FLORIDA UNITED METHODIST FOUNDATION

DEVELOPMENT FUND LOAN POLICY STATEMENT

June 2026

Loan Process Statement

The Florida United Methodist Foundation Development Fund, hereafter called “the Fund”, is a savings and loan fund managed by The Florida United Methodist Foundation, Inc., and hereafter called “the Foundation”.

The primary purpose of the Fund is to provide funds with which the Foundation can make low interest loans to the churches, agencies and districts of the Florida Conference of the United Methodist Church; the Florida Annual Conference itself; or other related parties of the United Methodist Church as well as other religious organizations whose mission complements and supports a Wesleyan focus on abundant grace and a shared commitment to making disciples of Jesus Christ for the transformation of the world.

All loans are made from investments placed with the Foundation by investors in accordance with the Fund’s governing documents.

This document is intended to describe how the loan process will be implemented in accordance with the loan policy. This process statement is concerned with loan activities more than loan policies, although it is to be used in conjunction with the Loan Policy Statement.

Loan Area

The primary geographical area in which the Fund makes loans is the State of Florida. The Board of Directors of the Foundation may approve loans outside the State of Florida.

Legal Lending Limit

The legal lending limit of loans to a borrower within the Fund is set forth in the Foundation’s Offering Circular as “5% of the balance of outstanding Development Fund Accounts". It is reviewed and adopted annually by the Board of Directors.

Approval Authority

The Board of Directors delegates the authority to make and service loans to the Loan Committee, the President & CEO, and the Director of Development (or designee), in coordination with the President & CEO, in accordance with this policy. The Board of Directors will review and ratify the lending authorities as necessary.

- The President & CEO, with the recommendation of the Director of Development, will be authorized to approve all loans of $500,000.00 or less;
- The Loan Committee will be authorized to approve all loans of $3,000,000.00 or less, using a majority vote with the recommendation of the President & CEO and the Director of Development;
- All loans over $3,000,000.00 will be reviewed by the Loan Committee and must be approved by a majority of the Board of Directors.

All loans approved during a quarter by the President or the Loan Committee will be affirmed at the next regularly scheduled meeting of the Board of Directors.

Any loan with an exception to policy must be ratified by the next higher level of loan authority.

Loan Committee

The responsibilities of this Loan Committee include the following:

1. Quorum – A majority of the members shall constitute a quorum for the transaction of business at any meeting and the action by the Loan Committee must be authorized by the affirmative vote of a majority of the members at the meeting at which such action is taken. All meetings must be conducted either in person or via conference call.
2. The Loan Committee shall:
    - Establish loan underwriting guidelines and maintain sound credit policies
    - Review and approve loans presented to the committee
    - Enforce the loan approval process established by the Board of Directors
    - When required, seek further advice of counsel so as to ensure compliance with applicable law
    - Review on-going compliance with the Loan Policy

Loan Approval Process

Application

A Foundation loan application form shall be completed and, along with all supporting materials, submitted to the Foundation's President & CEO, Director of Development, or designee, before formal consideration of a loan request will be made.

This includes:

- The loan amount and maturity requested
- Purpose or project description for the use of proceeds
- Membership, average worship attendance and apportionments history
- The signed consent of required authorities
- Financial information
- Appraisals and environmental evaluations where appropriate

Minimum Expected Corresponding Deposit

Unless otherwise waived by the final approving authority, borrowers shall maintain a corresponding deposit relationship with the Foundation for the duration of the loan.

As a general guideline, a minimum deposit equal to **five percent (5%) of the outstanding loan balance** is expected to be maintained in a Development Fund account or other approved Foundation account.

This deposit expectation is intended to:

- Reinforce the borrower's ongoing relationship with the Foundation
- Support the overall liquidity and sustainability of the lending program
- Encourage sound financial stewardship and reserve discipline

The required deposit level may be:

- Adjusted based on the financial strength and circumstances of the borrower
- Structured at closing or modified over time as the loan amortizes
- Waived, reduced, or increased at the discretion of the Loan Committee or Board of Directors

Failure to maintain the expected corresponding deposit may be considered in ongoing loan monitoring and future credit decisions but shall not, in itself, constitute a default unless explicitly stated in the loan agreement.

Required Automatic ACH Payment

To promote timely and consistent loan repayment, all borrowers shall be required to enroll in **automatic ACH (Automated Clearing House) payment processing** for the duration of the loan, unless otherwise approved by the Foundation.

Key expectations include:

- Monthly loan payments (principal and interest, or interest-only during approved periods) shall be automatically drafted from a designated bank account
- Borrowers are responsible for ensuring sufficient funds are available on the scheduled draft date
- Any changes to the designated account must be communicated in advance and approved by the Foundation

The use of ACH payments is intended to:

- Reduce the risk of missed or delayed payments
- Improve administrative efficiency for both the borrower and the Foundation
- Support accurate and timely loan servicing

In the event of a failed or rejected ACH transaction:

- The borrower shall be promptly notified
- The borrower must cure the payment deficiency within a specified 10 business-day timeframe
- Repeated failed transactions may result in additional monitoring requirements or corrective action

Exceptions to the ACH requirement may be granted on a case-by-case basis by the President & CEO or Director of Development, based on documented circumstances.

Financial Information

All requests for Foundation loans must be supported by current financial information on the borrower. Such information should include a complete itemized balance sheet with supporting schedules for listed asset values; fiscal year-end operating statements; and income tax returns (when available). Borrowers may provide the Foundation copies of annual financial reports if prepared by outside accounting firms (when available).

Loans and renewals to borrowers cannot be considered by the loan committee until the required financial documentation has been submitted to the Foundation and thoroughly reviewed and approved by the Director of Development in coordination with the President & CEO and designated staff.

The minimum financial information required from a borrower:

- 2 Years Business Tax Returns (including all attachments and schedules) (if available)
- 2 fiscal year end financial statements including balance sheet and profit and loss statements
- Interim statements with current balance sheet and YTD income statements as necessary to provide current information for credit analysis

Loan Pricing

All loans made by the Foundation shall bear interest at the prevailing interest rate as approved by the Board of Directors. Unsecured loans shall be written with an interest rate 1% higher than secured loans.

Unsecured and Secured Loans

Unsecured Lending

Unsecured loans must be supported by:

- Written understanding that the credit is expected to be repaid within a specific timeframe, usually within a timeframe not exceeding seven (7) years.
- Current financial information that reflects favorable net worth to debt relationships with asset values well defined.
- Financial information that reflects sufficient liquidity to repay debt in a timely manner.
- Income information that reflects ample income to service the borrower's liabilities.

Unsecured term loans will not be renewed more than twice unless specific renewals are contemplated in the original approval with scheduled principal reductions.

Secured Lending

All collateralized loans must (i) have an adequate margin between the loan amount and the fair market value of the collateral measured at loan inception and (ii) include repayment terms including amortization which ensure continued collateral coverage during the term of the loan.

Loan to Value Guidelines:

- Pledged Fund Accounts 100%
- Real Estate 80%
- Qualifying Personal Property 80%

Any request for a loan made by a new church, new church start, or new church without a facility should be underwritten very closely and approval thereof may be conditional on the guarantee of the appropriate District, Conference or governing body.

Loan to Value Exceptions

All loan requests seeking to borrow proceeds in excess of those which would otherwise be justified under the loan-to value guidelines above must be clearly identified and reported to the Board of Directors at least quarterly.

Real Estate

Underwriting standards relevant to real estate financing must also address fair market valuation of the proposed collateral level of borrower equity, projected income producing property revenue and overall property marketability. Further reference to fair market valuation is made in the section on "Appraisals" found in this Loan Policy.

Construction

These loans are to be structured with a reasonable construction period to coincide with the project's completion time frame. The construction period (and optional "interest-only" period) will occur within the approved maturity. Regularly scheduled debt service to include minimum interest payments on at least a monthly basis will normally be required in the construction period and/or "interest-only" period. Upon completion of the project and/or "interest-only" period, the loan will convert to normal principal & interest payments for the remainder of the term.

- Maximum loan amount Legal Lending Limit
- Maximum maturity 20 years
- Pricing Market
- Loan to Value 80% or appraisal or 90% of cost, whichever is less

Participations

Loan participations will be done on a case-by-case basis.

When acting as the lead financial institution, the Fund will ensure:

- The Participation Agreement will be executed by the President with an original copy maintained with the note. (This would not be applicable if it is a participation purchase)
- The Fund's underwriting criteria appropriate to the facility type will be used to evaluate the credit.
- Rates/terms set depending upon loan types as previously noted

When purchasing participations, the Fund will ensure:

- The lead lender is financially sound.
- Purchased loans are loans the Fund would otherwise be authorized and willing to grant on a direct basis.
- The Fund will independently evaluate the credit and approve in the same manner as a direct loan.
- Copies of all information used to evaluate credit (i.e. tax returns, financials, rent rolls, etc.) will be maintained in the Fund's files.
- Copies of all documents and supporting information (i.e. appraisals, environmental, etc.) will be maintained in the Fund's files along with a properly executed original Participation Agreement.

It will be the responsibility of the Director of Development & Investments to make sure information furnished to the participating institution is complete and the terms of the participation coincide with the terms of the underlying credit approval and closing documents.

Participations will be sold on a non-recourse basis and should only be sold for one or more of the following reasons:

- To prevent the Fund from exceeding its Legal Lending Limit;
- To reduce the concentration of credit in a particular industry; or
- To satisfy liquidity requirements of the Fund.

Appraisals and Environmentals

The Board of Directors authorizes the President and Director of Development & Investments to approve commercial real estate appraisers and environmental consultants.

Appraiser Qualifications

The Appraisers must be Florida state-certified or state-licensed. An MAI appraiser is recommended. Appraisers must: (1) have no financial interest in the real estate being appraised; (2) be independent of influence from the Fund, the borrower, the seller or any other third party; (3) have demonstrated experience in appraisals of property similar in type and value to that being considered and (4) provide evidence of professional certification or other recognition of the competence in their field, as appropriate and as may be required by regulations governing commercial loans made by the Fund.

Appraisal Content

Each appraisal will be in writing and will meet the requirements governing appraisal content which include the following:

- Conform to generally accepted appraisal standards evidenced by the Uniform Standards of Professional Appraisal Practice (“USPAP”) promulgated by the Appraisal Standards Board of the Appraisal Foundation, unless safety and soundness principles require stricter standards.
- Document the appraiser’s opinion of a property’s market, income and cost value, if applicable
- Contain sufficient information and analysis to support the Fund’s decision to engage in the transaction.
- Analyze and report appropriate deductions and discounts for proposed construction or renovation, partially leased buildings, non-market lease terms, and tract developments with unsold units.
- Must be based on regulation’s definition of fair market value
- Must be performed by MAI, state certified or licensed certified appraiser.

Definitions:

- Appraisal – An appraisal is a written statement setting forth an opinion of the fair market value of an adequately described property as of a specified date, supported by the presentation and analysis of relevant data. It must conform to generally accepted appraisal standards evidenced by the Uniform Standards of Professional Appraisal Practice (USPAP).
- Evaluation – An evaluation is a method of validating real estate values that reflect prudent lending practices and regulatory policies. In most cases, the Fund will use values established by the County Property Appraiser as a sufficient evaluation. File documentation should support the estimate of value and include sufficient information for an individual to fully understand the evaluator’s analysis.
- Appraisal Validation – An appraisal validation is a process of reviewing an existing appraisal or evaluation on either renewal or subsequent transactions to determine whether the existing appraisal or evaluation remains valid to support the transaction

Environmentals

The Environmental Site Assessment shall be in form and substance consistent with requirements set forth in this Loan Policy. Based upon the loan applicant’s answers on the Environmental Site Assessment and/or a site visit, the Director of Development & Investments may initiate either an ASTM Transaction Screen or a Phase I ESA - depending on the situation.

The Director of Development & Investments will be responsible for reviewing and approving all Environmental Site Assessments, ASTM Transaction Screens and all Phase I & Phase II Environmental reports.

Loan Documentation and Administration

All loan documents must be prepared internally or by an attorney on the Fund's approved attorney list.

Legal Counsel

The Foundation shall maintain designated legal counsel for lending and collection activities:

- Barkett Law shall serve as primary lending counsel for loan documentation and transactional matters
- Gray-Robinson, P.A. shall serve as foreclosure counsel and represent the Foundation in foreclosure or formal legal collection proceedings, upon Board authorization

Loan Administration

The Director of Development, in coordination with the President & CEO and designated staff, is responsible for obtaining all necessary documentation for real estate loans as well as the administration of the overall credit facility.

Covenant Compliance

Regular monitoring of financial covenants is required for a properly managed credit facility. Any loan covenant violations must be promptly followed by appropriate action by the Foundation staff. All actions in connection with substantial violations and subsequent remedies or waivers must be approved by the Board of Directors.

Loan Monitoring

Each loan will be approved with specific conditions and reporting requirements for financial information. The information obtained is used to monitor any defined covenants as well as to make a determination of the current strength of the borrower. In addition to specific financial requirements, loans will be additionally monitored for the following as necessary:

- Real Estate Taxes. Loans secured by real estate will be monitored for payment of ad valorem real property taxes, either internally or by a contracted third party
- Insurance Coverage. Insurance coverage is required on all physical assets securing Fund loans. The insurance coverage will be monitored monthly, either internally or by a contracted third party.
- A UCC financing statement tickler system will be maintained to monitor the action dates necessary to continue UCC filings. All inventory and account receivables used as primary collateral must be inspected and/or verified at least annually.
- A Loan Administration designee will review disbursed loans. All loans will be checked for proper documentation. This person is currently the Administrative Assistant to the President.

Portfolio Risk Management / Loan Review

At least semi-annually, the loan portfolio will be reviewed by the Fund. This review will include an analysis of the original collateral evaluation or appraisal to ensure that valuations are current, accurate and properly reflected.

Disclosure of Problem or Potential Problem Loans

A problem loan is one where a change in condition or circumstances is detected that may result in an increased risk of loss and/or an unreasonable delay in the collection process beyond that which was originally anticipated.

The Director of Development shall promptly disclose loans that in his/her opinion could become a problem loan to the President, the Loan Committee, and the Board of Directors.

Annual Conference Notification

In the case of any loan to a United Methodist Church that becomes delinquent beyond sixty (60) days, or where foreclosure proceedings are being considered or initiated, the Foundation shall notify the appropriate District Superintendent and designated representatives of the Florida Annual Conference.

Collateral Valuations for Problem Loans

The Director of Development shall obtain an appraisal, or use any other approved source, to calculate the sufficiency of the collateral for each problem loan and report the results thereof to the Loan Committee.

Board Reports

At each regular quarterly meeting of the Board of Directors, reports related to the loan portfolio will be prepared by the Director of Development & Lending Assistant and presented to the Board as part of the Board Report package and made a part of the minutes. The quarterly reports will include current information on the following:

- Loan Trial Balance (by loan number and by amount)
- Quarterly Loan Activity Report
- Committed Loan Summary
- Loan Delinquency and Interest Only Report

Collection Activity

The President and Director of Development shall use all means available to them for the collection of loan indebtedness due the Fund including all legal action available by law. It is recognized that some loans will have mitigating circumstances that require careful consideration as to collection tactics that will be employed. In such cases, they will be charged with the responsibility to consult with the Foundation's counsel to determine a course of action. The Board of Directors will have the final decision with regard to legal action in collection efforts.

The controlling action should, in all cases, be to take every step open to collect money due and protect the Fund from any loss.

Interest Only and Loan Restructuring

If a borrower experiences a temporary cash flow issue, they can petition to the Director of Development for a temporary period of making payments of interest only and no principal. This request must be accompanied by financial documentation that describes the reason for the cash shortage and it must be accompanied by a written plan on how the borrower plans to return to full payments. Interest only payments will only be granted as a last resort for cash management. It will not be granted if all other potential actions have not first been attempted. The initial interest only period will normally be no more than six months in duration and can be approved by the Director of Development. Any subsequent periods are to be three months in length and must be approved by the President & CEO. Any interest-only periods will not change the maturity date of the mortgage, nor will it alter the principal balance of the loan.

If the borrower wants to restructure a loan that has been significantly paid down, a new loan application must be submitted to the Director of Development. This restructured application must meet all existing loan qualifications, and it must be approved in the same manner as a new loan.

Exit Strategy

A credit with covenant violations will be reviewed by a minimum of the President and Director of Development to determine the appropriate exit strategy. The exit strategy for a covenant violation may be as severe as calling the note or as negligible as reclassifying the credit and placing it on the Foundation's Watch List.

The exit strategy may be based on the following:

- Payment History
- Financial Analysis
- Collateral Value and LTV Determination
- Borrower's Relationship with the Foundation

Non-Accrual Guidelines

This section establishes the Foundation's guidelines for the handling of nonaccrual loans. Any loan is to be placed on nonaccrual when the loan becomes 90 days past due and any of the following conditions exist and the Loan Committee shall be notified:

- It becomes evident that the borrower will not make scheduled payments or will not, or cannot, meet the Foundation's terms for the renewal of a matured loan.
- When full repayment of principal and interest is not expected in accordance with loan terms.
- When the borrower files bankruptcy and an approved plan of reorganization or liquidation is not anticipated in the near future.
- When foreclosure action is initiated.

A loan may also be placed on nonaccrual status if one or more of these factors exist, even if the loan is not currently 90 days past due. However, any loans to such a borrower which are adequately secured by a demand deposit account or certificate of deposit with a financial institution or marketable securities are not required to be considered for nonaccrual status.

When a loan is placed in nonaccrual status, all existing accrued interest is to be charged-off against interest income. Accrual of interest for the Fund's financial statement purposes is to be discontinued. The Fund will continue to track the contractual interest for purposes of customer reporting and any potential litigation or later collection of the loan. Subsequent payments of interest can be recognized as income on a cash basis provided that full collection of principal is expected. Otherwise, all payments received are to be applied to principal.

Return to Accrual Status

Nonaccrual loans may be returned to accrual status provided the following criteria are met:

- All past due principal and interest amounts, including past due payments, have been paid and
- There is a period of at least six months of repayment performance by the borrower in accordance with the contractual terms of the loan.

The return of loans to accrual status requires the approval of the President. Exceptions to any requirements of nonaccrual policy are to be documented and approved by the President & CEO.

Charge-off

All charge offs shall be approved by the Loan Committee and thereafter by the Board of Directors at the first meeting following written notification by the President stating that a charge off is required. This approval will be reflected in the minutes of the Board meeting. The approval of the Board of Directors is the only authorization acceptable for the preparing and posting of general ledger entries charging off the debt.

It is expected that prior to a request for charge off, all possible actions against the borrower will have been explored in order to enforce collection of all principal and accrued interest due the Foundation. After charge off, the Foundation shall continue active efforts to attempt collection of all monies due it.

These efforts will include, but not be limited to the following:

- Filing suit for judgment
- Enforcing judgments once obtained
- Repossession and sale of collateral if not previously done
- Enforcing any and all rights against co-makers, endorsers and guarantors, if applicable

Foreclosure

Foreclosure shall be considered a last resort after pastoral engagement, restructuring, and Conference/Governing Body coordination.

Foreclosure Recommendation and Approval Process

Guiding Principles:

1. Christian Compassion: Every effort shall be made to understand the causes of financial hardship and provide counsel and assistance consistent with the Church's mission.
2. Accountability: FUMF must exercise due diligence to safeguard funds entrusted for ministry support.
3. Transparency: Open communication and documentation shall be maintained throughout the delinquency and restructuring process.

I. Identification of Delinquency

1. A loan shall be considered "delinquent" if payment, principal and interest, is not received within 30 days of the due date.
2. The lender shall issue a "written reminder" and make personal contact with the borrower's treasurer or Pastor to determine the reason for missed payment.
3. If delinquency extends to "60 days", the matter shall be referred to the Loan Committee and the District Superintendent/Governing Body for monitoring and follow-up.

II. Pastoral and Financial Intervention

1. The Loan Committee shall contact the church leadership to offer financial counseling, prayerful support and guidance.
2. The District Superintendent/Governing Body and the appropriate officer within the Florida Conference office shall be informed of the past due status.
3. A financial assessment may be conducted to evaluate the church's budget, income, expenses and repayment capacity.

III. Restructuring Options

When repayment difficulties are verified and recovery is feasible, the following Restructuring tools may be used.

1. "Temporary Payment Reduction" Payments may be lowered for a defined period, typically not exceeding 12 months. This must be approved by the Loan Committee and Board of Directors, depending on amount of outstanding loan. A $350 administrative fee will be charged.
2. "Extension of Loan Term" The maturity date may be extended to reduce monthly payments of principal and interest. This must be approved by Loan Committee and Board of Directors depending on amount of outstanding loan. A $350 administrative fee will be charged.
3. "Deferred Payments" Up to 3 months payments of principal and interest may be deferred, with appropriate documentation and approvals by the Loan Committee and Board of Directors depending on amount of outstanding loan. A $350 administrative fee will be charged.
4. "Partial Refinancing" if appropriate, the loan may be refinanced to consolidate debt or provide working capital.

IV. Documentation Requirement

All restructuring actions must be supported by the following:

1. A written request from the borrower detailing the reason for relief.
2. Current financial statements, budgets, and attendance and apportionment data.
3. A written recommendation by the Loan Committee
4. Formal approval by the Board of Directors

V. Follow-Up and Monitoring

1. Churches under modified terms shall be reviewed at least quarterly for compliance by FUMF loan officer and District Superintendent/Governing Body.
2. If delinquency persists beyond the approved modification period, the loan may be referred for Foreclosure review as defined in this Loan Policy.
3. Reports of delinquent and restricted loans shall be included in monthly Loan Committee and quarterly Board of Directors reports.

Foreclosure Process Policy

Guiding Principles:

1. Redemptive Intent: Foreclosure shall always be considered a last resort after all reasonable efforts for restoration, restructuring, and reconciliation have been pursued.
2. Accountability and Stewardship: The lender is entrusted with the stewardship of church funds and must act prudently to preserve the integrity and sustainability of the loan program.
3. Compliance: All foreclosure actions shall comply with applicable Florida State and Federal laws, denominational standards and governing documents of the FUMF.

I. Triggers for Foreclosure Review

A foreclosure review may be initiated when one or more of the following conditions exist:

1. Loan Payment Default: Payments are more than 90 days past due, and no satisfactory payment plan has been established.
2. Covenant Violation: The borrower has violated a loan covenant (e.g. insurance, taxes or use restrictions) and failed to cure the default within the allowed time per the documents.
3. Abandonment or Dissolution: The congregation ceases worship, merges without notice, or dissolves without transferring responsibility for the property and the loan.
4. Misuse or Neglect of Collateral Property: The secured property is materially damaged, neglected, or misused, significantly impairing its value.
5. Bankruptcy Filing: The borrower files for bankruptcy protection without prior communication or a feasible reorganization plan.

II. Foreclosure Review Process

1. Notification and Pastoral Outreach: The lender shall notify the church's leadership and District Superintendent or equivalent authority in writing. A Pastoral meeting shall be offered to discuss repayment options, mediation or assistance.
2. Loan Committee Review: The delinquent loan shall be referred to the Loan Committee, which will review financial records, correspondence, and potential alternatives, e.g. forbearance, restructuring, sale or refinancing.
3. Recommendation to FUMF Board of Directors: If foreclosure appears unavoidable, the Loan Committee shall submit a written recommendation to the Board of Directors, including all documentation and efforts toward resolution.
4. Board Decision: The Board of Directors shall vote on whether to authorize legal counsel to begin foreclosure proceedings. A two-thirds majority vote is required.
5. Legal Action: Upon authorization, counsel shall proceed in accordance with Florida State law to protect lender's, FUMF, interest. The lender shall continue to seek a redemptive outcome, including sale, transfer to another congregation, or reinstatement where possible.

III. Documentation and Reporting

All correspondence, minutes, and financial records related to the foreclosure actions shall be maintained permanently in the loan file. An annual report of foreclosure activities shall be presented to the Board of Directors.

IV. Post-Foreclosure Disposition

1. Property Management: Any foreclosed property shall be managed in a manner consistent with the mission of the Florida Conference, prioritizing reuse by another congregation or faith-based entity.
2. Use of Proceeds: Net proceeds from the sale of foreclosed asset shall be applied to the outstanding loan balance, with any remaining funds handled according to the Trust Clause of the Florida Conference and state law.
3. Pastoral Care: The lender shall, where possible, coordinate with the Florida Conference leadership to offer Pastoral care to the affected congregation and clergy.

Formal Process

Initiation:

The President & CEO shall present any recommendation for foreclosure to the Chair of the Loan Committee.

Loan Committee Review:

The Loan Committee shall review and evaluate all relevant factors.

Recommendation to Board:

The Loan Committee may recommend foreclosure to the Board.

Board Approval:

Required prior to any legal action.

Legal Action:

Gray-Robinson, P.A. shall initiate foreclosure proceedings.

Appendices

Closing Statement

This policy reflects the Foundation's commitment to faithful stewardship, transparency, strong governance, and connectional responsibility.