



# MONASTIC ACADEMY

FOR THE PRESERVATION OF LIFE ON EARTH

## CEDAR

COMMUNITY FOR THE  
EXPERIENCE AND DEVELOPMENT OF  
AWAKENING AND RESPONSIBILITY

SPRING QUARTERLY REPORT

# 2018



## LETTER FROM CAMERON JOYNER

Dear Friends,

One year ago, with your support, we purchased the property at which I now write this to you. I'm pleased to report that our revenue has vastly exceeded the projections we communicated in the prospectus of 18 months ago. Further, our community is growing in size, skills, awareness and love. Our hard work is succeeding.

In December of 2018 I was appointed as Executive Director by the Board of Directors. This appointment was to help free up Soryu to focus on his core duties of Head Teaching and continuing the expansion of our organization towards the goal of liberating all living beings. He still remains the Chair of the Board and a living inspiration to all of us.

One of my responsibilities is to create meditation spaces that inspire those who enter them. This is the last remaining ingredient in this otherwise spectacular space. These meditation buildings ("zendo" in Japanese) will be a crucial element in fulfilling the expectations of the guests who attend our retreats, which in turn will make it possible to repay the remaining \$1,154,675 of debt for this property. This debt has already been reduced thanks to several of you generously forgiving loans. After a year of research, we have decided to build three large, wooden, circular buildings for a total cost of \$350,042. We have raised just over half and we are actively meeting with potential donors to raise the remainder. In March we purchased the first of these buildings, a 41 foot cathedral. Construction begins in early June and it will be completed by the end of the summer.

### **Two Track System**

Much of this quarter has been focused on expanding our two track system. The residents in the first track, the Dragon program, are striving for awakening as their first priority, waiting to work on personal issues until after breaking through to insight. The residents in the second track, the Phoenix program, are working on personal issues first, waiting to strive for awakening until after a period given to rest and heal. These programs support and fuel each other. Residents occasionally move between programs as their needs in training change. The rigor of the Dragon program is balanced by the care of the Phoenix program. The gentleness of the Phoenix program is supported by the firmness of the Dragon program. The dance of these two dynamics creates the structure of our monastic culture.

Autumn Turley (please see the special section introducing her) has enthusiastically taken on the challenge of guiding the community to maintain this balance by accepting leadership of the Phoenix program. This is one of the most important roles for the success of our organization.

### **Community**

We live in a time when subway rides are free of conversation as passengers' blank faces are magnetically pulled towards their cell phones. Our morning cup of coffee is made by a person whose name we'll never know. We are being taught to measure joy in "likes" and "shares." For many, the term "community" refers to an online group of like-minded individuals who will never see each other's faces. In 1985, the average American had three people with whom they felt they could be vulnerable, who they felt would help them in crisis. By 2004, the average American had no such people. Loneliness is the greatest psychological and physical health risk in this country.



# MONASTIC ACADEMY

FOR THE PRESERVATION OF LIFE ON EARTH

# 2018

Our organization stands in stark contrast to this modern way of interaction. We strive to be a community. Imagine going through a challenging period of your life and living with a dozen people who deeply care for you, with whom you are safe, who will sacrifice for your well-being. This care is so deep they see your need to go through the challenge. We strive to be a community that loves and supports each other while pushing each of us to grow. We strive to be a community that accepts mistakes and allows them to strengthen our relationships.

Friendship is the foundation of deep meditation practice. The wisdom of a benevolent teacher and the support of a loving community together kindle the trust necessary to peer courageously into the unknown.

Resident Rosie Jaye voiced this better than I could myself. Recently, while explaining why she lives here, she said, “Before, when I lived in the normal world, it was like I cared too much. In modern society, caring will kill you. But if you live here, it will save you.”

## A Village

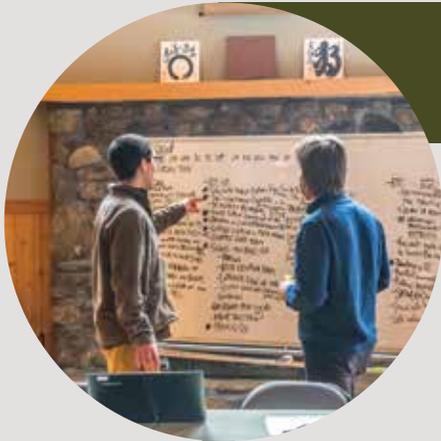
On the crisp morning of March 30th of 2017, Soryu and I were in his blue, two-door Toyota Yaris (a gift given by one of our supporters) bound for Burlington to sign the paperwork to complete the purchase of the magnificent property here at 751 Page Road. It had already been an exciting morning and would prove to be one of the most important days of my life. Soryu is truly a visionary and that morning he began to share more of his vision with me. When he saw the future of this 123 acre marvel he didn't just see a monastery. He knew the importance of community for fulfillment and happiness of those on this path. He knew others would want to live here with us. Those with children, jobs, and other worldly responsibilities still need and value a monastery. He envisioned them moving here to live with us, but in their own dwellings, continuing with their livelihood. When he shared this with me, I couldn't even respond. It was so obvious and yet I hadn't seen it. Even my own family is seeking this.

In the last few months several of our supporters have discussed moving here to live in our community while maintaining their own living space. On their behalf we are exploring the construction of sustainable houses on a small portion of our land within walking distance of the main building. This would allow more people to live in our community in a new way while preserving the breathtaking beauty of the natural surroundings. The Monastic Academy may be growing into a village.

A village is made of those who live there. We invite you to join our village.

In friendship

Cameron Joyner  
Executive Director



## FINANCIAL SITUATION

Thanks to continued support from our base and our evolving guest program we continue to maintain a strong financial position. Throughout the quarter our guest program continued the momentum of the Fall. Our surplus last quarter was \$96,422, of which we apportioned \$37,442 for the large meditation space. Setting aside this one-time purchase, we posted a surplus of \$2,172 this quarter. This purchase moves us one step closer to improving our offerings to guests and enriching our relationships with them. Until all three meditation spaces are complete we will not unlock our full potential in this area. These spaces are a necessity to pay off the \$1,154,675 remaining debt.

### Progress

- Received zoning approval for our meditation complex in under two weeks (apparently they love us)
- Apportioned \$37,442 for the first zendo from last quarter's \$96,422 surplus
- Posted surplus of \$2,172, not including the \$37,442 one-time purchase of the zendo
- Began capital campaign to raise \$174,609 for Stage 2
- Significantly increased total guest income to \$18,515 during the winter months
- Received hundreds of individual donations from our community in Burlington and around the world



Satellite image showing placement of three meditation halls

### Challenges

- Our lack of meditation spaces still hinders our earnings from guest programs
- Have not yet acquired the funds to finish the meditation spaces
- The interest payments on our loans will be a significant increase in our expenses

### Intentions

- Build the new zendos to facilitate growth and increase revenue
- Continue to reduce the debt that made the Lowell property possible
- Expand septic, electric and water to prepare for the village
- Maintain profitability even as we expand





# MONASTIC ACADEMY

FOR THE PRESERVATION OF LIFE ON EARTH

SPRING QUARTERLY REPORT

# 2018

## MAPLE: MONASTIC ACADEMY FOR THE PRESERVATION OF LIFE ON EARTH

This quarter we were pleased to welcome Rosie Jaye and Autumn Turley into full-time residency. Both Autumn and Rosie took on responsibility immediately while bringing tremendous energy into the community. With Autumn taking over the challenges of expanding and directing the Phoenix program, the most delicate and subtle role in our organization is in good hands. In addition we also had another resident, Gema Parra Gomez, begin her trial period in late January. With our growing residency we continue to maintain harmony and increase our capacity to make a difference..

### Progress

- Increased resident numbers to 12. With Autumn Turley and Rosie Jaye becoming full-time residents and Gema Parra Gomez in the second stage of her trial period, we anticipate further growth with at least four new potential residents in the second quarter of 2018
- Freed Soryu from some of his management roles so he can increase his focus on teaching

### Challenges

- Continue to gradually grow the resident body to our goal of 24
- Expand our meditation spaces to support our increasing number of residents and guests

### Intentions

- Break ground on the new zendos in the summer of 2018 and complete all three by the fall
- Deepen the harmony of the group while welcoming new residents
- Create new methods of outreach to attract new residents

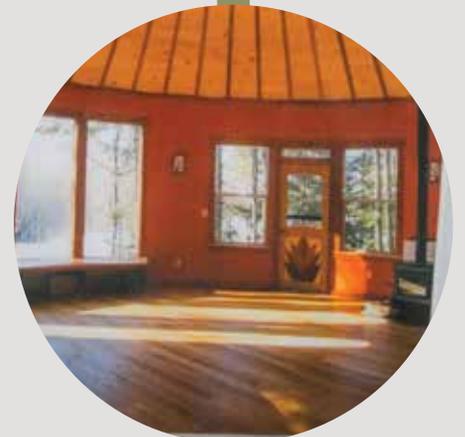


Photo of proposed zendo interior





MONASTIC ACADEMY

FOR THE PRESERVATION OF LIFE ON EARTH

SPRING QUARTERLY REPORT

2018



## GUESTS

Our guest program continued to grow and change. Our revenue improved as travelers came to enjoy the inner and outer beauty of our monastery in the snow-covered Green Mountains. We hosted another successful circling weekend and developed growing interest in our retreats. As noted earlier, the greatest constraint is the lack of the zendos for meditation space. Building these three new structures will dramatically improve the guest experience and also free up space in the main buildings for more guest rooms.

### Progress

- Exceeded our projected guest income by 60%, over \$6,000, bringing in \$18,515
- Hosted a circling weekend led by residents, generating \$2,587 in revenue and involving 13 guests
- Continued to improve the guest management system to improve our relationship with guests and streamlined repeatable tasks to lighten the workload



Artist rendering of 20ft hall

### Challenges

- Constant lack of meditation space in the popular Phoenix program
- Harm to relationships with guests and to income due to inadequate meditation facilities

### Intentions

- Build zendos to improve guest experience
- Continue to cultivate relationships with past guests to create stronger relationships
- Earn over \$3,000 on our next circling retreat
- Build homes on the property to allow former guests to join the community more permanently





## GUEST NUMBERS



### 1ST QUARTER ACTUAL GUEST NUMBERS

# OF GUESTS	TOTAL NUMBER OF NIGHTS GUESTS SPEND HERE	REVENUE FROM GUEST PAYMENTS	REVENUE FROM GUEST DONATIONS	REVENUE PER GUEST NIGHT	TOTAL REVENUE FROM GUESTS
27	97	\$8,783	\$9,732	\$190	\$18,515

### QUARTERLY PROJECTED GUEST NUMBERS (FROM THE PROSPECTUS)

# OF GUESTS	TOTAL NUMBER OF NIGHTS GUESTS SPEND HERE	REVENUE FROM GUEST PAYMENTS	REVENUE FROM GUEST DONATIONS	REVENUE PER GUEST NIGHT	TOTAL REVENUE FROM GUESTS
25	53	N/A	N/A	\$236	\$12,500

### FIRST YEAR ACTUAL GUEST NUMBERS

# OF GUESTS	TOTAL NUMBER OF NIGHTS GUESTS SPEND HERE	REVENUE FROM GUEST PAYMENTS	REVENUE FROM GUEST DONATIONS	REVENUE PER GUEST NIGHT	TOTAL REVENUE FROM GUESTS
105	689	\$60,756	\$12,291	\$106	\$73,048

### FIRST YEAR PROJECTED GUEST NUMBERS (FROM THE PROSPECTUS)

# OF GUESTS	TOTAL NUMBER OF NIGHTS GUESTS SPEND HERE	REVENUE FROM GUEST PAYMENTS	REVENUE FROM GUEST DONATIONS	REVENUE PER GUEST NIGHT	TOTAL REVENUE FROM GUESTS
105	212	N/A	N/A	\$236	\$50,000

## LEADERSHIP EMERGES: PROFILE ON AUTUMN TURLEY



Autumn is a fifth generation Californian with a background as a violinist, massage practitioner, Contact Improv teacher, poet, and project manager. Before joining The Monastic Academy, she co-founded the Bridge Within movement and traveled the US and Canada doing massage, teaching Contact Improv, and organizing events. She is also co-founder of I Am We, a consciously curated resource network that bridges the communities of integrative spirituality, holistic health, sustainable living, and creative and performing arts. She is passionate about networking, growth, helping people discover and actualize their dreams, going on adventures, sharing art and healing and movement, creative collaborative projects, community-building, spiritual practice, and the ocean.

Autumn visited the Monastic Academy in June of 2017. Before her visit she had no interest in joining as a resident. After a few weeks, she knew she had to come back. During her stay Autumn showed maturity and care. She showed up to visit her friend Jōshin (Steven Dee) the day before a seven-day silent retreat started. She threw herself in fully without complaint.

Soryu was looking for someone to lead the Phoenix program and he thought she would succeed in this role. After considerable discussion, Autumn returned in November of 2017.

She has already made an impact on the community. Her positive attitude, strong work ethic, and ability to laugh even when things are challenging has demonstrated her readiness to take on the bigger challenges of this organization. It has been a pleasure having her here. Her meteoric rise into leadership has made us into a better organization.

### INTERVIEW WITH AUTUMN TURLEY

#### ***Why did you join the MAPLE Mindfulness and Leadership training residency?***

My friend Jōshin (formerly known as Steven Dee) invited me to MAPLE last June for three weeks to teach Contact Improv to the residents. At the time, I did not like meditation and had no desire to join a monastery or live in Vermont. But when I left, I had a clear feeling that I was leaving my spiritual family behind and that I had to come back, so I returned in November and have made a commitment to stay for at least two years.

#### ***How have you benefited from your time at MAPLE?***

Living with a group of people who have such high integrity and authentic compassion has been pushing me to more fully step into my own integrity, and my heart has been opening more and more. While I still don't at all like meditation, I have definitely been experiencing clear benefits from the practice. I have also been learning many valuable tools from the leadership training that I can apply to my work outside of MAPLE.

#### ***What has been your biggest challenge?***

The practice has been challenging for me. I often experience feelings of stuckness, confusion, and frustration for hour after hour of sitting. However, I continue to realize that these qualities are not being caused by the practice, these are qualities that already exist within me that the practice is bringing to the surface to be cleared out, and that the more I continue to throw myself into these challenges, the less suffering I will be creating for myself and others.

#### ***What are your goals/what are you looking forward to as you continue to train here?***

My goal when I first arrived at MAPLE, which was to become happier, healthier, and more well-integrated, was accomplished after just a week of residency here, and I look forward to continuing to deepen into this. I was very excited recently to learn that a project I had been working on before arriving at MAPLE of developing a new Chautauqua Movement overlaps with a vision Soryu has to start a mobile monastery. Whether I end up directly collaborating with CML on this project or whether I take what I learn here and apply it to my own work with this, I really look forward to bringing more monastic influence into the work I am doing with this.



## MONASTIC ACADEMY

FOR THE PRESERVATION OF LIFE ON EARTH

SPRING QUARTERLY REPORT

# 2018



### PROPERTY

As a village grows from the monastery, the dynamics and intimacy of our community will change. People join a community because they want to be loved. This is a fundamental human need. As the Buddha said, "Friendship is the entirety of the path." We are looking for a select few who deeply understand this. If you join this community, you are joining, and becoming, friends. In order for this relationship to be healthy and equal, that means you have to take care of us in return. We must all make sacrifices and compromises. The people who join this village will be deeply involved with the challenges and successes of this organization.

#### Long Term Vision

- Maintain the pristine beauty of the property
- Have no more than ten people/families with houses on a small portion of the land
- Regular community meals
- Community activities, including meditation
- Members of all ages
- Completed bike, ski and hiking trails



### MOVING FORWARD

This first year at the Monastic Academy has been challenging and rewarding. The residents have responded to these challenges, and have grown in numbers as they have deepened their practice. Their efforts have produced a growing guest program that surpassed our projected revenue for year one. The purchase of the first zendo will continue to support our hard work in improving the overall experience for everyone in this community, and with your help, fundraising to complete the zendo complex will allow us to finish it this summer. It is my pleasure to serve this community. May this coming year be even more fruitful than the first!

## SPRING SCHEDULE

May 5th

Day Long Retreat With Shinzen Young: Exploring Spontaneity

August 17-24

Week Long Retreat with Shinzen Young

## JOIN US

You are always welcome to visit for a day, a week, a month, or longer.

Our address is:

751 Page Rd

Lowell, VT 05847

If you'd like to come, or to be in touch for any reason, please email at [info@monastic.academy](mailto:info@monastic.academy) or call at 802-540-0820.

Thanks again for your support. Together we are building a whole new culture.

# CEDAR

COMMUNITY FOR THE  
EXPERIENCE AND DEVELOPMENT OF  
AWAKENING AND RESPONSIBILITY

SPRING QUARTERLY REPORT

# 2018