

CHRIST CHURCH CHRISTIANA HUNDRED

Finance Committee Meeting

June 18, 2025

Attendees: Allison Ayers, Ran Barton, Terri Carpe, Hardy Drane, Barbara King, Mark Parsells, John Olsen

Absent: Derek Anderson, Ruth Beresford, Christine Cook

Terri C convened the meeting at 12:05 PM. Ran Barton opened us in prayer.

2024 Audit: Attendees from the accounting firm of Belfint, Lyons, and Shuman: Chirstina Bell and Tanner Baretta—Christ Church received a clean opinion for both CCCH and CCEP, which is the best rating possible. No significant findings were noted. The audit procedure went smoothly; the auditors thanked Terri and Mike Sayer for their responsiveness and professionalism. Christ Church's financial position remains strong. Auditors noted that our investment income rose by approx. \$952M YOY, while annual expenses rose by a much smaller amount (\$70M) YOY. Mark signed the documents necessary to complete the audit process. Final documents will be sent to the Finance Committee in the coming weeks.

Prior Meeting Minutes: The minutes for the May 27, 2025 meeting were unanimously approved without amendment. Mark moved to accept the minutes; Hardy seconded the motion.

Treasurer's Report: May pledge giving came in at 5.9% below May 2024 and 3.7% below budget. June 2025 results through 06/17 are down 7.6% versus 2024 and down 5.5% versus the budget. The Church budgets based on seasonality trends of average monthly giving over the last 3 years. May was \$3,894 better than budget. Overall, income is \$27,984 lower than budget to-date, an improvement from last month. No new pledges have been received since the May meeting. With a total of 399 pledges received YTD, we need 23 additional units to remain at 2024 levels and 51 to achieve our 2025 goal. Mark urged the Vestry members present to focus significant leadership efforts on growing our number of members and pledging units. He noted that the highest donors tend to be our elder members who represent approximately 25% of our current pledge income. As elder/larger donors pass, we need 5-10 new donors at the average giving level to remain on par with dollars pledged. Mark will circulate his suggested Christ Church marketing plan with the Finance team.

Finance Update: Terri implemented decisions made in the May meeting regarding income category names and the breakout of certain funds. YTD income in May is temporarily over budget because we received recent income to cover the global missions, including the DR trip. These funds are already being spent.

Utilities costs have leveled off to budgeted levels for April, May and June. Per discussion in May, the Jessie Ball du Pont Fund was adjusted to \$10,000. We are beginning to receive Income for the 2025 golf tournament. Terri reminded the group that typically it is the Vestry's responsibility to decide how half of the golf proceeds are utilized. The other half is typically provided to CCEP.

Roof Leak Remediation Project Funding: The Special Maintenance endowment fund (current value: \$2696,657) was selected as the appropriate source of a self-loan to pay the costs of the Parish House leak remediation project (cost estimate: \$1.5MM). Mark confirmation with the diocese that Christ Church is permitted to take the funds from the endowment fund, as part of Master Fund A, at any time. John and Mike Sayer will compose a policy document to memorialize the terms of the self loan, including:

- the requirement for Christ Church to repay the loan in full over time;
- the interest rate that will apply to the loan;
- taking distributions in increments as needed to pay the construction bills as they are due and preserve as much investment income as possible;
- making interest-only payment for an initial period (length TBD). These payments will be taken from Christ Church's operating fund.

The following motion was made by Hardy Drane and seconded by John Olsen:

The Finance Committee agrees that the Vestry may choose to utilize funds sufficient to remediate the Parish Hall external leaks and related costs from the Special Maintenance endowment account (from an accounting standpoint), and pledges to repay the entire amount plus annualized 4% interest no later than a date certain (TBD), all consistent with the repayment language stipulated in the Christ Church Endowment Fund Statement of Purpose and Policy of 1996. The Vestry will authorize the Treasurer and Finance staff to withdraw funds in such a way that will maximize fund returns. Terms governing the self-loan will include a period of interest only payments or an initial term to be determined by the Vestry.

The motion passed unanimously.

Terri will establish a schedule to determine the interest due on the loan. Whiting Turner (the construction management firm) will provide a cash flow document to assist with payment planning.

Other Business: Ran Barton and Carol Morley agreed to establish a working group to harmonize the budget planning processes of the Outreach Committee and the Christ Church overall budget. Geri Krolin-Taylor and Tom Scott will represent the Outreach Committee; Ran will invite a few members of the Finance Committee to join.

No Finance Committee meetings are planned for July or August 2025. Ad hoc meetings may be planned as needed.

Barb King offered closing prayer. The meeting adjourned at 1:38 PM.

Respectfully submitted,
Barbara King