

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

  
KwaiLan Lo

Business Manage

List of Finance Council Member

Johnny Ip – Chair

Patrick Lam – member

Mandy Fung - member

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
<b>TOTAL</b>		<b>\$644,760</b>	<b>\$608,459</b>

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%
<b>TOTAL INCOME 總收入</b>	<b>335,600</b>	<b>384,352</b>	<b>48,752</b>	<b>13%</b>
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%
<b>TOTAL OPERATING EXPENSES 營業支出</b>	<b>374,125</b>	<b>399,857</b>	<b>25,732</b>	<b>6%</b>
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%
<b>TOTAL COMMISSION EXPENSES 小組支出</b>	<b>19,930</b>	<b>24,161</b>	<b>4,231</b>	<b>18%</b>
<b>TOTAL EXPENSES 總支出</b>	<b>394,055</b>	<b>424,018</b>	<b>29,963</b>	<b>7%</b>
<b>NET INCOME/DEFICIT (淨收入/赤字)</b>	<b>(58,455)</b>	<b>(39,666)</b>	<b>18,789</b>	<b>-47%</b>

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

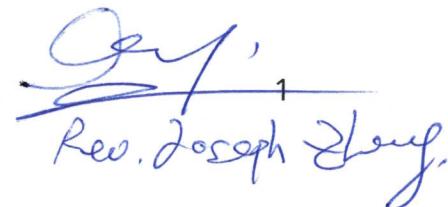
**Present:**

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

Prepared by Kwai L. Lo St James PPC Pastor Tom

## 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	<u>29,959.01</u>
Book balance	29,959.01
Adjustments*	0.00
Adjusted book balance	<u>29,959.01</u>

Total Checks and charges Cleared	27,168.17	Total Deposits Cleared	31,972.00
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### Deposits

Name	Memo	Date	Doc no.	Cleared	In transit
0601 2nd Collection Per- ish maintenance fund	0601 2nd Collection Per- ish maintenance fund	06/02/2025		561.00	
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- ing & Annual Appeal on- line	5/30&6/1 Sunday Offer- ing & Annual Appeal on- line	06/03/2025		200.00	
0608 2nd Collection- RCAB Seminars Pente- cost	0608 2nd Collection- RCAB Seminars Pente- cost	06/09/2025		353.00	
0608 Mass Collection	0608 Mass Collection	06/09/2025		776.00	
0608 Mass Intentions & Annual Appeal	0608 Mass Intentions & Annual Appeal	06/09/2025		515.00	
General Ledger entry	transfer RLF saving ac- count to St James bank checking account	06/12/2025		17,000.00	
0615 2nd Collection-Pro- moting the Gospel	0615 2nd Collection-Pro- moting the Gospel	06/16/2025		374.00	
0615 2026 Parking fee renewal	0615 2026 Parking fee renewal	06/16/2025		200.00	
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, Annual Appeal, Thanks- givings online	0615 Sunday Offering, Annual Appeal, Thanks- givings online	06/17/2025		150.00	
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 & Annual Appeal	0629 Mass Intention & Annual Appeal	06/30/2025		390.00	
<b>Total Deposits</b>				<b>31,972.00</b>	<b>0.00</b>

### Checks and charges

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

# 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	Reimburse-Expense for Youth Group Gathering	06/04/2025	1076	431.49
Lin Hai Hong	6/6/2025 Payroll	06/04/2025	1077	
Paylocity Corporation PYMNTBRDMIN	Santander monthly fee for May	06/05/2025		1,751.97
PYMNTBRDMIN	Online processing fee for May 2025	06/06/2025		50.00
Minh B Tran	Janitor Part-time Salary	06/09/2025	1078	86.66
Rev Joseph C Zhang		06/13/2025		240.00
Verizon - 15062 Albany	Wireless A/C## A/ C#75 1934 1760 0015 7\$10 842287611\$59.39&3.54	06/13/2025		681.82
RCAB (BAS) CMB	June2025 RCAB CMB	06/16/2025		162.93
Paylocity	Payroll Processing fee for June 2025	06/20/2025		
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	
Minh B Tran	Janitor Part-time Salary	06/24/2025	1080	180.00
Eversource-Boston	A/C# 7400963-4937 \$343.27	06/24/2025		240.00
National Grid Eversource-Boston	A/C#29392-73008 Paid Mar & Apr bill \$5900.23 to offset credit balance \$2855.99	06/24/2025		12.13
Mary Young	Reimburse-Exp for Home bound on 6/14	06/25/2025	1083	3,044.24
Paylocity Corporation	16/25/25 Payroll	06/25/2025		10.63
Rachel Chen	Reimbursement cake for celebrate scholarship	06/26/2025	1084	1,751.97
Rachel Chen	Reimbursement lunch for cleaning group to clean up the church	06/26/2025	1085	123.00
Thomas Ho	Reimbursement - Duplicate Keys	06/27/2025	1086	85.60
Susan Ho	Reimburse-Religious education exp cake & Gifts	06/27/2025	1087	25.50
RCAB Collections	Remitted to RCAB Collections for Parish#BA026	06/27/2025		222.96
Anthony Ho	Reimbursement-IONOS	06/30/2025	1088	727.00
				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
<b>Total Checks and charges</b>			<b>27,168.17</b>	<b>4,443.52</b>



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](http://www.santanderbank.com)

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

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### 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)**

<b>Date</b>	<b>Description</b>	<b>Credits</b>	<b>Debits</b>	<b>Balance</b>
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	<b>Ending Balance</b>			<b>\$34,402.53</b>



Santander

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

TO THE ORDER OF: Susan Ho  
DATE: April 22, 2025  
# 1059  
One Hundred Sixty Six Dollars and Twenty Two Cents  
DOLLARS  
FOR: *Santander*  
Reimburses-Postage/fellowship/Religious.edu exp  
# 001059# 1231372691# 8181036433#

*Joseph Zhang*

8181036433 # 1059 06/02/25 \$166.22

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

TO THE ORDER OF: Rev Joseph C Zhang  
DATE: June 1, 2025  
# 1073  
Three Hundred Forty Six Dollars and Twenty Three Cents  
DOLLARS  
FOR: *Santander*  
Reimburse-Facility/Maint./Supplies, Rosary, Mass  
# 001073# 1231372691# 8181036433#

*Jay*

8181036433 # 1073 06/05/25 \$346.23

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

TO THE ORDER OF: May Chan  
DATE: May 19, 2025  
# 1065  
One Hundred Eighty Dollars and No Cents  
DOLLARS  
FOR: *Santander*  
4/21/25: \$40 total 12 hrs: \$15\*12=\$180  
# 001065# 1231372691# 8181036433#

*Joseph Zhang*

8181036433 # 1065 06/05/25 \$180.00

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

TO THE ORDER OF: Nicole Wu  
DATE: June 2, 2025  
# 1074  
Seven Hundred Fifty Dollars and No Cents  
DOLLARS  
FOR: *Santander*  
Charities/Scholarship award to Youth for Yr. 2025  
# 001074# 1231372691# 8181036433#

*Jay*

8181036433 # 1074 06/16/25 \$750.00

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

TO THE ORDER OF: Minh B Tran  
DATE: May 13, 2025  
# 1069  
Two Hundred Forty Dollars and No Cents  
DOLLARS  
FOR: *Santander*  
4/8/25: 4/20/25 total 15 hrs: \$15\*10=\$150  
# 001069# 1231372691# 8181036433#

*Joseph Zhang*

8181036433 # 1069 06/02/25 \$240.00

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

TO THE ORDER OF: Jeffrey Chen  
DATE: June 2, 2025  
# 1075  
Seven Hundred Fifty Dollars and No Cents  
DOLLARS  
FOR: *Santander*  
Charities/Scholarship award to Youth for Yr. 2025  
# 001075# 1231372691# 8181036433#

*Jay*

8181036433 # 1075 06/17/25 \$750.00

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

TO THE ORDER OF: George T. Wilkinson, Inc  
DATE: May 28, 2025  
# 1070  
Three Thousand Two Hundred Thirty Four Dollars and Fifty Two Cents  
DOLLARS  
FOR: *Santander*  
Invoice #W20801  
# 001070# 1231372691# 8181036433#

*Joseph Zhang*

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

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

TO THE ORDER OF: Susan Ho  
DATE: June 5, 2025  
# 1076  
Four Hundred Thirty One Dollars and Forty Nine Cents  
DOLLARS  
FOR: *Santander*  
Reimburses-Expenses for confirmation Mass  
# 001076# 1231372691# 8181036433#

*Jay*

8181036433 # 1076 06/23/25 \$431.49

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

TO THE ORDER OF: Wenyi Wang  
DATE: May 29, 2025  
# 1071  
Three Hundred Dollars and No Cents  
DOLLARS  
FOR: *Santander*  
Repair Water damage in storage room  
# 001071# 1231372691# 8181036433#

*Joseph Zhang*

8181036433 # 1071 06/02/25 \$300.00

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

TO THE ORDER OF: Minh B Tran  
DATE: June 5, 2025  
# 1078  
Two Hundred Forty Dollars and No Cents  
DOLLARS  
FOR: *Santander*  
5/11: 5/18: 5/25: 6/1 total 16 hrs: \$15\*16=\$240  
# 001078# 1231372691# 8181036433#

*Jay*

8181036433 # 1078 06/20/25 \$240.00

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

TO THE ORDER OF: AFA Protective Systems, Inc  
DATE: May 30, 2025  
# 1072  
One Hundred Thirty Dollars and No Cents  
DOLLARS  
FOR: *Santander*  
Invoice #3886128  
# 001072# 1231372691# 8181036433#

*Joseph Zhang*

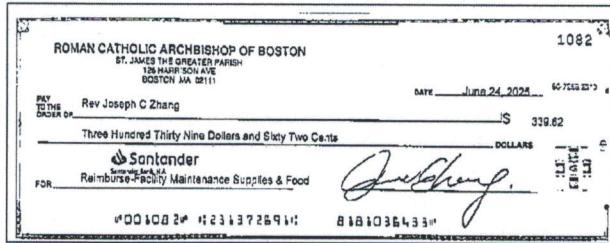
8181036433 # 1072 06/05/25 \$130.00

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

TO THE ORDER OF: Chen Fang Qin  
DATE: June 23, 2025  
# 1081  
Five Hundred Sixty Seven Dollars and One Cent  
DOLLARS  
FOR: *Santander*  
Reimburses-Lunch for the elderly gathering  
# 001081# 1231372691# 8181036433#

*Jay*

8181036433 # 1081 06/30/25 \$567.01



8181036433 # 1082 06/25/25 \$339.62



## **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 &amp; 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
<b>TOTAL</b>		<b>\$644,760</b>	<b>\$608,459</b>

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**

農歷新年慶祝活動

- **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 3<sup>rd</sup> 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 (3<sup>rd</sup> 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

