

SAINT JAMES THE GREATER PARISH

BOSTON, MA

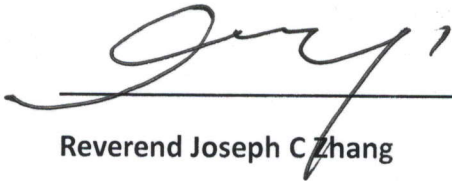
REPORT TO RCAB FINANCE

ANNUAL REPORT

FOR THE YEAR FROM 7/1/2024 TO 6/30/2025

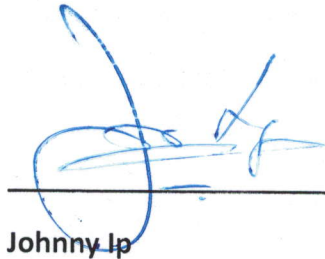
APPROVAL OF ANNUAL REPORT

Dated: September 8, 2025



Reverend Joseph C Zhang

Pastor/Administrator



Johnny Ip

Finance Council Chair

List of Finance Council Member

Johnny Ip – Chair

Patrick Lam – member

Mandy Fung - member



KwaiLan Lo

Business Manage

戶口存款比較
Bank Account Balances
June 30, 2024 vs. June 30, 2025

銀行戶口名稱 Bank Account Name	戶口種類 Account Type	存款迄至 Balance as of 6/30/2024	存款迄至 Balance as of 6/30/2025
Santander Bank Account	Checking	\$78,753	\$28,099
Account with Archdiocese (RCAB)	CD / Savings Unrestricted	\$566,007	\$580,450
TOTAL		\$644,760	\$608,459

Fr. Zhang together with all Finance Council Members and our Business Manager will be present at the 2025 Town Hall meeting to be held in the church Hall in October, 2025 to answer any questions and inquiries. If there are any questions, please feel free to reach out to us before the meeting. All details of the FY 2024-25 Finance and Cash Flow reports will only be presented at the Town Hall Meeting for safety reason.

張神父攜財務主管、經濟管理委員會，一起在教友大會中給大家做報告。請隨時提問。如果您有關於我們經濟的任何問題或建議，請不要遲疑聯系我們。所有教堂經濟方面的明細，為了賬戶安全問題，僅在大會中統一報告。

St James the Greater Church 聖雅各伯堂				
Financial Report 7/1/24 - 6/30/25 財政報告	Budget(預算)	Actual(實際)	(Actual - Budget)	%
INCOME (收入)				
Offertory (彌撒奉獻)	50,000	48,479	(1,521)	-3%
Offerings (Mass intention/funeral/wedding/shrines) (彌撒意向奉獻)	43,000	36,589	(6,411)	-18%
Annual Appeal (周年特捐)	100,000	106,023	6,023	6%
Thanksgiving Appeal (感恩特捐)	80,000	85,863	5,863	7%
Interest Income (利息收入)	5,000	19,583	14,583	74%
Income from Religious Education (宗教教育收入)	2,700	2,900	200	7%
Parish Field Trip Income - White Mountain	0	5,017	5,017	100%
Fundraising Revenue, Misc Income+other revenue (gathering donation)	1,200	7,508	6,308	84%
Catholic Appeal Rebate (教區年捐回饋)	0	0	0	0%
Other Revenue	0	2,400	2,400	100%
Spiritual Development retreats (避靜收入)	3,200	3,111	(89)	-3%
Parking Permit Renew & Fees (停車場收入)	3,000	5,610	2,610	47%
CPA Grant Funds (市政府文物保養撥款)	40,000	40,000	0	0%
Gift & Bequests	0	10,000	10,000	100%
Lease Income (租金收入)	7,500	11,270	3,770	33%
TOTAL INCOME 總收入	335,600	384,352	48,752	13%
EXPENSES 支出				
Salary NonExempt-Parttime Ganitar (薪金 / 社會保障福利)	5,250	4,772	(478)	-10%
Remuneration Clergy Assigned/Medicare/401K (神父薪酬/健康保險/退休福利)	58,800	57,527	(1,273)	-2%
Auto Insurance Reimbursement	1,575	1,664	89	5%
Household Expenses/Clergy Food/Hospitality Meal (宿舍用品 / 膳食)	6,000	5,990	(10)	0%
Clergy Stipend and Training (神職人員津貼及受訓費用)	9,000	6,088	(2,912)	-48%
Books/Printing/Postage (書本 / 印刷 / 郵費)	3,800	3,475	(325)	-9%
Bank service & Data Service charge	2,000	1,694	(306)	-18%
Office Related Exp (phone/Svc Contract) (辦公室相關費用 / 電話 / 器材合約)	2,000	3,090	1,090	35%
Utilities/Heat/Water & Sewer (電費 / 暖氣 / 水費)	40,000	39,747	(253)	-1%
Maintenance & Repair (建築物保養及維修)	25,000	18,251	(6,749)	-37%
Repair Upper Church Water Leakage Phase III & IV (維修聖堂漏水)	110,000	151,514	41,514	27%
Security & Camera Network Re-installation (529001)	5,000	623	(4,377)	-703%
Property & Liability Insurance (物業保險)	75,000	74,998	(2)	0%
Annual Orphan Pension assessment	1,500	1,500	0	0%
Parking Attendance (停車場費用)	2,500	0	(2,500)	0%
Catholic Appeal Assessment (教區年捐補貼)	5,700	5,774	74	1%
Net Rental Income Tax	0	239	239	100%
Central Tithe Monthly (教區捐獻)	21,000	22,911	1,911	8%
TOTAL OPERATING EXPENSES 營業支出	374,125	399,857	25,732	6%
COMMISSION EXPENSES 小組支出				
Religious Ed(兒童主日學)	1,170	542	(628)	-116%
Fr Hines & Deacon Chao Scholarship(江神父趙執事獎學金)	1,550	1,500	(50)	0%
Hospitality(款待組)	3,000	4,776	1,776	37%
Field & Mission Trip Expenses	0	4,546	4,546	100%
Fund Raising Events Expenses	0	1,642	1,642	100%
Spiritual Development(神修組)/Evangelization (福傳)RCIA(慕道班)	3,600	2,505	(1,095)	-44%
Youth Group-(青少年組)	1,610	1,088	(522)	-48%
Liturgy(禮儀組)	2,000	3,181	1,181	37%
Fellowship (團契)	4,000	2,550	(1,450)	-57%
Chairman Contingency (主席備用)	3,000	1,831	(1,169)	-64%
TOTAL COMMISSION EXPENSES 小組支出	19,930	24,161	4,231	18%
TOTAL EXPENSES 總支出	394,055	424,018	29,963	7%
NET INCOME/DEFICIT (淨收入/赤字)	(58,455)	(39,666)	18,789	-47%

St James the Greater Church **Minutes of Finance Council Meeting (Monday, September 08, 2025)**

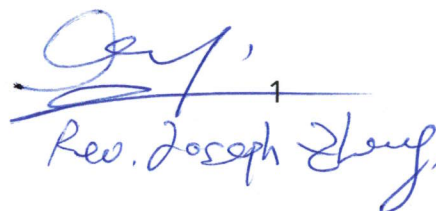
Present:

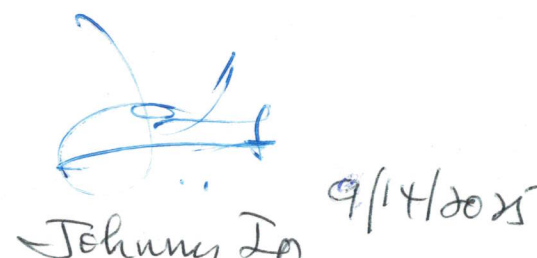
Name	Position	Present	Name	Position	Present
Fr Joseph Zhang	Administrator	Yes	Johnny Ip	Finance Council Chair	Yes
Kwai Lan Lo	Business Manager	Yes	Patrick Lam	Finance Council Member	Yes
			Mandy Fung	Finance Council Member	Yes

Secretary: Johnny Ip

The meeting commenced at 8:00 PM

AGENDA TOPIC	DISCUSSIONS	OUTCOME / ACTION ITEMS
1) Approval of Minutes of meeting dated April 28, 2025	Reviewed and discussed Minutes of meeting dated 04/28/2025	Patrick moved and Mandy seconded. Minutes of 04/28/2025 was approved and adopted
2) Review and approve Finance Report – FY2024-25 Budget Vs Actual (July 01, 2024 to June 30, 2025)	Finance Council reviewed and discussed the Finance report of FY2024-25 (Budget Vs Actual) presented by Business Manager	Patrick moved and Mandy seconded. FY-2024-25 Finance Report is approved.
3) Review and approve Q4 Cash Flow and Bank balances report (4/1/2025 – 6/30/2025)	The council reviewed and discussed items in the St. James Q4 (2024-25) cash flow and bank balances report presented by Business Manager.	Mandy moved and Patrick seconded to approve the Q4 FY2024-25 report.
4) Review and discuss response to the draft of the 2024 RCAB audit report.	Members of Finance council reviewed the latest draft of the audit report presented by the RCAB auditor on September, 02, 2025. Members noted that this revised draft was the same as the one sent to us in June, 2025. Auditor did not update and revise his responses as promised based on our responses sent to him in June, 2025.	It is resolved that Mandy and Kwai Lan, on behalf of our Finance Council, are to set up a face-to-face meeting with the auditor to find out the reasons why the report was not revised as promised.
5) Meeting was adjourned at 8:45 PM. Our next meeting is to be held in late October, 2025		


 Rev. Joseph Zhang


 Johnny Ip 9/14/2025

Roman Catholic Archbishop of Boston, a Corporation Sole Reconciliation report

As of 06/30/2025

Account: St James the Greater Parish Operating Account Boston

Statement ending balance	34,402.53
Deposits in transit	0.00
Outstanding checks and charges	(4,443.52)
Adjusted bank balance	29,959.01
Book balance	29,959.01
Adjustments*	0.00
Adjusted book balance	29,959.01

Total Checks and
charges Cleared

27,168.17 Total Deposits Cleared

31,972.00

Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
0601 2nd Collection Per-	0601 2nd Collection Per-	06/02/2025		561.00	
ish maintenance fund	ish maintenance fund				
0601 Misc Deposit	0601 Misc Deposit	06/02/2025		1,000.00	
0601 Mass Intention	0601 Mass Intention	06/02/2025		1,950.00	
0601 Mass Collections	0601 Mass Collections	06/02/2025		1,033.00	
5/30&6/1 Sunday Offer-	5/30&6/1 Sunday Offer-	06/03/2025		200.00	
ing & Annual Appeal on-	ing & Annual Appeal on-				
line	line				
0608 2nd Collection-	0608 2nd Collection-	06/09/2025		353.00	
RCAB Seminars Pente-	RCAB Seminars Pente-				
cost	cost				
0608 Mass Collection	0608 Mass Collection	06/09/2025		776.00	
0608 Mass Intentions &	0608 Mass Intentions &	06/09/2025		515.00	
Annual Appeal	Annual Appeal				
General Ledger entry	transfer RLF saving ac-	06/12/2025		17,000.00	
	count to St James bank				
	checking account				
0615 2nd Collection-Pro-	0615 2nd Collection-Pro-	06/16/2025		374.00	
moting the Gospel	moting the Gospel				
0615 2026 Parking fee	0615 2026 Parking fee	06/16/2025		200.00	
renewal	renewal				
0615 Mass Collections	0615 Mass Collections	06/16/2025		1,469.00	
0615 Mass Intention	0615 Mass Intention	06/16/2025		465.00	
0615 Scholarship	0615 Scholarship	06/16/2025		300.00	
0615 Sunday Offering,	0615 Sunday Offering,	06/17/2025		150.00	
Annual Appeal, Thanks-	Annual Appeal, Thanks-				
givings online	givings online				
0622 Mass Intentions	0622 Mass Intentions	06/23/2025		636.00	
0622 Mass Collection	0622 Mass Collection	06/23/2025		636.00	
0619 BSKD June lease	0619 BSKD June lease	06/23/2025		660.00	
0622 sold 8 old fans	0622 sold 8 old fans	06/23/2025		2,400.00	
0629 Mass Collection	0629 Mass Collection	06/30/2025		904.00	
0629 Mass Intention &	0629 Mass Intention &	06/30/2025		390.00	
Annual Appeal	Annual Appeal				
Total Deposits				31,972.00	0.00

Checks and charges

Name	Memo	Date	Check no.	Cleared	Outstanding
Susan Ho	Reimburse-	04/22/2025	1059	166.22	
	reli-				
	giou				
	Postage,fellowship&s				
	edu exp				
Lin, Hong Xing	reimbursement cake for	04/23/2025	1060		95.00
	Baptism				
Jennifer Yee	Reimburse-Easter Flow-	05/12/2025	1066		413.63
	ers				
Minh B Tran	Janitor Part-time Salary	05/13/2025	1069	240.00	
May Chan	Office Assistance Part-	05/19/2025	1065	180.00	
	time Salary				

Roman Catholic Archbishop of Boston, a Corporation Sole

Reconciliation report

As of 06/30/2025

Account: St James the Greater Parish Operating Account Boston

George T Wilkinson, Inc	invoice #W28081	05/29/2025	1070	3,234.52	
AFA Protective Systems, Inc.	invoice #3686128	05/30/2025	0530	130.00	
Wenyi Wang	Repair water leakage in Storage Room	05/30/2025	1071	300.00	
Rev Joseph C Zhang	Reimburse-Facility Maint Supplies, Rosery, Mass	06/02/2025	1073	346.23	
Nicole Wu	Chaos/Hines Scholarship award to Youth for Yr. 2025	06/02/2025	1074	750.00	
Jeffrey Chen	Chaos/Hines Scholarship award to Youth for Yr. 2025	06/02/2025	10760	750.00	
Parish Soft	Security/Regulatory Fee for May2025	06/03/2025		20.00	
Susan Ho		06/04/2025	1076	431.49	
Lin Hai Hong	Reimburse-Expense for Youth Group Gathering	06/04/2025	1077		506.79
Paylocity Corporation	6/6/2025 Payroll	06/05/2025		1,751.97	
PYMNTBRDMIN	Santander monthly fee for May	06/05/2025		50.00	
PYMNTBRDMIN	Online processing fee for May 2025	06/06/2025		86.66	
Minh B Tran	Janitor Part-time Salary	06/09/2025	1078	240.00	
Rev Joseph C Zhang		06/13/2025		681.82	
Verizon - 15062 Albany	Wireless A/C## A/ C#75 1934 1760 0015 7\$10 842287611\$59.39&3.54	06/13/2025		162.93	
RCAB (BAS) CMB	June2025 RCAB CMB	06/16/2025		10,661.86	
Paylocity	Payroll Processing fee for June 2025	06/20/2025		7.75	
Boston Water & Sewer Commission	A/C # 1115263\$163.51 & A/C#1140622\$27.97	06/20/2025		191.48	
Chen Fang Qin	Reimburse-lunch & Foods for HomeBound on 6/14	06/23/2025	1081	567.01	
Rev Joseph C Zhang	Reimburse-Facility Maintenance Supplies & Food	06/23/2025	1082	339.62	
May Chan	Office Assistance Part-time Salary	06/24/2025	1079		180.00
Minh B Tran	Janitor Part-time Salary	06/24/2025	1080		240.00
Eversource-Boston	A/C# 7400963-4937 \$343.27	06/24/2025		343.27	
National Grid	A/C#29392-73008	06/24/2025		12.13	
Eversource-Boston	Paid Mar & Apr bill \$5900.23 to offset credit balance \$2855.99	06/24/2025		3,044.24	
Mary Young	Reimburse-Exp for Home bound on 6/14	06/25/2025	1083		10.63
Paylocity Corporation	'6/25/25 Payroll	06/25/2025		1,751.97	
Rachel Chen	Reimbursement cake for celebrate scholarship	06/26/2025	1084		123.00
Rachel Chen	Reimbursement lunch for cleaning group to clean up the church	06/26/2025	1085		85.60
Thomas Ho	Reimbursement - Duplicate Keys	06/27/2025	1086		25.50
Susan Ho	Reimburse-Religious education exp cake & Gifts	06/27/2025	1087		222.96
RCAB Collections	Remitted to RCAB Collections for Parish#BA026	06/27/2025		727.00	
Anthony Ho	Reimbursement-IONOS	06/30/2025	1088		60.41

Roman Catholic Archbishop of Boston, a Corporation Sole
Reconciliation report

As of 06/30/2025

Account: St James the Greater Parish Operating Account Boston

Rev Joseph C Zhang	domain for 2025 2025 Clergy Mass Stipend 248days@\$10	06/30/2025	1095	2,480.00
Total Checks and charges				<hr/> 27,168.17 <hr/> 4,443.52



Statement Period 06/01/25 TO 06/30/25
Primary Account #: 8181036433

If you have questions about your statement,
contact the Business Customer Service Team at
1-877-768-1145. Hearing- and speech-impaired
customers may use 7-1-1. www.santanderbank.com

ROMAN CATHOLIC ARCHBISHOP OF BOSTON ST JAMESPARISH
125 HARRISON AVE
BOSTON MA 02111-1843

0000
7 7 30

BUSINESS CHECKING PLUS

Statement Period 06/01/25 - 06/30/25

ROMAN CATHOLIC ARCHBISHOP OF BOSTON ST JAMESPARISH

Account # 8181036433

Balances

Beginning Balance	\$29,598.70	Ending Balance	\$34,402.53
Deposits/Credits	+\$31,972.00	Average Daily Balance	\$34,377.82
Withdrawals/Debits	-\$27,168.17		

Checks Posted

Check #	Date Paid	Amount	Reference	Check #	Date Paid	Amount	Reference
1059	06/02	\$166.22	0981429830	1074	06/16	\$750.00	0982515845
1065*	06/05	\$180.00	1434608190	1075	06/17	\$750.00	0982694875
1069*	06/02	\$240.00	0992311630	1076	06/23	\$431.49	0988284310
1070	06/03	\$3,234.52	0986958725	1078*	06/20	\$240.00	0982879385
1071	06/02	\$300.00	0998026200	1081*	06/30	\$567.01	0990069390
1072	06/05	\$130.00	0992687955	1082	06/25	\$339.62	0993895415
1073	06/05	\$346.23	0987217835				

13 Check(s) Posted = \$7,675.09

An asterisk (*) indicates a skip in sequential check numbers.

Account Activity

Date	Description	Credits	Debits	Balance
06-01	Beginning Balance			\$29,598.70
06-02	BRANCH MIXED DEPOSIT AT BOSTON - HARRISON BEACH	\$1,950.00		\$31,548.70
	CASH DEPOSIT \$ 825.00			
	CHECK DEPOSIT \$ 1,125.00			
06-02	BRANCH MIXED DEPOSIT AT BOSTON - HARRISON BEACH	\$1,033.00		\$32,581.70
	CASH DEPOSIT \$ 883.00			
	CHECK DEPOSIT \$ 150.00			
06-02	BRANCH TRANSACTION AT BOSTON - HARRISON BEACH - CASH DEPOSIT.	\$1,000.00		\$33,581.70
06-02	BRANCH TRANSACTION AT BOSTON - HARRISON BEACH - CASH DEPOSIT.	\$561.00		\$34,142.70
06-02	CHECK 000000001059		\$166.22	\$33,976.48
06-02	CHECK 000000001069		\$240.00	\$33,736.48
06-02	CHECK 000000001071		\$300.00	\$33,436.48
06-03	PymntBrdMin SV9T 8774172936250602 MID:07750268-PYMNTBR	\$200.00		\$33,636.48
06-03	FDC FINANCIAL 8777112227250602 202506021626252		\$20.00	\$33,616.48
06-03	CHECK 000000001070		\$3,234.52	\$30,381.96
06-03	MONTHLY FEE FROM 05-01-2025 TO 05-31-2025		\$50.00	\$30,331.96
06-05	164417 SAINT JAM TRUST 250605 164417		\$2.43	\$30,329.53
06-05	CHECK 000000001072		\$130.00	\$30,199.53
06-05	CHECK 000000001065		\$180.00	\$30,019.53
06-05	PAYLOCITY CORPOR TAX COL		\$207.98	\$29,811.55
06-05	CHECK 000000001073		\$346.23	\$29,465.32
06-05	164417 SAINT JAM DIR DEP 250605 164417		\$1,395.49	\$28,069.83





Santander

Santander

Account Activity (Cont. for Acct# 8181036433)

Date	Description	Credits	Debits	Balance
06-06	PymntBrdMin SV9T 8774172936250605 MID:07750268-PYMNTBR		\$86.66	\$27,983.17
06-09	BRANCH MIXED DEPOSIT AT BOSTON - HARRISON BEACH	\$776.00		\$28,759.17
	CASH DEPOSIT \$ 766.00			
	CHECK DEPOSIT \$ 10.00			
06-09	BRANCH MIXED DEPOSIT AT BOSTON - HARRISON BEACH	\$515.00		\$29,274.17
	CASH DEPOSIT \$ 415.00			
	CHECK DEPOSIT \$ 100.00			
06-09	BRANCH MIXED DEPOSIT AT BOSTON - HARRISON BEACH	\$353.00		\$29,627.17
	CASH DEPOSIT \$ 343.00			
	CHECK DEPOSIT \$ 10.00			
06-11	ARCHDIOCESE OF B ACH DEBITS250610 *****LP		\$146.07	\$29,481.10
06-12	RCAB RVLVG LOAN CONS CP	\$17,000.00		\$46,481.10
06-13	VERIZON ONLINE PMT250613 CKF423680882POS		\$59.39	\$46,421.71
06-13	VERIZON ONLINE PMT250613 CKF423680882POS		\$103.54	\$46,318.17
06-13	CITIZENS BANK ONLINE PMT250613 CKF423680882POS		\$681.82	\$45,636.35
06-16	BRANCH MIXED DEPOSIT AT BOSTON - HARRISON BEACH	\$1,469.00		\$47,105.35
	CASH DEPOSIT \$ 769.00			
	CHECK DEPOSIT \$ 700.00			
06-16	BRANCH TRANSACTION AT BOSTON - HARRISON BEACH - CASH DEPOSIT.	\$374.00		\$47,479.35
06-16	BRANCH TRANSACTION AT BOSTON - HARRISON BEACH - CASH DEPOSIT.	\$365.00		\$47,844.35
06-16	BRANCH TRANSACTION AT BOSTON - HARRISON BEACH - CHECK DEPOSIT.	\$300.00		\$48,144.35
06-16	BRANCH TRANSACTION AT BOSTON - HARRISON BEACH - CASH DEPOSIT.	\$200.00		\$48,344.35
06-16	CHECK 000000001074		\$750.00	\$47,594.35
06-16	RCAB CEN BILLING CORP COLL C026000		\$10,661.86	\$36,932.49
06-17	PymntBrdMin SV9T 8774172936250616 MID:07750268-PYMNTBR	\$150.00		\$37,082.49
06-17	CHECK 000000001075		\$750.00	\$36,332.49
06-18	BRANCH TRANSACTION AT BOSTON - HARRISON BEACH - CASH DEPOSIT.	\$100.00		\$36,432.49
06-18	164417 SAINT JAM TRUST 250618 164417		\$2.43	\$36,430.06
06-18	PAYLOCITY CORPOR TAX COL		\$207.98	\$36,222.08
06-18	164417 SAINT JAM DIR DEP 250618 164417		\$1,395.49	\$34,826.59
06-20	164417 SAINT JAM BILLING 250620 INV2909646		\$7.75	\$34,818.84
06-20	BOSTON WATER ONLINE PMT250620 CKF423680882POS		\$27.97	\$34,790.87
06-20	BOSTON WATER ONLINE PMT250620 CKF423680882POS		\$163.51	\$34,627.36
06-20	CHECK 000000001078		\$240.00	\$34,387.36
06-23	BRANCH TRANSACTION AT BOSTON - HARRISON BEACH - CHECK DEPOSIT.	\$2,400.00		\$36,787.36
06-23	PymntBrdMin SV9T 8774172936250620 MID:07750268-PYMNTBR	\$660.00		\$37,447.36
06-23	BRANCH MIXED DEPOSIT AT BOSTON - HARRISON BEACH	\$636.00		\$38,083.36
	CASH DEPOSIT \$ 536.00			
	CHECK DEPOSIT \$ 100.00			
06-23	BRANCH MIXED DEPOSIT AT BOSTON - HARRISON BEACH	\$636.00		\$38,719.36
	CASH DEPOSIT \$ 626.00			
	CHECK DEPOSIT \$ 10.00			
06-23	CHECK 000000001076		\$431.49	\$38,287.87
06-24	NAT'L GRID NE ONLINE PMT250624 CKF423680882POS		\$12.13	\$38,275.74
06-24	EVERSOURCE ONLINE PMT250624 CKF423680882POS		\$343.27	\$37,932.47
06-24	EVERSOURCE ONLINE PMT250624 CKF423680882POS		\$3,044.24	\$34,888.23
06-25	ARCHDIOCESE OF B ACH DEBITS250624 *****LP		\$146.07	\$34,742.16
06-25	CHECK 000000001082		\$339.62	\$34,402.54
06-27	ARCHDIOCESE BOS CONS COLL		\$727.00	\$33,675.54
06-30	BRANCH MIXED DEPOSIT AT BOSTON - HARRISON BEACH	\$904.00		\$34,579.54
	CASH DEPOSIT \$ 894.00			
	CHECK DEPOSIT \$ 10.00			
06-30	BRANCH TRANSACTION AT BOSTON - HARRISON BEACH - CASH DEPOSIT.	\$390.00		\$34,969.54
06-30	CHECK 000000001081		\$567.01	\$34,402.53
06-30	Ending Balance			\$34,402.53



Santander

ROMAN CATHOLIC ARCHBISHOP OF BOSTON
ST. JAMES THE GREATER PARISH
125 HARRISON AVE
BOSTON MA 02111

DATE April 22, 2025 60-72692313

PAY TO THE ORDER OF Susan Ho \$ 166.22

One Hundred Sixty Six Dollars and Twenty Two Cents

Santander

FOR Reimburse- postage, fellowship & religious edu exp

#001059# #231372691# 8181036433#

8181036433 # 1059 06/02/25 \$166.22

ROMAN CATHOLIC ARCHBISHOP OF BOSTON
ST. JAMES THE GREATER PARISH
125 HARRISON AVE
BOSTON MA 02111

DATE June 1, 2025 60-72692313

PAY TO THE ORDER OF Rev Joseph C Zhang \$ 346.23

Three Hundred Forty Six Dollars and Twenty Three Cents

Santander

FOR Reimburse-Facility Maint, Supplies, Rosary, Mass

#001073# #231372691# 8181036433#

8181036433 # 1073 06/05/25 \$346.23

ROMAN CATHOLIC ARCHBISHOP OF BOSTON
ST. JAMES THE GREATER PARISH
125 HARRISON AVE
BOSTON MA 02111

DATE May 19, 2025 60-72692313

PAY TO THE ORDER OF May Chen \$ 180.00

One Hundred Eighty Dollars and No Cents

Santander

FOR 4/24/25-5/19/25 total 12 hrs; \$15*12=\$180

#001065# #231372691# 8181036433#

8181036433 # 1065 06/05/25 \$180.00

ROMAN CATHOLIC ARCHBISHOP OF BOSTON
ST. JAMES THE GREATER PARISH
125 HARRISON AVE
BOSTON MA 02111

DATE June 2, 2025 60-72692313

PAY TO THE ORDER OF Nicole Wu \$ 750.00

Seven Hundred Fifty Dollars and No Cents

Santander

FOR Chao-Hines Scholarship award to Youth for Yr. 2025

#001074# #231372691# 8181036433#

8181036433 # 1074 06/16/25 \$750.00

ROMAN CATHOLIC ARCHBISHOP OF BOSTON
ST. JAMES THE GREATER PARISH
125 HARRISON AVE
BOSTON MA 02111

DATE May 13, 2025 60-72692313

PAY TO THE ORDER OF Minh B Tran \$ 240.00

Two Hundred Forty Dollars and No Cents

Santander

FOR 4/5/25-4/20/25 total 16 hrs; \$15*16=\$240

#001069# #231372691# 8181036433#

8181036433 # 1069 06/02/25 \$240.00

ROMAN CATHOLIC ARCHBISHOP OF BOSTON
ST. JAMES THE GREATER PARISH
125 HARRISON AVE
BOSTON MA 02111

DATE June 2, 2025 60-72692313

PAY TO THE ORDER OF Jeffrey Chen \$ 750.00

Seven Hundred Fifty Dollars and No Cents

Santander

FOR Chao-Hines Scholarship award to Youth for Yr. 2025

#001075# #231372691# 8181036433#

8181036433 # 1075 06/17/25 \$750.00

ROMAN CATHOLIC ARCHBISHOP OF BOSTON
ST. JAMES THE GREATER PARISH
125 HARRISON AVE
BOSTON MA 02111

DATE May 29, 2025 60-72692313

PAY TO THE ORDER OF George T. Wilkinson, Inc \$ 3,234.52

Three Thousand Two Hundred Thirty Four Dollars and Fifty Two Cents

Santander

FOR Invoice #V28081

#001070# #231372691# 8181036433#

8181036433 # 1070 06/03/25 \$3,234.52

ROMAN CATHOLIC ARCHBISHOP OF BOSTON
ST. JAMES THE GREATER PARISH
125 HARRISON AVE
BOSTON MA 02111

DATE June 3, 2025 60-72692313

PAY TO THE ORDER OF Susan Ho \$ 431.49

Four Hundred Thirty One Dollars and Forty Nine Cents

Santander

FOR Reimburse-Expenses for confirmation Mass

#001076# #231372691# 8181036433#

8181036433 # 1076 06/23/25 \$431.49

ROMAN CATHOLIC ARCHBISHOP OF BOSTON
ST. JAMES THE GREATER PARISH
125 HARRISON AVE
BOSTON MA 02111

DATE May 29, 2025 60-72692313

PAY TO THE ORDER OF Wenyi Wang \$ 300.00

Three Hundred Dollars and No Cents

Santander

FOR Repair water damage in storage room

#001071# #231372691# 8181036433#

8181036433 # 1071 06/02/25 \$300.00

ROMAN CATHOLIC ARCHBISHOP OF BOSTON
ST. JAMES THE GREATER PARISH
125 HARRISON AVE
BOSTON MA 02111

DATE June 5, 2025 60-72692313

PAY TO THE ORDER OF Minh B Tran \$ 240.00

Two Hundred Forty Dollars and No Cents

Santander

FOR 5/11/25-5/26/25 total 16 hrs; \$15*16=\$240

#001078# #231372691# 8181036433#

8181036433 # 1078 06/20/25 \$240.00

ROMAN CATHOLIC ARCHBISHOP OF BOSTON
ST. JAMES THE GREATER PARISH
125 HARRISON AVE
BOSTON MA 02111

DATE May 30, 2025 60-72692313

PAY TO THE ORDER OF AFA Protective Systems, Inc \$ 130.00

One Hundred Thirty Dollars and No Cents

Santander

FOR Invoice #3386128

#001072# #231372691# 8181036433#

8181036433 # 1072 06/05/25 \$130.00

ROMAN CATHOLIC ARCHBISHOP OF BOSTON
ST. JAMES THE GREATER PARISH
125 HARRISON AVE
BOSTON MA 02111

DATE June 23, 2025 60-72692313

PAY TO THE ORDER OF Chen Fang Qin \$ 567.01

Five Hundred Sixty Seven Dollars and One Cent

Santander

FOR Reimburse-lunch for the elderly gathering

#001081# #231372691# 8181036433#

8181036433 # 1081 06/30/25 \$567.01



Santander

ROMAN CATHOLIC ARCHBISHOP OF BOSTON		1082
ST. JAMES THE GREATER PARISH 126 HARRISON AVE BOSTON MA 02111		
PAY TO THE ORDER OF	Rev Joseph C Zhang	DATE June 24, 2025
Three Hundred Thirty Nine Dollars and Sixty Two Cents		\$ 339.62
FOR		DOLLARS
Santander		
Reimburse-Parish Maintenance Supplies & Food		
8181036433		

8181036433 # 1082 06/25/25 \$339.62

Compose



1 of 1,946

Inbox 833

Starred

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Important

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Labels

[Imap]/Drafts

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0 2024 RCAB Audit 1

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0 My files 4

① Upgrade →

Finance Council meeting Agenda - Monday, 9/8/2025



Inbox x



Johnny Ip

to Fr, Patrick, me, M

3:46 PM (1 hour ago)

Dear All,

Our Finance Council meeting is now rescheduled to 8:00 PM on Monday, 9/8/2025. Attached are the agenda and related documents. Also attached is the Zoom link to this meeting.

Fr. Zhang, Just a reminder, according to RCAB policy, you have to be present and attend all Finance Council meetings.

1. Agenda
2. 2024-25 Finance Report
3. 2024 Q4 Cash Flow report
4. Draft of revised RCAB audit report dated 9-2-2025

Please respond and confirm your attendance.

Johnny is inviting you to a scheduled Zoom meeting.

Topic: Johnny's Zoom Meeting

Time: Sep 8, 2025 08:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

Agenda

St. James Finance Council Meeting

8:00 PM, Monday, September 08, 2025

1. Review and approve Finance Report – FY2024-25 Budget
Vs Actual (July 01, 2024 to June 30, 2025)
2. Review FY2024-25 Q4 Cash flow and bank balances Report
(April 01, 2025- June 30, 2025)
3. Review and draft response to RCAB 9/2/2025 Revised
Audit Report
4. Any other matters

聖雅各伯堂
SAINT JAMES THE GREATER CHURCH

教友大會
Town Hall Meeting

聖雅各伯堂牧民議會簡報

Presented by the Saint James Parish Pastoral Council

October 12, 2025

牧民議會 PASTORAL COUNCIL

(主席)(Chair) 張春祥神父 Rev. Joseph Zhang

(執事) (Deacon) 宋秉祥 Francis Sung

(副主席導師) (Vice-Chair Mentor):

葉黃麗珍 Carol Ip

(副主席) (Vice-Chair) 梁鶯 Annie Chen

(副主席) (Vice-Chair) 陳舒婷 Rachel Chen

(秘書) (Secretary) 陳舒婷 Rachel Chen



(委任) 陳建立 Peter Chan (appointed)

陳芳琴 Fanqin Lin

何偉邦 Thomas Ho

何陳素珊 Susan Ho

(委任) 葉俊年 Johnny Ip (appointed)

林紅星 Rachel Lin

林曉演 Rita Lin

謝明楷 Ming-Kai Tse

湯美華 Agatha Tong

楊美文 Meiwen Yang

鄭英 Mary Zheng

周豔玲 Yanling Zhou

本堂神父 ADMINISTRATOR

張春祥神父 Rev. Joseph Zhang

終身執事 PERMANENT DEACON

宋秉祥執事 Dcn. Francis Sung

業務主管 BUSINESS MANAGER

盧桂蘭 Kwai Lan Lo

物業主管 PROPERTY MANAGER

何偉達 Tony Ho

**財務委員會 FINANCE COUNCIL
(appointed)**

葉俊年 Johnny Ip (chair)

馮靜薇 Mandy Fung

林冠華 Patrick Lam

回顧

2024年7月1日 - 2025年6月30日

A Year-in-Review

July 1, 2024 to June 30, 2025

聖事與宗教教育 Sacraments & Faith Formation

聖事 Sacraments Administered	7/1/24 – 6/30/25
聖洗 Baptism	12
初領聖體 First Communion	12
堅振 Confirmation	9
宗教教育 Faith Formation	7/1/24 – 6/30/25
成人慕道班 OCIA (formerly RCIA)	13
主日學 CCD	48

物業維修小組 Property Maintenance Team

物業主管： 何偉達

Property Manager: Tony Ho

維修小組成員包括：張春祥神父, 宋秉祥執事, 何偉邦, 葉俊年

Property Maintenance Team members: Fr. Joseph Zhang, Deacon Francis Sung, Thomas Ho, Johnny Ip

2024年9月完成的工作

Major Tasks completed on September 2024:

修補教堂排水溝和磚牆 (第 III/IV 期)

Exterior Gutter/Masonry Repair (Phase III and IV)\$151,514

財政報告

July 1, 2024 to June 30, 2025 Financial Report



[Rpt 2024-25 Budget vs Actual Variance Analysis.pdf](#)

戶口存款比較
Bank Account Balances
June 30, 2024 vs. June 30, 2025

銀行戶口名稱 Bank Account Name	戶口種類 Account Type	存款迄至 Balance as of 6/30/2024	存款迄至 Balance as of 6/30/2025
Santander Bank Account	Checking	\$78,753	\$28,099
Account with Archdiocese (RCAB)	CD / Savings Unrestricted	\$566,007	\$580,450
TOTAL		\$644,760	\$608,459

Fr. Zhang together with all Finance Council Members and our Business Manager will be present at the 2025 Town Hall meeting to be held in the church Hall in October, 2025 to answer any questions and inquiries. If there are any questions, please feel free to reach out to us before the meeting. All details of the FY 2024-25 Finance and Cash Flow reports will only be presented at the Town Hall Meeting for safety reason.

張神父攜財務主管、經濟管理委員會，一起在教友大會中給大家做報告。請隨時提問。如果您有關於我們經濟的任何問題或建議，請不要遲疑聯系我們。所有教堂經濟方面的明細，為了賬戶安全問題，僅在大會中統一報告。

3 Pastoral Priorities

三大牧民計劃

Home
Visits
Ministry

家訪事工

Fellowship
Gatherings

團契聚會

Liturgical
Celebration

禮儀慶典

Home Visits Ministry 家訪事工

Leaders: Mary Young 翁林愛齡 / Agatha Tong 湯美華

- ❑ Trained Extraordinary Ministers of Holy Communion (EMs) continue to serve faithfully at Mass and/or by bringing the Eucharist to homebounds. 受過培訓的送聖體員持續在不同崗位服務：有的專注於彌撒中服務，有的專門送聖體給行動不便的教友，也有的同時參與兩方面的事奉。
- ❑ Ongoing visits to 14 elderly homebound parishioners, including one who celebrated their 100th birthday in August, with visits weekly, bi-weekly, or monthly. 定期探訪14位年長、行動不便的教友，其中一位於八月慶祝百歲壽辰；探訪頻率為每週、每兩週或每月一次。
- ❑ Established a new bi-annual Elder Get-Together: ~70 parishioners gathered in June for Mass and a youth-supported luncheon, with the second event planned for November. 成立新的長者聚會活動，每年舉行兩次；六月首場聚會有約70位教友參與彌撒與午餐，由堂區不同團體擔任志願者，協助接送、準備與供應飲食，以及各項服務。第二場將於十一月舉行。

Fellowship Gatherings 團契聚會

Leader: Rachel Chen 陳舒婷

- ❑ St James Feast Day
聖雅各伯瞻禮慶典
- ❑ Clergy Appreciation Day
神職人員感謝日
- ❑ Thanksgiving Day Celebration
感恩節午餐
- ❑ Christmas Celebration and Activities
聖誕節慶祝活動
- ❑ Chinese New Year Celebration
農曆新年慶祝活動
- ❑ Easter Celebration and Activities
復活節慶祝活動
- ❑ Monthly Tea House Talks with the Clergy
同神父 / 執事飲茶聊天

Liturgical Celebration 禮儀慶典

Leader: Deacon Francis Sung 宋秉祥執事

- ❑ **Way of the Cross led by CCD students**
主日學學生帶領拜苦路
- ❑ **First Saturday Devotion Mass to the Blessed Mother**
首瞻禮七 (星期六) 特敬聖母上午十時彌撒
- ❑ **Devotions before Sunday Masses (Recitation of Holy Rosary at 9:30AM except 3rd Sunday reserved for Eucharistic Adoration)**
主日彌撒前敬禮 (每主日上午9:30恭念玫瑰經; 每月第三個主日, 則只有明供聖體)
- ❑ **St. James the Greater Novena**
聖雅各伯九日敬禮
- ❑ **Eucharistic Adoration (Zoom) in Mandarin & Cantonese (3rd Monday of each month at 8PM)**
線上明恭聖體 (普通話與廣東話, 每月第三個星期一晚上8時)
- ❑ **Monthly Parish Prayer Intentions**
同心一意祈禱 (各位教友共同為堂區的需要熱切祈禱)
- ❑ **Words of Wisdom on the Eucharist**
聖體聖事的銘言 (聖體復興三年計劃)

問答時間

