



USCL Board of Trustees Meeting Agenda

June 28, 2026

Zoom Link: 177-417-886 Passcode: 601744

PLEASE MUTE CELL PHONES

Call to Order

President

Opening Prayer

Minister

Mission & Vision Statements (read together)

Mission: *To be a spiritual community embracing positive transformation through prayer, education, and living the principles of Unity and Love.*

Vision: *A joyful, supportive world, centered in love, where spiritual transformation flourishes.*

Introductions (Check-ins)

President

Approval of Agenda

President

Approval of Minutes Dated May 31, 2026 – Pages 3-6

Consent Agenda

I.	Outreach Social Team	Report, No Action – Pages 7-8	Lisa Haston & Nancy Cody
II.	Education Team	Report, No Action – Page 9	Pam Nelsen
III.	Celebration Team	No Report	Jeff English
IV.	Hospitality Team	Report, Action – Page 10	Nan Podany & Chris McEnhill
V.	Administration Team	Report, No Action – Pages 11-12	Jeff Benoit
VI.	Facility Grounds Team	Report, Action – Page 13	Jerry Podany
VII.	Design Team	Report, Action – Pages 14-15	Sue Winkelstern
VIII.	Youth and Family Team	No Report	Danielle McMahon
IX.	Nominating Team	WORK COMPLETE	N/A
X.	Inclusion/Diversity Team	No Report	Kathy Assiff
XI.	Tech Team	Replied, No Report	Greg Dening
XII.	Ombudsman	No Report	Danielle McMahon
XIII.	Prayer Team	No Report	LuAnne Champion

New Business / Team Action Items

1. Hospitality Team – Requests that the cleaner mop the kitchen monthly – pg 10
2. Facilities – Approve \$800 for chimney inspections & sweeping scheduled July 14th; Approve \$850 for concrete leveling, tentatively in July – pg 13
3. Design Team – Purchase of blinds (cost to be donated) – pgs 14-15

Minister's Report – Pages 16-21

Rev. Sharon

1. Insurance options. Create a review team.
2. **ACTION:** Approve draft letter to Delhi Township regarding a Fire Permit – pgs 20-21

Treasurer's Report – Pages 22-29

Jane Cloos

1. May's NOI was (\$653); YTD is \$1,546.23.
2. The Operating Reserves balance is \$88,127.05.
3. **ACTION:** We had a \$28,000 CD mature on June 23rd. We earned \$524 in interest. I propose a new 6-mo CD at 4% interest – pg 28

~ Blessing of our tithes to May's recipients – Unity Headquarters, Great Lakes Region, the SEF Fund, and to the Congregants' Choice, FTK Sneaker Ball.

Old Business – Outstanding/Unresolved Issues

1. Paint kitchen & great hall. Sharon has a lump-sum quote; waiting on breakdown.
2. South deck repairs & painting - COMPLETE
3. Extreme Weather salting options for parking lot – Sharon & Jerry will resume investigating when issue becomes relevant again.
4. Stage lights...board approved purchase of 6 new lights; waiting on the seller.
5. Livestream radio static problem. Suspect now is the public address system (ceiling speakers). Steve needs to catch it when it's happening to fix it.
6. Fire Safety Vendor – Jerry contacted Boynton Fire Safety Service to quote servicing our systems. As of 6/23/26, we've submitted all requested documents to Boynton to provide a quote.
7. Sign by Unity of Kitchner onsite; need to determine usage.
8. Marketing sub-team creation.
9. Fire permit approval – still no formal reply from Delhi Township. Chrissie investigated with City of Lansing and will draft correspondence to Delhi Township.
10. Blinds for great hall.

Other Business

Upcoming vacations: Sharon-week of June 28th; Jerry & Nan-week of July 4th; Jane-week of August 10th; Stacy-week of August 10th

Announcements

Next Board of Trustees Meeting – July 26th, 2026

Adjournment



USCL Board of Trustees Meeting Minutes

May 31, 2026

Zoom Link: 177-417-886 Passcode: 601744

PLEASE MUTE CELL PHONES

Board Members: Jeff Benoit – Present, Jane Cloos – Present, Tom Cody – Absent, Jill Denning – Present, Sharon Ketchum (non-voting) – Present, Donnette Pinkerton – Present, Chrissie Shearer – Present

Leadership Team: Jerry Podany - No (Facility Grounds Team), Jeff Benoit – Yes (Admin Team), Nanette Podany - No & Chris McEnhill - No (Hospitality), Sue Winkelstern - No (Design), Jeff English - No (Celebration), Pam Nelson – No (Education), Nancy Cody – No & Lisa Haston - No (OSAT), Kathy Assiff – No (Diversity & Inclusion), Greg Denning – No (Tech Team), Danielle McMahon – No (Ombudsman; Youth & Family), LuAnne Champion – No (Prayer)

Call to Order: 12:03 pm

Chrissie Shearer

Opening Prayer

Rev. Sharon Ketchum

Vision & Mission Statements (read together)

Chrissie Shearer

Mission: *To be a spiritual community embracing positive transformation through prayer, education, and living the principles of Unity and Love.*

Vision: *A joyful, supportive world, centered in love, where spiritual transformation flourishes.*

Introductions (Check-ins)

Approval of the Agenda

Motion by Jeff Benoit to approve the agenda as amended.

Second by Jill Denning

Yes Votes: Chrissie, Donnette, Jane

Approval of Minutes Dated April 26, 2026

Motion by Donnette Pinkerton to approve the minutes as written.

Second by Jane Cloos

Yes Votes: Chrissie, Jeff, Jill

Consent Agenda

I.	Outreach Social Team	Report, Action	Lisa Haston & Nancy Cody
II.	Education Team	Report, Action	Pam Nelson
III.	Celebration Team	No Report	Jeff English
IV.	Hospitality Team	Report, No Action	Nan Podany & Chris McEnhill
V.	Administration Team	Report, Action	Jeff Benoit
VI.	Facility Grounds Team	Report, No Action	Jerry Podany
VII.	Design Team	Report, Action	Sue Winkelstern
VIII.	Youth & Family Team	No Report	Danielle McMahon
IX.	Nominating TEAMWORK COMPLETE	N/Au	
X.	Inclusion/Diversity Team	No Report	Kathy Assiff
XI.	Tech Team	Replied, No Report	Greg Dening
XII.	Ombudsman	No Report	Danielle McMahon
XIII.	Prayer Team	No Report	LuAnne Champion

Approval of Consent Agenda

Motion by Jane Cloos to approve the consent agenda as written.

Second by Chrissie Shearer

Yes Votes: Donnette, Jeff, Jill

New Business/Team Action Items

1. **Outreach Social Team** – The Outreach Social team wants to know if there is a budget for a picnic? Yes, the Outreach Social team has \$100 annual budget. Please reach out to the BOT if additional money is required.
2. **Education Team** – Pam Nelson has requested to stepdown as the Education team facilitator. Board discussion and agreement to honor Pam's to relieve her no later than September 1, 2026. In the interim, Rev. Sharon will put a notice in the newsletter that we're seeking a new Education team facilitator. We will also mention this at the July Townhall meeting.
3. **Administration Team** – Review, brief discussion, and approval of the **Unity Member Facility Use** policy. Jane presented the tithes summary she prepared for the July Townhall and asked for board feedback. We all agreed we liked the current format. Jeff noted that he wants to add a discussion for the rental income to eventually be used for facility maintenance allocation and not to be used for operating costs.

Motion by Jeff Benoit to approve the Unity Member Facility Use policy as written.

Second by Jane Cloos

Yes Votes: Chrissie, Donnette, Jill

4. **Design Team** – The Design Team had a very passionate discussion regarding Dan Maynard's Unity Poster proposal, but they were unable to reach a resolution. They requested the Board

respond to Dan Maynard's request. The BOT reviewed Dan's proposal and agreed that this issue will be tabled for 3 months. During this time, the BOT will consider the creation of a marketing sub-team to ensure that we don't blur the lines between Unity Spiritual Center, the church and Unity Venues, the rental facility.

Board Only Item

Minister's Report

Rev. Sharon Ketchum

1. Record 05/04/26 E-Vote approval to purchase 6 podium lights for \$1,200.
2. Insurance Options – Board review and discussion on the options provided by Guide One and Brotherhood Insurance.

Motion by Donnette Pinkerton to stay with Church Mutual Insurance.

Second by Chrissie Shearer

Yes Votes: Jane, Jeff, Jill

3. Adoption of Members Facility Use Policy – Previously reviewed and approved.

Treasurer's Report

Jane Cloos

1. April's NOI is \$1,248. YTD is \$2,200.
2. Operational Reserves balance is \$88,027.
3. Blessed the tithes to this month's recipients – Unity Headquarters, Great Lakes Region, the Spiritual Enrichment Fund (SEF), and to the Congregants' Choice FTK Sneaker Ball.

Old Business – Outstanding/Unresolved Issues

1. Paint kitchen & great hall. We need to get Quotes.
2. South deck repairs.
3. Extreme Weather – Status on salting options for parking lot. Rev. Sharon & Jerry researching and will report back with information.
4. Stage lights. The board approved purchase of 6 new lights; waiting on seller.
5. Livestream radio static ongoing problem. Suspect issue is now the public address system (ceiling speakers). Steve needs to catch it when it's happening to fix it.
6. Fire Safety Vendor – Jerry contacted Boynton Fire Safety Service to quote servicing our systems. Waiting for a call back.
7. Roof leaks in upper lodge next to fireplace. COMPLETED
8. Sign by Unity Kitchener onsite; need to determine usage.
9. Marketing sub-team creation.
10. Blinds for GH.

Other Business

- **Fire Pit** – Delhi Township has refused our request for a fire permit for 2026; although we've received no formal reply, this information was conveyed orally from Ron Venner. Upon additional research performed during the BOT meeting, we found that Delhi Township

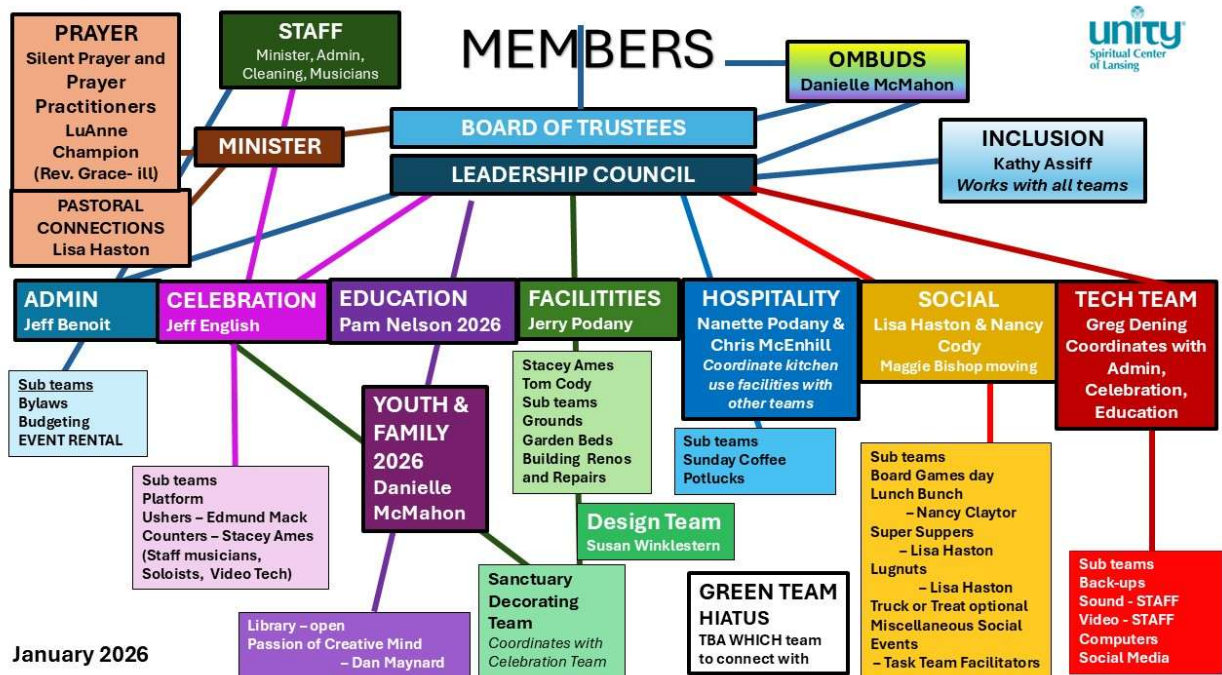
passed a resolution not to issue fire permits for any commercial properties in 2026. USCL is considered a commercial property.

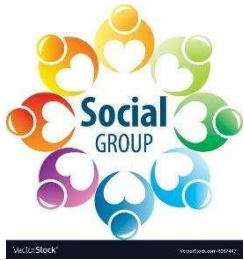
Announcement

- *USCL Board of Trustees Meeting – June 28, 2026*
- *Quarterly Townhall Meeting – July 19, 2026*

Meeting Adjourned at 2:17 pm

Respectfully submitted by Jill Dening, Secretary





USCL Ministry Team Report

Form Date: June 22, 2026

Team Name: SOCIAL

Team Facilitators: Lisa Haston, Nancy Cody (Maggie Bishop)

Mission Statement *To acknowledge the interests of USCL and the community by engaging with others in ways that advance the movement of shared spiritual awakening, incorporating Unity principles by creating oneness with God, each other, and all creation,*

Main Responsibilities: Organize events which will foster and support social connections within our community at large.

Sub teams: Lunch Bunch, Super Suppers, Board Games Day, Works with Hospitality, Education, Inclusion

Events:

Monthly:

- Lunch Bunch—1st Fridays at 1:00 pm
- Board Game Days—3rd Sundays at 12:00 of Winter Months (Chris M.)
- Super Suppers—2nd Wednesday of the month at 6:00pm

Annual:

- Lugnuts Family Night—July or August
- Trunk or Treat—same night as area churches—end of October

Optional

- Valentine's Day event
- Movie Meetups
- Movie Showings at Unity,
- Labyrinth Event
- Camping Trip—May (co. With Karla J.)
- Event rental – Fall, Company without a Clue – dinner
- Picnic—July
- Turkeyville—October (co with Nannette P.)
- December Holiday Event — “Reindeer Games”—December 25 at 1:00 pm
- Holiday Adopt a Family—December

Requests of and Action Items for the Board

none

Current Goals and Objectives as well as Projects still pending

- July 3 – Lunch Bunch – at Ozzy’s Kabobs
- July 8 – Super Suppers – at Looking Glass Brewery in DeWitt
- July 27 – Tour the Sparrow Comprehensive Cancer Center
- August 2 – Unity Picnic
- August 22 – Lugnuts Ballgame
- August 12 – Super Suppers – at Zynda’s in Williamston
- Movie meetups either at theater or of in-house showing at Unity (Marigold Hotel Movies, or others)
- September 19 – Murder Mystery Event Rental (dinner?) – Without a Cue Productions

Completions since last report

- June 5th at 1pm – Lunch Bunch at Harry’s Place
- June 7th at 2pm – Meetup at Riverwalk Theater to see Seussical Musical.
- June 10th – Trip to Meijer Garden
- June 11th at 6pm – Super Suppers at Tase of Thai

Team Name: EDUCATION

Team Facilitator: PAM NELSON

Mission Statement: To provide spiritual growth opportunities that support awakening.

Main Responsibilities: Planning classes, workshops, and other educational events.

Requests of and Action Items for the Board: None at this time.

Current Goals and Objectives: To continue to provide spiritually meaningful educational opportunities to congregants.

Projects/events:

July 12th after church there will be a showing and discussion of the movie “The Shack”. Pizza will be served.

Completions since last report:

1. The June meeting of the Education Committee took place on June 14th. Discussion took place regarding holding Sunday morning meditation in the room currently called the Prayer Room. The room will provide quiet and an atmosphere conducive to meditation, rather than using the open space of the upper lodge, which can get noisy. Since this is a multipurpose room, including meditation, prayer, counseling, and other private activities, Sharon will send out a request for suggestions regarding the best name for this space.
2. Discovery Sundays, held the first Sunday of each month, have been interesting, informative, well attended, and seem to be enjoyed by attendees.
3. Educational Committee meetings will continue to be held the second Sunday of every February, April, June, August, October, and December.
4. Pam Nelson’s interim appointment as facilitator of the Education Committee will be completed on June 30. Sharon will facilitate the committee beginning July 1st.
5. For more details, please let Pam know if you would like to have an electronic copy of the Education Committee minutes for the June 14th meeting.

Hospitality

Team



Team Name: HOSPITALITY

Team Facilitators: Nanette Podany, Chris McEnhill

Mission Statement: To promote an atmosphere of Hospitality for the Unity community when attending Sunday Services.

Requests of and Action Items for the Board

No requests or action currently.

Jim Whitaker concerns

The following summary is provided to keep the Board informed of the Hospitality Team facilitators' efforts to support healthy team relationships and uphold the values of respect, cooperation, and mutual care within our community.

Over the past year, facilitators have worked diligently to address concerns through communication, compromise, and thoughtful intervention as behavioral concerns gradually increased.

He now brings in multiple shopping bags of food to be prepared here at the church. One week he brought in every item from his refrigerator in a large laundry basket and then spread it out over the large island table. When any attempt is made to talk to him, he gets defensive, first sticking out his elbows and then eventually extending his arms to 'defend' what he considers his territory and barking at anyone who approaches.

He does not shout but his voice can be intimidating in tone.

Recently he has begun helping with after service clean-up and again his behavior has escalated to territorial with his elbows out and repeatedly telling people to go away because he's on the kitchen team and it's his space to work. He's even told volunteers in the coffee bar area to leave because he's working. stepping in front of them so they can't enter the area.

Team facilitators (Nan & Chris) worked with Rev. Sharon for a compassionate resolution to the repeated episodes of Jim's behavior; Chris recently had a one-on-one meeting with Jim. He has agreed that he can now only bring in one dish for the snack table, it must be prepared at home, and he must take it back home with him when he leaves the building. He cannot ever store food items in the refrigerator from one week to the next.

Because of his intimidating territorial behavior, he can no longer be in the kitchen.

Jim has agreed to these conditions. He apologized, stating that he doesn't remember any of our previous talks. He asked that we remind him if he forgets.

Chris McEnhill
Co-facilitator of Hospitality Team

Current Goals and Objectives as well as Projects still pending

On going 'To Do' list

Item #1 - Paint entire kitchen

New addition to our To Do list:

Item #2 - Would like to have cleaners do a regular monthly mopping of the kitchen floor. This will help maintain the new surface.

Administration Team – Meeting Minutes June 16, 2026 (ZOOM)

Team Mission Statement:

Administrative Team's mission is to provide effective administrative support for the ministry and its mission.

Team Members:

PRESENT: Jeff Benoit (Team Facilitator), Rev Sharon Ketchum (Senior Minister), Jane Cloos (Treasurer/Office Admin) Jill Dening (Rental Logistics Manager)

ABSENT: Jerry Podany (Facilities Manager)

Accountabilities:

1. **Financial Overview**
2. **Business Management**
3. **Policy, Procedure & Bylaws**

Agenda Items:

1. **Opening Prayer:** **Rev. Sharon**
2. **Church Admin Report:** **Jane / Jeff / Sharon / Jill**
 - A. General Admin Concerns
 1. **Cleaning Concerns** regarding lobby, south hall floors and restroom mirrors.
 - a. Nan suggested the cleaners need a more versatile mop.
 - b. Cleaners need more training on expectations and cleaning methods.
 - c. Cleaning List of Duties to be reviewed/updated.
 2. **Insurance Policy Reviews.** Sharon and Jane continue to compare policy options from GuideOne and Freemont versus the existing Church Mutual policy. This has been difficult as each policy is laid out and worded differently. The results and recommendations are to be presented to the Board at the next meeting.
 3. **New External Hard Drive** for service recording backups. Michael now has a new storage device to move old service recordings to. The hard drive will be kept in the sound booth.
 - B. Rental Pricing Changes
 1. **2-Tier Security Deposit** – adds language that parties over 100 are subject to an increased security deposit of \$300.
 2. **Regular & Non-Profit Pricing** updated as attached.
 - C. Other Office Business:
 1. **Townhall Meeting date is July 19th.** We are to present the updated Member Rental Policy at that meeting as well as financials, etc.
3. **Financial Report:** **Jane**
 - A. May 2026 NOI was negative (\$653); year-to-date NOI is positive \$1,546.
 - B. General Fund Checking balance – \$10,315.35
 - C. Operating Reserves balance – \$88,127.05
 - D. Dedicated Funds balance – \$20,179.04
4. **Facilities Update:** **Jerry**

See separate Facility Report from Jerry



Venue Rental Price List 2026
Unity Campus Facilities
2395 Washington Road, Lansing MI 48911

GREAT HALL: Hours – 10 AM – 11 PM (exc. Sunday N/A before 2 PM / Saturday N/A after 6 PM)

Full Hall	22 Round Tables	4 hour minimum	\$480
North Side only	14 Round Tables	4 hour minimum	\$425
South Side only	8 Round Tables, 6 Square Tables	4 hour minimum	\$380

Includes up to 6 - 30" x 8' Long Serving Tables

Additional Fees: Add Time: \$75/hr. > 4 hrs., Setup* +\$50 – \$100, >100 Guests subject to +\$80
(*Auditorium / Classroom Style, Major Furniture Re-Positioning)

LODGE: Hours 10 AM–11 PM (exc. Upper Lodge N/A M-SA before 5 PM, SU N/A before 4 PM)

Full Lodge	4 hour minimum	\$325
Upper Lodge	4 hour minimum	\$275
Lower Lodge	4 hour minimum	\$225

Additional Fees: Add Time: \$50/hr. > 4 hrs., Setup* +\$50 – \$100
(*Major Furniture Re-Positioning)

GENERAL INFORMATION

- I. Great Hall has a capacity of 150 with 5' Round Tables, 200 Auditorium Style. Full hall is default configured with 22 round tables, 6 chairs each (more can be added). Auditorium style configuration requires setup fee.
- II. Beer / Wine allowed w/guidelines (no hard liquor). If beer / wine is consumed during rental, renter must obtain insurance coverage, applicable liquor license if sold.
- III. **PAYMENT GUIDELINES:** 50% Deposit Required upon booking, Balance Due 7 days prior to Occupancy.
CANCELLATION POLICY:
Guests may cancel their Booking until 30 days before the event start time and will receive a full refund of the Booking Price, **except a \$50 Admin Fee.**
Guests may cancel their Booking between 30 days and 7 days before the event start time and receive a 50% refund of the Booking Price.
Cancellations less than 7 days before the Event start time are not refundable.
- IV. **Security Deposit: \$250 up to 100 attendees, \$300 for over 100 guests (refunded within 7 working days after rental if venue returned in satisfactory condition)**

For a detailed quote, email unitylansingeventrental@gmail.com April 13, 2026



Team Name FACILITIES

Team Facilitator JERRY PODANY

Mission Statement: *The mission of the Facilities Team is to ensure proper maintenance of our buildings and grounds; as well as our equipment.*

Main Responsibilities: *The team makes recommendations to the Board for major repairs and*

capital expenditures. As the point of contact for contractors, they coordinate with professionals to supervise their work and are the main relationship with contracted services such as Doty for HVAC maintenance, and DeLau Fire Systems, to ensure Unity is successfully in compliance for safety and maintenance of the premises. They may form sub teams and task teams as needed.

Sub Teams: Formed as needed - Lawn Mowing, "Adopt-A-Garden-Bed", etc.

Task Teams: for special projects like painting or organizing.

Coordinates with Administration Team especially for budget needs and Venue Rental Team for special set up needs

Events: *Supports Celebration Team for Easter Sunrise Service setup outside*

Requests of and Action Items for the Board:

- 1.) Approve \$800 to have fireplaces cleaned and inspected**
- 2.) Approve \$850 to level the concrete in front of the main GH entrance.**

Current Goals and Objectives as well as Projects still pending:

- 1. Fireplace cleaning and inspection (pending board approval)**
2. Decks
3. Parking lot weeds
4. Fire Suppression System
- 5. Concrete leveling (pending board approval)**

Details:

- 1. It was suggested that the drumming circle could use our fireplace to host their monthly drumming ceremonies. Since we have no maintenance history on the fireplaces, it's good practice to have the flues cleaned and inspected. I've contacted All Chimney sweeping and maintenance and they're scheduled for July 14th contingent on Board approval. I'm asking for board approval to fund this service, at a cost of \$800.**
2. The south and lower west decks are repaired & painted. Moving forward, the upper west deck repairs & painting will be completed between rain and vacations.
3. The parking lot weeds are under control. Jeff has sprayed twice and will continue treatment as necessary. Thanks, Jeff
4. I placed a 2nd call to Boynton Fire and Safety. Jane has sent our reports so they can give us a quote.
- 5. I was approached by a member of LABP, Rob McElmurray, owner of RMC Concrete Leveling. He needs to demonstrate his product & service to LABP and is willing to cut us a deal on leveling our concrete at the front door of the great hall. The cost is \$850 and he'd like to accomplish this July 9th as a demonstration during the LABP regular meeting.**

Fw: Revised Shade Action request

Jane Cloos <j_cloos@yahoo.com>

Fri, Jun 19, 2026 at 1:23 PM

To: Unity Spiritual Center of Lansing <unitylansingoffice@gmail.com>

Sent from Yahoo Mail for iPhone

Begin forwarded message:

On Friday, June 19, 2026, 12:41 PM, jeffwbenoit@comcast.net <jeffwbenoit@comcast.net> wrote:

Hello Board,

Please see below Action Item submitted by Sue through me to all of us, relating to replacing and re-allocating shades in the sanctuary. The entire expenditure will be donated by Sue and I.

New shades would cover the entire west wall. Add \$225, if we want Sunlight Shades to re-hang the displaced present shades from the west wall over to their new homes on the south and east walls.

Interesting that the # of displaced old shades matches the # of windows on south/east walls needing shades.

Blessings,
Jeff

From: Susan Winkelstern <sue.winkelstern@yahoo.com>**Sent:** Friday, June 19, 2026 11:51 AM**To:** Jeff Benoit <jeffwbenoit@comcast.net>**Subject:** Revised Shade Action request**USCL Action Request June 28, 2026**

The design and rental teams recommend that Sunlight Shades be ordered for the entire west wall of the sanctuary. We prefer the black 97% glare reduction shades with valances. These shades work very well with the cameras and also allow the congregation to see our beautiful pond and the trees when they are pulled all the way down. We are asking for permission to order these shades.

Here is the quote from Alta Window Fashions. It includes installation. This is a Michigan made product in Holland, MI. The monies for all the shades and valances is being donated.

The triple shade on the platform will have a "secured" chain for easy opening and closing. It is difficult to reach this shade over the alter/long table. This is the only shade that will have a chain. The total for the whole west wall with valances is \$6,030.00.

Sunlight Shades Quote for:

Unity Church In Lansing

Main Stage area: 3% black screen shade in cordless.

Large window = \$500.00.

Black valance option = \$135.00.

4 smaller window = \$280.00 each X 4 = \$1120.00.

Black valance option= \$60.00 X 4 = \$240.00.

The remaining windows in main chapel area.

4 @ \$280.00 each = \$1120.00

Black valance option = \$60.00 X 4 = \$240.00.

The other room Pond facing wall only.

6 smaller windows @280.00 each = \$1680.00.

6 Black valance option = \$60.00 X 6 = \$360.00.

1 Large window = \$500.00.

Black valance option = \$135.00.



Team Name MINISTER

Team Leader REV SHARON KETCHUM

Main Responsibilities: The minister is responsible for building the organization, the programs, the interest, the support and the consciousness of the church. The minister is responsible for managing the day-to-day operations of the church, including but not limited to: supporting the Ministry Teams to fulfill their purpose, open communication with the President of the Board of Trustees, all other board members and members of the Leadership Council as to program progress, future event planning and other concerns.

Requests of and Action Items for the Board

1. **Insurance Policy:** Premiums have doubled in the last 3 years, from \$6,000 to \$12,000
We have received quotes from Guide One and Fremont (Mason) Insurance companies.

I am finding it difficult to compare the quotes so I ran this through AI and it came up with some good questions.

I've attached a comparison report from AI and have sent emails to all three companies asking for further information as recommended by AI.

Once the final information is in, I will make another comparison. If we as a board are still not comfortable, Guide One and Fremont would like to present directly to the Board but that seems pretty time consuming, I'm thinking that if we feel we need in person presentations (including with Church Mutual), we create a small sub-committee to meet with each one (Jane and I plus two others)? We could solicit volunteers at the July Townhall.

2. **Set agenda for Townhall July 19th.**
 - First 6 months financials.
 - We will want to introduce the new policy for members' use of the building effective September 1st.
 - An update on improvements projects like the deck project, blinds for the great hall, as well as things that are on the wish list – like painting the great hall, kitchen and lobby.
 - Use the opportunity to put out a call to help create a marketing team to explore best practices for raising Unity's profile and increasing attendance.

Current Goals and Objectives as well as Projects still pending

1. **Education Team Leadership.** Pam steps down at the end of the month. I am acting facilitator for the team for now.

2. **1st Sunday of the month ACIM class.** It seems I/we keep ending up booking other events on the first Sunday of the month which compete with ACIM. I told Dan I will try to take extra measures not to repeat this.

Similar things happen with regularly scheduled repeating events like Games Days. Plus we are working around rentals and the occasional set-up needs for Hospitality Team for Sunday potlucks when the Great Hall is unavailable for the 5 days prior to the Sunday event. Nothing to do on this. Just wanted to share a growing edge.

3. **September 20th** – Friendship Sunday, and kick-off to Beatles series.

4. **Potluck Picnic re-scheduled to August 2nd**

5. **Behavior problem** with Jim Whitaker. No longer allowed in kitchen. In dialog with Hospitality Team and Jim. He agreed and was not aware of the problem. (And he may forget he agreed.) So Nanette, Chris and I are compassionately aware of the situation and are doing what we can to keep things on an even keel.

6. **Reorganized prayer room** to make it usable for Sunday Peace Meditations – creating more ambiance and quiet.

7. **Fire Permit** – working through this with Chrissie's assistance.

8. **Vacation schedule**

Sunday June 28th – Bill Diedrich speaking (I'm at the Chautauqua Institute for the week)

Sunday July 5th – I am here. Armand and Angelina are guest speaking and offering a workshop.

Week of August 10th – Jane on vacation

Sometime during August 28th – September 12th – My daughter is coming in from New Zealand and we will take some of that time traveling.

COMMERCIAL INSURANCE PROPOSAL COMPARISON

BOARD OF TRUSTEES BRIEFING

We obtained proposals from three reputable insurance providers to protect Unity Spiritual Center of Lansing. This briefing compares key coverages, limits, deductibles, and premiums to help the Board of Trustees select the policy that delivers the best protection and value for our congregation.

EXECUTIVE SUMMARY



Best Overall Protection GuideOne

Provides the strongest overall protection with the highest liability and directors & officers limits, robust faith-based enhancements, and the lowest deductibles.



Best Church Specialist Church Mutual

A premier church-focused carrier with excellent property values and water backup coverage, along with strong sexual misconduct limits.



Best Budget Option Fremont

The most affordable option. When optional coverages are added, it remains less expensive while addressing many key exposures.



Our Recommendation GuideOne Insurance

For a congregation our size—with facility rentals, community programs, employees, volunteers, and board governance—the higher liability limits, stronger management protection, and lower deductibles offered by GuideOne provide the greatest protection against a major loss.

Key reasons:

- ✓ Highest liability and D&O limits
- ✓ Highest pastoral counseling limits
- ✓ Lowest deductibles
- ✓ Includes cyber coverage
- ✓ Includes equipment breakdown
- ✓ Total Faith Coverage Enhancement
- ✓ Religious Expression coverage



OUR GOAL

Protect our mission, people, and property so we can continue serving our community with confidence and peace of mind.

COMPARISON OF PROPOSALS

Policy Term: 09/30/2025 – 09/30/2026

COVERAGE	GUIDEONE (Recommended)	CHURCH MUTUAL (Other Option)	FREMONT
 Approx. Annual Premium (Includes Workers' Comp)	\$11,804	\$12,843	~\$8,000 before optional coverages
 Building Coverage	\$3,970,000	\$4,062,324	\$3,763,502
 Business Personal Property	\$715,000	\$747,381	\$710,000
 Property Deductible	\$5,000	\$5,000	\$10,000
 Wind/Hail Deductible	\$5,000	2% subject to \$25,000 minimum	\$10,000
 Water Damage Deductible	\$5,000	\$5,000	\$10,000
 General Liability (Each Occurrence / Aggregate)	\$2,000,000 / \$4,000,000	\$1,000,000 / \$3,000,000	\$1,000,000 / \$2,000,000
 Hired & Non-Owned Auto	\$2,000,000	\$1,000,000	Noted in proposal
 Pastoral / Counseling Liability	\$2,000,000 / \$4,000,000	\$1,000,000 / \$3,000,000	\$1,000,000
 Sexual Misconduct (Per Claim / Aggregate)	\$100,000 / \$300,000	\$300,000 / \$300,000	\$300,000 / \$300,000
 Directors & Officers Liability (Per Claim / Aggregate)	\$2,000,000 / \$4,000,000	\$1,000,000 / \$1,000,000	\$1,000,000 / \$1,000,000
 Employment Practices Liability	Excluded from BOP; available separately	\$100,000	\$100,000 (\$5,000 deductible)
 Cyber Liability Coverage	Included (\$50,000)	Included (\$25,000)	Optional \$100,000 (\$120/year)
 Equipment Breakdown Coverage	Included	Included	Optional (\$957/year)
 Water Backup / Sump Overflow Limit	\$5,000	\$50,000	Included in Property Plus Package
 Outdoor Signs Limit	\$50,000	\$30,000	\$30,000
 Utility Services Coverage	Included	Not clearly shown	Not shown
 Crime Coverage	Stronger limits	\$10,000 employee theft (\$250 deductible)	\$10,000 employee theft (\$500 deductible)
 Faith-Based Enhancements	Total Faith Coverage Enhancement; Religious Expression coverage	Church-specific endorsements	Religious Institution Property Plus Package



This comparison is based on the proposals received on 05/20/2025. Coverages, terms, and premiums are subject to final underwriting approval and any changes requested by the insured.

Delhi Charter Township
Building and Zoning Department
2074 Aurelius Road
Holt, MI 48842

Re: Request for Open Burn Permit – Unity Spiritual Center of Lansing

Dear Township Officials:

On behalf of Unity Spiritual Center of Lansing, I am respectfully requesting consideration of an Open Burn Permit pursuant to Section 6-1 of the Delhi Charter Township Code of Ordinances governing open burning.

Unity Spiritual Center of Lansing is committed to complying with all applicable Township regulations and fire safety requirements. In reviewing the ordinance, we understand that open burning is subject to specific location and setback requirements that differ from those applicable to recreational fires and prescribed burns.

To ensure compliance with the ordinance, we propose relocating the fire pit to the south side of the pond on the Unity property. Based on our review of the surrounding parcels and applicable setback requirements, the proposed location appears to satisfy the ordinance's separation requirements, including the required distance from the county line. Additionally, the parcels located between the proposed burn area and the county line are owned by the City of Lansing, as identified on the attached parcel map.

The requested permit would support occasional ceremonial fires that are part of Unity Spiritual Center's spiritual and community programming. These ceremonies are peaceful gatherings intended to foster reflection, healing, and community connection. Fires are infrequent, carefully supervised, and limited in scope. They are not intended for disposal of waste or other materials but rather serve as a symbolic element of spiritual observances conducted on the property.

The proposed location offers a safe and controlled setting that minimizes potential impacts on neighboring properties while allowing Unity to conduct these ceremonial activities in accordance with Township regulations. Unity is committed to adhering to all permit conditions, weather restrictions, supervision requirements, and any other safety measures required by the Township and Fire Department. We will ensure that appropriate fire suppression equipment is available during all permitted burns and that all activities are conducted responsibly and with respect for neighboring properties.

We respectfully request that Delhi Charter Township review the proposed location and determine whether it satisfies the requirements of Section 6-1 for issuance of an Open Burn Permit. We would welcome the opportunity to meet with Township staff, provide additional documentation, or accommodate a site visit if that would assist in the review.

Thank you for your consideration of this request and for your continued service to the community. We appreciate your guidance and look forward to working collaboratively with the Township to ensure full compliance with all applicable requirements.

Sincerely,

Christine N. Shearer
Board of Trustees
Unity Spiritual Center of Lansing

DRAFT

USCL - SUMMARY & ANALYSIS SHEET
May 2026

Net Operating Income by Month, prep'd 06/04/26, jc

	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Running YTD Total
Tithe & Class Income	17,460.64	11,117.59	13,644.53	12,595.73	13,431.37								68,249.86
Net Rental Income	1,151.52	1,141.10	1,744.57	2,167.65	5,727.25								11,932.09
Operating Expenses	(15,508.79)	(15,577.52)	(14,622.13)	(13,115.33)	(19,811.95)								(78,635.72)
Net Operating Income (NOI)	\$ 3,103.37	\$ (3,318.83)	\$ 766.97	\$ 1,648.05	\$ (653.33)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,546.23
Prior Year NOI	3,384.36	(1,249.21)	2,727.74	2,304.32	(2,372.64)								4,794.57
Over/(Under) Prior Year	(280.99)	(2,069.62)	(1,960.77)	(656.27)	1,719.31	-	-	-	-	-	-	-	(3,248.34)

P&L Notes: 05-2026 Current YTD net revenue is under prior year by \$3,250, due in large measure to paying Admin wages for March & April this year compared to 2025 when Jessica was on maternity leave (a \$4,550 expense).

General Fund Notes: Month-end balance is **\$10,315.35**. General Fund Checking decreased by \$1,831.61 in May. The change is detailed below.

Operational Reserve Notes: Month-end balance is **\$88,127.05**, which equals 5.29 months' of budgeted expenses at \$16,655/mo. *There were \$580 in capital expenditures paid out of the General Fund but can be reimbursed to checking when necessary (will leave those funds in the interest bearing account for now). *Operational Reserve Accounts detailed below.

Restricted Funds Notes: Month-end balance of all restricted funds is **\$20,179.04** (see BalSheet for breakdown).

Budget Notes: 05-2026 YTD net revenue was \$2,491 better than budget (see below).

MISCELLANEOUS ANALYSIS

<u>ACTUAL VS BUDGET ANALYSIS</u>			<u>Averages & Projections w/o Rental Income</u>			Annualized	<u>(SURPLUS)/SHORTFALL COVERAGE SCENARIOS</u>		
<u>Actual vs Budget at 05/31/26</u>				Jan-May		Scenario			
YTD NOI	1,546.23		Monthly Avg. Tithe & Class Income Only	13,649.97		163,799.66	<u>REQUIRED MONTHLY INCOME</u>	\$	15,727.14
vs YTD Budget	(944.63)		Monthly Expenses	(15,727.14)		(188,725.73)	Average Monthly (Surplus)/Shortfall	\$	(309.25)
Amount Over/(Under) Budget	2,490.86		Avg. Montly (Shortfall) w/no Rental Income	(2,077.17)		(24,926.06)	Average Weekly (Surplus)/Shortfall	\$	(67.23)
% of YTD Budget	-163.7%						**Monthly add'l tithe needed per congregant	\$	(5.73)
Actual YTD at 05/31/26 vs Annual Budget			Annualized Income Estimate w/o Rental Income			(24,926.06)	**Weekly add'l tithe needed per congregant	\$	(1.24)
Actual YTD Net Operating Income	1,546.23		vs Annual 2026 Budget			(4,000.00)	Or, % increase needed per tithe		-2.27%
vs Total 2026 Budget	(4,000.00)		Amt (Over)/Under Budget at YE w/o Rental Income			(20,926.06)	Add'l rental income needed weekly	\$	(5.73)
Amount Over/(Under) Budget	5,546.23						Add'l rental income needed monthly	\$	(67.23)
% of Annual Budget	-38.7%								
			Conclusion: For May, 2026, the annualized scenario shows that we would be well below budget without rental income.						
			New tally of consistent donors is 54!						
			<i>Note: This section irrelevant during periods of positive net revenue.</i>						

*Operational Reserves		
	5/31/2026	4/30/2026
LT Savings	2,542.74	2,542.63
LT MoMkt - Op Reserves	1,116.42	1,098.00
Edward Jones CD & MoMkt	84,467.89	84,385.90
Total	88,127.05	88,026.53
Variance = Interest (A/C 4200)	100.52	

1934 Founders Fund	
YTD Donations	\$ 17,902.00
Deck & Porch Materials	(1,510.15)
Windows	(11,780.00)
HVAC	(2,361.08)
05/31/26 - Running Balance	\$ 2,250.77

Change in General Fund Detail		*Miscellaneous Reconciling Items:	
May P&L NOI	(653.33)	Prior Period Undeposited Funds	-
CM Undep Funds (op sign)	(1,147.48)	Change in Payroll Liabilities	649.71
*Misc. Items	(30.80)	Change in Short-Term Liability	
Total	(1,831.61)	Asset Addition (In-Kind & Reg) (op si)	(579.99)
May Cash +/-	(1,831.61)	Income Dep'd in Petty Cash (op sign)	-
<i>variance</i>	-	Interest Income (op sign)	(100.52)
		Total	(30.80)

UNITY SPIRITUAL CENTER OF LANSING

Comparative Profit & Loss Statement

For the Period Ending May 31, 2026

	Current Month				Year-to-Date			
	May 2026	May 2025	Change	% Change	Jan - May, 2026	Jan - May, 2025	Change	% Change
Revenue								
4000 General Fund Income								
4001 Tithe Income								
4005 Sunday Service Offering	6,290.00	5,328.00	962.00	18.06%	36,403.00	43,447.00	(7,044.00)	-16.21%
4010 Mailed In Tithes	2,895.00	3,260.00	(365.00)	-11.20%	14,185.00	11,201.00	2,984.00	26.64%
4011 Holiday Tithe			0.00		270.00		270.00	
4012 PayPal & CC Tithes	2,951.48	2,621.00	330.48	12.61%	12,372.48	11,357.50	1,014.98	8.94%
Total 4001 Tithe Income	\$ 12,136.48	\$ 11,209.00	\$ 927.48	8.27%	\$ 63,230.48	\$ 66,005.50	\$ (2,775.02)	-4.20%
4015 Other Misc. Income								
4020 Coffee Hour	29.00	44.00	(15.00)	-34.09%	126.00	140.00	(14.00)	-10.00%
4040 Special Event Unity Income	200.00	871.43	(671.43)	-77.05%	200.00	871.43	(671.43)	-77.05%
Total 4015 Other Misc. Income	\$ 229.00	\$ 915.43	\$ (686.43)	-74.98%	\$ 326.00	\$ 1,011.43	\$ (685.43)	-67.77%
4050 USCL Classes, Wksp, Seminar	366.00	451.00	(85.00)	-18.85%	2,738.83	2,161.00	577.83	26.74%
4055 Expenses USCL Classes/Workshops	(60.50)	(205.00)	144.50	70.49%	(615.38)	(1,049.00)	433.62	41.34%
Total 4050 USCL Classes, Wksp, Seminar	\$ 305.50	\$ 246.00	\$ 59.50	24.19%	\$ 2,123.45	\$ 1,112.00	\$ 1,011.45	90.96%
4060 Facility Use Income								
4061 Member Building Use Donation	601.00	25.00	576.00	2304.00%	1,521.00	161.00	1,360.00	844.72%
4062 Nonprofit Use Fees	75.00	88.00	(13.00)	-14.77%	264.00	410.00	(146.00)	-35.61%
4063 Event Center Income	5,680.00	4,140.00	1,540.00	37.20%	13,742.50	8,920.00	4,822.50	54.06%
4065 Event Labor & Mat'l Expenses	(628.75)	(1,135.98)	507.23	44.65%	(2,696.53)	(2,740.14)	43.61	1.59%
4070 Rental Advertising Expenses		(816.00)	816.00	100.00%	(898.88)	(816.00)	(82.88)	-10.16%
Total 4060 Facility Use Income	\$ 5,727.25	\$ 2,301.02	\$ 3,426.23	148.90%	\$ 11,932.09	\$ 5,934.86	\$ 5,997.23	101.05%
4100 Bookstore Sales		10.00	(10.00)	-100.00%	15.00	65.00	(50.00)	-76.92%
Total 4000 General Fund Income	\$ 18,398.23	\$ 14,681.45	\$ 3,716.78	25.32%	\$ 77,627.02	\$ 74,128.79	\$ 3,498.23	4.72%
4200 Bank Interest Income	100.52	225.94	(125.42)	-55.51%	489.64	1,104.39	(614.75)	-55.66%
4400 In-Kind Donations	659.87	352.68	307.19	87.10%	2,258.61	6,789.23	(4,530.62)	-66.73%
Total Revenue	\$ 19,158.62	\$ 15,260.07	\$ 3,898.55	25.55%	\$ 80,375.27	\$ 82,022.41	\$ (1,647.14)	-2.01%
Cost of Goods Sold								
4150 Bookstore Purchases			0.00		193.32		193.32	
Total Cost of Goods Sold	\$ -	\$ -	\$ -		\$ 193.32	\$ -	\$ 193.32	
Gross Profit	\$ 19,158.62	\$ 15,260.07	\$ 3,898.55	25.55%	\$ 80,181.95	\$ 82,022.41	\$ (1,840.46)	-2.24%
Expenditures								
6200 2395 Washington Rd Expenses								
6205 Utility BWL Water	184.77	173.20	11.57	6.68%	926.06	863.13	62.93	7.29%
6210 Utilities Consumers Gas & Elect								
6210a Gas	300.73	331.00	(30.27)	-9.15%	856.73	1,328.31	(471.58)	-35.50%
6210b Electricity Main Bldg	551.00	506.00	45.00	8.89%	1,907.10	2,305.00	(397.90)	-17.26%
6210c Electricity Pole Barn	32.68		32.68		245.21	99.00	146.21	147.69%
6210d Electricity Lot Lighting	22.00	28.00	(6.00)	-21.43%	106.27	124.00	(17.73)	-14.30%
Total 6210 Utilities Consumers Gas & Elect	\$ 906.41	\$ 865.00	\$ 41.41	4.79%	\$ 3,115.31	\$ 3,856.31	\$ (741.00)	-19.22%
6215 Delhi Twsp Sewer	126.85	115.62	11.23	9.71%	618.77	569.38	49.39	8.67%
6220 Washington Custodial	270.00	305.00	(35.00)	-11.48%	1,400.00	1,212.50	187.50	15.46%
6225 Washington Repair & Maintenance	291.20	895.07	(603.87)	-67.47%	420.92	1,877.98	(1,457.06)	-77.59%
6228 Safety Systems	149.99	247.18	(97.19)	-39.32%	1,484.99	395.40	1,089.59	275.57%
6230 Trash & Recycle	55.00	55.00	0.00	0.00%	275.00	275.00	0.00	0.00%
6236 Landscape & Lawn Supply	306.24	115.83	190.41	164.39%	375.21	278.01	97.20	34.96%

	Current Month				Year-to-Date			
	May 2026	May 2025	Change	% Change	Jan - May, 2026	Jan - May, 2025	Change	% Change
6240 Insurance	1,036.63	818.88	217.75	26.59%	5,183.15	4,094.40	1,088.75	26.59%
6245 Cleaning & Maintenance Supplies	112.11		112.11		269.58	121.13	148.45	122.55%
6246 Restroom Supplies	35.32		35.32		176.16	53.32	122.84	230.38%
6250 Delhi Twsp Tax Assessment			0.00		729.61	184.10	545.51	296.31%
Total 6200 2395 Washington Rd Expenses	\$ 3,474.52	\$ 3,590.78	\$ (116.26)	-3.24%	\$ 14,974.76	\$ 13,780.66	\$ 1,194.10	8.67%
7000 Ministry Operating Expenses								
7010 Information Technology								
7020 Internet and Telephone	410.82	388.03	22.79	5.87%	2,217.11	1,880.61	336.50	17.89%
7030 Website	91.00	91.00	0.00	0.00%	545.01	455.00	90.01	19.78%
Total 7010 Information Technology	\$ 501.82	\$ 479.03	\$ 22.79	4.76%	\$ 2,762.12	\$ 2,335.61	\$ 426.51	18.26%
7100 Administrative Personnel								
7110 Admin. Assist Compensation	2,880.00	2,796.00	84.00	3.00%	10,476.00	7,020.00	3,456.00	49.23%
7112 Sunday Assistant	292.00	128.00	164.00	128.13%	964.00	128.00	836.00	653.13%
7115 Accounting -other than bookkeep			0.00			4,224.00	(4,224.00)	-100.00%
7125 Payroll & 1099 Processing Fees	84.00	40.50	43.50	107.41%	621.37	202.50	418.87	206.85%
7130 Payroll Taxes Expense	534.88	519.89	14.99	2.88%	1,946.26	1,766.79	179.47	10.16%
Total 7100 Administrative Personnel	\$ 3,790.88	\$ 3,484.39	\$ 306.49	8.80%	\$ 14,007.63	\$ 13,341.29	\$ 666.34	4.99%
7300 Admin Office Equip/Supplies								
7310 Copier Contract Charges	202.38	221.65	(19.27)	-8.69%	789.39	967.79	(178.40)	-18.43%
7320 Copy Paper	21.00	51.29	(30.29)	-59.06%	86.44	51.29	35.15	68.53%
7340 Postage		22.49	(22.49)	-100.00%	241.75	611.59	(369.84)	-60.47%
7350 Admin Office Supplies	36.27	(30.06)	66.33	220.66%	60.25	618.07	(557.82)	-90.25%
7360 Donation Supplies	325.82		325.82		325.82		325.82	
7380 Computers			0.00		137.79	189.99	(52.20)	-27.48%
Total 7300 Admin Office Equip/Supplies	\$ 585.47	\$ 265.37	\$ 320.10	120.62%	\$ 1,641.44	\$ 2,438.73	\$ (797.29)	-32.69%
7400 Administrative Office Expenses								
7410 Bank Fees			0.00			20.00	(20.00)	-100.00%
7420 Merchant Fees - Tithing & Classes	46.06	64.57	(18.51)	-28.67%	204.51	270.47	(65.96)	-24.39%
7425 Merchant Fees - Event Rentals	19.82	14.35	5.47	38.12%	238.57	143.49	95.08	66.26%
7450 Dues & Subscriptions	15.90	(800.10)	816.00	101.99%	191.70	191.70	0.00	0.00%
7480 Sales & Use Tax			0.00		54.00	28.62	25.38	88.68%
Total 7400 Administrative Office Expenses	\$ 81.78	\$ (721.18)	\$ 802.96	111.34%	\$ 688.78	\$ 654.28	\$ 34.50	5.27%
7500 Education and Training								
7510 Board and Leadership Expenses	42.77		42.77		206.31	226.83	(20.52)	-9.05%
Total 7500 Education and Training	\$ 42.77	\$ -	\$ 42.77		\$ 206.31	\$ 226.83	\$ (20.52)	-9.05%
7600 Ministerial Compensation								
7610 Senior Minister Compensation	2,653.86	2,653.86	0.00	0.00%	9,730.82	9,730.82	0.00	0.00%
7620 Manse Allowance	3,461.55	3,461.55	0.00	0.00%	12,692.35	12,692.35	0.00	0.00%
Total 7600 Ministerial Compensation	\$ 6,115.41	\$ 6,115.41	\$ -	0.00%	\$ 22,423.17	\$ 22,423.17	\$ -	0.00%
7650 Ministerial Expenses								
7655 Ministerial Supplies			0.00		14.99	50.31	(35.32)	-70.20%
Total 7650 Ministerial Expenses	\$ -	\$ -	\$ -		\$ 14.99	\$ 50.31	\$ (35.32)	-70.20%
7700 Gifts and Recognition Expenses		18.01	(18.01)	-100.00%	187.04	155.30	31.74	20.44%
Total 7000 Ministry Operating Expenses	\$ 11,118.13	\$ 9,641.03	\$ 1,477.10	15.32%	\$ 41,931.48	\$ 41,625.52	\$ 305.96	0.74%
7800 Tithe Expenses								
7805 Unity World Headquarters	766.35		766.35		2,462.82		2,462.82	
7810 Unity Worldwide Ministries (UWM)		463.93	(463.93)	-100.00%	744.50	2,463.72	(1,719.22)	-69.78%
7820 Unity Great Lakes Conf (GLURC)	383.17	154.64	228.53	147.78%	1,603.63	821.24	782.39	95.27%
7830 Silent Unity		309.29	(309.29)	-100.00%		1,642.49	(1,642.49)	-100.00%
7850 Spiritual Enrichment Fund (SEF)	383.17	309.29	73.88	23.89%	1,603.63	1,642.49	(38.86)	-2.37%

	Current Month				Year-to-Date			
	May 2026	May 2025	Change	% Change	Jan - May, 2026	Jan - May, 2025	Change	% Change
7870 Congregants' Choice	383.17	309.29	73.88	23.89%	1,603.63	1,640.20	(36.57)	-2.23%
Total 7800 Tithe Expenses	\$ 1,915.86	\$ 1,546.44	\$ 369.42	23.89%	\$ 8,018.21	\$ 8,210.14	\$ (191.93)	-2.34%
8000 Mission Fulfillment/TeamExpense								
8100 Youth and Family Ministries								
8120 Supplies & Expenses	11.50		11.50		96.00		96.00	
Total 8100 Youth and Family Ministries	\$ 11.50	\$ -	\$ 11.50		\$ 96.00	\$ -	\$ 96.00	
8200 Sunday Celebration Service								
8210 Guest Speaker	175.00		175.00		650.00	325.00	325.00	100.00%
8215 Live Stream Technician	240.00	240.00	0.00	0.00%	1,280.00	1,260.00	20.00	1.59%
8220 Music Directors Compensation	1,218.12	1,218.12	0.00	0.00%	4,466.44	4,466.44	0.00	0.00%
8230 Guitarist, Bass Compensation	480.00	480.00	0.00	0.00%	2,460.00	2,580.00	(120.00)	-4.65%
8235 Drummer/ Sound Tech	300.00	300.00	0.00	0.00%	1,425.00	1,575.00	(150.00)	-9.52%
8240 Special Music / Soloists	440.00	240.00	200.00	83.33%	1,460.50	1,080.00	380.50	35.23%
8248 Sub Pianist			0.00		100.00	200.00	(100.00)	-50.00%
8250 Music Supplies / Expenses	15.90		15.90		49.58	159.94	(110.36)	-69.00%
8270 Audio & Video System Supplies			0.00		96.72		96.72	
8280 Sanctuary Flowers/Supplies/Deco	15.95		15.95		569.52	248.79	320.73	128.92%
8290 Congregant Handouts	126.05	141.50	(15.45)	-10.92%	255.50	822.20	(566.70)	-68.92%
Total 8200 Sunday Celebration Service	\$ 3,011.02	\$ 2,619.62	\$ 391.40	14.94%	\$ 12,813.26	\$ 12,717.37	\$ 95.89	0.75%
8400 Hospitality & Social Events								
8410 Hospitality Team Supplies								
8420 Food and Beverages	10.15		10.15		234.61	189.92	44.69	23.53%
8430 Paper Goods	56.31		56.31		133.03	102.08	30.95	30.32%
8440 Kitchen Supplies	81.49		81.49		251.40	317.31	(65.91)	-20.77%
Total 8410 Hospitality Team Supplies	\$ 147.95	\$ -	\$ 147.95		\$ 619.04	\$ 609.31	\$ 9.73	1.60%
Total 8400 Hospitality & Social Events	\$ 147.95	\$ -	\$ 147.95		\$ 619.04	\$ 609.31	\$ 9.73	1.60%
8700 Inclusion & Diversity Team								
8720 Events & Activities	132.97	234.84	(101.87)	-43.38%	182.97	284.84	(101.87)	-35.76%
Total 8700 Inclusion & Diversity Team	\$ 132.97	\$ 234.84	\$ (101.87)	-43.38%	\$ 182.97	\$ 284.84	\$ (101.87)	-35.76%
Total 8000 Mission Fulfillment/TeamExpense	\$ 3,303.44	\$ 2,854.46	\$ 448.98	15.73%	\$ 13,711.27	\$ 13,611.52	\$ 99.75	0.73%
Total Expenditures	\$ 19,811.95	\$ 17,632.71	\$ 2,179.24	12.36%	\$ 78,635.72	\$ 77,227.84	\$ 1,407.88	1.82%
Net Operating Revenue	\$ (653.33)	\$ (2,372.64)	\$ 1,719.31	72.46%	\$ 1,546.23	\$ 4,794.57	\$ (3,248.34)	-67.75%
Net Revenue	\$ (653.33)	\$ (2,372.64)	\$ 1,719.31	72.46%	\$ 1,546.23	\$ 4,794.57	\$ (3,248.34)	-67.75%

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Unity Spiritual Center of Lansing

Balance Sheet

As of May 31, 2026

	As of May 31, 2026	As of Apr 30, 2026 (PP)	Change	% Change
ASSETS				
Current Assets				
Bank Accounts				
1000 Lake Trust Checking 7760	10,315.35	12,146.96	(1,831.61)	-15.08%
1010 Lake Trust Savings 7750	2,542.74	2,542.63	0.11	0.00%
1020 Petty Cash	96.72	96.72	0.00	0.00%
1025 Bookstore Cash Box	30.00	30.00	0.00	0.00%
1029 Reserve Accts (Money Mkt) 1620	0.00	0.00	0.00	
1030a Temporary Restricted Funds	2,250.77	2,250.77	0.00	0.00%
1030b Repair, Maintenance & Project Fund	1,025.72	1,005.72	20.00	1.99%
1030c Rental Deposits	10,171.50	14,404.00	(4,232.50)	-29.38%
1030d SEF Reserves	3,622.11	3,238.94	383.17	11.83%
1030f Reserved Kitchen Improvement	1,393.28	2,722.24	(1,328.96)	-48.82%
1032 Operational Reserves	1,116.42	1,098.00	18.42	1.68%
Total 1029 Reserve Accts (Money Mkt) 1620	\$ 19,579.80	\$ 24,719.67	\$ (5,139.87)	-20.79%
1038 Edward Jones - CD	56,000.00	56,000.00	0.00	0.00%
1038a Edward Jones Money Market	28,467.89	28,385.90	81.99	0.29%
Total 1038 Edward Jones - CD	\$ 84,467.89	\$ 84,385.90	\$ 81.99	0.10%
Total Bank Accounts	\$ 117,032.50	\$ 123,921.88	\$ (6,889.38)	-5.56%
Other Current Assets				
12000 Undeposited Funds	1,147.48	0.00	1,147.48	
Total Other Current Assets	\$ 1,147.48	\$ -	\$ 1,147.48	
Total Current Assets	\$ 118,179.98	\$ 123,921.88	\$ (5,741.90)	-4.63%
Fixed Assets				
1300 Equipment				
1310 Computers, Electronics & AV	12,613.81	12,033.82	579.99	4.82%
1315 Facility Maintenance Equipment	559.05	559.05	0.00	0.00%
1317 Landscape & Grounds Equip	4,619.00	4,619.00	0.00	0.00%
1320 Golf Carts	2,405.00	2,405.00	0.00	0.00%
1330 Bldg Systems Equip	88,206.35	88,206.35	0.00	0.00%
1340 Life Safety	19,320.00	19,320.00	0.00	0.00%
Total 1300 Equipment	\$ 127,723.21	\$ 127,143.22	\$ 579.99	0.46%
1500 Furniture and Fixtures	49,472.93	49,472.93	0.00	0.00%
1600 Real Estate				
1630 2395 Washington Rd	582,410.00	582,410.00	0.00	0.00%
1631 Purchase Costs	17,500.00	17,500.00	0.00	0.00%
Total 1630 2395 Washington Rd	\$ 599,910.00	\$ 599,910.00	\$ -	0.00%
1635 Building Renovations	67,201.00	67,201.00	0.00	0.00%
1636 Architectural Fees	9,700.00	9,700.00	0.00	0.00%

	As of May 31, 2026	As of Apr 30, 2026 (PP)	Change	% Change
1637 Ramps	5,056.00	5,056.00	0.00	0.00%
1638 Signage	32,054.96	32,054.96	0.00	0.00%
1639 Windows	13,084.24	13,084.24	0.00	0.00%
1640 Activity Room Reno	21,034.80	21,034.80	0.00	0.00%
1645 Activity Room Restrooms	10,605.38	10,605.38	0.00	0.00%
1650 Roof Replacement - 2024	134,811.96	134,811.96	0.00	0.00%
1652 Decks	1,510.06	1,510.06	0.00	0.00%
Total 1635 Building Renovations	\$ 295,058.40	\$ 295,058.40	\$ -	0.00%
1660 Outbuilding Renovations				
1662 Pole Barn	199.00	199.00	0.00	0.00%
1664 Pump House	443.37	443.37	0.00	0.00%
Total 1660 Outbuilding Renovations	\$ 642.37	\$ 642.37	\$ -	0.00%
1670 Land Improvements				
1672 Parking Lot Improvements	46,000.00	46,000.00	0.00	0.00%
1672 Parking Lot Improvements	17,502.05	17,502.05	0.00	0.00%
1674 Exterior Benches & Pads	10,996.86	10,996.86	0.00	0.00%
Total 1670 Land Improvements	\$ 74,498.91	\$ 74,498.91	\$ -	0.00%
Total 1600 Real Estate	\$ 970,109.68	\$ 970,109.68	\$ -	0.00%
1900 Acc'd Depreciation/Amortization	(561,140.77)	(561,140.77)	0.00	0.00%
Total Fixed Assets	\$ 586,165.05	\$ 585,585.06	\$ 579.99	0.10%
TOTAL ASSETS	\$ 704,345.03	\$ 709,506.94	\$ (5,161.91)	-0.73%
LIABILITIES AND EQUITY				
Liabilities				
2020 Payroll Liabilities Payable				
2040 Federal Taxes (941/943/944)	318.00	212.00	106.00	50.00%
2041 Medicare Payable	202.75	136.11	66.64	48.96%
2042 Social Security Payable	867.00	581.98	285.02	48.97%
2050 MI - Cities Work Tax	14.55	9.70	4.85	50.00%
2060 State Withholding Payable	313.36	126.16	187.20	148.38%
Total 2020 Payroll Liabilities Payable	\$ 1,715.66	\$ 1,065.95	\$ 649.71	60.95%
2200 Liabilities Held in LT MoMkt				
2205 Temporary Restricted Funds	2,250.77	2,250.77	0.00	0.00%
2212 Repair, Maintenance & Project Fund	1,025.72	1,005.72	20.00	1.99%
2215 Rental Deposits	10,171.50	14,404.00	(4,232.50)	-29.38%
2231 SEF Liability	3,622.11	3,238.94	383.17	11.83%
2234 Kitchen Improvement Fund	1,393.28	2,722.24	(1,328.96)	-48.82%
Total 2200 Liabilities Held in LT MoMkt	\$ 18,463.38	\$ 23,621.67	\$ (5,158.29)	-21.84%
Total Liabilities	\$ 20,179.04	\$ 24,687.62	\$ (4,508.58)	-18.26%
Equity				
32000 Unrestricted Net Assets	682,619.76	682,619.76	0.00	0.00%
Net Revenue	1,546.23	2,199.56	(653.33)	-29.70%
Total Equity	\$ 684,165.99	\$ 684,819.32	\$ (653.33)	-0.10%
TOTAL LIABILITIES AND EQUITY	\$ 704,345.03	\$ 709,506.94	\$ (5,161.91)	-0.73%
	Ties to P&L - YTD NOI		Ties to P&L - CM NOI	

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Investment Scenarios at Edward Jones

prep'd 06/25/26

Recommendation - Reinvest \$28,000 in a 6-month CD (currently at 4%). This will yield us \$560 by 12/31/26 and help us achieve the Budgeted Interest Income of \$3,000.

Current Edward Jones Balance: **\$85,076**

Source:		
CD Matured 6/23	\$	28,000
CD Maturing 12/29		28,000
MoMkt Balance		29,076
	\$	85,076



Rates as of 06/23/26		Interest on Principal Options	
Term	APY	\$ 28,000	
3-mo	4.00%	\$ 280.00	
6-mo	4.00%	\$ 560.00	
1-year	4.10%	\$ 1,148.00	

Interest Income Estimates - CDs & MoMkt			
** Using Estimated APY of 3.5.%			
	Int. Inc.	Running Bal.	
Opening Bal.		\$ 28,044.20	
Jan	\$ 95.68	\$ 28,139.88	actual
Feb	\$ 84.88	\$ 28,224.76	actual
Mar	\$ 76.50	\$ 28,301.26	actual
Apr	\$ 84.64	\$ 28,385.90	actual
May	\$ 81.99	\$ 28,467.89	actual
Jun	\$ 84.20	\$ 28,552.09	actual
06/23 6-mo CD	\$ 523.56	\$ 29,075.65	actual
Jul	\$ 84.80	\$ 29,160.45	estimated
Aug	\$ 85.05	\$ 29,245.51	estimated
Sep	\$ 85.30	\$ 29,330.80	estimated
Oct	\$ 85.55	\$ 29,416.35	estimated
Nov	\$ 85.80	\$ 29,502.15	estimated
Dec	\$ 86.05	\$ 29,588.20	estimated
12/29 1-yr CD	\$ 1,036.00	\$ 30,624.20	estimated
12/29 6-mo CD	\$ 560.00	\$ 31,184.20	estimated
Total	<u>\$ 3,140.00</u>		

Our Rates at a Glance

June 23, 2026

Whatever your specific income needs, Edward Jones can help determine which investments may be right for you. Below are some examples of the many income investments Edward Jones offers.

FDIC-insured Certificates of Deposit ¹	
Term	APY
3 months	4.00%
6 months	4.00%
9 months	4.05%
1 year	4.10%
2 years	4.30%
3 years	4.30%
4 years	4.40%
5 years	4.40%
Maturities and/or rates may not be available in all states.	

Treasury Bills, Notes & Bonds ²		
3-month	3.45%	YTM ¹⁰
6-month	3.78%	YTM ¹⁰
1-year	3.91%	YTM ¹⁰
2-year	4.14%	YTM ¹⁰
5-year	4.18%	YTM ¹⁰
10-year	4.38%	YTM ¹⁰
30-year	4.85%	YTM ¹⁰

Government-sponsored Enterprise Notes ³				
Fannie Mae, Freddie Mac, TVA	3.05%	to	5.41%	YTM ¹⁰

Corporate Bonds ⁴				
Investment Grade	3.97%	to	6.14%	YTM ¹⁰

Tax-free Bonds ⁵				
AAA	0.11%	to	4.51%	YTM ¹⁰
AA	0.05%	to	4.69%	YTM ¹⁰
A	0.22%	to	4.64%	YTM ¹⁰

Interest on Uninvested Cash Balances ⁶	
Retirement	0.15%
Nonretirement	0.15%

Updated as of market close June 23, 2026. Rates and yields shown are subject to availability and change without notice. Rates are provided for informational purposes only and should not be deemed a solicitation for any specific investment.

Diana M Lowry
Financial Advisor

Consumer Price Index (YOY)	
4.20%	Rate effective: May 2026

Prime Rate	
6.75%	Rate effective: December 11, 2025

Personal Line of Credit ⁷	
Pricing Group Assets Under Care	Rate
Less than \$100,000.00	8.75%
\$100,000.00 to \$249,999.99	8.50%
\$250,000.00 to \$499,999.99	8.00%
\$500,000.00 to \$999,999.99	7.50%
\$1,000,000.00 to \$2,499,999.99	6.25%
\$2,500,000.00 to \$4,999,999.99	6.00%
\$5,000,000.00 to \$9,999,999.99	5.75%
\$10,000,000.00 and over	5.50%
Rates effective: December 11, 2025	
The margin interest rate is variable and is established based on the higher of a base rate of 4.00% or the current prime rate.	

FDIC Insured Bank Deposit ⁸		
Effective Date of the INSD Rate		5/21/2026
Insured Rate Tier	Pricing Group Range	Interest Rate
1	Less than \$250,000	0.10%
2	\$250,000 to \$499,999.99	0.35%
3	\$500,000 to \$999,999.99	0.55%
4	\$1,000,000 to \$2,499,999.99	1.00%
5	\$2,500,000 to \$4,999,999.99	1.20%
6	\$5,000,000 to \$9,999,999.99	1.35%
7	\$10,000,000 and above	1.65%

Edward Jones Money Market Fund ⁹	
7-day Current Yield	
Taxable Money Market Fund	
Investment Shares	2.97%
Retirement Shares	2.98%
Rates effective: June 22, 2026 *	
* Restricted availability. See page 2, footnote 9.	

Please see page 2 for important disclosure information.