

Annual Impact Report

Your Financial Resources Team




Table of Contents

Explore the Highlights
and Stories Within



Introduction



Executive Summary

Overview of Business Finances
Financial Goals & Objectives
Key Financial Highlights



Church Loan Fund

Financial Summary
Loan Map
Church Spotlights



United Insurance Solutions

Financial Summary
Portfolio Overview
News & Updates



United Pentecostal Foundation

Financial Summary
Donor Spotlights
News & Updates



Looking Forward

Foundation CRM
Insurance Enrollments & Portal Expansion
Loan Process Streamlining



Closing Remarks

Getting to know us



Our Mission

The mission of The Stewardship Group is to serve UPCI churches, ministries, and members by providing financial solutions that empower biblical stewardship principles. TSG fulfills this mission with products and services offered through the United Pentecostal Church Loan Fund, United Pentecostal Foundation, United Insurance Solutions, Inc., and United Pentecostal Properties, LLC.

Vision & Values

VISION

The vision of The Stewardship Group is to see UPCI churches, ministries, and members thrive financially utilizing our products and services.

VALUES

Integrity – Stewardship – Service

The Stewardship Group exists to serve those who serve others. We are a family of organizations united by a shared commitment to wise stewardship, long-term sustainability, and Kingdom-focused impact. Our work is rooted in the belief that faithful management of resources—financial, relational, and spiritual—creates stability today and opportunity for generations to come.

Through our companies, we come alongside churches, ministries, and individuals at every stage of their journey. Whether providing access to capital, protecting assets, equipping leaders with practical resources, or facilitating generous giving, our goal is simple: to strengthen the mission and extend the reach of those we serve.

Together, The Stewardship Group, the Church Loan Fund, United Insurance Solutions, and the United Pentecostal Foundation form a comprehensive ecosystem of support. While each company has a distinct role, we operate with one purpose—to walk alongside our stakeholders with integrity, expertise, and care, helping transform faithful stewardship into lasting impact.

Executive Summary

The Stewardship Group (TSG), a department of the United Pentecostal Church, International (UPCI), offers financial services to churches, ministries, and members of the UPCI through its management of the United Pentecostal Church Loan Fund, United Pentecostal Foundation, United Insurance Solutions, Inc., and United Pentecostal Properties, LLC. TSG is led by Rick Lovall, Director, and Cole Romey, Vice President of Operations and Finance.

The Stewardship Advisory Council provides operational oversight, financial guidance, and vision planning. Members are Ken Gurley, Lincoln Graham, Jr., Matthew Johnson, Galen Walters, and Rick Lovall as chairman.

Financial Goals & Objectives

Allocations to support Missions, Education, and Humanitarian efforts are made possible through revenue and donations generated by the companies managed by the Group.

Key Financial Highlights

01

FY25 Allocations Funded

\$392,000 was allocated from TSG revenue to key ministries and efforts. This included Urshan scholarships, Widows Ministry, Music Ministry, WNOP, and more.

02

Margaret Durr Endowment

Establishment of the Margaret Durr Endowment and Foundation experiencing an increase of \$2,393,045 (26%) over 2024.

03

Stewardship Connect Resources

Several new Stewardship Connect resources were successfully launched for members, administrators, and ministers.



Overview of Business Finances

Under **The Stewardship Group's** management, revenue and net assets continue to grow across all of the managed entities including: (1) UPP, LLC, (2) UPCLF, Inc., (3) UPF, and (4) UIIS, Inc. To meet the increasing needs of the UPCI movement across North America and the world, each entity has made strategic investments in personnel and technology as well as engaged in partnerships with other ministries and third-party vendors.

These investments allow The Stewardship Group to give the necessary products and services that UPCI ministers, pastors, churches, and endorsed ministries require. And while The Stewardship Group has made these significant investments, the Group has carefully balanced short-term profitability with long-term goals in order to continue giving to the UPCI's missions while also remaining competitive with the open market.

United Pentecostal Church Development Fund

Financial Summary

\$123 Million
in managed assets

31 Loans
closed this year

\$32 Million
in new investments

\$88.7 Million
in total loans

The United Pentecostal Church Development Fund, Inc. (Loan Fund) experienced remarkable growth and change in 2025. In 2025, the Loan Fund's investment certificates had net growth of \$19.3 million with \$32.5 million in new investments with a total of \$115 million in investment certificates. When compared to peers or other financial institutions, the Loan Fund provides highly competitive rates of return on investment certificates.

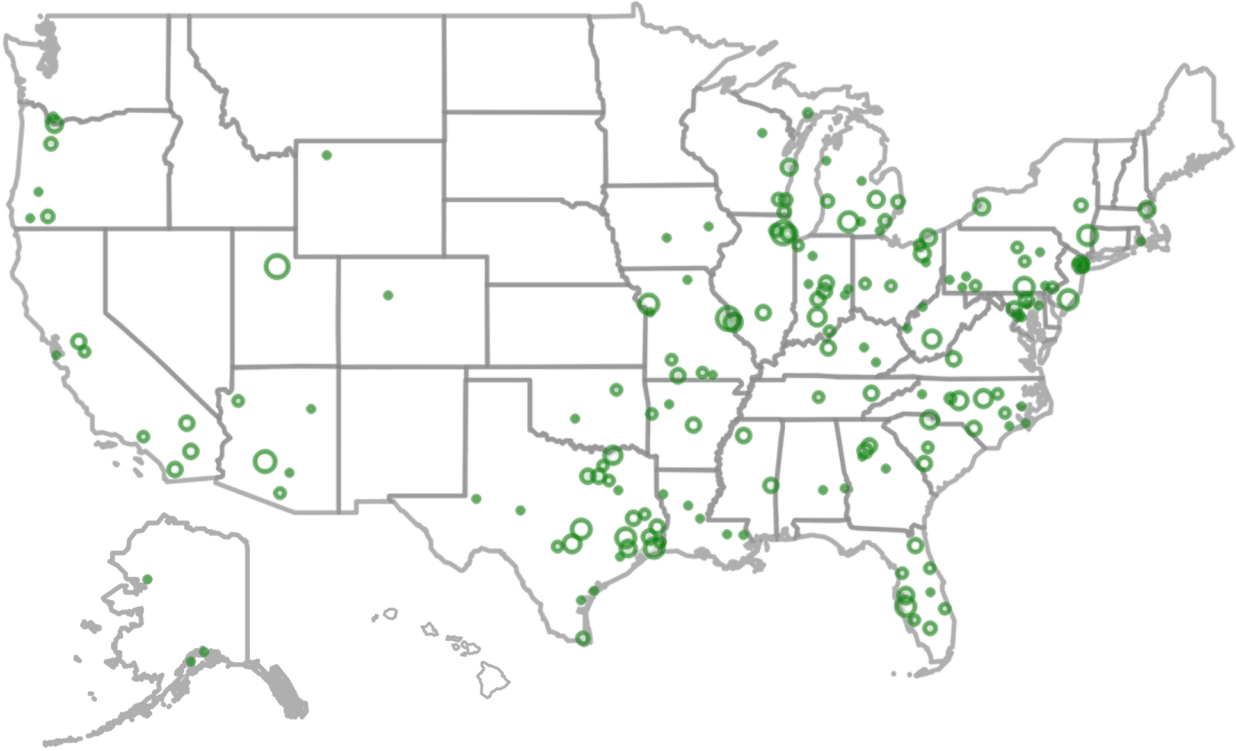
From this robust investor base, Loan Fund had significant funds ready to meet the opportunities and challenges presented to the United Pentecostal Church International churches, missions, and members. As of January 1st, the Loan Fund served 191 borrowers with 217 loans, and by December 31st, the Loan Fund financed 199 borrowers with 224 loans, representing 4.2% growth in churches or missions funded. Overall the Loan Fund extended credit to 31 new loans with commitment amounts of \$15.87 million in 2025. The Loan Fund had 164 new investors open investment accounts in 2025. On December 31st, the Loan Fund served 632 investors holding 1,100 different investment accounts.

Overall, the Loan Fund consists of \$123 million in total assets provided primarily by members, ministers, and churches of the United Pentecostal Church International (UPCI).

The Stewardship Department of the UPCI manages these assets for the purpose of providing access to financing for wide-ranging ministries across the United States, including, education facilities, sanctuaries, parsonages, and aircraft. To do this efficiently and effectively, the Loan Fund invests in strategic technology and talent and has been a leader among its peer Church Extension Funds in its early adoption of technology while simultaneously controlling costs and overhead. With the strong support of its members, ministers, and churches, the Loan Fund is poised to better assist the UPCI in spreading the Gospel message.

Impact Across the Nation

Loans Making a Difference



Savoy UPC

Savoy, TX

Pastor Eades came to the Church Loan Fund because he needed room to accommodate the growth the Church was seeing in North Texas. The Savoy UPC project has only been completed for a few months, but with Jesus as their cornerstone, and the Church Loan Fund helping them count the cost, they have already seen tremendous growth.

In less than a year since the completion of the building, Savoy UPC has already grown by 25%. With this new space they are in a great position to continue this growth in the future.



Harvest Apostolic Church

Williamstown, KY

For thirteen years, Harvest Apostolic Church faithfully worshiped in a purchased building, while carrying a vision for a Church In A Day facility. That vision moved forward when the church purchased land and entered the CIAD process.

Just before breaking ground, the Church Loan Fund identified a nearby church property that was larger and better suited for growth. With the Loan Fund's support, the church was able to act quickly and enter into contract within days. They closed on the property three months later. Today, Harvest Apostolic Church owns a fully established facility on more than six acres, positioned for continued ministry expansion.



Refuge Church

Independence, MO

In 2019, Refuge Church ran out of space. They partnered with the United Pentecostal Church Loan Fund, receiving guidance that helped them pivot when the COVID-19 pandemic disrupted construction plans.

Through this partnership, the church purchased a 16,000-square-foot facility on 19 acres and later secured a renovation loan to prepare the space for services. Since moving in August 2024, attendance has grown from about 160 to over 300, the church has expanded to two services, nearly 50 people have been baptized, almost 30 have received the Holy Ghost, and more than 40 Bible studies are currently active.



New Life Apostolic Church

Cedar Hill, TX

New Life Apostolic Church reached their building's limits when they grew to nearly 75 people. Rising property prices made relocation seem impossible, leaving the church waiting on God's timing despite years of prayer and preparation.

In 2022, an opportunity arose to purchase a larger property with over 10 acres of land. The church partnered with the Loan Fund for support. Through the process, the church was able to purchase a 6,500-square-foot facility and sell its former building for \$600,000, resulting in a remaining balance of \$340,000. This move created immediate room for growth and positioned the church for future expansion.



Grace Church

Lumberton, NC

When Pastor Thomas Scott saw the need for Grace Church to expand, he developed a plan. Architects made drawings, contractors were hired, and for the funding of the project, Pastor Scott contacted the Church Loan Fund. With good record keeping, and a track record of saving and responsible spending, Pastor Scott and the Loan Fund worked together to finance the project. The cost was counted and a budget created, and with the Loan Fund at their side Grace Church was able to complete their new building and grow the Kingdom in North Carolina.

The project at Grace Church has only been completed for a couple of years, but already Pastor Scott has seen the hand of God at work. Church attendance has grown by 40%.



Apostolic Revival Center

Marion Station, MD

In May 2024, Apostolic Revival Center began the process of refinancing its current worship facility. The building's age and extensive repair needs made it appear that assistance from the Church Loan Fund might not be possible. Over several months, the Church Loan Fund worked closely with the church to explore viable solutions.

In November 2024, the Church Loan Fund presented a new path forward—relocating to a new facility. The new space would fit within their budget, while positioning them for growth and community impact within the city. Once the purchase agreement was signed, the Church Loan Fund finalized the loan, closing in under 60 days. Their loan was completed in January 2025. Today, Apostolic Revival Center is thriving in its new location.



Refuge City Church

Cedar Rapids, IA

Refuge City Church faced trial after trial. From COVID closures, financial strains, storm damage, and church relocations, their congregation was left praying for stability. Brother Aaron Amundson was elected pastor in January. He received an eviction notice a few weeks later, with only 30 days to get out.

The Amundson's brought their need before the Lord, and God intervened with an extension through June 30. A downtown facility became available. With support from the Church Loan Fund, financial provision, and a \$55,000 price reduction, the church closed on their new building just two weeks before the deadline. Through every challenge, revival has continued with five baptized in Jesus' name and six filled with the Holy Ghost just over the summer.

United Insurance Solutions Inc.

Financial Summary

1,502

clients served

2,134

total policies

\$63.25 Million

total coverage in force

58

states and provinces

256

new clients

2.5 days

average claim time

2025 was a fantastic year for **United Insurance Solutions, Inc (UISI)**.

UISI completed the fiscal year in the black and realized a net management fee of over a half of a million dollars to the UPCI. Because of this, UISI was able to partner with TSG to provide funding for other ministries.

This year at UISI:

- Increased the number of participants in our Worksite Benefits program by 38%.
- Created an insurance portal for all ministers
- Launched a dental and vision program for U.S. based ministers and exceeded enrollment projections by 45.6%
- Increased opt-in marketing database from 1,184 to 2,278 subscribers. This represents a 92.4% increase.

In addition, David Hairford was added to the UISI Board to continue to build a strong governance structure for future growth. We successfully negotiated a rate pass on the employee medical plan and secured an enhanced wellness credit during the most challenging renewal cycle in more than a decade.

Our Insurance Portfolio

Protecting You, Supporting Ministry

Dental Insurance

With MetLife Dental Insurance, you can reduce your out-of-pocket expenses and maintain your smile with preventive care

Critical Illness Insurance

A supplemental insurance that provides a lump sum cash benefit if a policyholder is diagnosed with a covered condition. The benefit helps pay for out-of-pocket medical costs, living expenses, and other costs associated with a covered illness

Senior Medical Insurance

Voluntary Group Senior Medical plan is an add-on benefit to traditional Medicare that extends your medical coverage. Voluntary Group Senior Medical Plan helps to fill in the gaps where your existing Medicare plan falls short

Universal Life Insurance

Universal life insurance is a type of permanent life insurance that builds cash value and can cover you for the duration of your life. The long-term care rider allows you to receive a portion of the death benefit when certain conditions are met

Vision Insurance

With MetLife, through low to no copays, you can save up to 60% on vision wear and services

Accidental Death and Dismemberment

Accidental death and dismemberment insurance is a type of insurance that pays out a lump sum of benefits when the insured is in a covered accident-causing death or qualified injury

Term Life Insurance

Every credentialed minister residing in the U.S. and Canada is provided a \$10,000 group term life insurance policy as part of their benefits. This coverage is included in the minister's licensure dues. Supplemental coverage is available up to \$250,000

Accident Insurance

Accident insurance offers you a payout when an injury occurs on or off the job to help cover the cost of recovery and medical fees. The plan will offer a lump sum benefit for any covered accident varying by injury

A Benefits Portal That Benefits You

More benefits.
More convenient.

metlife.benselect.com/UPCI



Enroll Today



United Pentecostal Foundation

Financial Summary

\$12.76 Million
in managed assets

39.3%
growth in assets

United Pentecostal Foundation (UPF) experienced exceptional growth in 2025, with assets under management increasing from \$9.16M to \$12.76M—a 39.3% expansion driven largely by a transformational gift thanks to strategic relationship-building. The Margaret Durr Estate legacy resulted in expected gifts of \$1.3 million from charitable gift annuities and certificates of deposit. Five new endowment funds were unexpectedly funded totaling \$180,000 from the Durr estate. This gift—cultivated nearly two decades ago—demonstrates the long-term value of relational ministry, a principle that continues to guide UPF's work.

The year also brought meaningful recognition with the dedication of the Urshan Campus administration building in honor of Jack and Margaret Durr – another example of the importance of relational ministry. Our Foundation administrator, Kelly Middleton, was promoted to Foundation Director and became a Certified Nonprofit Professional through the Nonprofit Leadership Alliance, a national coalition established in 1948 to strengthen the social sector workforce. This professional development has enhanced Kelly's understanding of the nonprofit sector's

\$180,000
in new endowments

best practices and will strengthen UPF's capacity for strategic planning and organizational advancement.

Looking ahead to 2026, United Pentecostal Foundation is implementing infrastructure changes. UPF is moving forward with its first client relations management system and a new gift planning software, with an updated appearance and more user-friendly platform.

Despite challenges and changes, the Foundation's core mission remains strong, with its lion's share of support in 143 total funds (including 63 endowments and 58 scholarships) and a growing network of ministry relationships cultivated through speaking engagements and personal connections that will continue to bear fruit in the years ahead.

Foundation Spotlights



Left: Datha Hopkins at the dedication ceremony for the Urshan University Administration Building in honor of her aunt and uncle, Margaret and Jack Durr. Center: The new sign above the main entrance of the Durr Administration Building. Right: Stephen Drury, founder of the UPF, and Datha Hopkins standing beside the memorial plaque inside the Durr Administration Building.

The Durr Legacy

The mission of the United Pentecostal Foundation is to see lives reach their giving potential. The Durr legacy culminated in a significant milestone at Urshan University: the dedication of the Administration Building in honor of Margaret and Jack Durr. This tribute recognizes not only the Durrs' generous donation but also the profound and lasting impact their investment has made—and continues to make—on Apostolic higher education.


Through the United Pentecostal Foundation, the Durrs were equipped to respond to the call of Kingdom stewardship in a way that has tangibly advanced Urshan's mission. Their faith-filled giving is already shaping the lives of students and will continue to do so for generations to come.

We were privileged to join the Durr family, friends, and the Urshan Board of Directors for this special occasion. It was a meaningful time of gratitude and reflection, a celebration of legacy, and a renewed commitment to the vision the Durrs brought to life. We remain deeply thankful for the opportunity to support partners like the Durrs, whose generosity makes transformational ministry and education possible.

The Charis Endowment

The Charis Endowment was created to support women who are survivors of domestic abuse by providing access to education as a path forward. The endowment was created by a student of Urshan University in honor of a loved one lost to domestic abuse and is held by the United Pentecostal Foundation. It aligns with our mission and biblical view of stewardship; to use the resources God has entrusted His people to bless others and advance the Kingdom of God.

Supporting this endowment allows donors to make a significant and lasting impact by helping provide education and hope to women seeking a new beginning, turning a traumatic circumstance into a story of restoration and opportunity.



**ENCOURAGE
EDUCATE
EMPOWER**

CHARIS
ENDOWMENT

Other Initiatives

LifeSprings VENTURES

The mission of LifeSprings is to assist Apostolic entrepreneurs in acquiring profitable businesses and funding for new or underfunded ventures. To ensure the sustainability of this mission, the LifeSprings Advisory Board was established in 2025 with founding members: Randy Fluitt, Stephen Drury, Phillip Hampton, John Darby, Eugene Butler, Ryan O'Neil, Gregory Steele, and Rick Lovall. Members Fluitt, Drury, and Hampton serve as the Trustees of the LifeSprings Trust which oversees the mission. The Advisory Board, along with the United Pentecostal Foundation Board, will be responsible for nominating new Trustees in the event of an open position.

The Advisory Board also established two endowments with the United Pentecostal Foundation: a managed endowment that will support on-going projects and initiatives that align with the mission of The Stewardship Group (ie. Missions, Education, Humanitarian), as well as a permanent endowment that will provide long-term support of UPCI and Stewardship operations.

SeedSprings

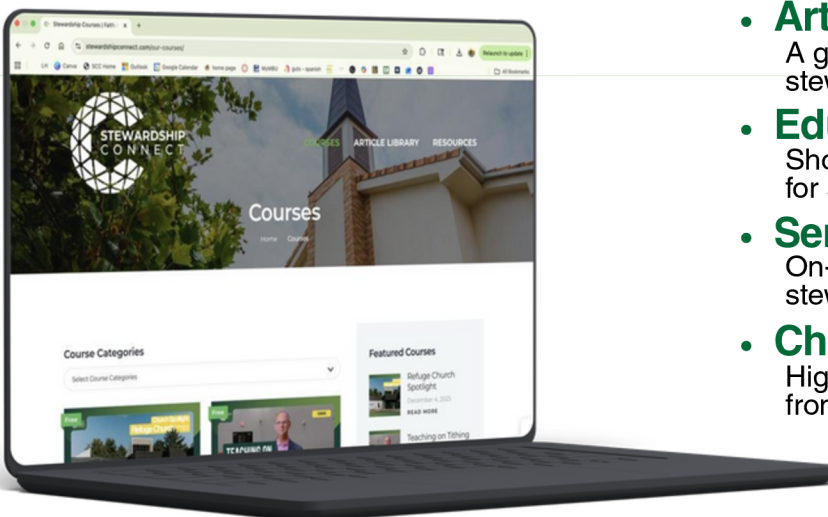
What began as a \$17,000 goal to fund two clean-water wells in Africa became an extraordinary moment of generosity in 2025. At the West Virginia Men's Conference, attendees responded with overwhelming support—pledging more than \$40,000 to SeedSprings. This outpouring of giving not only fully funded the original wells but also allowed SeedSprings to significantly expand its reach, bringing the gift of clean, life-sustaining water to even more communities than planned.

Stewardship Connect Your Stewardship Resource Center

StewardshipConnect.com

New Features Available

- **Article Archive**
A growing library of biblical stewardship insights.
- **Educate in 8**
Short, practical training videos for stewarding your finances.
- **Seminars**
On-demand teaching from stewardship experts.
- **Church Spotlights**
Highlighting impactful stories from churches across the UPCI.



Looking Forward



In the coming year, the Foundation will launch a new donor relationship management system through Bloomerang—an important step in strengthening how we serve and steward our supporters. This enhanced CRM will provide improved infrastructure, clearer insights, and more responsive communication, allowing us to better understand donor engagement and deepen relationships. With these tools in place, we are positioning the Foundation for greater efficiency, transparency, and long-term impact in the years ahead.

Insurance Enrollments & Portal Expansion

In 2026, UIFI will continue investing in accessibility and meaningful service for our ministers. Our spring open enrollment will feature a wider range of insurance products, supported by stronger and more engaging communication to help ministers make informed decisions with confidence.

We are also working to bring more of our insurance products onto the new insurance portal, giving ministers a simpler, more unified way to view and manage their plans. In addition, we will host focus groups in the spring to hear directly from our members. Their input will help shape our products, marketing efforts, and long-term strategy, ensuring we continue to serve with excellence and responsiveness.



In our ongoing mission to **better serve** pastors and churches across our fellowship, we began exploring ways to modernize our lending process - reducing turnaround times, streamlining workflow, and creating a more intuitive experience for our borrowers. After a thorough search, one name rose to the top: **Abrigo**.

From our earliest conversations, it was clear that Abrigo **shared our vision** for excellence and innovation. Their Sageworks Loan Origination System (LOS) not only met our operational needs but aligned perfectly with our purpose-driven approach to serving UPCI churches. Through this collaboration, we've also introduced Abrigo to the unique world of Church Extension Funds (CEFs) - a partnership that has proven mutually inspiring and beneficial.

Since signing with Abrigo in September, our team has been deep in the implementation phase - customizing the Sageworks platform to reflect our internal processes and the specialized needs of our ministry clients.

The benefits of this technology will be **transformative**. The new borrower portal will allow pastors and churches to securely upload documents, track real-time updates on loan status, and complete applications online with ease. Integrating Abrigo into our daily systems means faster communication, enhanced transparency, and a dramatically improved borrower experience.

Today, our average time from application to closing is 51 days - but with Abrigo, we project that will drop to just **45 days**. To put that in perspective, this represents a massive leap forward from where we were two years ago and underscores our commitment to continuous improvement.

Looking ahead, the Abrigo partnership positions us for sustainable growth, smarter lending, and strong relationship with the churches we serve. It's not just new software - it's a cornerstone in our mission to building the Kingdom more efficiently, faithfully, and effectively than ever before.

Closing Remarks

Growth is a fulfillment of processes. One cannot simply dream about, or even talk about growth, without doing the hard work of implementing processes that facilitate growth. I am so proud of our team and governing boards for every effort they have made to review and re-write policies and procedures that better position us for the future. We are committed to doing whatever it takes to ensure the long-term success of every entity we manage because the success of The Stewardship Group is really the success of everyone we serve.

Thank you for taking the time to read about the churches we have loaned money to, the investments we manage, the new endowments of the Foundation, the insurance programs we have launched, and even the software programs we have implemented. Each story tells a bigger story... we are growing to serve you better.

2026 is shaping up to be another year of growth. Loan demand is high. Interest in legacy giving plans is increasing. Expectations for bigger and better things are at an all-time high. We ask you to pray with us and for us that God would continue to give us wisdom and know-how as we serve Him and each of you. The kingdom deserves our very best effort.

Rick Lovall, President



The Stewardship Group

636-229-7900
36 Research Park Court
Weldon Spring, MO 63304
help@upcstewardship.org



Commit your way to the LORD,
Trust also in Him,
And He shall bring it to pass.

