THE MISSION AND CHURCH EXTENSION TRUST FUND OF THE MICHIGAN AREA OF THE UNITED METHODIST CHURCH

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

For the Years Ended December 31, 2018, 2017, and 2016

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SEBER TANS, PLC

CONSULTANTS & CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT

Board of Directors
The Mission and Church Extension Trust Fund
Grand Rapids, Michigan

Report on the Financial Statements

We have audited the accompanying financial statements of The Mission and Church Extension Trust Fund (a nonprofit organization) (the Trust), which comprise the statement of financial position as of December 31, 2018, 2017 and 2016, and the related statements of activities and cash flows for the years then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether due to fraud or error.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

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Emphasis of Matter – Change in Accounting Principle

As discussed in Note A to the financial statements, the "Organization" implemented Accounting Standards Update (ASU) 2016-14, Not-for-Profit Entities (Topic 958) – *Presentation of Financial Statements of Not-for-Profit Entities*. Accordingly, the "Organization" has adjusted the presentation in these financial statements. The ASU has been applied retrospectively to all periods presented and had no material impact on the classification of net assets. Our opinion is not modified with respect to this matter.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of The Mission and Church Extension Trust Fund as of December 31, 2018, 2017 and 2016, 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.

Seber Tans, PLC

Seber Tans, PLC
Kalamazoo, Michigan
March 31, 2019

The Mission and Church Extension Trust Fund
Statements of Financial Position
December 31, 2018, 2017 and 2016

	2018	2017	2016
Assets			
Current Assets			
Cash and cash equivalents	$ 449,561	$ 2,702,982	$ 1,592,679
Investments	3,499,290	4,311,851	3,525,858
Accounts receivable	-	1,937	-
Promissory notes receivable	8,910	18,666	39,033
Mortgage notes receivable	1,041,217	857,478	898,506
Total Current Assets	4,998,978	7,892,914	6,056,076
Other Assets			
Promissory notes receivable, less current portion	37,209	635	21,725
Mortgage notes receivable, less current portion	9,421,806	7,647,680	8,110,692
Total Other Assets	9,459,015	7,648,315	8,132,417
Total Assets	$ 14,457,993	$ 15,541,229	$ 14,188,493
Liabilites and Net Assets			
Current Liabilities			
Accounts payable	$ -	$ -	$ 56,099
Investment accounts payable	11,974,232	12,946,848	12,232,663
Total Currrent Liabilities	11,974,232	12,946,848	12,288,762
Net Assets without Donor Restrictions			
Designated liquidity reserve	957,939	1,035,748	978,613
Undesignated net assets	1,525,822	1,558,633	921,118
Total Net Assets	2,483,761	2,594,381	1,899,731
Total Liabilities and Net Assets	$ 14,457,993	$ 15,541,229	$ 14,188,493

The accompanying notes are an integral part of these financial statements.

The Mission and Church Extension Trust Fund
Statements of Activities
For the Years Ended December 31, 2018, 2017 and 2016

	2018	2017	2016
Revenue			
Mortgage note interest income	$ 476,311	$ 395,599	$ 471,649
Promissory note interest income	1,374	2,518	4,667
Interest income	4,373	2,286	1,037
Other income	11,100	700	800
Total Revenue	493,158	401,103	478,153
Investment Interest Expenses	318,119	342,865	350,868
Net Revenue Before Administrative Expenses	175,039	58,238	127,285
General and Administrative Expenses			
Resident agent expenses	35,638	34,600	33,530
Office support services	20,703	20,100	19,470
Legal fees	16,195	21,788	18,656
Accounting services	26,780	26,000	16,765
Loan officer expenses	14,935	14,500	14,000
Audit fee	6,900	6,700	6,538
Computer support services	6,000	5,500	4,725
Travel expenses	2,598	2,599	4,216
Miscellaneous expense	2,249	9,101	3,685
Computer and software expenses	2,000	1,500	3,543
Insurance expense	3,960	2,080	2,080
Postage	1,500	1,539	1,874
Office expense	2,020	2,000	1,470
Telephone	1,500	1,500	1,200
Total General and Administrative Expense	142,978	149,507	131,752
Net Operating Income (Loss)	32,061	(91,269)	(4,467)
Investment Income			
Investment income	57,977	58,472	17,461
Unrealized gains (losses)	(417,486)	617,624	27,181
Realized gains	216,828	109,823	25,215
Total Investment Income (Loss)	(142,681)	785,919	69,857
Change in Net Assets	(110,620)	694,650	65,390
Net assets at Beginning of Year	2,594,381	1,899,731	1,834,341
Net Assets at End of year	$ 2,483,761	$ 2,594,381	$ 1,899,731

The accompanying notes are an integral part of these financial statements.

The Mission and Church Extension Trust Fund
Statements of Cash Flows
For the Years Ended December 31, 2018, 2017 and 2016

	2018	2017	2016
CASH FLOWS FROM OPERATING ACTIVITIES			
Increase (decrease) in net assets	$ (110,620)	$ 694,650	$ 65,390
Adjustments to reconcile net income to net cash provided by (used in) operating activities:			
Change in Accounts receivable	1,937	(1,937)	923
Net Cash Provided by (Used In) Operating Activities	(108,683)	692,713	66,313
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchases of new investments	(3,149,664)	(1,377,805)	(3,098,886)
Sales of investments	3,819,544	1,379,669	597,862
Unrealized (gains) losses on investments	417,486	(617,624)	(27,181)
Realized gains on investments	(216,828)	(109,823)	(25,215)
Investment income	(57,977)	(58,472)	(17,461)
Proceeds from mortgage notes receivable	1,241,537	1,207,472	2,522,095
Issuance of mortgage notes receivable	(3,199,402)	(703,433)	(326,630)
Proceeds from promissory notes receivable	22,182	41,457	33,445
Issuance of promissory notes receivable	(49,000)	-	(6,000)
Net Cash Used in Investing Activities	(1,172,122)	(238,559)	(347,971)
CASH FLOWS FROM FINANCING ACTIVITIES			
Receipts from investment accounts payable	1,510,722	1,829,243	2,205,981
Reinvested interest on investment accounts payable	187,499	285,265	265,168
Repayments of investment accounts payable	(2,670,837)	(1,458,359)	(1,797,868)
Net Cash Provided by (Used In) Operating Activities	(972,616)	656,149	673,281
Net Increase (Decrease) in Cash	(2,253,421)	1,110,303	391,623
Cash at Beginning of Year	2,702,982	1,592,679	1,201,056
Cash at End of Year	$ 449,561	$ 2,702,982	$ 1,592,679
Supplemental Cash Flow Information:			
Cash paid for interest	$ 318,119	$ 342,865	$ 350,868

The accompanying notes are an integral part of these financial statements.

NOTE A – Summary of Significant Accounting Policies

Organization Purpose

The Mission and Church Extension Trust Fund (the Trust or the Fund) provides a pooling of financial resources of Michigan United Methodist for the financing of capital needs of Michigan United Methodist churches and church-related organizations. The Trust Fund provides a financial opportunity whereby Michigan United Methodists can realize an investment in the future of the United Methodist Church while at the same time being good stewards of their own financial resources. The primary purpose of the Fund is to provide a source of funds for borrowing by United Methodist churches and church-related organizations in the state of Michigan to be used for church buildings, additions, and improvements. A secondary purpose of the Fund is to provide a prudent and safe investment opportunity for members of the United Methodist Church in the state of Michigan and for churches and church-related organizations.

The Trust does not have any employees. The United Methodist Foundation (the Foundation) provides administrative support and services to the Trust. The Trust is charged a monthly fee, based on the agreed upon budget for the Trust set by the board at the beginning of the year, for administrative services provided by the Foundation.

Basis of Presentation and Income Allocation

The financial statements of the Trust have been prepared on the accrual basis of accounting. Revenues consisting of interest and dividends are generally recognized when earned. Realized gains and losses are recognized when incurred. Unrealized gains and losses are recognized based on changes in the fair value of investments. Expenses are recorded when incurred. The Trust is required to report information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions, net assets with donor restrictions.

Net assets without donor restrictions – Net assets available for use in general operations and not subject to donor (or certain grantor) restrictions. The Trust has designated, from net assets without donor restrictions, net assets for a liquidity reserve.

Net assets with donor restrictions – The Trust reports contributions restricted by donors as increases in net assets without donor restrictions if the restrictions expire (that is, when a stipulated time restriction ends or purpose restriction is accomplished) in the reporting period in which the revenue is recognized. All other donor-restricted contributions are reported as increases in net assets with donor restrictions, depending on the nature of the restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statements of activities as net assets released from restrictions.

For the years ended December 31, 2018, 2017, and 2016, the Trust did not have any net assets with donor restrictions.

***NOTE A* – Summary of Significant Accounting Policies (Continued)**

Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires the use of management's estimates. These estimates affect the amounts reported in the financial statements and the disclosures provided. Actual results may differ from management's estimates.

Risk

The Trust utilizes various investment instruments, which are exposed to risks, such as interest rate, credit, and overall market volatility. Due to the level of risk associated with certain investment securities, it is reasonably possible that changes in their values could occur in the near term and such changes could materially affect the amounts reported in the financial statements.

Additionally, some investments held by the Trust are invested in the securities of foreign companies, which involve special risks and considerations not typically associated with investing in securities of U.S. companies. These risks include devaluation of currencies and political and economic developments. Moreover, securities of many foreign companies and their markets may be less liquid and their prices more volatile than securities of comparable U.S. companies.

Financial Instruments

The Organization's financial instruments consist of cash and cash equivalents, investment securities, common stocks, accounts receivable, promissory notes receivable, mortgages receivable, accounts payable, and investment accounts payable. The organization's estimates of fair value approximate their carrying amounts.

Cash and Cash Equivalents

For purposes of the Statements of Cash Flows, the organization considers highly liquid investments with an initial maturity of three months or less, other than amounts held for investment, to be cash equivalents.

Custodial credit risk is the risk that, in the event of the failure of a depository financial institution, the Fund will not be able to recover its deposits. Deposits are exposed to custodial credit risk if they are not covered by depository insurance and are uncollateralized. As of December 31, 2018, approximately $486,000 of the Fund's bank balances of approximately $736,000 was exposed to custodial credit risk because they were uninsured and uncollateralized.

Income Taxes

The Organization is exempt from federal income taxes under Section 501(c)3 of the Internal Revenue Code and from state income taxes. Contributions to the Organization are deductible as charitable contributions for federal income tax purposes. In addition, the Organization has been determined not to be a private foundation within the meaning of Section 509(a) of the Code.

***NOTE A* – Summary of Significant Accounting Policies (Continued)**

Mortgage and Promissory Notes Receivable

Mortgage and promissory notes are recorded at cost which approximates fair value. Interest is recorded monthly when it is received, the results of which are not materially different than the accrual basis. Management evaluates individual loans for impairment annually and, if necessary, recognizes an allowance for any amounts believed to be uncollectible. If a loan is determined to be impaired, it is classified as non-performing at that time. As of December 31, 2018, 2017 and 2016, management determined that it did not have any non-performing loans and that an allowance for loan losses was not necessary. In certain circumstances, a church may be allowed to make interest only payments for a 12-month period.

Investments and Investment Income

The Trust has funds invested with the United Methodist Foundation Collective Investment Fund (the investment fund) and through an account with Charles Schwab. The United Methodist Foundation of Michigan is the administrator of the Investment Fund. The assets of the Investment Fund are held by Merrill Lynch. All investments are invested at the Trust's direction.

Investments are presented in the financial statements at fair value in accordance with accounting principles generally accepted in the United States of America. Changes in fair value are recorded as unrealized gains (losses). Realized gains (losses) are recorded upon the sale of the investments. Interest income is recognized under the accrual basis and dividend income is recognized on the ex-dividend date.

Investments are exposed to various risks such as interest rate, market and credit risks. It is reasonably possible that changes in values of investments will occur in the near term and that such changes could materially affect the amounts reported.

Functional Allocation Expenses

The costs of program and supporting services activities have been summarized on a natural basis in the statement of activities. Classification of program and supporting services expenses are determined based on the actual dollar amount incurred, therefore management has determined no allocation is necessary. The investment interest expense is a program expense and the remaining expenses are classified as supporting services.

Change in Accounting Principle

On August 18, 2016, FASB issued Accounting Standards Update (ASU) 2016-14, Not-for-Profit Entities (Topic 958) – *Presentation of Financial Statements of Not-for-Profit Entities*. The update addresses the complexity and understandability of net asset classification, deficiencies in information about liquidity and availability of resources, and the lack of consistency in the type of information provided about expenses and investment return. The Organization has implemented ASU 2016-14 and has adjusted the presentation in these financial statements accordingly. The ASU has been applied retrospectively to all periods presented and had no material impact on the classification of net assets.

NOTE B – Financial Instruments and Fair Value Measurements

As described in Note A, the Trust's estimates of the fair value of financial assets and liabilities approximate carrying value. Financial accounting standards establish a framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are described as follows:

Level 1 Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Trust has the ability to access.

Level 2 Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability;
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset or liability has a specified (contractual) term, the level 2 input must be observable for substantially the full term of the asset or liability.

Level 3 Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

The following table summarizes the valuation of the Trust's investments by the aforementioned pricing categories at December 31, 2018:

	Total	Quoted Prices in Active Markets (Level 1)	Prices with Other Observable Inputs (Level 2)	Prices with Unobservable Inputs (Level 3)
Investments:				
Common stocks	$ 2,451,847	$ 2,451,847	-	-
Funds managed by collective stock fund	1,047,443	1,047,443	-	-
Total Investments	$ 3,499,290	$ 3,449,290	$ -	$ -

***NOTE B* – Financial Instruments and Fair Value Measurements (Continued)**

The following table summarizes the valuation of the Trust's investments by the aforementioned pricing categories at December 31, 2017:

	Total	Quoted Prices in Active Markets (Level 1)	Prices with Other Observable Inputs (Level 2)	Prices with Unobservable Inputs (Level 3)
Investments:				
Money market funds	$ 9,704	$ 9,704	$ -	$ -
Common stocks	2,548,599	2,548,599	-	-
Funds managed by collective stock fund	1,753,548	1,753,548	-	-
Total Investments	$ 4,311,851	$ 4,311,851	$ -	$ -

The following table summarizes the valuation of the Trust's investments by the aforementioned pricing categories at December 31, 2016:

	Total	Quoted Prices in Active Markets (Level 1)	Prices with Other Observable Inputs (Level 2)	Prices with Unobservable Inputs (Level 3)
Investments:				
Money market funds	$ 158,746	$ 158,746	$ -	$ -
Common stocks	1,920,561	1,920,561	-	-
Funds managed by collective stock fund	1,446,551	1,446,551	-	-
Total Investments	$ 3,525,858	$ 3,525,858	$ -	$ -

Funds managed by the collective stock fund are a collection of stocks managed by the United Methodist Foundation; all of these stocks are traded in an active market.

NOTE C – Mortgage and Promissory Notes Receivable

Principal payments on mortgage and promissory notes are receivable over future years as follows at December 31:

Mortgages notes receivable:	2018	2017	2016
Receivable in less than 1 year	$ 1,041,217	$ 857,478	$ 898,506
Receivable in one to five years	6,541,400	3,415,075	3,470,527
Receivable in six to ten years	2,579,565	3,673,895	3,622,678
Receivable in over ten years	300,841	558,710	1,017,487
Total mortgage notes receivable	$ 10,463,023	$ 8,505,158	$ 9,009,198

Promissory notes receivable:	2018	2017	2016
Receivable in less than 1 year	$ 8,910	$ 18,666	$ 39,033
Receivable in one to five years	37,209	635	21,725
Total promissory notes receivable	$ 46,119	$ 19,301	$ 60,758

The Trust has mortgages and promissory loans extended to churches in the state of Michigan. Terms of the notes and interest rates offered are approved by the Board of Trustees and are targeted to be competitive with rates available in commercial markets for similar loans. The safety of the investment is based on economic decisions, loan policies and practices, management of the loan portfolio and low administrative expenses.

As of December 31, 2018, 2017, and 2016, all mortgage notes were current as to scheduled principal and interest payments. The Trust had one promissory loan with a principal balance of approximately $5,000 that was past due at December 31, 2016. This loan was paid in full during 2017.

Management has evaluated the need for an allowance for loan losses based on the risks inherent in the portfolio and the estimated value of the borrowing organizations. Based on management's evaluation, as of December 31, 2018, there is no allowance for loan losses.

A description of the loans outstanding as of December 31, 2018, is as follows:

Stratification by Outstanding Principal	Number of Mortgage Notes	Principal Amount
$0-100,000	7	$ 431,390
$100,001-250,000	8	1,334,333
$250,001-500,000	10	3,394,920
$500,001+	7	5,302,380
Total mortgage notes receivable	32	$ 10,463,023

Stratification by Outstanding Principal	Number of Promissory Notes	Principal Amount
$0-25,000	1	$ 17,440
$25,001-50,000	1	28,679
Total promissory notes receivable	2	46,119

***NOTE C* – Mortgage and Promissory Notes Receivable (Continued)**

A description of the loans outstanding as of December 31, 2017, is as follows:

Stratification by Outstanding Principal	Number of Mortgage Notes	Principal Amount
$0-100,000	6	$ 280,783
$100,001-250,000	7	903,269
$250,001-500,000	11	3,755,451
$500,001+	5	3,565,655
Total mortgage notes receivable	29	$ 8,505,158

Stratification by Outstanding Principal	Number of Promissory Notes	Principal Amount
$0-25,000	2	$ 19,301

A description of the loans outstanding as of December 31, 2016, is as follows:

Stratification by Outstanding Principal	Number of Mortgage Notes	Principal Amount
$0-100,000	6	$ 316,681
$100,001-250,000	8	1,245,053
$250,001-500,000	11	3,818,507
$500,001+	5	3,628,957
Total mortgage notes receivable	30	$ 9,009,198

Stratification by Outstanding Principal	Number of Promissory Notes	Principal Amount
$0-25,000	5	$ 60,758

All loans outstanding as of December 31, 2018, 2017, and 2016, had a variable interest rate ranging from 4.74% to 7%.

***NOTE D* – Investment Accounts Payable**

The Trust offers investments at 100% of their face value. The purpose of the offering is to raise money to support the Trust's mission. The minimum initial investment is $100. Investment accounts are unsecured general debt obligations. The investments pay interest at a variable interest rate, which is subject to change from time to time upon 30 days' prior written notice. An election is made at the time of purchase to have the interest either paid to the purchaser or reinvested and added to the principal balance of the investment quarterly. Withdrawals of all or part of the investments are payable within 60 days. For the year ended December 31, 2016, the annual interest rate offered on investment accounts payable was 2.75% for investments with balances of less than $100,000, and 3.00% for investments with balances of $100,000 or more. For the year ended December 31, 2017, the annual interest rate offered on all investments was 2.75%. Effective January 1, 2018, the annual interest rate offered on all investments was 2.50%.

NOTE D – Investment Accounts Payable (Continued)

Redemption requests could exceed available cash and other liquid assets. At December 31, 2018, the Trust had liquid assets consisting of cash and cash equivalents of approximately $450,000 and investments of approximately $3,500,000. Outstanding investment accounts payable totaled approximately $11,974,000.

NOTE E – Related Party Transactions

Included in the Fund's investments and investment accounts payable are amounts held at and for the United Methodist Foundation of Michigan (the Foundation), a related nonprofit corporation. Investments held at the Foundation totaled approximately $1,050,000, $1,750,000, and $1,450,000 as of December 31, 2018, 2017 and 2016, respectively. Investments payable to the Foundation from the Fund totaled approximately $880,000 as of December 31, 2018, 2017 and 2016.

The Fund also reimburses the Foundation for payroll and other administrative expenses. Payroll and administrative expenses paid to the Foundation totaled approximately $114,000, $103,000, and $96,000 for the years ended December 31, 2018, 2017 and 2016 respectively.

NOTE F – Liquidity and Availability

Financial assets available for general expenditure, without donor or other restrictions limiting their use, within one year of the statement of financial position, comprise the following:

	2018	2017	2016
Cash	$ 449,561	$ 2,702,982	$ 1,592,679
Investments	3,499,290	4,311,851	3,525,858
Accounts receivable	-	1,937	-
Total Financial assets	$ 3,948,851	$ 7,016,770	$ 5,118,537
Accounts payable	-	-	(56,099)
Board designated liquidity reserve	(957,939)	(1,035,748)	(978,613)
Total available for operations	$ 2,990,912	$ 5,981,022	$ 4,083,825

As discussed in Note C, the Fund has investment accounts payable which are payable within 60 days upon request of the investor. Redemption requests on these investments could exceed available cash and other liquid assets; however, management has determined that to be unlikely. The Board has designated 8% of total investment accounts payable as a liquidity reserve for potential future withdrawals.

NOTE G – Subsequent Events

Effective January 1, 2019, the Board of The Mission and Church Extension Trust Fund was dissolved and replaced by the Executive Board of United Methodist Foundation of Michigan. Management maintains that this action will have no effect on the continuing operations of the Fund.

Management has evaluated subsequent events through March 31, 2019, the date on which the financial statements were available to be issued.