

# Special Charge Conference

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**BERWYN UNITED METHODIST CHURCH**

Rev. Kevin Rutledge, Pastor  
DS Evelyn Kent Clark, Presiding  
16 March, 2025



# CHARGE CONFERENCE AGENDA

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- Opening Devotion and Prayer
  - Trusting God in Uncertain Times - Proverbs 3:5-6
- Call to Order
- Our Mission and Purpose
- Presentation of Financial Overview
- Presentation of Loan Options
- Leadership Team Recommendations
- Conversation and Vote
- Closing Prayer and Adjournment



## OUR MISSION

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Striving To Be A Diverse Community Of  
Socially Conscious Believers,  
Affirming Our Faith In Christ Through Action.



# Our Purpose: Worshipping God, Serving Jesus, Loving Others



## *Rooted in Grace, Growing in Faith*

At Berwyn United Methodist Church, we embrace God's grace and seek to grow in faith together. Through worship, study, and community, we strive to live out Christ's love in our daily lives.



## *Feeding Bodies, Nourishing Souls*

We are committed to fighting food insecurity through our weekly food distribution and partnerships with local organizations. Our food ministry not only provides meals but also fosters community and hope.



## *Nurturing Young Hearts and Minds*

Through Berwyn Early Learning Academy, we provide a nurturing, faith-infused learning environment where children can grow, explore, and thrive. We believe in laying a strong foundation for a lifetime of learning and love.



## *Nurturing Young Hearts and Minds*

Our church serves as a welcoming space for the community, hosting Boy Scout Troop 181, Lifeline Screening, the Women's AA group, and most recently, the Malvern Basketball League — empowering people to gather, grow, and do their work in the world.

# 2024 END OF YEAR SUMMARY

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**TOTAL OPERATING INCOME:**

**\$309,311.99**

**OPERATING EXPENSES**

**\$293,861.00**

**MORTGAGE PRINCIPAL PAYMENTS:**

**\$36,261.50**

**TOTAL EXPENSES:**

**\$330,122.50**

**NET OPERATING CASH:**

**\$-20,810.90**



# CHURCH ASSETS

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●

*General Account*  
**\$51,033**

Used for the general operations of the church and its ministries.

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*Mission Funds*  
**\$24,502**

Varios gifts and fundraisers to be used for specific purposes. We have worked to spend this as much as we can to honor the gifts made.

●

*Reserve Account*  
**\$90,281**

A nondesignated bequest to the church. This has been used for various projects and it helps fund the general fund of the church as needed.

●

*Columbarium*  
**\$19,236**

Used for the perpetual care of the columbarium and memorial garden area.

●

*Endowment*  
**\$126,005**

Bequests to the church specifically to the endowment fund. This fund is governed by a specific policy that dictates how and when it can be used. This policy is available for review.

●

*EPA Loan Fund*  
**\$11,611**

Funds Invested with the conference loan fund that bears interest.

●

*Debt Service Sweep*  
**\$1,821**

This account is used to pay the current mortgage and has various balance as transfers are made.

*Total Assets: (Not Counting Property)*  
**\$324,489**



# 2024 LOAN DETAILS

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<b>End of Year Loan Balance:</b>	<b>\$464,174.99</b>
<b>2024 Interest Rate</b>	<b>4.25%</b>
<b>Monthly Debt Service</b>	<b>\$4,680.73</b>
<b>Yearly Debt Service</b>	<b>\$56,168.76</b>
<b>Term Remaining</b>	<b>10 Years</b>



# CURRENT LOAN DETAILS

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<b>Current Balance</b>	<b>\$455,436.40</b>
<b>New 10 Yr Interest Rate</b>	<b>6.73%</b>
<b>Monthly Debt Service</b>	<b>\$5,276.92</b>
<b>Yearly Debt Service</b>	<b>\$63,323.04</b>
<b>Compared to 2024</b>	<b>(\$7,154.28)</b>
<b>Term Remaining</b>	<b>10 Years</b>





# LOAN BOARD REFINANCE OPTION 1

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<b>Current Balance</b>	<b>\$455,436.40</b>
<b>New 10 Yr Interest Rate</b>	<b>5.25%</b>
<b>Monthly Debt Service</b>	<b>\$4,915.00</b>
<b>Yearly Debt Service</b>	<b>\$58,980.00</b>
<b>Compared to 2024</b>	<b>(\$2,811.24)</b>
<b>Term Remaining</b>	<b>10 Years</b>



# LOAN BOARD REFINANCE OPTION 2

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<b>Current Balance</b>	<b>\$455,436.40</b>
<b>New 10 Yr Interest Rate</b>	<b>5.25%</b>
<b>Monthly Debt Service</b>	<b>\$3,658.00</b>
<b>Yearly Debt Service</b>	<b>\$43,896.00</b>
<b>Compared to 2024</b>	<b>\$12,272.76</b>
<b>Term Remaining</b>	<b>15 Years</b>



# LOAN BOARD REFINANCE OPTION 3

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<b>Loan Amount</b>	<b>\$515,000 (adding \$60,000 for capital projects)</b>
<b>New 10 Yr Interest Rate</b>	<b>5.25%</b>
<b>Monthly Debt Service</b>	<b>\$4,140.00</b>
<b>Yearly Debt Service</b>	<b>\$49,680</b>
<b>Compared to 2024</b>	<b>\$6,488.76</b>
<b>Term Remaining</b>	<b>15 Years</b>



# REFINANCE OPTIONS SUMMARY

	Current Loan	Refinance Option 1	Refinance Option 2	Refinance Option 3
Interest Rate	6.73%	5.25%	5.25%	5.25%
Loan Term	10 Years	10 Year	15 Year	15 Year
Monthly Debt Service	\$5,276.92	\$4,915 (\$361)	\$3,658 (\$1,618.92)	\$4,140 (\$1,136.92)
Yearly Debt Service (Compared to Current)	\$63,323.04	\$58,980 (\$4,343)	\$43,896 (\$19,427.04)	\$49,680 (\$13,643.04)
Total Paid (Compared to Current)	\$633,230.04	\$589,800 (\$43,430.04)	\$658,440 (-\$25,209.96)	\$745,200 (-\$111,969.96)



# IMMEDIATE PROJECT #1

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The capital project to add air conditioning to the childcare area of Berwyn United Methodist Church is aimed at enhancing the comfort and safety of children, staff, and families utilizing the church's childcare facilities. This initiative aligns with the church's commitment to providing a high-quality learning and care environment, particularly as the program transitions into the Berwyn Early Learning Academy (BELA), a full-time childcare center.

**Estimated Cost: \$58 - \$65k**



# IMMEDIATE PROJECT #2

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As part of the ongoing care and maintenance of church-owned property, we are planning a capital project to repair and restore the deck at the parsonage, which has suffered from significant rot and deterioration. Ensuring the safety and longevity of this structure is a priority, both for the well-being of the pastor's family and the long-term upkeep of church assets.



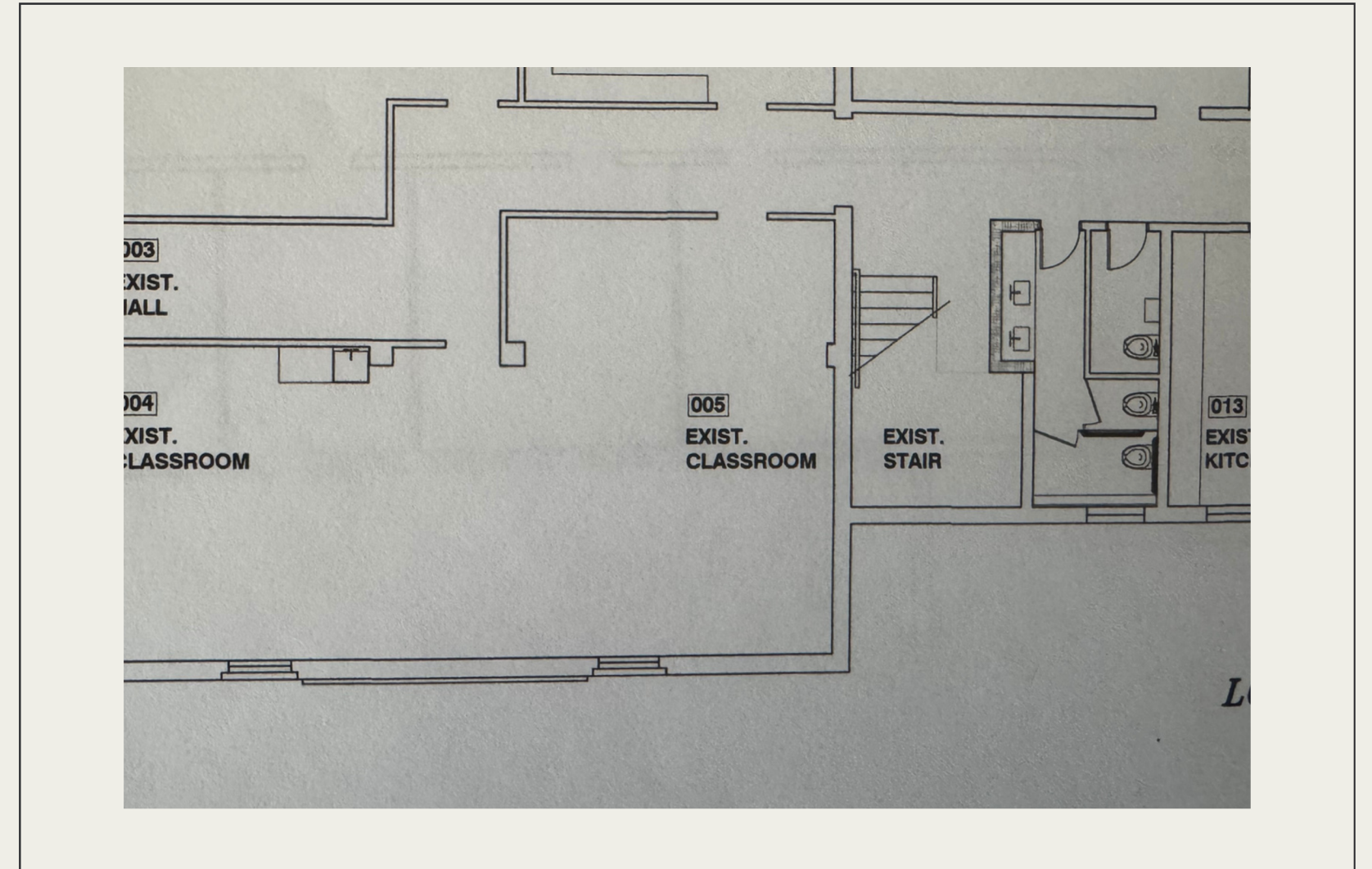
**Deck Structure is Sound**  
**Estimated Cost: Still Receiving Quotes**



# FUTURE CAPITAL PROJECT #1

As part of our long-term vision for Berwyn Early Learning Academy (BELA), we are planning a capital project to expand and upgrade the bathrooms in the childcare area. While not an immediate need, this project is on the horizon as we continue to enhance our facilities to meet the growing needs of infants, toddlers, and preschoolers.

**We Have Architectural Plans  
Do Not Have Quotes**



# FUTURE CAPITAL PROJECT #2

As Berwyn Early Learning Academy (BELA) continues to grow, we are planning a long-range capital project to revitalize the lower entrance of the church. This project will address the peeling floor tiles and introduce necessary safety improvements to accommodate the increased presence of children and families.

**Do Not Have Quotes**





# SECOND MILE GIVING

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Second Mile Giving is an opportunity for individuals to go beyond their regular financial support and make a meaningful impact by contributing to special projects, missions, and ministry needs.

Rooted in the idea of generosity that exceeds expectations, Second Mile Giving supports initiatives that enhance the church's mission, improve facilities, and expand outreach efforts. These gifts have enabled important projects such as purchasing an assisted listening system, funding food ministry efforts, and supporting capital improvements. Whether it's a one-time donation or an ongoing commitment, Second Mile Giving allows the church community to invest in transformative work that strengthens the congregation and serves those in need.

[berwynumc.org/secondmile](http://berwynumc.org/secondmile)

## **Current Opportunities**

Converting Nursery to Infant Room

Converting Classroom to Toddler Room

