



# YADKINVILLE

## UNITED METHODIST CHURCH

### Leadership Team Agenda

June 25, 2025

Opening Prayer	Pastor Jonathan
Communicator	George
Celebrations	
<u>Packet Review &amp; Approval</u>	Janet
May Minutes	
Financial Reports	

### Church Member Open Floor

Parsonage	Pastor Jonathan, George, & Janet
Wesley CDC	Pastor Jonathan & First Church
Team Community Connections	Maureen
5th Sunday Planning: June 29th	Maureen & Janet
New Business	
Closing Prayer	
Meeting Adjourn	

Next Meeting on July 16 or 23, 2025  
Provisional Agenda Items

## YADKINVILLE UNITED METHODIST CHURCH LEADERSHIP TEAM MINUTES MAY 21. 2025

Attendees: George Bisette(presiding), Jonathan Gaylord, Nick Gunnell, Valerie Prim, Oz Prim, Maureen Silvernale

Absent: Janet Culpepper, Lori McCann, Jim McGrath, Sandy Steele

Guests: Bobbi Reavis, Shannon Sheek, Myron Williams

- Jonathan opened the meeting in Prayer
- Communicator for June Newsletter – George
- Sharing Celebrations – Men’s Group Fried Pies in Sparta came in 4<sup>th</sup> of 15 and selling out with making approx. \$1400.
- Marriage of George’s granddaughter.
- Praise for the gratefulness of neighbors for our assistance in the community.
- United Women in Faith Sunday
- Clothing Closet: 15 people came to the clothing closet after advertising on Facebook
- Baptism of Hudson Cheek in partnership with Patty Choplin, and parents Blake and Mallory
- Packet Approval – last month’s minutes and financials
  - Motion to approve packet (with correction to financial sheet) made by Oz, seconded by Maureen. And approved by group as amended
- Church member Open Floor:
  - Thanked church members for their attendance and input.
  - Myron appreciates the church members who have reached out to express concerns regarding him and his wife. They do attend via YouTube, and it is a good way to keep up. He has an interest in the church body and financials and support the group.
- Parsonage
  - The packet included a summary of the Parsonage Sale/Repair discussion from Jonathan. This also included a financial outlook on these actions by Mark Moran. After review and discussion, it was concluded that we are not prepared to decide, as we still need more information and insights.
  - The following are discussion points: The objective is to determine the opportunity to a decrease of payment from \$5400/month to below \$3000/month. We may need to look at other alternatives and options. This does not reduce stress on finances as cash flow is a problem in general. Financial perspective regarding state of the market – is it a seller’s market and/or is the market shifting? In a few years we will have more equity in the home vs more payments behind us for the FLC. Do we have the means to meet \$20,000 for repairs? Giving has been good for the last 4 months,

giving does decrease during summer. Decision-making is tabled for now as need to continue gathering information. However, our Leadership team will need to decide and send a response to the Building & Grounds team on whether to pursue or not.

- Wesley CDC (Community Development Corporation)
  - Shannon Sheek is a member of the First Church Cohort and presented information regarding the Wesley CDC and their purpose. The aim of these groups is to work with community churches in rural areas to help with longevity and the use of space. Wesley CDC will help with a space analysis and recommendations for the use of our space in helping to increase use and income of those spaces. They have a special skill set in coordination of community, church and real estate. REIMAGINE/REPURPOSE/REDEVELOP are the goals of the program. We will need to invest \$3558 + approx.\$1,000 to have the analysis. They will look at our church and current use, measure our space, and then present their ideas and projections. Agree knowledge is power. There may be the possibility of district grants in the fall for entrepreneurial worship with a focus in line with this analysis and funding. Wesley CDC does not raise money for us. Intriguing. Caution suggested that unrelated church businesses may have IRS implications to check out.
  - Based on leadership members in attendance at the meeting, Jonathan will send an email with link of the presentation and discussion to all members of leadership team and request a motion and vote before the June 13<sup>th</sup> expiration of Letter of Engagement. (Letter of Engagement is in the monthly Packet)
  
- Community Connections: The Clothing Closet will be changing to summer hours for June and July. This will be advertised on Facebook and out marquee.
- June 13, 2025: Downtown after 5 - the men's Group plans to do Hamburgers and Hot Dogs
- Our Second Annual Ice Cream Churn Off will be July 4<sup>th</sup> before the Parade
- Fifth Sunday is June 29<sup>th</sup>: Potluck Sunday - Janet and Maureen have the program from the leadership team on that date. Align on topic for presentation.

Jonathan closed the meeting in Prayer & our next meeting is June 25, 2025.

## Summary of Parsonage Sale/ Repair discussion from Pastor Jonathan

Attached is a realtor's report on selling the parsonage. The realtor generated a seller's report, after looking at the previous appraisal he said he would recommend listing at \$500,000. You can see the costs associated with selling the parsonage on page 26 of the report. The previous appraisal listed the value at \$569,000, if that were the sale price estimated fees/tax/costs would be around \$30,000.

I sent Mark Moran the realtors report and asked him to look into the cost and potential of selling the parsonage and using the proceeds to pay off the FLC & for a down payment on a new parsonage. Here is what he found:

Good morning Jonathan. I have done some analysis based on the assumptions you have presented below.

There are approximately 8 years and 9 months remaining our a loan with the foundation for the FLC. The total interest we will pay for the remainder of the loan assuming a rate of 6.00% for the remaining term is approximately \$42,295.00 .

The current balance on the FLC loan as of the end of April was \$445,572. Approximately \$3,300 of our total payment of \$5,464.00 per month is going toward the principal of the loan. If we were to sell the parsonage for \$500,000 and net \$468,710 after selling cost we will only have \$23,138 to go toward a down payment for a new parsonage.

The foundation will finance 80% of the purchase price of a new parsonage. If we make the assumption that a new parsonage that meets our requirements that costs \$425,000 at 80% we would only be able to finance \$340,000. This will require a down payment of \$85,000. With what we would net from the sell of the current parsonage we would need to raise approximately \$62,000 in additional funds to met the down payment requirement. The foundation will finance a parsonage for a 15 year term. If we finance \$340,000 for 15 years at an estimated rate of 6% our monthly payment would be approximately \$2,870.00 per month. This would cut our monthly debt service almost in half but we still have the challenge of raising approximately \$62,000 to make all this work.

If you and the leadership team would like for me to make other calculations based on some other assumptions I would be happy to assist. Please let me know if you have questions regarding my calculations?

Thanks,  
Mark

Using Mark's calculations and bringing the selling price in line with the previous appraisal we would have \$93,290 remaining for a down payment on a new parsonage.

Building and grounds estimated parsonage repairs coming in around \$40,000 over the next 5-10 years.

\$20,000 Roof replacement

\$900 Secure loose siding

\$1600 Replace decking boards and back steps

\$3200 Paint back and front handrails and lattice

\$3100 Pressure Wash the House, \$10k HVAC replacement upstairs

<b>Current balances</b>	<b>6/15/2025</b>	<b>Available balance</b>
General	\$ 31,032.71	\$ 24,271.01
Improvements	\$ 54,419.70	
New Building	\$ 711.26	

**General Fund Payments - CURRENT WEEK**

MasterCard	\$ 2,985.83
Payroll	\$ 6,185.97
Paychex	\$ 138.69
Maria Pelagio	\$ 95.00
Anali Raya	\$ 240.00
Xochitl Garcia	\$ 100.00
Anna Bibee	\$ 100.00
NETworX Yadkin	\$ 720.05
Jonathan Gaylord	\$ 75.28
WNCC Treasurer	\$ 1,500.00
Salem Pest Solutions	\$ 135.00
Sharp	\$ 350.82
Postmaster	\$ 100.00
Bobbi Reavis	\$ 404.00
KB Mowing	\$ 325.00
James Williams & Co	\$ 152.65
Salem Pest Solutions	\$ 80.00
WesPath	\$ 500.00
	<b>\$ 14,188.29</b>

**IMPROVEMENTS Fund Payments - CURRENT WEEK**

**BUILDING Fund Payments - CURRENT WEEK**

**REMAINING/REOCCURRINGPAYMENTS**

**General Fund Payments**

**Improvements Payments**

no bills pending

**New Building Payments**

UMLF Loan payment \$ 5,464.86 1-Jul-25

**BALANCES AFTER PAYMENTS**

General	\$ 16,844.42	\$ 10,082.72	adjusted balance less dedicated funds
Improvements	\$ 54,419.70	\$ 7,370.88	adjusted balance less dedicated funds
New Building	\$ 711.26		

**GF Designated Funds**

Master Card (pending)	\$ 681.65
Bereavement Fund	\$ 137.65
Choir Fund	\$ 150.00
Clothing closet	\$ (22.69)
Facility Use Deposits	\$ (65.00)
Missions	\$ 512.25
Monday Night Men	\$ 203.62
NETworX USA	\$ (750.00)
NETworX Yadkin	\$ (200.06)
pass through*	\$ 1,268.33
Vanco Processing	\$ (19.92)
Youth	\$ 2,875.37
Payroll liabilities	\$ 1,990.50
	<b>\$ 6,761.70</b>

Loan balance from IF \$ (17,193.69)

**IF Designated Funds**

Connect Reserve	\$ 996.91
GF Reserves	\$ 35,500.00
Giggles	\$ 2,058.02
HVAC	\$ 1,037.00
Columbarium	\$ 3,270.88
Messy Church	\$ 702.00
Ragan Estate	\$ 1,402.30
Summer Fun	\$ 2,081.71
	<b>\$ 47,048.82</b>

**BUILDING FUND LOAN INFO**

Original loan 3/31/09	\$ 1,500,000.00
Refi 12/13/18	\$ 788,161.00
Current balance	\$ 439,098.51
Current rate	6.50%
Current payment	\$ 5,464.86

**Yadkinville United Methodist Church, Inc.**  
**Profit & Loss Budget vs. Actual**  
January through May 2025

	<u>Jan - May 25</u>	<u>Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>General Fund</b>			
Designated Apportionments	\$ 375.00	\$ 8,110.81	4.62%
Loose Plate	\$ -	\$ -	0.0%
Memorials	\$ 200.00	\$ 208.31	96.01%
Miscellaneous Income	\$ 87.70	\$ 625.00	14.03%
Missions Focus Income	\$ 3,044.00	\$ -	100.0%
Non-Pledged Income	\$ 22,102.25	\$ 27,683.31	79.84%
Nonrestricted Fund Raisers	\$ 1,908.00	\$ 4,166.69	45.79%
Pledged Income	\$ 68,225.75	\$ 42,377.50	161.0%
Rental of Facilities	\$ 3,550.00	\$ 1,666.69	213.0%
Sale of Outreach House	\$ 5,000.00	\$ 5,000.00	100.0%
<b>Total General Fund</b>	<u>\$ 104,492.70</u>	<u>\$ 89,838.31</u>	<u>116.31%</u>
<b>Total Income</b>	<u>\$ 104,492.70</u>	<u>\$ 89,838.31</u>	<u>116.31%</u>
<b>Gross Profit</b>	\$ 104,492.70	\$ 89,838.31	116.31%
<b>Expense</b>			
<b>Administrative Expense</b>			
Administrative Costs	\$ 210.00	\$ 1,041.69	20.16%
Computer Software - monthly	\$ 317.17	\$ 300.00	105.72%
Copier Lease	\$ 2,378.60	\$ 2,291.69	103.79%
Office Equipment & Mtc	\$ 203.79	\$ 416.69	48.91%
Office Supplies	\$ 808.67	\$ 750.00	107.82%
Payroll Service	\$ 856.23	\$ 666.69	128.43%
Postage	\$ 342.34	\$ 541.69	63.2%
Vanco Processing Fees	\$ 763.41	\$ 833.31	91.61%
Website Maintenance	\$ 195.00	\$ 200.00	97.5%
<b>Total Administrative Expense</b>	<u>\$ 6,075.21</u>	<u>\$ 7,041.76</u>	<u>86.27%</u>
<b>Annual Conference Delegates</b>	\$ -	\$ 166.69	0.0%
<b>Apportionments</b>			
Conference Apportionments	\$ 2,268.50	\$ 6,858.75	33.08%
Yadkin Valley District	\$ 1,231.50	\$ 1,252.06	98.36%
<b>Total Apportionments</b>	<u>\$ 3,500.00</u>	<u>\$ 8,110.81</u>	<u>43.15%</u>
<b>Buildings &amp; Grounds</b>			
Church Building & Maintenance	\$ 5,534.67	\$ 416.69	1,328.25%
Custodian Supplies	\$ 555.92	\$ 541.69	102.63%
Electricity	\$ 9,338.51	\$ 7,916.69	117.96%
Gas / Propane	\$ 2,929.29	\$ 1,500.00	195.29%
Mowing / Leaves	\$ 425.00	\$ 833.31	51.0%
Parsonage - Maintenance	\$ 335.25	\$ 625.00	53.64%
Pest Control	\$ 540.00	\$ 958.31	56.35%
Property Insurance	\$ 3,937.50	\$ 7,187.50	54.78%
Security System/Fire Alarm	\$ 659.40	\$ 291.69	226.06%
Telephone, Fax, Internet	\$ 726.15	\$ 833.31	87.14%
Trash Removal / Dumpster	\$ 536.12	\$ 583.31	91.91%
Van Insurance	\$ 523.00	\$ 166.69	313.76%
Van Maintenance	\$ 46.81	\$ 208.31	22.47%
Water & Sewer	\$ 282.23	\$ 541.69	52.1%
<b>Total Buildings &amp; Grounds</b>	<u>\$ 26,369.85</u>	<u>\$ 22,604.19</u>	<u>116.66%</u>
<b>Children Ministry</b>			
Children's Ministry	\$ -	\$ 333.31	0.0%
Vacation Bible School	\$ -	\$ -	0.0%
<b>Total Children Ministry</b>	<u>\$ -</u>	<u>\$ 333.31</u>	<u>0.0%</u>
<b>Discretionary Expense</b>	\$ 1,502.02	\$ 833.31	180.25%
<b>Education</b>			
Literature / Curriculum	\$ 4.99	\$ 41.69	11.97%
<b>Total Education</b>	<u>\$ 4.99</u>	<u>\$ 41.69</u>	<u>11.97%</u>
<b>Evangelism</b>			
Evangelism - Other	\$ -	\$ 41.69	0.0%
Upper Rooms	\$ 163.32	\$ 218.75	74.66%
<b>Total Evangelism</b>	<u>\$ 163.32</u>	<u>\$ 260.44</u>	<u>62.71%</u>
<b>Higher Educ. &amp; Campus Ministry</b>			
Graduation Gifts	\$ -	\$ 166.69	0.0%
<b>Total Higher Educ. &amp; Campus Ministry</b>	<u>\$ -</u>	<u>\$ 166.69</u>	<u>0.0%</u>
<b>Miscellaneous Expense</b>			
Misc expenses	\$ 142.99	\$ 208.31	68.64%
Miscellaneous Expense - Other	\$ 30.00	\$ -	-
<b>Total Miscellaneous Expense</b>	<u>\$ 172.99</u>	<u>\$ 208.31</u>	<u>83.05%</u>
<b>Missions Committee</b>			
Missions Budget	\$ -	\$ 1,666.69	0.0%

**Yadkinville United Methodist Church, Inc.**  
**Profit & Loss Budget vs. Actual**  
January through May 2025

	<u>Jan - May 25</u>	<u>Budget</u>	<u>% of Budget</u>
Missions Focuses	\$ 3,044.00	\$ -	100.0%
<b>Total Missions Committee</b>	<b>\$ 3,044.00</b>	<b>\$ 1,666.69</b>	<b>182.64%</b>
<b>Pastor Salary</b>			
Pastor - Annual Conference	\$ 504.40	\$ 333.31	151.33%
Pastor - Continuing Ed	\$ 16.62	\$ 291.69	5.7%
Pastor - Health Benefits	\$ 6,759.15	\$ 6,759.19	100.0%
Pastor - Pension	\$ 2,814.60	\$ 2,814.56	100.0%
Pastor - Salary	\$ 24,999.60	\$ 24,999.56	100.0%
Pastor - Travel Reimbursement	\$ 2.00	\$ 208.31	0.96%
<b>Total Pastor Salary</b>	<b>\$ 35,096.37</b>	<b>\$ 35,406.62</b>	<b>99.12%</b>
<b>Staff Related Expenses</b>			
FICA	\$ 1,290.85	\$ 1,500.00	86.06%
Workers Compensation	\$ 181.75	\$ 458.31	39.66%
<b>Total Staff Related Expenses</b>	<b>\$ 1,472.60</b>	<b>\$ 1,958.31</b>	<b>75.2%</b>
<b>Staff Salaries</b>			
<b>Total Staff Salaries</b>	<b>\$ 21,618.20</b>	<b>\$ 21,651.40</b>	<b>99.85%</b>
<b>Worship</b>			
Chancel Supplies	\$ 68.50	\$ 41.69	164.31%
Eleven AM Service	\$ 79.20	\$ 83.31	95.07%
Flowers	\$ 144.55	\$ 83.31	173.51%
Pulpit Supply	\$ -	\$ 166.69	0.0%
<b>Total Worship</b>	<b>\$ 292.25</b>	<b>\$ 375.00</b>	<b>77.93%</b>
<b>Worship Music</b>			
CCLI License	\$ 651.00	\$ 500.00	130.2%
Chancel Choir	\$ -	\$ 62.50	0.0%
Piano / Organ Tuning	\$ 761.38	\$ 416.69	182.72%
Supply Organist	\$ 300.00	\$ 500.00	60.0%
<b>Total Worship Music</b>	<b>\$ 1,712.38</b>	<b>\$ 1,479.19</b>	<b>115.77%</b>
<b>Youth Ministry</b>			
Youth Regular Events	\$ -	\$ 208.31	0.0%
<b>Total Youth Ministry</b>	<b>\$ -</b>	<b>\$ 208.31</b>	<b>0.0%</b>
<b>Total Expense</b>	<b>\$ 101,024.18</b>	<b>\$ 102,512.72</b>	<b>98.55%</b>
<b>Net Ordinary Income</b>	<b>\$ 3,468.52</b>	<b>\$ (12,674.41)</b>	<b>-27.37%</b>
<b>Net Income</b>	<b>\$ 3,468.52</b>	<b>\$ (12,674.41)</b>	<b>-27.37%</b>