



ROCHESTER ZEN CENTER
A BUDDHIST COMMUNITY

Annual Report of Trustees

Pursuant to
New York Not-for-Profit Corporation Law
Section 519

Presented at the Fifty-Sixth
Annual Corporate Meeting
May 29, 2022

The record date for the Center's 2022 Annual Meeting was May 5, 2022. As of that date, the Center had 469 members. The record date for the Center's 2021 Annual Meeting was May 6, 2021. As of that date, the Center had 453 members. Accordingly, the Center's membership has increased by 16 during this period.

The names and places of residence of the Center's current members may be found in the records of the Center's Secretary.

ROCHESTER ZEN CENTER
SUMMARY OF 2021 ANNUAL FINANCIAL RESULTS

	2021		2020	
	As of December 31, 2021	12/31/21 as % of 2021 Budget	As of December 31, 2020	12/31/20 as % of 2020 Budget
Year-to-Date Operating Revenue	\$370,178	115%	\$327,546	81%
Year-to Date Operating Expenses	<u>\$444,026</u>	99%	<u>\$418,962</u>	91%
YTD Revenue Less Expenses	(\$73,848)		(\$91,416)	
YTD Operating Draw from Investments (4%)	<u>\$67,793</u>		<u>\$63,123</u>	
YTD Net Operating Surplus (Loss)	(\$6,055)		(\$28,292)	
Membership Contributions (included in operating revenue)	\$223,170	116%	\$194,514	104%
Extraordinary Income (not included in operating revenue)	\$46,095		\$13,450	
Extraordinary expenses (not included in operating revenue)	\$0		\$0	
Accumulated Operating Surplus (Loss) including operating draw since 2009 Inception of Current System	\$123,711		\$129,766	
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YTD Investment Gain (Loss)	\$151,337		\$307,519	
YTD Operating Draw from Investments (4%)	<u>(\$67,793)</u>		<u>(\$63,123)</u>	
YTD Net Investment Gain (Loss)	\$83,544		\$244,396	
YTD Legacies and Special Donations	<u>\$0</u>		<u>\$0</u>	
YTD Total Investment Fund Change	\$83,544		\$244,396	

ROCHESTER ZEN CENTER BALANCE SHEET – December 31, 2021

	Operating Fund	Investment Fund	Held for Others	Realty and Art (Carried at Cost)	Total
ASSETS					
CURRENT ASSETS					
Cash & Money Market	173,163.61	281,589.40	122,138.61	0.00	576,891.62
Inventories	10,671.59	0.00	0.00	0.00	10,671.59
Accounts Receivable	4,122.72	0.00	0.00	0.00	4,122.72
Prepaid Expenses	18,800.56	0.00	0.00	0.00	18,800.56
Earmarked Donations (Contra)	(12,373.69)	0.00	0.00	0.00	(12,373.69)
<i>Total Current Assets</i>	<i>194,384.79</i>	<i>281,589.40</i>	<i>122,138.61</i>	<i>0.00</i>	<i>598,112.80</i>
NON-CURRENT ASSETS					
Certificates of Deposit	0.00	300,000.00	168,000.00	0.00	468,000.00
Other Non-Equity Investments (At Book)	0.00	0.00	0.00	0.00	0.00
Equity Investments (At Market)	0.00	1,443,547.81	0.00	0.00	1,443,547.81
Mortgage Loans Outstanding	0.00	18,224.94	0.00	0.00	18,224.94
Depreciable Fixed Assets (Net)	265,009.61	0.00	0.00	0.00	265,009.61
Buildings & Land (At Cost)	0.00	0.00	0.00	5,398,605.60	5,398,605.60
Buddhist Art & Implements (At Cost)	0.00	0.00	0.00	123,419.07	123,419.07
<i>Total Non-Current Assets</i>	<i>265,009.61</i>	<i>1,761,772.75</i>	<i>168,000.00</i>	<i>5,522,024.67</i>	<i>7,716,807.03</i>
TOTAL ASSETS	459,394.40	2,043,362.15	290,138.61	5,522,024.67	8,314,919.83
LIABILITIES & EQUITY					
CURRENT LIABILITIES					
Taxes, Medicare, SS Payable	2,140.95	0.00	0.00	0.00	2,140.95
Prepaid Income	0.00	0.00	0.00	0.00	0.00
Other Current Liabilities	5,123.38	0.00	0.00	0.00	5,123.38
<i>Total Current Liabilities</i>	<i>7,264.33</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>7,264.33</i>
LONG-TERM LIABILITIES					
Auckland Zen Centre Fund	0.00	0.00	10,272.09	0.00	10,272.09
Louisville Zen Center Fund	0.00	0.00	262,740.39	0.00	262,740.39
Benevolence Fund	0.00	0.00	975.00	0.00	975.00
Teachers' Scholarship Fund	0.00	0.00	16,151.13	0.00	16,151.13
<i>Total Long-Term Liabilities</i>	<i>0.00</i>	<i>0.00</i>	<i>290,138.61</i>	<i>0.00</i>	<i>290,138.61</i>
EQUITY					
»» Year-to-Date Revenues	370,177.79	151,337.32	0.00	0.00	521,515.11
»»(Less Year-to-Date Expenses)	444,026.20	0.00	0.00	0.00	444,026.20
» YTD Revenues Less Expenses	(73,848.41)	151,337.32	0.00	0.00	77,488.91
» YTD Investment Draw (4% per annum)	67,793.44	(67,793.44)	0.00	0.00	0.00
Year-to-Date Net Surplus (Loss)	(6,054.97)	83,543.88	0.00	0.00	77,488.91
Extraordinary Income & Expenses	46,095.00	0.00	0.00	0.00	46,095.00
Interfund Transfers In (Out)	(4,505.10)	0.00	0.00	4,505.10	0.00
Previous Year-End Fund Balances	416,595.14	1,959,818.27	0.00	5,517,519.57	7,893,932.98
<i>Total Equity (Current Fund Balances)</i>	<i>452,130.07</i>	<i>2,043,362.15</i>	<i>0.00</i>	<i>5,522,024.67</i>	<i>8,017,516.89</i>
TOTAL LIABILITIES & EQUITY	459,394.40	2,043,362.15	290,138.61	5,522,024.67	8,314,919.83

ROCHESTER ZEN CENTER
Income and Expense Statement for the Quarter Ended December 31, 2021

Account	4Q2021 Actual	2021 Budget	% of Budget	4Q2020 Actual	
GENERAL OPERATING FUND - INCOME ACCOUNTS					
	\$419	\$800	52%	\$430	
	\$0	\$0		\$0	
40143G	\$13,609	\$10,000	136%	\$13,869	
40150G	\$285	\$300	95%	\$285	
40151G	\$223,170	\$192,200	116%	\$194,514	
4C151G	\$34,490	\$33,300	104%	\$33,119	
40152G	\$5,480	\$5,000	110%	\$3,933	
40153G	\$2,460	\$1,500	164%	\$1,985	
4C153G	\$0	\$0		\$0	
40159G	\$4,980	\$10,000	50%	\$6,661	
4C159G	\$27,458	\$30,000	92%	\$16,963	
40160/2G	\$13,819	\$10,000	138%	\$19,284	
4C160G	\$0	\$0		\$0	
40161G	\$44,008	\$30,000	147%	\$36,503	
	Total Operating Revenue	\$370,178	\$323,100	115%	\$327,546
GENERAL OPERATING FUND - EXPENSE ACCOUNTS					
60170G	\$346	\$500	69%	\$150	
60171G	\$3,645	\$8,500	43%	\$6,345	
60172G	\$11,024	\$10,280	107%	(\$5,022)	
6C172G	\$406	\$100	406%	\$81	
60175G	\$33,204	\$37,100	89%	\$42,637	
6C175G	\$39,321	\$36,800	107%	\$38,927	
60176G	\$49,142	\$48,100	102%	\$50,921	
6C176G	\$15,699	\$16,800	93%	\$14,658	
60177G	\$29,220	\$23,400	125%	\$22,056	
6C177G	\$11,043	\$13,500	82%	\$10,381	
60178G	\$3,934	\$5,000	79%	\$3,532	
6C178G	\$2,508	\$2,300	109%	\$2,723	
60179G	\$17,741	\$16,400	108%	\$17,356	
6C179G	\$8,379	\$9,600	87%	\$8,604	
60180G	\$494	\$1,000	49%	\$1,029	
6C180G	\$0	\$100	0%	(\$41)	
60181G	\$1,729	\$3,000	58%	\$3,310	
6C181G	\$22	\$500	4%	\$14	
60182G	\$5,291	\$5,800	91%	\$5,480	
6C182G	\$3,974	\$5,200	76%	\$4,495	
60183G	\$7,492	\$8,000	94%	\$7,365	
6C183G	\$16,045	\$12,900	124%	\$14,867	
60184G	\$24,227	\$18,000	135%	\$10,503	
6C184G	\$18,501	\$24,000	77%	\$26,229	
60186G	\$45,864	\$43,500	105%	\$42,258	
6C186G	\$26,564	\$25,000	106%	\$24,242	
60187G	\$0	\$1,500	0%	\$200	
60188G	\$579	\$2,500	23%	\$654	
6C188G	\$1,299	\$1,800	72%	\$288	
60189G	\$365	\$500	73%	(\$176)	
60190G	\$7,580	\$7,000	108%	\$6,457	
6C190G	\$5,553	\$5,000	111%	\$7,486	
60191G	\$7,430	\$7,500	99%	\$7,297	
6C191G	\$6,316	\$5,000	126%	\$6,265	
60192G	\$3,451	\$4,500	77%	\$3,501	
60193G	\$635	\$1,500	42%	\$1,269	

ROCHESTER ZEN CENTER
Income and Expense Statement for the Quarter Ended December 31, 2021

Account	4Q2021 Actual	2021 Budget	% of Budget	4Q2020 Actual	
6C192G	CM Computer Expenses	\$954	\$1,000	95%	\$194
60300G	Bad Debt Expense	\$75	\$0		\$0
60389G	Depreciation Expense	\$22,406	\$22,700	99%	\$21,464
6C389G	CM Depreciation Expense	\$11,569	\$12,000	96%	\$10,963
60500G	Contingency (budget use only)	\$0	\$0		\$0
Total Operating Expenses		\$444,026	\$447,880	99%	\$418,962
Operating Revenue Less Expenses		(\$73,848)	(\$124,780)		(\$91,416)
40168G	Operating Draw from Investments	\$67,793	\$66,900	101%	\$63,123
Total Net Operating Surplus (Loss)		(\$6,055)	(\$57,880)		(\$28,292)
40156G	Extraordinary Income & Expenses	\$46,095			\$13,450
CAPITAL EXPENDITURES					
15000G	Furniture and Fixtures	\$29,919			\$0
15100G	Equipment and Computers	\$2,168			\$1,679
15200G	Motor Vehicles	\$18,430			\$16,862
Non-CM Capital Expenditures		\$50,517	\$57,671	88%	\$18,541
1C500G	CM Capital Expenditures	\$841	\$5,000	17%	\$24,431
Total Capital Expenditures		\$51,357	\$62,671	82%	\$42,972
INVESTMENT FUND					
40167I	ML Equity YTD Gain (Loss)	\$149,800			\$299,582
40168I	Interest Income (IF)	\$1,478			\$7,937
40170I	Other Income (IF)	\$59			\$0
Gross Investment Income		\$151,337			\$307,519
60168I	Operating Draw from Investments	(\$67,793)			(\$63,123)
Investment Income Less Draw		\$83,544			\$244,396
40155I	Legacies & Special Donations	\$0			\$0
Total Net Investment Fund Gain (Loss)		\$83,544			\$244,396

ROCHESTER ZEN CENTER
Past-Year Comparison – December 31, 2021

	31-Dec-21	Average 2016-2020	31-Dec-20	31-Dec-19	31-Dec-18	31-Dec-17	31-Dec-16	
GENERAL OPERATING FUND – INCOME								
	Net Item Sales Income	419	979	430	855	1,166	1,151	1,290
	Net Special Events Income	0	(2,760)	0	0	533	(8,091)	(6,244)
40143G	Royalty Income	13,609	12,221	13,869	13,247	11,506	10,859	11,622
40150G	Zen Bow Income	285	455	285	300	730	740	220
40151G	Membership Contributions	223,170	195,647	194,514	210,835	175,472	210,463	186,953
4C151G	CM Operating Donations	34,490	33,963	33,119	26,430	19,635	53,855	36,779
40152G	Workshop Income	5,480	10,218	3,933	11,901	11,198	10,890	13,167
40153G	Training Program Income	2,460	3,635	1,985	5,150	3,620	3,220	4,200
4C153G	CM Training Program Income	0	0	0	0	0	0	0
40159G	Buddha Hall Rental Income	4,980	13,095	6,661	16,101	14,555	14,276	13,884
	Net CM Rental Income	27,458	46,274	16,963	57,431	32,168	58,694	66,114
40160/2G	Misc. Income & Contributions	13,819	16,055	19,284	13,719	18,165	16,024	13,085
4C160G	CM Miscellaneous Income	0	0	0	0	0	0	0
40161G	Sesshin Income	44,008	58,322	36,503	60,780	64,425	72,699	57,205
	Total YTD Operating Income	370,178	388,105	327,546	416,750	353,173	444,779	398,275
GENERAL OPERATING FUND – EXPENSES								
60170G	Charity Expenses	346	164	150	420	0	250	0
60171G	Zen Bow Expenses	3,645	6,557	6,345	8,349	8,275	6,955	2,858
60172G	Teaching Expenses	11,024	3,291	(5,022)	7,027	8,488	1,375	4,587
6C172G	CM Teaching Expenses	406	58	81	94	25	82	10
60175G	Medical & Health Insurance	33,204	47,214	42,637	54,368	45,407	46,314	47,342
6C175G	CM Medical & Health Insurance	39,321	18,490	38,927	19,635	9,117	12,141	12,629
60176G	Staff Salary Expense	49,142	58,439	50,921	56,876	62,392	57,604	64,403
6C176G	CM Staff Salary Expense	15,699	12,316	14,658	15,619	10,433	10,484	10,387
60177G	Kitchen Expenses	29,220	35,893	22,056	33,961	44,204	41,266	37,979
6C177G	CM Kitchen Expenses	11,043	8,855	10,381	8,782	9,967	7,711	7,433
60178G	Housekeeping Expenses	3,934	5,348	3,532	5,526	6,708	5,631	5,342
6C178G	CM Housekeeping Expenses	2,508	2,480	2,723	3,154	2,108	2,155	2,261
60179G	To Staff Departure Fund	17,741	19,523	17,356	16,748	19,452	21,656	22,405
6C179G	CM Staff Departure Fund	8,379	6,823	8,604	7,210	6,655	6,322	5,324
60180G	Misc Administrative Expenses	494	1,134	1,029	931	1,084	1,139	1,486
6C180G	CM Misc Administrative Expense	0	7	(41)	76	0	0	0
60181G	Office Expenses	1,729	3,760	3,310	4,601	3,163	4,041	3,683
6C181G	CM Office Expenses	22	176	14	446	198	17	203
60182G	Telecommunications Expenses	5,291	5,953	5,480	5,418	6,495	6,098	6,273
6C182G	CM Telecommunications Expenses	3,974	4,436	4,495	4,955	4,678	3,916	4,134
60183G	Gas & Electricity Expenses	7,492	8,253	7,365	9,135	8,979	9,777	6,008
6C183G	CM Utility Expenses	16,045	13,282	14,867	14,516	12,879	12,177	11,971
60184G	Repair & Maintenance Expenses	24,227	11,150	10,503	7,152	12,899	13,688	11,506
6C184G	CM Rep & Maintenance Expenses	18,501	21,330	26,229	26,622	18,353	18,904	16,543
60186G	Insurance Expenses	45,864	40,279	42,258	40,308	39,438	37,769	41,622
6C186G	CM Insurance Expenses	26,564	22,965	24,242	22,916	22,415	21,435	23,814
60187G	Fundraising & Advertising Exp.	0	780	200	500	1,400	500	1,300
6C187G	CM Fundraising & Adv Expenses	0	0	0	0	0	0	0
60188G	Garden & Grounds Expenses	579	2,536	654	2,332	4,253	3,331	2,109
6C188G	CM Garden & Grounds Expenses	1,299	1,770	288	743	1,456	3,151	3,210
60189G	Library Expenses	365	78	(176)	324	213	0	29
60190G	Automobile Expenses	7,580	9,640	6,457	8,296	13,995	11,157	8,297
6C190G	CM Automobile Expenses	5,553	7,299	7,486	8,493	3,904	11,152	5,461
60191G	Taxes & Municipal Fees	7,430	6,937	7,297	7,216	6,717	6,448	7,007
6C191G	CM Tax & User Fee Expenses	6,316	6,389	6,265	6,682	6,848	6,350	5,797
60192G	Computer Expenses	3,451	3,471	3,501	3,869	3,702	3,429	2,855
6C192G	CM Computer Expenses	954	544	194	218	782	623	904
60193G	Banking, PayPal & Crdt Crd Fees	635	1,016	1,269	1,020	934	1,052	807
60300G	Bad Debt & Theft Expense	75	(11)	0	0	0	(53)	0
60389G	Depreciation Expense	22,406	21,499	21,464	19,880	21,172	21,813	23,168
6C389G	CM Depreciation Expense	11,569	8,073	10,963	7,349	6,473	6,782	8,798
	Total YTD Operating Expenses	444,026	428,195	418,962	441,768	435,661	424,640	419,945
	YTD Operating Income Less Expenses	(73,848)	(40,091)	(91,416)	(25,018)	(82,488)	20,139	(21,670)
40168G	Operating Draw from Investments	67,793	61,860	63,123	59,755	56,184	67,403	62,834
	Total Net Operating Surplus (Loss)	(6,055)	21,769	(28,292)	34,737	(26,304)	87,542	41,164
	Extraordinary Income & Expenses	46,095	14,490	13,450	5,786	33,216	10,000	10,000

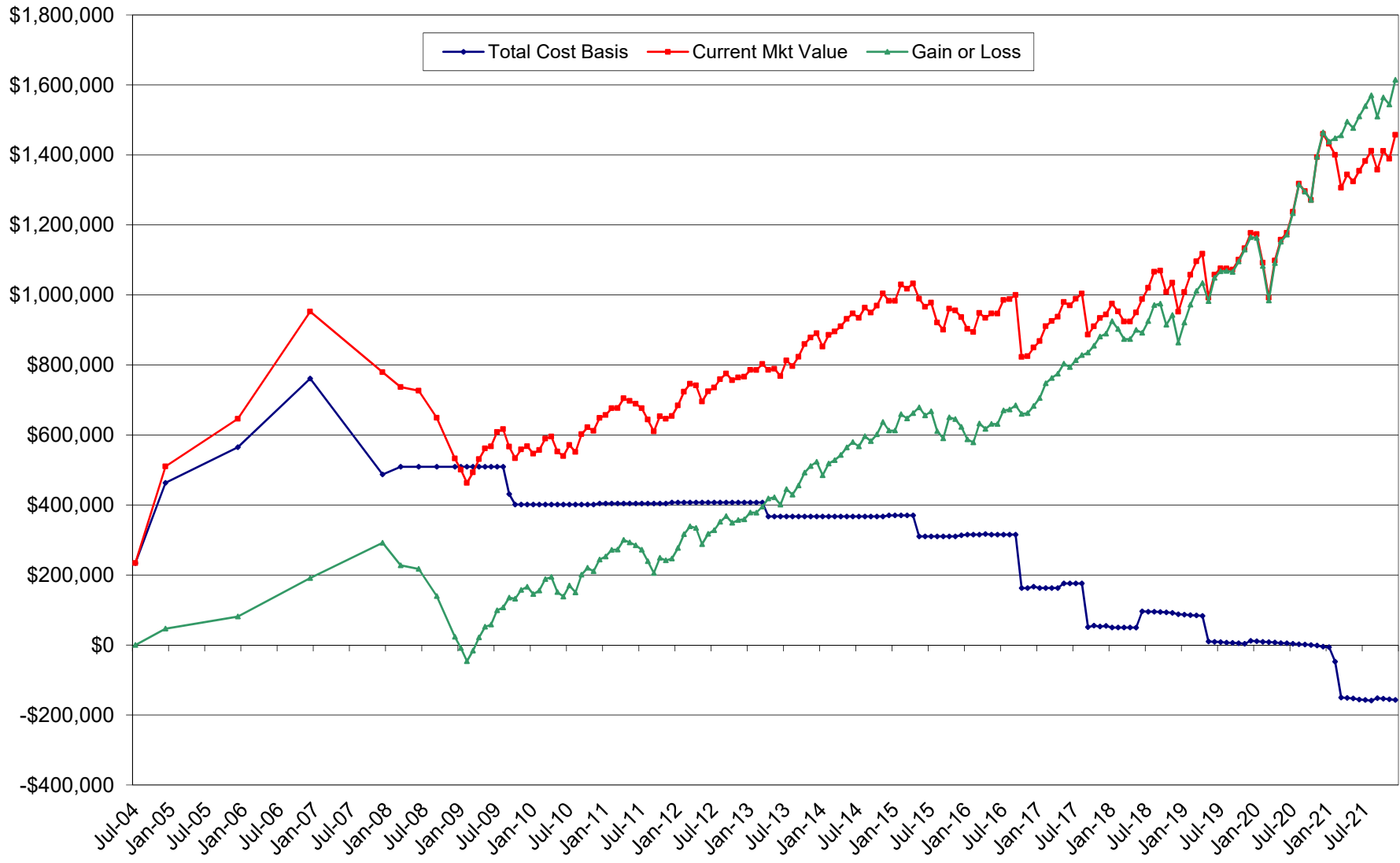
ROCHESTER ZEN CENTER
Past-Year Comparison – December 31, 2021

	31-Dec-21	Average 2016-2020	31-Dec-20	31-Dec-19	31-Dec-18	31-Dec-17	31-Dec-16
CAPITAL EXPENDITURES							
15000G Furniture and Fixtures	29,919	7,251	0	1,712	9,042	9,251	16,250
15100G Equipment and Computers	2,168	3,364	1,679	0	7,880	975	6,285
15200G Motor Vehicles	18,430	3,372	16,862	0	0	0	0
1C500G CM Capital Expenditures	841	15,560	24,431	30,137	18,223	0	5,010
Total YTD Capital Expenditures	51,357	29,547	42,972	31,848	35,145	10,226	27,545
INVESTMENT FUND							
40167I ML Equity YTD Gain (Loss)	149,800	168,311	299,582	301,218	(25,651)	206,582	59,822
40168I Interest Income (IF)	1,478	8,624	7,937	11,454	4,784	9,025	9,919
40170I Other Income (IF)	59	(44)	0	0	(234)	0	14
40181I W&R YTD Gain (Loss)	0	0	0	0	0	0	0
Gross YTD Investment Fund Income	151,337	176,890	307,519	312,671	(21,101)	215,607	69,755
60168I Operating Draw from Investments	(67,793)	(61,860)	(63,123)	(59,755)	(56,184)	(67,403)	(62,834)
Net Investment Fund Gain (Loss)	83,544	115,030	244,396	252,917	(77,285)	148,204	6,920
40155I Legacies and Special Donations	0	17,017	0	12,500	2,500	83	70,000
Total YTD Investment Fund Change	83,544	132,047	244,396	265,417	(74,785)	148,287	76,920

ROCHESTER ZEN CENTER INVESTMENT FUND – December 31, 2021

<i>Instrument</i>	<i>As Carried on Balance Sheet</i>		<i>Market Value</i>	<i>Cost Basis</i>	<i>Gain (Loss)</i>	<i>Annual Return on Basis</i>	<i>Est. Annual Fixed Income</i>
Equity Investments*	<i>At Market</i>						
Equities Held in Merrill Lynch Accounts	\$1,443,548		\$1,443,548	(\$170,924)	\$1,614,472		
Total Equities	\$1,443,548	71%	\$1,443,548	(\$170,924)	\$1,614,472		
Cash & Money Market						<i>Current Int Rate</i>	
IF Share of Money Market Funds & Cash	\$281,589		\$281,589	\$281,589		0.05%	\$141
Total IF Cash & Money Market	\$281,589	14%	\$281,589	\$281,589		0.05%	\$141
Fixed-Income Investments	<i>Cost Basis</i>					<i>Crrnt Rtrn on Basis</i>	
Certificates of Deposit	\$300,000		\$299,860	\$300,000	(\$140)	0.12%	\$350
Bonds	\$0		\$0	\$0	\$0		
Total Fixed-Income Investments	\$300,000	15%	\$299,860	\$300,000	(\$140)	0.12%	\$350
Loans	<i>Outstanding</i>			<i>Original</i>		<i>Loan Rate</i>	
Mdsn ZC Mtg Loan 3.34% 2/29/32	\$18,225			\$24,287		3.34%	\$586
Total Loans	\$18,225	1%		\$24,287			\$586
Investment Fund Total	\$2,043,362	100%					\$1,077
* Donated equities that do not meet the Center's ethical investment criteria must be sold by the Center's Finance Committee within one year.							
Additional "Investment-Like" Assets						<i>Rate</i>	
Operating Fund Money Market Funds & Cash	\$173,164					0.01%-0.05%	
Operating Fund Certificates of Deposit	\$0						
Total Additional	\$173,164						
Grand Total "Investment-Like Assets"	\$2,216,526						
IF Equities as Percentage of Grand Total		65.1%					

Merrill Lynch Equity Account
(includes cash held in ML equity account)



Peter (Bodhin) Kjolhede
Co-President, Rochester Zen Center

State of New York)
) ss.
County of Monroe)

On the day of in the year 2022, before me personally came Peter (Bodhin) Kjolhede, to me known, who, being by me duly sworn, did depose and say that he resides at 200 Cocanut Avenue No. 8, Sarasota, FL 34236; that he is the Co-President of the Rochester Zen Center, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Trustees of said corporation, and that he signed his name thereto by like order.

In Witness Whereof, I have hereunto set my hand and affixed my official seal.

John W. Pulleyn III
Co-President, Rochester Zen Center

State of New York)
) ss.
County of Monroe)

On the day of in the year 2022, before me personally came John W. Pulleyn III, to me known, who, being by me duly sworn, did depose and say that he resides at 215 East Brook Road, Pittsford, NY 14534; that he is the Co-President of the Rochester Zen Center, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Trustees of said corporation, and that he signed his name thereto by like order.

In Witness Whereof, I have hereunto set my hand and affixed my official seal.

Barry M. Keesan
Treasurer, Rochester Zen Center

State of New York)
) ss.
County of Monroe)

On the day of in the year 2022, before me personally came Barry M. Keesan, to me known, who, being by me duly sworn, did depose and say that he resides at 20 Beckwith Terrace, Rochester, NY 14610; that he is the Treasurer of the Rochester Zen Center, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Trustees of said corporation, and that he signed his name thereto by like order.

In Witness Whereof, I have hereunto set my hand and affixed my official seal.
