beneficial interests is recorded as a "change in valuation of future interests in trust" during each respective year.

NOTE 14 RELATED PARTY TRANSACTIONS

On October 1, 2003, the Foundation began providing capital and endowment fund development services to the Florida Annual Conference (the Conference). The Foundation did not receive funds from the Conference for the years ended December 31, 2025 and 2024.

In 2017, the Foundation began managing the Conference loans from the sales of property. As of December 31, 2025 and 2024, the Conference loans managed by the Foundation totaled $61,730 and $235,871, respectively. The loans are included within the FUMF Funds. Management fees are assessed for management of the loans at a rate of 2/10 of 1% of the outstanding loan balance. Total management fees paid by the Conference for the years ended December 31, 2025 and 2024 are $42 and $357, respectively.

The Conference holds funds with the Foundation in the amount of $5,463,826 and $4,096,329 for the years ended December 31, 2025 and 2024, respectively. The amounts are held in Deposits, Interest-Bearing, and Custodial Trust Funds Payable. The amount held by the related party is 2.2% and 1.8% of total liabilities for the years ended December 31, 2025 and 2024, respectively. Management fees associated with the investment of these funds paid by the Conference for the years ended December 31, 2025 and 2024 are $20,375 and $20,672, respectively.

NOTE 15 RETIREMENT PLAN AND EMPLOYEE BENEFITS

All staff, of whom some are officers of the Foundation, participate in a defined contribution pension plan administered by the General Board of Pensions, United Methodist Church. Total contributions to the plan by the Foundation for the years ended December 31, 2025 and 2024 were $138,688 and $150,552, respectively.

NOTE 16 NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions are restricted for the following purposes or periods.

	2025	2024
Subject to Expenditure for Specified Purpose:		
Gains on Endowments Benefitting Others	$ 559,976	$ 464,188
Subject to the Passage of Time:		
Present Value of Future Interests in Trust	810,330	733,468
Total	1,370,306	1,197,656
Endowments:		
Not Subject to Spending Policy or Appropriation		
Restricted by Donors for:		
To Benefit Foundation	1,731,984	1,731,984
Youth Ministries, Scholarships and Loans	780,025	780,025
Total Endowments	2,512,009	2,512,009
Total Net Assets with Donor Restrictions	$ 3,882,315	$ 3,709,665

EXHIBIT B

Development Fund Organization Account Purchase Application

FLORIDA UNITED METHODIST *foundation*

DEVELOPMENT FUND ORGANIZATION APPLICATION FOR INVESTMENT

OFFICE USE ONLY

Account number:____Date: ______________________________

The minimum investment is $100. Please make your check payable to: The Florida United Methodist Foundation, Inc.

The undersigned hereby makes application for investment in the amount of $____
in the Demand deposit Certificates of The Florida United Methodist Foundation, Inc. (the "Foundation").

The undersigned certifies that a copy of the Florida United Methodist Foundation Development Fund Offering Circular and Exhibits has been received and that the undersigned's principal business address is set forth below.

Account to be registered in the following name *(please print)*:

Name on account: ____

Church: ____

Address: ____

City:____State:____________Zip: _________________________

Email:____Website URL: ____________________________________

Phone:___________________________Federal Tax ID#:______________________GCFA#: _____________________

INTEREST PAYMENTS

The current interest rate payable on Demand deposit Certificates is 4.5 percent per annum. The interest rate may change from time to time and is set quarterly by the Florida United Methodist Foundation's board of directors. A history of the Development Fund's interest rates may be obtained at www.fumf.org or by contacting our offices at (866) 363-9673 or foundation@fumf.org.

Please select how you would like the interest earned on your account to be paid to you *(if left unselected, interest will automatically be reinvested; select one)*:

☐ Automatically reinvested in my account

☐ Paid to me by check quarterly

SIGNATURES

These signatures below are required to redeem or transfer the registration of Demand deposit Certificates.

Number of signatures required for redemption/transfer instructions: ______

(Minimum of two signatures recommended. If left blank, the default is two signatures.)

NAME *(please print)*	SIGNATURE
1. ______	______
TITLE	PHONE/EMAIL
______	______
2. ______ NAME *(please print)*	______ SIGNATURE
______ TITLE	______ PHONE/EMAIL
3. ______ NAME *(please print)*	______ SIGNATURE
______ TITLE	______ PHONE/EMAIL
4. ______ NAME *(please print)*	______ SIGNATURE
______ TITLE	______ PHONE/EMAIL
5. ______ NAME *(please print)*	______ SIGNATURE
______ TITLE	______ PHONE/EMAIL

Under the penalties of perjury, I certify that the Federal Tax ID number shown on this form is the undersigned's correct Taxpayer Identification Number. I further certify that the undersigned (i) is purchasing a Demand deposit Certificate solely for its own account and not for the account of any person or organization; (ii) is a charitable organization or charitable trust exempt from federal income taxation under Section 501(c)(3) of the Internal Revenue Code; and (iii) is currently and will be for as long as it holds a Demand deposit Certificate an entity affiliated with the Florida Annual Conference or church, agency, affiliated organization or entity of The United Methodist Church.

I further certify that I am duly authorized to execute this Application on behalf of such entity.

Organization: ______________________________

Submitted by/title: ______________________________ / ______________________________

Date: ______________________________

ATTACHMENT ACKNOWLEDGEMENTS OF INVESTOR

Additional Acknowledgments and Agreements of Investor. The undersigned represents, warrants and acknowledges to the Foundation that the investor is aware of and fully understands the following:

a. You acknowledge that the funds invested with the Foundation and interests in the Demand deposit Certificates are exempt from the registration requirements of U.S. securities laws pursuant to the provisions of Section 3(a) (4) of the Securities Act of 1933, as amended.

b. You acknowledge that the Foundation will not be acting as an investment company or investment advisor under either federal or state laws and that you will not receive periodic reports that are filed with the U.S. Securities and Exchange Commission or any state securities agency regarding your investment with the Foundation.

c. You acknowledge that an investment in the Demand deposit Certificates maintained by the Foundation will not entitle you to exercise any voting rights regarding any investments made in such funds or any matter of policy with respect to such investments.

d. You further confirm that you have been furnished with (i) a copy of this Application for Investment and (ii) a copy of the Foundation's Offering Circular Relating to Certain Funds and Demand deposit Certificates and Exhibits thereto.

e. The financial information and certain other information regarding the Foundation's Development Fund set forth in written materials provided to you may contain forward-looking statements based on what the Foundation believes to be reasonable assumptions regarding various other financial and economic conditions. You acknowledge that these statements are not intended and should not be viewed as anticipated performance or guarantees of future performance of the Foundation and that the actual results of the Foundation's Demand deposit Certificates could differ materially from those assumed for purposes of such forward-looking statements.

f. You are aware that the investment interests offered by the Foundation have not been registered under the Securities Act of 1933, as amended, or under any state securities law in reliance upon applicable federal or state transactional exemptions and, further, that you are investing in these funds of the Foundation without being furnished any offering literature or prospectus other than as referenced herein.

g. Neither the United States Securities and Exchange Commission nor any other federal or state agency has reviewed the Foundation's offering circular or made any finding or determination as to the suitability or fairness of an investment in such investment interests, nor has any such agency made any recommendation or endorsement with respect to such investment interests.

h. There exist substantial restrictions on the transferability of the investment interests under federal and state law; there will be no public market for such investment interests; and, accordingly, you may have to hold such investment interests indefinitely and may not be able to liquidate your investment in the funds.

i. None of the following has ever been represented, guaranteed or warranted to you by the Foundation, its agents or employees, or other persons, expressly or by implication:

   i. The approximate or exact length of time that you will be required to remain as owner of the Demand deposit Certificates; or

   ii. The amount or type of consideration, profit or loss (including tax benefits), if any, which reasonably may be expected to be realized as a result of the activities of the Demand deposit Certificates.

This Agreement shall be construed and enforced under and in accordance with the laws of the State of Florida.

EXHIBIT C

Individual Demand Deposit Certificate Purchase Application

FLORIDA UNITED METHODIST foundation

OFFICE USE ONLY

Account number:____Date: ____________________________

The minimum investment is $100. Please make your check payable to: The Florida United Methodist Foundation, Inc.

I/We, the undersigned, hereby make application for investment in the amount of $______________________________ in the Demand deposit Certificates of The Florida United Methodist Foundation, Inc. (the "Foundation").

I/We certify that we have received or reviewed a copy of the Florida United Methodist Foundation Development Fund Offering Circular, including current supplements thereto, and that I am/we are bona fide residents of the state specified below.

This application is to be used by individual, trust, entity or UTMA custodial applicants. You may select only one of the following additional ownership categories. If you do not select any of the following options, we will record the account solely in the name of the primary applicant.

- ☐ **Joint Tenant:** With this option, there is a primary applicant and a secondary joint applicant. We will create an account for both applicants as joint tenants with right of survivorship, unless you elect to hold this account as tenants-in-common. In that case, we will honor the request of either co-owner to redeem the account's certificate, effect a transfer or take any other action requiring the consent of the holder of the certificate.
- ☐ **Tenants-in-Common:** We elect to hold this certificate as tenants-in-common, not as joint tenants with right of survivorship.
- ☐ **Trust:** With this option, the account will be issued in the name of the primary applicant as trustee of the trust. If there is more than one trustee, each trustee must be identified in the purchase application.
- ☐ **Corporation**
- ☐ **Partnership**
- ☐ **Uniform Gift Transfers to Minor (UTMA)**

APPLICANTS

(Please print)

FOR JOINT TENANTS, TENANTS-IN-COMMON AND INDIVIDUAL OWNERSHIP

Primary applicant *(Title,First,Middle,Last)*:____

Address: ____

City:______________________________State:________Zip: __________________

Email:______________________________________Phone: ____________________

Date of birth:______________________Social Security/Tax ID number: ____________________

Secondary applicant *(Title, First, Middle, Last)*: ____

Address: ____

City:______________________________State:________Zip: __________________

Email:______________________________________Phone: ____________________

Date of birth:______________________Social Security/Tax ID number: ____________________

FOR TRUST ACCOUNTS

Name/date of trust:____/ __________________

Name of trustee: ____

Name of additional trustee *(if applicable)*: ____

Trustee Tax ID number:________________If more than one trustee, are all required to exercise trust powers? ☐ Yes ☐ No

Please attach a completed copy of the foundation's trust certification form available at www.fumf.org or by calling the foundation.

FOR CORPORATIONS AND PARTNERSHIPS

Name of entity: ____

Address: ____

City:_______________________________________State:___________Zip: ________________________

Email:____Phone: __________________________

FOR UTMA CUSTODIAL INVESTMENTS

Custodial investments are covered by the Uniform Gift Transfers to Minors Act (UTMA).

Minor's name:____Social Security number: ________________________

Date of birth:_________________________Relationship to account owner: ____

Transfer investments to minor at age *(cannot exceed age 25)*:__________*(Please note that applicable state laws should be reviewed before the custodial investment is made.)*

NAME OF CHURCH YOU ATTEND *(optional)*: ____

INTEREST PAYMENTS

The current interest rate payable on Demand deposit Certificates is 1.75 percent per annum. The interest rate, payable on your account, called a participation account, may change from time to time and is set quarterly by the Florida United Methodist Foundation's board of directors. A history of the Development Fund's interest rates may be obtained at www.fumf.org or by contacting the foundation's offices at 866-363-9673 or foundation@fumf.org.

Please select how you would like the interest earned on your account to be paid to you *(if left unselected, interest will automatically be reinvested; select one)*:

☐ Automatically reinvested in my account ☐ Paid to me by check quarterly

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BENEFICIARY DESIGNATION BY INDIVIDUAL OWNERS, JOINT TENANTS, TENANTS-IN-COMMON

If you would like your Demand deposit Certificate transferred to one or more designated beneficiaries after your death (or in the case of joint tenants, after both of your deaths), please provide the name, address and Social Security number of your intended beneficiaries. Beneficiaries may include individuals, congregations, ministries or other charities to whom the account will be transferred at the death of the owner(s). You may revoke or change a beneficiary designation by written notice sent to the Florida United Methodist Foundation prior to your death. If you designate more than one beneficiary, please identify the percentage of the proceeds of your Demand deposit Certificate that you want each beneficiary to receive. The total percentage of the designated beneficiaries must equal 100 percent. If you wish to name more than four beneficiaries, please call the foundation offices for assistance. Naming a beneficiary does not affect the owner's right to interest payments or right to redeem or request a withdrawal or distributions from the Demand deposit Certificate.

TRANSFER ON DEATH TO:

Name:____________________________________ Social Security/Tax ID number: ____________________

Address: ____

City:____________________________________ State:__________ Zip: ____________________

Percentage of Demand deposit Certificate:__________%

Name:____________________________________ Social Security/Tax ID number: ____________________

Address: ____

City:____________________________________ State:__________ Zip: ____________________

Percentage of Demand deposit Certificate:__________%

Name:____________________________________ Social Security/Tax ID number: ____________________

Address: ____

City:____________________________________ State:__________ Zip: ____________________

Percentage of Demand deposit Certificate:__________%

Name:____________________________________ Social Security/Tax ID number: ____________________

Address: ____

City:____________________________________ State:__________ Zip: ____________________

Percentage of Demand deposit Certificate:__________%

I understand and agree that this application and payable upon death designation set forth herein will be binding on my heirs, beneficiaries and legal representatives at my death. If all of the designated beneficiaries predecease the account owner, the proceeds of the account will be transferred to the following named ministry or church:

____

If no church or ministry is named, the account will be transferred to the Florida United Methodist Foundation.

ACCOUNT INFORMATION

Under the penalties of perjury, I certify that the Social Security or Tax ID number shown on this form is my correct taxpayer identification number. I further certify that (a) I am/we are exempt from backup withholding, or (b) I/we have not been notified by the Internal Revenue Service (IRS) that I am/we are subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me/us that I am/we are no longer subject to backup withholding, and (d) I am/we are U.S. citizen(s) or a U.S. resident alien(s).

For those signing this application on behalf of a trust, corporation or partnership: I certify that I am duly authorized to invest in the Demand deposit Certificate on behalf of such entity and execute this application on its behalf.

If joint tenants, both owners must sign this application. If signing as joint tenants, the undersigned agrees to be jointly and severally liable under this agreement and authorizes the Florida United Methodist Foundation to act upon the instructions or directions of either investor in all matters, including redemption, withdrawal and transfer requests.

NAME ON ACCOUNT: ______________________________

SIGNATURES REQUIRED FOR TRANSACTIONS *(please select one)*: ☐ 1 ☐ 2 ☐ 3 ☐ 4

FOR INDIVIDUALS AND JOINT TENANTS

Primary signature:______________________________Date: ______________

Driver's license number:______________________________Expiration date: ______________

Issued by: ______________________________

Secondary signature:______________________________Date: ______________

Driver's license number:______________________________Expiration date: ______________

Issued by: ______________________________

FOR TRUSTS, CORPORATIONS AND PARTNERSHIPS

Name of entity: ______________________________

Authorized representative/title:______________________________/ ______________

Signature:______________________________Date: ______________

Name of entity: ______________________________

Authorized representative/title:______________________________/ ______________

Signature:______________________________Date: ______________

FOR UTMA CUSTODIAL ACCOUNTS

Account owner(s): ______________________________

Signature:______________________________Date: ______________

For additional signatures, please attach a separate sheet and include the above information for each person.

ACKNOWLEDGEMENTS OF INVESTOR

Offers and sales of the Demand deposit Certificates will be made solely to persons and investors who qualify as an eligible investor under the terms of the Florida United Methodist Foundation Development Fund Offering Circular. The purchase of a Demand deposit Certificate is subject to risks, which are described in the offering circular. Offers to sell and solicit offers to purchase a Demand deposit Certificate are made solely pursuant to the terms of the offering circular and only in those states where the Demand deposit Certificates may be lawfully offered or sold.

Additional Acknowledgments and Agreements of Investor. The undersigned represents, warrants and acknowledges to the Foundation that the investor is aware of and fully understands the following:

a. You acknowledge that the funds invested with the Foundation and interests in the Demand deposit Certificates are exempt from the registration requirements of U.S. securities laws pursuant to the provisions of Section 3(a) (4) of the Securities Act of 1933, as amended.

b. You acknowledge that the Foundation will not be acting as an investment company or investment advisor under either federal or state laws and that you will not receive periodic reports that are filed with the U.S. Securities and Exchange Commission or any state securities agency regarding your investment with the Foundation.

c. You acknowledge that an investment in the Demand deposit Certificates maintained by the Foundation will not entitle you to exercise any voting rights regarding any investments made in such funds or any matter of policy with respect to such investments.

d. You further confirm that you have been furnished with (i) a copy of this Application for Investment and (ii) a copy of the Foundation's Offering Circular for Demand deposit Certificates and Exhibits thereto.

e. The financial information and certain other information regarding the Foundation's Development Fund set forth in written materials provided to you may contain forward-looking statements based on what the Foundation believes to be reasonable assumptions regarding various other financial and economic conditions. You acknowledge that these statements are not intended and should not be viewed as anticipated performance or guarantees of future performance of the Foundation and that the actual results of the Foundation's Demand deposit Certificates could differ materially from those assumed for purposes of such forward-looking statements.

f. You are aware that the investment interests offered by the Foundation have not been registered under the Securities Act of 1933, as amended, or under any state securities law in reliance upon applicable federal or state transactional exemptions and, further, that you are investing in these funds of the Foundation without being furnished any offering literature or prospectus other than as referenced herein.

g. Neither the United States Securities and Exchange Commission nor any other federal or state agency has reviewed the Foundation's offering circular or made any finding or determination as to the suitability or fairness of an investment in such investment interests, nor has any such agency made any recommendation or endorsement with respect to such investment interests.

h. There exist substantial restrictions on the transferability of the investment interests under federal and state law; there will be no public market for such investment interests; and, accordingly, you may have to hold such investment interests indefinitely and may not be able to liquidate your investment in the funds.

i. None of the following has ever been represented, guaranteed or warranted to you by the Foundation, its agents or employees, or other persons, expressly or by implication:

    i. The approximate or exact length of time that you will be required to remain as owner of the Demand deposit Certificates; or

    ii. The amount or type of consideration, profit or loss (including tax benefits), if any, which reasonably may be expected to be realized as a result of the activities of the Demand deposit Certificates.

This Agreement shall be construed and enforced under and in accordance with the laws of the State of Florida.