



## Unity Board of Trustees Quarterly Townhall Hall Notes January – June 2024

The Board of Trustees is committed to having Townhall Meetings every quarter to keep everyone informed of our financial status and plans for the future.



Since we are having the 90<sup>th</sup> anniversary celebration this month, the board is providing a written update.

As always, if you have any questions, suggestions or general comments, you can talk to your **Ombudsperson Danielle McMahon** Text 517 712.6605.

*If she doesn't have the answer, she will connect you with the person who does.*

We begin our Report by celebrating our tremendous community. We are definitely better together as we co-create a future that will make a difference, not only in our lives, but in the lives of our community as a whole. Reflections of that love and commitment are everywhere on our Unity campus.

Thank you. Thank you. And bless you.

### The Board Welcomes Two New Members



The Board of Trustees appointed Janet Cortright (left) and Donnette Pinkerton (right) to two open seats on the Board.

Janet and Donnette bring wonderful spiritual consciousness as well as skills and commitment to your board. They will serve as Trustees until our next Annual Membership Meeting, March 9<sup>th</sup>, 2025. At that time, they have the option of being nominated for a seat and the membership will vote for the 2025 board. Their first board meeting will be Sunday, July 28<sup>th</sup>.



Our bylaws state we can have a board of 5 -7 members. With the addition of Janet and Donnette, we will have a 7-member Board. We have been operating with a 6-member board this year. One seat became open when Teresa Mulford stepped down from the board due to personal reasons. And we are so grateful for her board service. The other seat was an open seat.

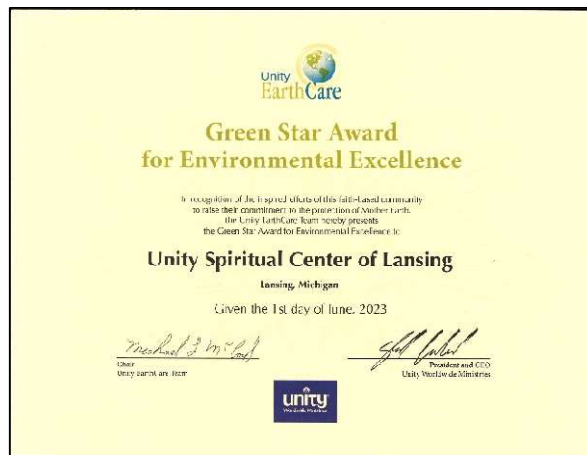
USCL's Board of Trustees: President Chrissie Shearer, VP Jeff Benoit, Secretary Jill Dening, Treasurer Jane Cloos, Lucille Olson, Donette Pinkerton, Janet Cortwright.

### Ecology Awards

Unity Spiritual Center of Lansing is a Unity Earthcare congregation. This year, we were given the Green Star Award for completing three major ecological activities.



We also received the 2023 "Business Clean Energy Program" plaque from Consumers Energy.



We are so grateful. We are abundantly blessed and continue to share our blessings.



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### Treasurer’s Update

#### 2024 FINANCIAL SUMMARY

| <u>Month</u>        | <u>Income</u> | <u>Expenses</u> | <u>Total</u>   |
|---------------------|---------------|-----------------|----------------|
| Jan-Jun Actual      | 87,034        | 89,964          | (2,930)        |
| Budget              | <u>86,598</u> | <u>91,206</u>   | <u>(4,608)</u> |
| Over/(Under) Budget | 436           | (1,242)         | (1,677)        |

Hello all! Here is a summary of our income & expenses for the first half of 2024. And it's great news!

As you will see, we have a year-to-date deficit of \$1,242, which is 36% better than budgeted. Although we did approve a budget deficit, I'm elated that we are doing so much better than our projections.

As always, if you have any questions or comments, feel free to contact me at [j\\_cloos@yahoo.com](mailto:j_cloos@yahoo.com) or through [unitylansingoffice@gmail.com](mailto:unitylansingoffice@gmail.com). My goal is complete transparency.

Wishing you all a Happy Summer. Kindest regards ~Jane Cloos, Treasurer



### UNITY SPIRITUAL CENTER OF LANSING

#### Budget vs. Actual P&L

January - June, 2024

|                                      | TOTAL               |                      |                     |                  |
|--------------------------------------|---------------------|----------------------|---------------------|------------------|
|                                      | ACTUAL              | BUDGET               | OVER BUDGET         | % OF BUDGET      |
| Revenue                              |                     |                      |                     |                  |
| 4000 General Fund Income             | 74,836.18           | 79,523.52            | -4,687.34           | 94.11 %          |
| 4000A Bank Interest Income           | 712.38              | 550.02               | 162.36              | 129.52 %         |
| 4050 USCL Classes, Wksp, Seminar     | 1,767.50            | 1,999.98             | -232.48             | 88.38 %          |
| 4060 Facility Use Income             | 7,299.44            | 2,625.00             | 4,674.44            | 278.07 %         |
| 4400 In-Kind Donations               | 2,319.53            | 1,999.98             | 319.55              | 115.98 %         |
| 4500 Restricted Fund Income          | 10.00               |                      | 10.00               |                  |
| 4600 Bookstore Sales                 | 134.00              |                      | 134.00              |                  |
| <b>Total Revenue</b>                 | <b>\$87,079.03</b>  | <b>\$86,698.50</b>   | <b>\$380.53</b>     | <b>100.44 %</b>  |
| Cost of Goods Sold                   |                     |                      |                     |                  |
| 4150 Bookstore Purchases             | 44.72               | 100.02               | -55.30              | 44.71 %          |
| <b>Total Cost of Goods Sold</b>      | <b>\$44.72</b>      | <b>\$100.02</b>      | <b>\$ -55.30</b>    | <b>44.71 %</b>   |
| <b>GROSS PROFIT</b>                  | <b>\$87,034.31</b>  | <b>\$86,598.48</b>   | <b>\$435.83</b>     | <b>100.50 %</b>  |
| Expenditures                         |                     |                      |                     |                  |
| 6200 2395 Washington Rd              | 14,224.14           | 15,597.23            | -1,373.09           | 91.20 %          |
| 66000 Payroll Expenses               | 0.00                |                      | 0.00                |                  |
| 7000 Ministry Operating Expenses     | 50,353.28           | 49,692.83            | 660.45              | 101.33 %         |
| 7800 Tithe Expenses                  | 8,607.43            | 8,660.04             | -52.61              | 99.39 %          |
| 8000 Mission Fulfillment/TeamExpense | 16,779.64           | 17,255.96            | -476.32             | 97.24 %          |
| <b>Total Expenditures</b>            | <b>\$89,964.49</b>  | <b>\$91,206.06</b>   | <b>\$ -1,241.57</b> | <b>98.64 %</b>   |
| <b>NET OPERATING REVENUE</b>         | <b>\$ -2,930.18</b> | <b>\$ -4,607.58</b>  | <b>\$1,677.40</b>   | <b>63.59 %</b>   |
| Other Revenue                        |                     |                      |                     |                  |
| 9515 Extraordinary Gifts             | 156,157.37          |                      | 156,157.37          |                  |
| <b>Total Other Revenue</b>           | <b>\$156,157.37</b> | <b>\$0.00</b>        | <b>\$156,157.37</b> | <b>0.00%</b>     |
| Other Expenditures                   |                     |                      |                     |                  |
| 9050 Chisholm Hills Property         | 18,957.32           | 22,060.07            | -3,102.75           | 85.93 %          |
| <b>Total Other Expenditures</b>      | <b>\$18,957.32</b>  | <b>\$22,060.07</b>   | <b>\$ -3,102.75</b> | <b>85.93 %</b>   |
| <b>NET OTHER REVENUE</b>             | <b>\$137,200.05</b> | <b>\$ -22,060.07</b> | <b>\$159,260.12</b> | <b>-621.94 %</b> |
| <b>NET REVENUE</b>                   | <b>\$134,269.87</b> | <b>\$ -26,667.65</b> | <b>\$160,937.52</b> | <b>-503.49 %</b> |

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*Some exceptional notes for the 1<sup>st</sup> half of 2024*

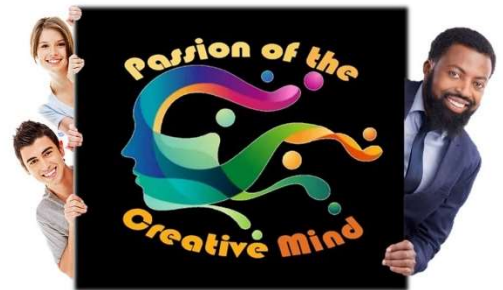
Thanks to our generous donors of time, talent and treasure. We are doing better than budget



A big thanks to Jeff Benoit and our Events staff for excellent bookings, Jerry Podany and the Facilities team for keeping building costs down and the efficacy of all of us working together for the greatest good for our spiritual community. The number of volunteer hours is not tracked, but it is substantial - gardening, mowing, Sunday fellowship, weeding, decorating, office help, and more, plus the impactful work of all of our ministry teams.

**BEYOND THE BOOKS...**

Thank you to all those who made “**Passion of the Creative Mind**” happen. With months of planning, numerous phone calls and more, Dan Maynard and his very passionate team not only created 4 memorable events and an art gallery for the public, but also did it with sponsors so there was no cost to Unity! The bonus was discovering the artistic people in our very own community!



**MANIFESTIONS**

Last October, we listed a number of projects on the ‘to-do’ list. Many were adopted with financial support and donations of sweat equity and skills for the projects.

**Completed Projects List**

1. **ACTIVITY ROOM AND BATHROOMS:** **\$30,000 – currently under budget**  
 Activity room is refreshed with new floors, paint and lighting.  
 Bathrooms nearing completion. The all-gendered bathroom is functional but waiting for the urinal. The ladies’ room is just waiting for its door.  
 Special thanks to the donors for the flooring. It looks wonderful.
2. **CORDLESS BLINDS FOR WINDOWS IN GREAT HALL** **\$ 2,800 Complete**  
 Adopted, paid for and completed.

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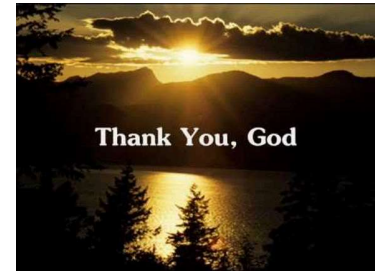
- 3. **SANCTUARY TABLES- 4 \$120 EACH** **\$480 Complete**  
This is completed so we have expanded our seating by 25%, which has accommodated our growing attendance. Thank you table donors! Our in-person attendance for the 2<sup>nd</sup> quarter was up 48% from last year. Average 40 in attendance in 2023, 61 in 2024.
- 4. **CEILING MOUNTED SPEAKERS** **\$2400 Complete**  
The costs for this were adopted and the installation is complete! Thank you donor!
- 5. **REPLACE FRONT WINDOW IN LODGE** **Complete**

### Vision for the Future - PROSPERITY IN MOTION: Up and Coming 2024 Projects

#### Miracles Continue....

##### Pole Barn Roof

April 17<sup>th</sup>, we had a hailstorm that caused roof damage. Our insurance company is covering the costs to reroof not only the Pole Barn, but the Great Hall, Lodge, Pump House and Grill roof. We have hired Simon Roofing, and they expect to begin early this fall. This frees up the monies dedicated to reroofing the pole barn to other outside projects. This amounts to a gift of around \$140,000.



##### Estate Gift

Unity received an additional estate gift of \$35,000 from Nancy Jaehn which will be used for outside projects.

- a. **Urgent Repair:** we are getting water in our kitchen and basement. This can be corrected by a combination of foundation work and grading. We are in the process of getting quotes.  
*Once this cost is determined, we will prioritize other outside projects.*
- b. **Additional Parking pad upper level by Lodge \$5,000 original estimate for 2-3 concrete spaces**  
The estate gift must be used for outside projects so we are currently looking at adding blacktop parking by the Lodge for an addition 6 or more spaces and expanding the existing 2 parking places to 4. Preliminary estimates are around \$10,000
- c. **PUMP HOUSE ROOF AND PAINT** **Donation of \$1000**  
August/September: Will have new siding, door and window. Roof will be redone by Simon Roofing. Jerry Podany and Tom Cody are creating a hatch door in the roof to accommodate and future pump replacement. (Last year, we had to cut a hole in the roof)

Other suggestions for use of the estate fund include:



- a. Seal parking lot and paint parking spaces
- b. Video cameras outside for security
- c. Decks – repair, refurbishment
- d. Railing off activity room door to backyard for safety, also step great hall back door
- e. Parking lot lights – change out light bulbs – energy efficient, or solar?

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