

SACRAMENTO DHARMA CENTER ANNUAL REPORT – 2025

Approved March 11, 2026

Sacramento Dharma Center, a California Public Benefit Corporation ("SDC"), in accordance with Article 7, Section 5 of its Bylaws, hereby presents its Annual Report for fiscal year 2025 as follows:

1. **Assets and Liabilities of SDC as of December 31, 2025.** A true and correct copy of SDC's Balance Sheet, showing its assets and liabilities as of December 31, 2025, is attached as **Exhibit "A"** hereto.

2. **Principal Changes in Assets and Liabilities During Fiscal Year 2025.** A true and correct copy of SDC's Balance Sheet, showing its assets and liabilities as of December 31, 2024, is attached as **Exhibit "B"** hereto. The principal changes in the assets and liabilities during 2025 fiscal year can be summarized as follows:

Cash – increased by \$67,783.94

3. **Funds Received During Fiscal Year 2025.** The total amount of funds received by SDC during fiscal year 2025 was \$231,806.65. This was \$82,283.72 less than the total amount of funds received in 2024. A true and correct copy of SDC's Income Statement--Comparison for 2025 is attached as **Exhibit "C"** hereto.

4. **Expenses Incurred from Operations During Fiscal Year 2025.** The total amount of expenses incurred by SDC from operations during fiscal year 2025 (not including depreciation expense) was \$150,073.66. This was \$68,669.68 more than the total amount of expenses incurred in 2024 (not including depreciation expense). See, Exhibit "C".

5. **Budget for Fiscal Year 2025.** Based on actual operations during 2025 and considering anticipated operations during 2026, the Budget for fiscal year 2026 is attached as **Exhibit "D"** hereto.

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6. Based on the Budget for 2026, and in accordance with the Operating Reserve Policy of SDC, the six-month operating reserve shall be decreased from \$41,186 to \$39,774 (the Reserve will decrease by \$1,412). (The restricted Operations and Development Manager Fund holds sufficient funds to pay the projected annual salary, health care stipend, and payroll taxes for the position and was not considered in calculating the amount of the operating reserve).

/// I, Kenneth Bender, SDC Office Manager, hereby certify that the statements herein were prepared without audit from the books and records of SDC.

Dated: March 11, 2026



Kenneth Bender

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Accrual Basis

Sacramento Dharma Center

Balance Sheet

As of December 31, 2025

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
1- FIB Money Market	
Labyrinth Fund	17,500.00
Operations Manager Fund	32,500.00
FIB Unallocated Cash	21,985.36
Board Authorized Operations ...	38,186.00
Total 1- FIB Money Market	110,171.36
2-BMO Money Market	
BMO Unallocated Cash	2,238.49
Board Authorized Operation R...	3,000.00
Total 2-BMO Money Market	5,238.49
3-BMO Checking	
Operations Manager Fund	12,532.16
Susan Orr Memorial Fund	266.23
Family Sangha Fund	5.00
Library Fund	158.95
Grounds Work Fund	18,389.10
3-BMO Checking - Other	29,915.32
Total 3-BMO Checking	61,266.76
Charles Schwab	12,007.11
GlassRegister Pending Deposits	5,150.00
Total Checking/Savings	193,833.72
Other Current Assets	
Loan to Sandview Dev. (solar)	36,013.28
Total Other Current Assets	36,013.28
Total Current Assets	229,847.00
Fixed Assets	
15-Year Property	
Accumulated Depreciation	-72,473.00
Building Improvements	154,512.56
Furniture & Fixtures	33,323.17
Total 15-Year Property	115,362.73
2021 Solar Roof System	
Accumulated Depreciation	-2,905.00
2021 Solar Roof System - Other	9,004.00
Total 2021 Solar Roof System	6,099.00
Building Add On	
Accumulated Depreciation	-7,537.00
Building Add On - Other	38,864.74
Total Building Add On	31,327.74
Equipment - Fixed Assets	
Accumulated Depreciation	-976.30
Equipment - Fixed Assets - Other	976.30
Total Equipment - Fixed Assets	0.00
Furniture & Fixtures (2016)	
Accumulated Depreciation	-12,659.71
Furniture & Fixtures (2016) - Other	26,961.71
Total Furniture & Fixtures (2016)	14,302.00

Exhibit "A"

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Accrual Basis

Sacramento Dharma Center

Balance Sheet

As of December 31, 2025

	<u>Dec 31, 25</u>
Wissemann Building	
Accumulated Depreciation	-100,363.00
Wissemann Building - Other	453,765.00
Total Wissemann Building	<u>353,402.00</u>
Wissemann Land	643,333.60
Total Fixed Assets	<u>1,163,827.07</u>
TOTAL ASSETS	<u><u>1,393,674.07</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
Credit Card -8258	694.80
Total Credit Cards	<u>694.80</u>
Total Current Liabilities	<u>694.80</u>
Total Liabilities	694.80
Equity	
Unrestricted Net Assets	1,311,100.63
Net Income	81,878.64
Total Equity	<u>1,392,979.27</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,393,674.07</u></u>

Exhibit "B"

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Accrual Basis

Sacramento Dharma Center

Balance Sheet

As of December 31, 2024

	<u>Dec 31, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
1- FIB Money Market	
FIB Unallocated Cash	8,724.32
Board Authorized Operations ...	49,166.00
Susan Orr Memorial Fund	<u>11,778.77</u>
Total 1- FIB Money Market	69,669.09
2-BMO Money Market	
BMO Unallocated Cash	2,200.67
Board Authorized Operation R...	<u>3,000.00</u>
Total 2-BMO Money Market	5,200.67
3-BMO Checking	
Library Fund	273.45
Grounds Work Fund	27,936.70
3-BMO Checking - Other	<u>10,959.48</u>
Total 3-BMO Checking	39,169.63
Charles Schwab	<u>12,010.39</u>
Total Checking/Savings	126,049.78
Other Current Assets	
Loan to Sandview Dev. (solar)	<u>38,264.28</u>
Total Other Current Assets	38,264.28
Total Current Assets	<u>164,314.06</u>
Fixed Assets	
15-Year Property	
Accumulated Depreciation	-62,129.00
Building Improvements	154,512.56
Furniture & Fixtures	<u>33,323.17</u>
Total 15-Year Property	125,706.73
2021 Solar Roof System	
Accumulated Depreciation	-1,350.00
2021 Solar Roof System - Other	<u>6,753.00</u>
Total 2021 Solar Roof System	5,403.00
Building Add On	
Accumulated Depreciation	-6,585.96
Building Add On - Other	<u>38,864.74</u>
Total Building Add On	32,278.78
Equipment - Fixed Assets	
Accumulated Depreciation	-976.30
Equipment - Fixed Assets - Other	<u>976.30</u>
Total Equipment - Fixed Assets	0.00
Furniture & Fixtures (2016)	
Accumulated Depreciation	-10,189.04
Furniture & Fixtures (2016) - Other	<u>12,659.71</u>
Total Furniture & Fixtures (2016)	2,470.67
Wisemann Building	
Accumulated Depreciation	-88,727.96
Wisemann Building - Other	<u>453,765.00</u>
Total Wisemann Building	365,037.04

Exhibit "B"

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Sacramento Dharma Center

Balance Sheet

As of December 31, 2024

03/17/25

Accrual Basis

	Dec 31, 24
Wissemann Land	643,333.60
Total Fixed Assets	1,174,229.82
TOTAL ASSETS	1,338,543.88
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
Credit Card -8258	487.50
Total Credit Cards	487.50
Total Current Liabilities	487.50
Total Liabilities	487.50
Equity	
Unrestricted Net Assets	1,105,646.20
Net Income	232,410.18
Total Equity	1,338,056.38
TOTAL LIABILITIES & EQUITY	1,338,543.88

Sacramento Dharma Center
Income Statement
January through December 2025

Exhibit "C"

	Jan - Dec 25	Jan - Dec 24	% Change
Ordinary Income/Expense			
Income			
Operations Manager Donations	49,009.90	0.00	100.0%
Mortgage Paydown Campaign 20...	50.00	168,015.65	-100.0%
Mortgage Paydown Campaign 20...	0.00	12,000.00	-100.0%
Additional Donations	88,056.88	33,946.40	159.4%
In-Kind Donation	2,474.57	2,731.63	-9.4%
Interest Earned	2,889.30	2,455.69	17.7%
Rental Income	56,350.00	58,700.00	-4.0%
Sustaining Donations	32,976.00	36,241.00	-9.0%
Total Income	231,806.65	314,090.37	-26.2%
Gross Profit	231,806.65	314,090.37	-26.2%
Expense			
General Expenses			
Bank Service Charges	0.00	12.34	-100.0%
Credit Cd Processing Fees	2,038.50	1,875.72	8.7%
Donations	0.00	300.00	-100.0%
Equipment (non-building)	249.50	926.93	-73.1%
Filing Fees	100.00	95.00	5.3%
Fundraising Expenses			
Donor Gifts	161.88	0.00	100.0%
Fundraising Expenses - Other	1,113.34	826.60	34.7%
Total Fundraising Expenses	1,275.22	826.60	54.3%
Materials/Supplies	1,265.73	994.94	27.2%
Payroll Expenses			
Workers Comp Insurance	705.00	671.00	5.1%
Payroll Taxes	1,638.30	1,528.60	7.2%
Wages/Salary	16,200.00	14,400.00	12.5%
Total Payroll Expenses	18,543.30	16,599.60	11.7%
Postage/Printing	870.80	982.12	-11.3%
Professional Fees	6,392.39	4,328.50	47.7%
Software Subscriptions	2,398.05	2,267.04	5.8%
Telephone/Internet	1,957.67	1,752.43	11.7%
Website Expenses	1,497.02	1,077.62	38.9%
Total General Expenses	36,588.18	32,038.84	14.2%
Building Expenses			
Electricity	2,988.89	1,449.38	106.2%
Gardener	3,975.00	4,368.80	-9.0%
Insurance Expense	8,665.00	7,380.00	17.4%
Janitorial	6,185.00	7,156.00	-13.6%
Landscape	65,144.64	3,512.65	1,754.6%
Mortgage Interest	0.00	7,168.46	-100.0%
Non-Capital Equip & Fixtures	2,012.50	2,541.60	-20.8%
Property Security	1,568.21	1,628.03	-3.7%
Property Taxes	2,335.39	2,303.97	1.4%
Repairs/Maintenance	12,569.95	3,528.18	256.3%
Sewer/Wastewater	1,484.73	1,341.30	10.7%
Trash	1,423.20	1,423.20	0.0%
Water	5,132.97	5,563.57	-7.7%
Total Building Expenses	113,485.48	49,365.14	129.9%
Total Expense	150,073.66	81,403.98	84.4%
Net Ordinary Income	81,732.99	232,686.39	-64.9%
Other Income/Expense			
Other Income			
Cash Back Banking Rewards	40.00	0.00	100.0%
Unrealized Gain (Loss)	105.65	-276.21	138.3%
Total Other Income	145.65	-276.21	152.7%
Other Expense			
Depreciation Expense	0.00	26,955.75	-100.0%
Total Other Expense	0.00	26,955.75	-100.0%
Net Other Income	145.65	-27,231.96	100.5%
Net Income	81,878.64	205,454.43	-60.2%

Exhibit "D"

Approved 2026 SDC Monthly Budget

INCOME	SDC Monthly Budget		2026 NOTES
	2026	2025	
Additional Donations	\$500.00	\$ 500.00	Does not include in-kind donations or earmarked funds.
Interest Earned	\$208.00	\$ 183.00	\$6,000 annual--reflects 2025 total.
Rental Income	\$4,950.00	\$ 4,950.00	\$2,889 earned in 2025. Increase to \$2,500 for 2026.
Sustaining Donations	\$2,750.00	\$ 2,750.00	Sangha rents. Also includes \$100/month rent from Shinnyoen, USA.
TOTAL	\$8,408.00	\$ 8,383.00	No change since 2024. Stable amount coming in.
EXPENSES			
General Expenses:			
Fundraising Expenses	\$106.00	\$ 69.00	Increased. Based on 2025 total (\$1,275).
Credit Card Processing Fees	\$152.00	\$ 142.00	Slight increase. Elavon charges 9%. Fees will decrease as transition to Glass Register progresses.
Equipment (non-bldg)	\$25.00	\$ 75.00	Decreased. \$250 in 2025 (all in-kind). E.g. new leaf blower, tv screen cover.
Filing Fees	\$9.00	\$ 8.00	Slight increase.
Materials/Supplies	\$105.00	\$ 83.00	Increased. Office, Bathroom, Tea. Reflects 2025 costs.(two-thirds were in-kind donations)
Miscellaneous	\$10.00	\$ 10.00	No change. Possible uses--special events, recognition of departing board members.
Payroll Taxes	\$137.00	\$ 168.00	Decreased--reflects 2025 costs for Office Manager. About 10% of wages, tips, and other compensation. (Half-year Operations Manager portion [\$252/month] not included because it will be paid from earmarked Operations Manager Fund.)
Workers' Comp. Insurance	\$134.00		(Workers' Comp. Ins. Moved here from Building Expenses in 2026.) Increased from \$705 to estimated \$1,600 due to addition of half-year of Operations Manager.
Office Manager	\$1,400.00	\$ 1,400.00	No change. \$1,400 per month

Operations and Dev. Manager	\$0.00			New in 2026. (\$2,350/month not included because it will be paid from Operations Manager earmarked fund in 2026--no cost to SDC). Payments only for second half of 2026. (\$4,200 per month plus \$500/month medical insurance stipend.)
Unsecured Property Tax	\$0.00	\$	-	No change. SDC is tax exempt. We no longer need to pay \$1,200/year.
Postage/Printing	\$75.00	\$	82.00	Decreased. Reflects 2025 costs.
Professional Fees	\$451.00	\$	1,206.00	Decreased. (Per month) Bkpr-\$318; Tax Preparer-\$94; Special Projects (inventory, bldg use survey)--\$39 (projects now 1/3 of 2025 amount).
Social Media	\$5.00	\$	5.00	No change. Did not use last year.
Software Subscriptions	\$200.00	\$	263.00	Decreased. Based on 2025 costs. Sumac now \$103.85 after removal of webpage charge after switch to GlassRegister, MailChimp \$26.50, \$2.91 Foreign Transaction Fee (Sumac), Greenvelope--\$19. No Quickbooks charge (using Betsy's).
Telephone/Internet	\$282.00	\$	146.00	Increase due to rise in ATT internet cost and addition of SDC cell phone plan for Operations Manager (\$100 per month est'd).
Website Expenses	\$124.00	\$	92.00	Increased (based on 2025 costs). Monthly: Maintenance (Dirk) \$20, Add'l website work \$20, Bluehost and other products-\$84. \$6 library catalog (paid by Library Fund),
Subtotal--General Expenses:	\$3,215.00	\$	3,749.00	
Building Expenses:				
Electricity	\$265.00	\$	265.00	No change. Estimate of \$56 monthly, plus yearly settlement charge of \$2,500.
Gardener	\$350.00	\$	350.00	No change. Includes \$50/month allocation for sprinkler repairs.
Insurance	\$710.00	\$	767.00	(Workers' Comp portion moved to General Expenses in 2026.) No increase for Multi-Peril (fire) insurance: \$8,512.

Exhibit "D"

Janitorial	\$651.00	\$	651.00	\$	No change. Cleaning cost (two visits per month)--\$445. Also, \$480 annual carpet cleaning and \$2,000 window cleaning.
Landscape	\$100.00	\$	100.00	\$	No change. (Mantis Gardens service not included; it averages roughly \$500/month but costs covered by Grounds Work Fund donations.) (Major projects not included--costs covered by earmarked donations).
Mortgage (Principal/Interest)	\$0.00	\$	-	-	After mortgage pay off, SDC is now debt-free.
Non-Capital Equip and Fixtures	\$167.00	\$	167.00	\$	No change. \$2,000 per year (Tangible, moveable assets worth less than \$5,000 like laptops, desks, and printers) New computer and cell phone for Op. Manager.
Property Security	\$131.00	\$	124.00	\$	Slight increase. Alarm service, battery replacements, annual alarm permit.
Secured Property Taxes	\$195.00	\$	194.00	\$	Minor increase. Direct levies and assessments--non-tax charges, since SDC is tax exempt.
Repairs/Maintenance	\$167.00	\$	1,000.00	\$	Reduced. \$2,000 gen'l maintenance. Parking lot resealing (\$10,000) removed.
Sewer/Wastewater	\$131.00	\$	120.00	\$	Increased. Amount due is now \$262 every two months.
Trash	\$119.00	\$	119.00	\$	No change.
Water	\$428.00	\$	467.00	\$	Decreased-- based on 2025 total (\$5,133).
Subtotal--Building Expenses	\$3,414.00	\$	4,324.00	\$	
TOTAL EXPENSES:	\$6,629.00	\$	8,073.00	\$	
NET INCOME	\$1,779.00	\$	310.00	\$	
 ANNUAL 2026 BUDGET (total annual expenses)	 \$79,548.00	 \$	 96,876.00	 \$	
 <i>Monthly net income (loss) if half-year payroll and payroll taxes of Operations Manager were not paid by earmarked fund:</i>	 -\$823.00				