

EPISCOPAL DIOCESE OF ALBANY

FINANCIAL STATEMENTS

Years Ended December 31, 2009 and 2008

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INDEPENDENT AUDITORS' REPORT

To the Bishop, Trustees and Council of the
Episcopal Diocese of Albany

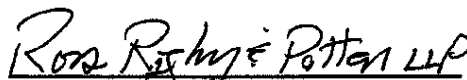
We have audited the accompanying Statements of Financial Position of Episcopal Diocese of Albany (the "Diocese") (a nonprofit organization) as of December 31, 2009 and 2008, and the related Statements of Activities, and Cash Flows for the years then ended. These financial statements are the responsibility of the Diocese's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Episcopal Diocese of Albany as of December 31, 2009 and 2008, and the changes in its net assets and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

Our audit was conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The Statements of Financial Position by Fund and Statements of Activities and Changes in Net Assets by Fund on pages 14-17 is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

May 10, 2010


ROSS RIGBY & PATTEN LLP

**EPISCOPAL DIOCESE OF ALBANY
STATEMENTS OF FINANCIAL POSITION
December 31, 2009 and 2008**

ASSETS	<u>2009</u>	<u>2008</u>
ASSETS:		
Cash	\$1,071,557	\$858,085
Accounts Receivable	36,843	24,200
Other Receivables	448,130	344,102
Prepaid Expenses	36,650	24,692
Investments	5,159,190	4,732,276
Loans Receivable from Parishes	380,457	370,534
Net Property and Equipment	10,192,413	10,450,625
Other Assets	38,618	45,941
	<u> </u>	<u> </u>
TOTAL ASSETS	<u>\$17,363,858</u>	<u>\$16,850,455</u>
 LIABILITIES AND NET ASSETS 		
LIABILITIES:		
Accounts Payable and Accrued Expenses	\$685,917	\$530,552
Post-retirement Health Care Liability	1,882,299	2,193,454
	<u> </u>	<u> </u>
TOTAL LIABILITIES	<u>\$2,568,216</u>	<u>\$2,724,006</u>
 NET ASSETS:		
Unrestricted	\$9,987,079	\$9,752,745
Temporarily Restricted	1,288,015	866,214
Permanently Restricted	3,520,548	3,507,490
	<u> </u>	<u> </u>
TOTAL NET ASSETS	<u>\$14,795,642</u>	<u>\$14,126,449</u>
 TOTAL LIABILITIES AND NET ASSETS	 <u>\$17,363,858</u>	 <u>\$16,850,455</u>

EPISCOPAL DIOCESE OF ALBANY
STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS
For the Year Ended December 31, 2009

	2009			
	UNRESTRICTED	TEMPORARILY RESTRICTED	PERMANENTLY RESTRICTED	TOTAL
REVENUES:				
Dividends and Interest	\$254,705	\$187,514	\$0	\$442,219
Fees and Related Income	1,167,077	0	0	1,167,077
Contributions and Bequests	1,134,865	0	10,598	1,145,463
Parish Apportionments	1,168,941	0	0	1,168,941
Proceeds from Extinct Property	40	1,237	0	1,277
Released from Restriction	0	45,200	0	45,200
TOTAL REVENUES	\$3,725,628	\$233,951	\$10,598	\$3,970,177
EXPENSES:				
Program:				
Distributions from Trust Accounts	\$4,985	\$112,044	\$0	\$117,029
Ministries and New Initiatives	664,162	0	0	664,162
Clergy Benefits and Education	86,938	39,553	0	126,491
Special Facilities Costs	1,857,249	0	0	1,857,249
Management and General:				
Diocesan Headquarters Operations	920,684	0	0	920,684
Professional Fees	30,332	0	0	30,332
Depreciation and Amortization	292,912	0	0	292,912
Other Expenses	0	75	0	75
TOTAL EXPENSES	\$3,857,262	\$151,672	\$0	\$4,008,934
INCREASE (DECREASE) IN NET ASSETS BEFORE OTHER ITEMS	\$(131,634)	\$82,279	\$10,598	\$(38,757)
OTHER ITEMS:				
Realized and Unrealized Gain on Investments	32,116	297,675	0	329,791
Post-Retirement Health Care	311,155	0	0	311,155
Related Fund Transfers	20,859	0	2,460	23,319
Gain on Sale of Properties	1,838	0	0	1,838
INCREASE IN NET ASSETS	\$234,334	\$379,954	\$13,058	\$627,346
NET ASSETS:				
Beginning of Year	9,752,745	866,214	3,507,490	14,126,449
Net Asset Additions	0	41,847	0	41,847
End of Year	\$9,987,079	\$1,288,015	\$3,520,548	\$14,795,642

EPISCOPAL DIOCESE OF ALBANY
STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS
For the Year Ended December 31, 2008

	2008			
	UNRESTRICTED	TEMPORARILY RESTRICTED	PERMANENTLY RESTRICTED	TOTAL
REVENUES:				
Dividends and Interest	\$126,605	\$219,640	\$0	\$346,245
Fees and Related Income	1,127,624	0	0	1,127,624
Contributions and Bequests	1,454,786	600	25,300	1,480,686
Parish Apportionments	1,270,551	0	0	1,270,551
Proceeds from Extinct Property	6,005	0	0	6,005
Released from Restriction	0	53,549	0	53,549
TOTAL REVENUES	\$3,985,571	\$273,789	\$25,300	\$4,284,660
EXPENSES:				
Program:				
Distributions from Trust Accounts	\$5,124	\$125,684	\$0	\$130,808
Ministries and New Initiatives	730,248	1,240	3,454	734,942
Clergy Benefits and Education	97,394	50,900	0	148,294
Special Facilities Costs	1,876,489	11,124	0	1,887,613
Management and General:				
Diocesan Headquarters Operations	944,411	1,750	0	946,161
Professional Fees	46,606	0	0	46,606
Depreciation and Amortization	299,880	0	0	299,880
TOTAL EXPENSES	\$4,000,152	\$190,698	\$3,454	\$4,194,304
INCREASE (DECREASE) IN NET ASSETS BEFORE OTHER ITEMS	\$(14,581)	\$83,091	\$21,846	\$90,356
OTHER ITEMS				
Realized and Unrealized Loss on Investments	(150,733)	(1,642,187)	0	(1,792,920)
Related Fund Transfers	(1,520)	0	1,520	0
INCREASE (DECREASE) IN NET ASSETS	\$(166,834)	\$(1,559,096)	\$23,366	\$(1,702,564)
NET ASSETS:				
Beginning of Year	9,919,579	2,425,310	3,484,124	15,829,013
End of Year	\$9,752,745	\$866,214	\$3,507,490	\$14,126,449

EPISCOPAL DIOCESE OF ALBANY
STATEMENTS OF CASH FLOWS
For the Years Ended December 31, 2009 and 2008

	<u>2009</u>	<u>2008</u>
CASH PROVIDED BY (USED FOR):		
OPERATING ACTIVITIES:		
Change in Net Assets	\$627,346	\$(1,702,564)
Adjustments to Reconcile Increase in Net Assets to Cash Used in Operating Activities:		
Depreciation and Amortization	292,912	299,880
Realized and Unrealized (Gains) Losses on Investments	(329,791)	1,792,920
Gain on Sale of Properties	(1,838)	0
Changes in:		
Accounts Receivable	(116,671)	(154,971)
Prepaid Expenses	(11,958)	4,596
Loans Receivable	(9,923)	(139,727)
Other Assets	7,323	3,930
Post Retirement Health Care Liability	(311,155)	0
Accounts Payable and Accrued Liabilities	155,365	68,768
	<u>\$301,610</u>	<u>\$172,832</u>
INVESTING ACTIVITIES:		
Net Change in Property and Equipment	\$(34,699)	\$(134,714)
Net Proceeds from Sale and Purchase of Investments	(95,286)	(107,099)
	<u>\$(129,985)</u>	<u>\$(241,813)</u>
NET INVESTING ACTIVITIES		
	<u>\$171,625</u>	<u>\$(68,981)</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS		
	<u>\$171,625</u>	<u>\$(68,981)</u>
CASH AND CASH EQUIVALENTS:		
Beginning of Year	858,085	927,066
Net Asset Additions	41,847	0
End of Year	<u>\$1,071,557</u>	<u>\$858,085</u>

EPISCOPAL DIOCESE OF ALBANY
NOTES TO FINANCIAL STATEMENTS
December 31, 2009 and 2008

(A) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Episcopal Diocese of Albany (the "Diocese") is the governing entity of the Episcopal Church in Northeast New York State. The financial operations of the Diocese are directed by the Bishop and the Diocesan Convention.

PROGRAMS AND FUNDS

The financial statements include all programs, funds and activities under the management of the Diocese. The following is a brief description of the various activities of the Diocese.

Trust Funds – These funds are comprised of trusts, legacies and certain other accounts, some of which are restricted to a specific use. The trust funds are managed by the Trustees of the Diocese.

Diocesan Development – This fund is used principally to make loans to parishes within the Diocese. The average interest rate on these loans approximates 6.5%. The fund is managed by the Diocesan Development Fund Committee.

Diocesan Operations – Revenues are received from Parishes in the form of annual apportionments and contributions. Funds are disbursed primarily for administrative costs and to support various ministries of the diocese. The net cost of real property and equipment owned by the Diocese, the Spiritual Life Center and certain special facilities (see Note E), are also included in Diocesan operations. The operations of the Diocese are managed by the Bishop, the Diocesan Council and the Standing Committee of the Diocese.

NET ASSET CLASSIFICATIONS

In the accompanying financial statements, funds which have similar characteristics are combined and classified into three net asset categories: permanently restricted, temporarily restricted and unrestricted.

Permanently restricted net assets, such as endowment funds, contain donor-imposed restrictions that stipulate that the resources be maintained in perpetuity, but permit the Diocese to expend part or all of the income derived from the donated assets for either specified or unspecified purposes. Permanently restricted net assets are comprised of restricted trusts and funds, with each providing for the expenditure of current income for board designated purposes. Donor-imposed restrictions for permanently restricted net assets include, among other things, restrictions for the funding of clergy sabbaticals, educational programs, certain parish operations, and other Diocesan programs and expenditures. Such expenditures are included in distributions from trust accounts on the statements of activities.

Temporarily restricted net assets contain donor-imposed restrictions that permit the Diocese to use or expend the assets as specified. Donor-imposed restrictions for temporarily restricted net assets include, restrictions for the funding of clergy

**EPISCOPAL DIOCESE OF ALBANY
NOTES**

**(A) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)
NET ASSET CLASSIFICATIONS (CONTINUED)**

sabbaticals, retired clergy, seminarians, counseling, and other Diocesan programs and expenditures. The restrictions are satisfied either by the passage of time or by the actions of the Diocese. Temporarily restricted net assets also include the market value appreciation of those investments, and related dividends and interest for those funds held as permanently restricted.

Unrestricted net assets represent resources over which Board of Trustees of the Diocese has full discretion with respect to use.

CASH

The Diocese deposits its cash with high credit quality financial institutions. Occasionally, such deposits exceed FDIC insurance limits. For purposes of the Statement of Cash Flows, the Diocese considers all highly liquid debt instruments with an initial maturity of three months or less to be cash and cash equivalents.

CONTRIBUTIONS

Contributions, including legally enforceable promises to give, are recognized as revenue when received and are considered to be available for use unless specifically restricted by the donor. Conditional contributions, when applicable, are recognized as revenue when the conditions on which they depend have been substantially met. Contributions receivable are recorded at their net realizable value.

The Diocese records contributions as either permanently or temporarily restricted if they are received with donor stipulations that limit their use either through purpose or time restrictions. When a donor time restriction ends or a purpose restriction is fulfilled, the temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions.

CONTRIBUTED SERVICES AND FACILITIES

When applicable, contributed services are recognized as revenue if the services create or enhance nonfinancial assets or require specialized skills, are provided by individuals possessing those skills, and typically would need to be purchased if not provided by donation. Contributed services that do not meet the above criteria or are not quantifiable are not recognized as revenue and are not reported in the accompanying financial statements.

The Diocese provides certain office facilities under an arrangement with two affiliates: Episcopal Charities of Albany, Inc. ("Charities") and Albany Diocesan Investment Trust ("ADIT"). During 2009 and 2008, Charities and ADIT provided the Diocese with reimbursement for certain allocated administrative costs of approximately \$160,204 and \$138,023, respectively, shown as a reduction of related expenses on the statement of activities and changes in net assets. Similar reimbursements were also provided in prior years. Other services, which have not been quantified and have been deemed immaterial by the Diocese, have not been recorded as either revenue or expense in the accompanying statement of activities.

**EPISCOPAL DIOCESE OF ALBANY
NOTES**

**(A) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)
INVESTMENTS**

Investments in marketable securities with readily determinable fair values are comprised of investments in Albany Diocesan Investment Trust and are valued at fair value in the statement of financial position. Unrealized gains and losses are included in the change in net assets.

PROPERTY AND EQUIPMENT

Property and equipment are stated at cost. Expenditures for maintenance and repairs are expensed as incurred. The cost and related accumulated depreciation of property and equipment sold or otherwise disposed of are removed from the accounts and any gain or loss is reported as current year's revenue or expense. Depreciation is provided using the straight-line method over the estimated useful lives of the respective assets.

POST RETIREMENT HEALTH CARE COSTS

Post-retirement health care costs are based on the most recent actuarial calculations and charged to employee benefits expense.

INCOME TAXES

No provision is made for income taxes as the Diocese is exempt from taxes under the Internal Revenue Code.

ESTIMATES

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

(B) INVESTMENTS

Investments are comprised of shares in the Albany Diocesan Investment Trust (ADIT) as follows:

	December 31, 2009			December 31, 2008		
	Trust Funds	Diocesan Development Fund	Total	Trust Funds	Diocesan Development Fund	Total
Cost of shares	\$3,803,760	\$355,839	\$4,159,599	\$3,758,398	\$355,839	\$4,114,237
Unrealized gain/(loss)	<u>1,012,969</u>	<u>(13,378)</u>	<u>999,591</u>	<u>656,343</u>	<u>(38,304)</u>	<u>618,039</u>
Fair value of shares	<u>\$4,816,729</u>	<u>\$342,461</u>	<u>\$5,159,190</u>	<u>\$4,414,741</u>	<u>\$317,535</u>	<u>\$4,732,276</u>

EPISCOPAL DIOCESE OF ALBANY
NOTES

(B) INVESTMENTS (CONTINUED)

Net realized and unrealized gains (losses) on investments amounted to \$329,791 and \$(1,792,920) for the years ended December 31, 2009 and 2008, respectively.

The ADIT's investments are professionally managed under the oversight of its Trustees. During 2008 and through October 31, 2009, the ADIT Trustees engaged six investment managers, each with mandated investment objectives and allocations. During November 2009, the Trustees voted to change investment managers to J.P. Morgan Chase Bank and all assets were subsequently transferred to the new investment custodian.

The Diocese owned 184,984 and 182,996 shares of ADIT at December 31, 2009 and 2008, respectively, or approximately 26% of total ADIT shares outstanding. At December 31, 2009, the net asset value per ADIT share was \$27.89, an increase of \$2.03 compared with the net asset value at December 31, 2008.

ADIT paid total distributions, construed to be dividends, of \$1.45 and \$1.72 per share in 2009 and 2008, respectively. Distributions are paid to ADIT shareholders on a quarterly basis in the form of cash, or if elected by the shareholder, in the form of reinvestment shares. Total ADIT distributions received by the Diocese amounted to approximately \$278,627 and \$312,267 for the years ended December 31, 2009 and 2008, respectively, and are classified in the statements of activities as dividends and interest.

ADIT follows the practice of recording the quarterly distribution to shareholders as of the last day of each calendar quarter. In this regard, at December 31, 2009 and 2008, the Diocese recorded certain dividends receivable, representing ADIT dividends paid in January of the following year.

(C) LOANS RECEIVABLE

In November, 2006 the Diocese sold certain Diocesan Development Fund loans to ADIT for approximately \$500,000. The loans were acquired at net asset value (or the unamortized amount of principal). As such, no gain or loss was recognized in this transaction. ADIT acquired the loans on a recourse basis and, as such, any future loan losses are to be reimbursed to ADIT by the Diocese. As of December 31, 2009 and 2008, no such losses have been recorded.

(D) PROPERTY AND EQUIPMENT

Property and equipment consist of the following:

	<u>2009</u>	<u>2008</u>
Buildings and Improvements	\$1,329,701	\$1,329,701
Furniture, Equipment and Other	396,782	393,851
Spiritual Life Center	<u>11,176,766</u>	<u>11,149,430</u>
Total Property and Equipment	<u>\$12,903,249</u>	\$12,872,982
Less: Accumulated Depreciation	<u>(2,710,836)</u>	<u>(2,422,357)</u>
Net Property and Equipment	<u>\$10,192,413</u>	<u>\$10,450,625</u>

**EPISCOPAL DIOCESE OF ALBANY
NOTES**

(D) PROPERTY AND EQUIPMENT (CONTINUED)

Depreciation expense was \$292,912 and \$299,880 for the years ended December 31, 2009 and 2008, respectively.

(E) SPECIAL FACILITIES

The Diocese has owned and operated certain special facilities which are included under Diocesan operations on the statements of activities. The Spiritual Life Center, located in the Adirondack region of upstate New York, is a conference and meeting facility which began operations in late 2004. A schedule of special facilities revenues and expenses, the substantial portion of which relates to the Spiritual Life Center, follows:

<u>Revenues:</u>	<u>2009</u>	<u>2008</u>
Dividends and Interest	\$17,479	\$21,551
Fees and Related Income	984,676	958,439
Contributions	871,218	962,916
Total Revenues:	<u>\$1,873,373</u>	<u>\$1,942,906</u>
<u>Expenses:</u>		
Program Expenses:		
Personnel	\$1,142,938	\$1,077,643
Kitchen	225,358	232,196
Summer Camp	58,470	75,205
Property	245,637	284,199
Equipment	10,966	8,054
Administrative	173,880	206,561
Interest	0	3,755
Total Program Expenses:	<u>\$1,857,249</u>	<u>\$1,887,613</u>
Management and General Expenses:		
Professional Fees	<u>\$5,601</u>	<u>\$10,915</u>
 Total Expenses:	 <u>\$1,862,850</u>	 <u>\$1,898,528</u>

In addition, depreciation related to special facilities for the years ended December 31, 2009 and 2008 was \$241,222 and \$255,556, respectively. Depreciation is recorded under the caption "Depreciation and Amortization" on the Statements of Activities and Changes in Net Assets.

(F) PENSION PLAN

The Diocese maintains two pension plans (the "Plans") which cover substantially all clergy and lay employees of Diocesan Headquarters. One of the plans is a non-contributory defined benefit plan; the other is a defined contribution plan which allows employee contributions. The fiduciaries of the Plans are Church Life Insurance Company and The Church Pension Fund. Total pension plan expense for 2009 and 2008 was \$93,305 and \$104,972, respectively.

**EPISCOPAL DIOCESE OF ALBANY
NOTES**

(G) POST-RETIREMENT HEALTH CARE BENEFITS

The Diocese provides post-retirement health care benefits covering substantially all clergy of the Diocese and their spouses through an unfunded plan. The following table, as determined by the Diocese's actuaries as of December 31, 2009 (the most recently completed actuarial analysis), sets forth the plan's status and amounts shown in the Diocese's financial statements.

Benefit obligation at beginning of year	\$870,478
Service cost	13,379
Interest cost	39,973
New data loss	54,121
Actuarial loss	(202,023)
Benefits paid	<u>(58,610)</u>
 Benefit obligation at end of year	 <u>\$717,318</u>
Funded status	\$(717,318)
Unrecognized actuarial gain	1,096,084
Unrecognized prior service cost	<u>(2,261,065)</u>
 Accrued benefit cost	 <u>\$(1,882,299)</u>

The weighted-average assumptions as of December 31, 2009 are as follows:

Discount rate	5.75%
Expected return on plan assets	0.00%

The following table provides information related to the unrecognized prior service cost for the fiscal year ended December 31, 2009:

Unrecognized amount beginning of year	\$2,526,449
Amount recognized	<u>(265,384)</u>
Unrecognized prior service cost at end of year	<u>\$2,261,065</u>

The following table provides the components of net periodic benefit for the fiscal year ended December 31, 2009:

Service cost	\$13,379
Interest cost	39,973
Amortization of net loss from prior periods	98,344
Amortization of unrecognized prior service costs	<u>(265,384)</u>
 Net periodic benefit	 <u>\$(113,688)</u>

**EPISCOPAL DIOCESE OF ALBANY
NOTES**

(G) POST-RETIREMENT HEALTH CARE BENEFITS (CONTINUED)

The following estimated benefit payments, which reflect expected future service, are expected to be paid:

First year	\$59,778
Second year	59,208
Third year	58,624
Fourth year	57,885
Fifth year	57,348
Next five years	277,878

Since the Diocese's cost is limited as described below, the assumed health care cost trend rates may not have a significant effect on the future amounts reported.

Prior to 2005, the Diocese paid a maximum of 80% of the Medicare Supplement cost, and elective enhanced premium plan. The plan was subsequently amended and, under this amendment, the Diocese's cost was limited to a \$71 monthly premium for those retirees and spouses that elect the enhanced premium plan. As a result of this plan amendment, the accumulated post-retirement benefit obligation was reduced by approximately \$3.7 million. This reduction in benefit obligation is being amortized into the net periodic post-retirement benefit cost over a 14 year period and, as such, a reduction in future years benefit expense will likely be realized.

(H) FAIR VALUE MEASUREMENTS

Effective January 1, 2009, the Organization adopted FASB Accounting Standards Codification 820 (formerly Statement of Financial Accounting Standards No. 157, Fair Value Measurements), which provides a framework for measuring fair value under GAAP. FASB Accounting Standards Codification 820 (formerly SFAS 157) defines fair value as the exchange price that would be received for an asset or paid to transfer a liability (an exit price) in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date.

Fair values of assets and liabilities measured on a recurring basis at December 31, 2009 and 2008, are as follows:

Fair Value Measurements at Reporting Date Using Quoted Prices

	Fair Value	Quoted Prices In Active Markets for Identical Assets/Liabilities (Level 1)
December 31, 2009:		
Trading securities	\$5,159,190	\$5,159,190

**EPISCOPAL DIOCESE OF ALBANY
NOTES**

(H) FAIR VALUE MEASUREMENTS (CONTINUED)

December 31, 2008

Trading securities	\$4,732,276	\$4,732,276
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(I) CLERGY DISCRETIONARY FUNDS

Management has elected to include four Clergy discretionary cash account balances as part of the audited financial statements for the year ended December 31, 2009. The accounts are included in "Cash" on the Statement of Financial Position and as "Net Asset Additions" on the Statement of Activities.

(J) EVENTS OCCURRING AFTER REPORTING DATE

The Diocese has evaluated events and transactions that occurred between December 31, 2009 and May 10, 2010, which is the date the financial statements were available to be issued, for possible disclosure and recognition in the financial statements.

EPISCOPAL DIOCESE OF ALBANY
STATEMENT OF FINANCIAL POSITION BY FUND
 December 31, 2009

ASSETS	Trust Funds	Diocesan Development	Diocesan Operations	Spiritual Life Center	Total
ASSETS:					
Cash	\$387,424	\$265,644	\$215,202	\$203,287	\$1,071,557
Accounts Receivable	1,070	0	2,233	33,540	36,843
Other Receivables	48,468	4,451	390,943	4,268	448,130
Prepaid Expenses	0	0	21,780	14,870	36,650
Investments	4,816,729	342,461	0	0	5,159,190
Loans Receivable from Parishes	0	380,457	0	0	380,457
Net Property and Equipment	0	0	241,811	9,950,602	10,192,413
Other Assets	0	1,008	22,070	15,540	38,618
TOTAL ASSETS	\$5,253,691	\$994,021	\$894,039	\$10,222,107	\$17,363,858
LIABILITIES AND NET ASSETS					
LIABILITIES:					
Accounts Payable and Accrued Expenses	\$387,424	\$100,639	\$103,406	\$94,448	\$685,917
Post-retirement Health Care Liability	0	0	1,882,299	0	1,882,299
TOTAL LIABILITIES	\$387,424	\$100,639	\$1,985,705	\$94,448	\$2,568,216
NET ASSETS:					
Unrestricted	\$99,551	\$893,382	\$(1,133,513)	\$10,127,659	\$9,987,079
Temporarily Restricted	1,246,168	0	41,847	0	1,288,015
Permanently Restricted	3,520,548	0	0	0	3,520,548
TOTAL NET ASSETS	\$4,866,267	\$893,382	\$(1,091,666)	\$10,127,659	\$14,795,642
TOTAL LIABILITIES AND NET ASSETS	\$5,253,691	\$994,021	\$894,039	\$10,222,107	\$17,363,858

EPISCOPAL DIOCESE OF ALBANY
STATEMENT OF FINANCIAL POSITION BY FUND
December 31, 2008

ASSETS	Trust Funds	Diocesan Development	Diocesan Operations	Spiritual Life Center	Total
ASSETS:					
Cash	\$273,059	\$133,727	\$190,059	\$261,240	\$858,085
Accounts Receivable	1,320	0	1,725	21,155	24,200
Other Receivables	56,637	5,279	277,122	5,064	344,102
Prepaid Expenses	0	0	12,138	12,554	24,692
Investments	4,414,740	317,536	0	0	4,732,276
Loans Receivable from Parishes	0	370,534	0	0	370,534
Net Property and Equipment	0	0	290,570	10,160,055	10,450,625
Other Assets	0	1,503	17,618	26,820	45,941
TOTAL ASSETS	\$4,745,756	\$828,579	\$789,232	\$10,486,888	\$16,850,455
LIABILITIES AND NET ASSETS					
LIABILITIES:					
Accounts Payable and Accrued Expenses	\$279,859	\$0	\$139,067	\$111,626	\$530,552
Post-retirement Health Care Liability	0	0	2,193,454	0	2,193,454
TOTAL LIABILITIES	\$279,859	\$0	\$2,332,521	\$111,626	\$2,724,006
NET ASSETS:					
Unrestricted	\$92,193	\$828,579	\$(1,543,289)	\$10,375,262	\$9,752,745
Temporarily Restricted	866,214	0	0	0	866,214
Permanently Restricted	3,507,490	0	0	0	3,507,490
TOTAL NET ASSETS	\$4,465,897	\$828,579	\$(1,543,289)	\$10,375,262	\$14,126,449
TOTAL LIABILITIES AND NET ASSETS	\$4,745,756	\$828,579	\$789,232	\$10,486,888	\$16,850,455

EPISCOPAL DIOCESE OF ALBANY
STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS BY FUND
For the Year Ended December 31, 2009

	Trust Funds		Diocesan Development		Diocesan Operations		Spiritual Life Center		Total
	Unrestricted	Temporarily Restricted	Permanently Restricted	(Unrestricted)	Unrestricted	Temporarily Restricted	(Unrestricted)	(Unrestricted)	
REVENUES:									
Dividends and Interest	\$147,763	\$187,514	\$0	\$40,061	\$49,402	\$0	\$17,479	\$442,219	
Fees and Related Income	0	0	0	0	182,401	0	984,576	1,167,077	
Contributions and Bequests	0	0	10,598	0	263,647	0	871,218	1,145,463	
Parish Apportionments	0	0	0	0	1,168,941	0	0	1,168,941	
Proceeds from Extinct Property	40	1,237	0	0	0	0	0	1,277	
Released from Restriction	0	45,200	0	0	0	0	0	45,200	
TOTAL REVENUES	\$147,803	\$233,951	\$10,598	\$40,061	\$1,664,391	\$0	\$1,873,373	\$3,970,177	
EXPENSES:									
Program:									
Distributions from Trust Accounts	\$4,985	\$112,044	\$0	\$0	\$0	\$0	\$0	\$117,029	
Ministries and New Initiatives	0	0	0	0	664,162	0	0	664,162	
Clergy Benefits and Education	0	39,553	0	0	86,938	0	0	126,491	
Special Facilities Costs	0	0	0	0	0	0	1,857,249	1,857,249	
Management and General:									
Diocesan Headquarters Operations	26,867	0	0	0	893,817	0	0	920,684	
Professional Fees	0	0	0	184	24,547	0	5,601	30,332	
Depreciation and Amortization	0	0	0	0	51,690	0	241,222	292,912	
Other Expenses	0	75	0	0	0	0	0	75	
TOTAL EXPENSES	\$31,852	\$151,672	\$0	\$184	\$1,721,154	\$0	\$2,104,072	\$4,008,934	
INCREASE (DECREASE) IN NET ASSETS BEFORE OTHER ITEMS	\$115,951	\$82,279	\$10,598	\$39,877	\$(56,763)	\$0	\$(230,699)	\$(38,757)	
OTHER ITEMS:									
Realized and Unrealized Gain on Investments	7,190	297,675	0	24,926	0	0	0	329,791	
Post-Retirement Health Care Related Fund Transfers	0	0	0	0	311,155	0	0	311,155	
Gain on Sale of Properties	(115,783)	0	2,460	0	155,384	0	(18,742)	23,319	
	0	0	0	0	0	0	1,838	1,838	
INCREASE (DECREASE) IN NET ASSETS	\$7,358	\$379,954	\$13,058	\$64,803	\$409,776	\$0	\$(247,603)	\$627,346	
NET ASSETS:									
Beginning of Year	92,193	866,214	3,507,490	828,579	(1,543,289)	0	10,375,262	14,126,449	
Net Asset Additions	0	0	0	0	0	41,847	0	41,847	
End of Year	\$99,551	\$1,246,168	\$3,520,548	\$893,382	\$(1,133,513)	\$41,847	\$10,127,659	\$14,795,642	

See Notes to Financial Statements

EPISCOPAL DIOCESE OF ALBANY
STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS BY FUND
For the Year Ended December 31, 2008

	Trust Funds		Diocesan Development (Unrestricted)	Diocesan Operations (Unrestricted)	Spiritual Life Center (Unrestricted)	Total
	Unrestricted	Temporarily Restricted				
REVENUES:						
Dividends and Interest	\$9,447	\$219,640	\$0	\$41,301	\$54,306	\$346,245
Fees and Related Income	0	0	0	0	169,188	1,127,624
Contributions and Bequests	159,040	600	25,300	0	332,830	1,480,686
Parish Apportionments	0	0	0	0	1,270,551	1,270,551
Proceeds from Extinct Property Released from Restriction	6,005	0	0	0	0	6,005
TOTAL REVENUES	\$174,492	\$273,789	\$25,300	\$41,301	\$1,826,875	\$4,284,660
EXPENSES:						
Program:						
Distributions from Trust Accounts	\$5,124	\$125,684	\$0	\$0	\$0	\$130,808
Ministries and New Initiatives	0	1,240	3,454	0	730,248	734,942
Clergy Benefits and Education	0	50,900	0	0	97,394	148,294
Special Facilities Costs	0	11,124	0	0	0	1,876,489
Management and General:						
Diocesan Headquarters Operations	523	1,750	0	0	943,888	946,161
Professional Fees	0	0	150	0	35,541	46,606
Depreciation and Amortization	0	0	0	0	44,324	299,890
TOTAL EXPENSES	\$5,647	\$190,698	\$3,454	\$150	\$1,851,395	\$4,194,304
INCREASE (DECREASE) IN NET ASSETS BEFORE OTHER ITEMS	\$168,845	\$83,091	\$21,846	\$41,151	\$(24,520)	\$90,356
OTHER ITEMS:						
Realized and Unrealized Gain on Investments	(33,714)	(1,642,187)	0	(117,019)	0	(1,792,920)
Related Fund Transfers	(168,261)	0	1,520	0	186,657	(19,916)
INCREASE (DECREASE) IN NET ASSETS	\$(33,130)	\$(1,559,096)	\$23,366	\$(75,868)	\$162,137	\$(1,702,564)
NET ASSETS:						
Beginning of Year	125,323	2,425,310	3,484,124	904,447	(1,705,426)	15,829,013
End of Year	\$92,193	\$866,214	\$3,507,490	\$828,579	\$(1,543,289)	\$14,126,449