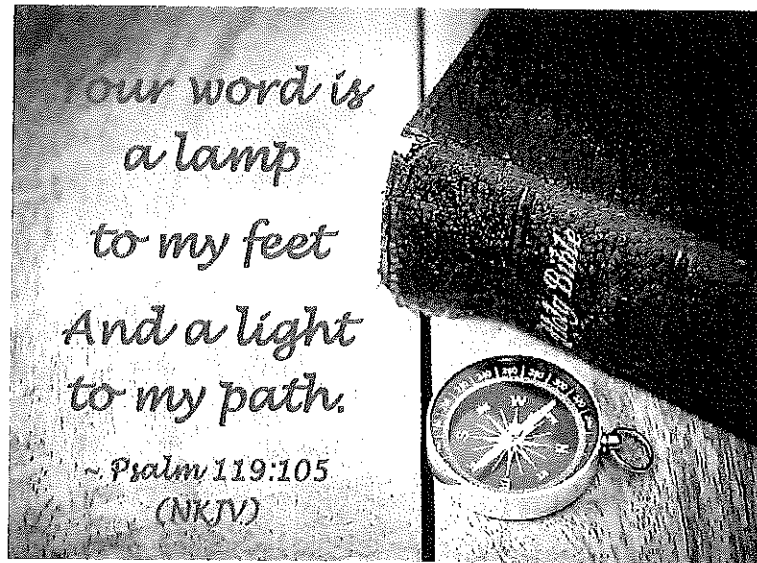


溫哥華華人長老會

VANCOUVER CHINESE PRESBYTERIAN CHURCH



2022

教會年報

2023 <會友大會>議程

日期：二零二三年三月六日	頁
時間：下午二時正	
地點：視頻	
主持人：黃鼎盛牧師	
翻譯員：陳沛江長老	
1. 歡迎、祈禱、唱詩	
2. 議事：	
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F. 委任教會財政	
G. 物業發展委員會之介紹（史培鏞長老）	
H. 選舉華人長老會信託委員 = 華人長老會發展有限信託公司(五位)	
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2022 A.G.M. MINUTES / 2022 年度 <會友大會> 記錄

Date: Sunday, April 10th, 2022
Time: 2:00 pm
Place: Virtual
Moderator: Rev. Paddy Eastwood
Interpreter: Rev. Morgan Wong

Page #

1. Welcome, Opening Prayer & Scripture – Rev. Eastwood (Isaiah 41:10)

2. Business:

A. Election of recording secretary for A.G.M. -

MOTION: Adrian Wong be appointed.

MOVED by Victor Ling, SECONDED by Garland Chow, CARRIED.

B. Adoption of Agenda

MOTION: to accept Agenda

MOVED by Remy Tam, SECONDED by Diana Wong, CARRIED.

C. Adoption of 2021 A.G.M. minutes

MOTION: to accept Minutes as printed.

MOVED by Remy Tam, SECONDED by Nelson Chan, CARRIED

BUSINESS ARISING FROM MINUTES: Nil

D. Financial Report:

-2021 Treasurer's Report (included BoM Report)

MOTION: to receive report as printed.

MOVED by Nelson Chan, SECONDED BY Garland Chow CARRIED

- 2020 Financial Review

MOTION: to receive the report.

MOVED by Andrew Wong, SECONDED by Nelson Chan, CARRIED

- 2022 Proposed Budget

MOTION: to receive Budget

MOVED by Tim Tam, SECONDED by Andrew Wong, CARRIED

Replies to certain questions from congregation:

-Estimates determined by congregation based on zoom meetings and three in person Meetings.

-How to add expenses to the budget in the future if needed? Need to be approved at a congregational meeting if big ticket items/expenses, otherwise, all other minor expenses can be passed by Session.

-Reason why we did not hold an in person AGM meeting at VTPC is because they did

allow long meeting hours, size limitation for other groups when they needed the premises for their own use.

MOTION: that budget to be adopted

MOVED by: Adrian Wong, SECONDED: by Tim Tam. CARRIED

E. Election of new members to Board of Managers

MOTION: that Linda Sze, Andrew Wong, William Chan, David Tsang, Daniel Lai, Ying Wai Yeong be appointed to the Board.

MOVED by: Diana Wong SECONDED by: Andrew Wong CARRIED

F. Appointment of Church Treasurer

MOTION: Linda Sze be appointed Treasurer

MOVED by John Con, Seconded by Andrew Wong, CARRIED

G. Property Development Task Force Presentation

Update of development presented by George Sze.)

- 5 min video on the ongoing church construction.

H. Election of VCPC Trustees and VCPCDL Trustees (5)

MOTION: that the 5 Trustees be Nelson Chan, Victor Ling, Garland Chow, Duncan Shuen, Diana Wong

MOVED by Diana Wong, SECONDED by John Con. CARRIED

- reminder that the new VCPC Trustees to get the "TRUST DEED" signed this Friday, April 15 prior or after the Good Friday Service.

3. Report from Rev. Morgan Wong 25

MOTION: report from Rev Morgan Wong accepted as printed...

4. Report from the Clerk of Session (C&E + Statistical Report) 26

MOTION: Statistical report received as amended.

-Correct page 27, Linda Con is not on BOE

- Sandy Chan should be Sandy Phu as a member of BOE

MOTION: by Andrew Wong to receive and accept reports of #3, and #4 as amended.

SECONDED by Remy Tam.

5. Report from Departments & Fellowship:

MOTION: Move to receive and adopt all other reports, from 5.A to 5.N as one motion.

MOVED by Remy Tam. SECONDED by Elizabeth Wan. CARRIED

A. Board of Educations 30

B. Board of Managers (see Treasurer's Report)

C. Chinese Adult Sunday School 30

D. Chinese Bible Study (see Chinese Edition)	
E. Chinese Choir	31
F. Chinese Prayer Meeting (see Chinese Edition)	
G. Ladies' Bible Study	31
H. Ladies' Share & Prayer	32
I. Mission Committee	33
J. Re-Development Fund-Raising Committee	34
K. 'Share & Pray'	35
L. Sunday School	36
M. VCPC Building Committee	37
N. Vancouver CPC Development Limited (VCPCDL)	38

MOTION: Move to receive and adopt all reports from 5.A to 5.N as one motion.
 MOVED by Remy Tam. SECONDED by Elizabeth Wan. CARRIED

6. Other Business & Announcements

- CIRCLE OF JOY omitted from AGM report.
 MOTION: insert circle of joy report to item #6
 MOVED by Alex Wong, SECONDED by Diana Wong. CARRIED

- Question on baptism policy
 - Morgan Wong has baptised 4 people during COVID period
 - COVID and physical church has not been a barrier to baptism for our church
 - Orchestra group → are members baptised? Yes, some baptised or confirmed, some not.
 - Sunday school should take lead to get them and other young people interested in getting baptised.

7. Acknowledgements

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Andrew Wong printing
 All who submitted reports
 Billy Lo – getting zoom meeting ready
 Rev. Paddy Eastwood for being the Moderator at our AGM.

8. Closing Prayer & Benediction- by Rev. Paddy Eastwood.

“All the power and glory to you”.

TREASURER'S REPORT 財政報告

We are blessed that our new church space will be completed this year. We will be able to worship in person again.

We need to plan for the usage of the larger church space to welcome the community to VCPC. We need all our members to volunteer and serve in the many jobs available. It is the volunteers who serves God and are prepared to give hours of their time to work for VCPC ministries. Volunteers are the most valuable Christian Soldiers in the operations of the church.

In 2022, the VCPC leaders completed the Visioning with Dale Wood and concluded that we have two Ministries. We have a Chinese (Cantonese speaking) ministry and an English-speaking ministry. The Budget for VCPC recognizes that we have two ministries, which in the future could grow to more ministries.

VCPC has had declining members and general offerings for many years now. However, we have projected that general offerings will increase once in person worship services begin again and our two ministries reach out to those in our community with a new focus.

The Elders have determined what is required to start up each of their ministries and achieve their vision for the future of VCPC. Each of our Ministries will share equally in the funds to be used to reach more people by serving their needs in the new church space as well as in the new building and Oakridge community.

With God's new church space we will move forward to find new ways to welcome more people to discover VCPC and new members to continue the work for Christ.

We all have a part in helping VCPC to serve our communities and thrive in the future. We should use our God given talents to do our part in serving. Otherwise, we will lose focus as a Church and serving congregation and continue the downward trend we have been following the past decade.

Let us all work together to help VCPC thrive as a church again.

In His Service,

Linda Sze

史黃美意

CHINESE PRESBYTERIAN CHURCH
NON-CONSOLIDATED FINANCIAL STATEMENTS
(UNAUDITED)
FOR THE YEAR ENDED DECEMBER 31, 2022

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HEDDEN CHONG LLP

CHARTERED PROFESSIONAL ACCOUNTANTS
(A PARTNERSHIP OF INCORPORATED PROFESSIONALS)
SINCE 1961

#104 - 3989 HENNING DRIVE
BURNABY, BC V5C 6P8
TELEPHONE: 604-320-5850
FACSIMILE: 604-291-1601

INDEPENDENT PRACTITIONER'S REVIEW ENGAGEMENT REPORT

To The Members of
Chinese Presbyterian Church

We have reviewed the accompanying non-consolidated financial statements of Chinese Presbyterian Church that comprise the non-consolidated statement of financial position as at December 31, 2022 and the non-consolidated statements of changes in fund balances, operations, and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these non-consolidated financial statements in accordance with Canadian Accounting Standards for Not-for-Profit Organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Practitioner's Responsibility

Our responsibility is to express a conclusion on the accompanying non-consolidated financial statements based on our review. We conducted our review in accordance with Canadian generally accepted standards for review engagements, which require us to comply with relevant ethical requirements.

A review of financial statements in accordance with Canadian generally accepted standards for review engagements is a limited assurance engagement. The practitioner performs procedures, primarily consisting of making inquiries of management and others within the entity, as appropriate, and applying analytical procedures, and evaluates the evidence obtained.

The procedures performed in a review are substantially less in extent than, and vary in nature from, those performed in an audit conducted in accordance with Canadian generally accepted auditing standards. Accordingly, we do not express an audit opinion on these non-consolidated financial statements.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that these non-consolidated financial statements do not present fairly, in all material respects, the financial position of Chinese Presbyterian Church as at December 31, 2022, and the results of its operations and its cash flows for the year then ended in accordance with Canadian Accounting Standards for Not-for-Profit Organizations.

Hedden Chong LLP

February 21, 2023
104 - 3989 Henning Drive, Burnaby, BC

CHARTERED PROFESSIONAL ACCOUNTANTS

CHINESE PRESBYTERIAN CHURCH
NON-CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2022

(UNAUDITED)

	<u>Unrestricted</u>	<u>Restricted Funds</u>				<u>2022</u>	<u>2021</u>
	<u>Funds</u>	<u>Church</u>	<u>Church</u>	<u>Endowment</u>	<u>Others</u>	<u>Total</u>	<u>Total</u>
	<u>Congregation</u>	<u>Building</u>	<u>Development</u>				
	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>
CURRENT ASSETS							
Cash	279,765	40,371	-	-	-	320,136	807,925
Short-term investments	299,063	3,978,342	3,211,314	257,000	1,319,706	9,065,425	13,008,674
Accounts receivable	-	-	-	-	-	-	39,814
GST receivable	526	-	-	-	-	526	415
Prepaid expenses	-	-	-	-	-	-	118
	579,354	4,018,713	3,211,314	257,000	1,319,706	9,386,037	13,856,946
INVESTMENT (Note 5)	5	-	-	-	-	5	5
RESTRICTED INVESTMENT (Note 6)	335,412	-	-	-	-	335,412	337,862
	814,771	4,018,713	3,211,314	257,000	1,319,706	9,621,504	14,094,813

(The accompanying notes form an integral part of these financial statements)

CHINESE PRESBYTERIAN CHURCH
NON-CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2022

(UNAUDITED)

	<u>Unrestricted Funds</u>		<u>Restricted Funds</u>			<u>2022</u>	<u>2021</u>
	Congregation \$	Church Building \$	Church Development \$	Endowment \$	Others \$	Total \$	Total \$
CURRENT LIABILITIES							
Accounts payable and accrued liabilities	1,701	-	-	-	-	1,701	2,970
FUND BALANCES							
Restricted	-	4,018,713	3,211,314	257,000	1,319,706	8,806,733	13,382,212
Unrestricted	813,070	-	-	-	-	813,070	809,631
	813,070	4,018,713	3,211,314	257,000	1,319,706	9,619,803	14,091,843
	814,771	4,018,713	3,211,314	257,000	1,319,706	9,631,504	14,094,313

APPROVED BY:

CLERK OF SESSION:

TREASURER:

(The accompanying notes form an integral part of these financial statements)

CHINESE PRESBYTERIAN CHURCH
NON-CONSOLIDATED STATEMENT OF CHANGES IN FUND BALANCES
FOR THE YEAR ENDED DECEMBER 31, 2022

(UNAUDITED)

	<u>Unrestricted</u> <u>Fund</u>	<u>Restricted Funds</u>				<u>2022</u>	<u>2021</u>
	Congregation \$	Church Building \$	Church Development \$	Endowment \$	Others \$	Total \$	Total \$
BALANCE, beginning of the year	809,631	8,749,732	2,005,897	257,000	2,269,584	14,091,844	28,198,793
Excess of revenue over expenses	195,054	98,981	49,137	65	14,722	357,959	173,051
Vancouver CPC Development Trust contribution	(4,830,000)	-	-	-	-	(4,830,000)	(14,280,000)
Interfund transfers	4,638,385	(4,830,000)	1,156,280	(65)	(964,600)	-	-
BALANCE, end of the year	813,070	4,018,713	3,211,314	257,000	1,319,706	9,619,803	14,091,844

(The accompanying notes form an integral part of these financial statements)

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CHINESE PRESBYTERIAN CHURCH
NON-CONSOLIDATED STATEMENT OF OPERATIONS
FOR THE YEAR ENDED DECEMBER 31, 2022

(UNAUDITED)

	<u>Unrestricted</u> <u>Fund</u>	<u>Restricted Funds</u>				<u>2022</u>	<u>2021</u>
	<u>Congregation</u> <u>\$</u>	<u>Church</u> <u>Building</u> <u>\$</u>	<u>Church</u> <u>Development</u> <u>\$</u>	<u>Endowment</u> <u>\$</u>	<u>Others</u> <u>\$</u>	<u>Total</u> <u>\$</u>	<u>Total</u> <u>\$</u>
REVENUE							
General receipts	182,590	-	-	-	-	182,590	206,922
Designated receipts	182,909	-	-	-	-	182,909	13,120
Grant receipts	8,706	-	-	-	-	8,706	9,470
Dividend income	-	-	-	-	50	50	43
Interest income	10,860	99,031	49,838	4,548	28,888	193,115	153,931
	385,065	99,031	49,838	4,548	28,888	567,370	383,486
EXPENSES							
Building, grounds & others	29,441	-	-	-	-	29,441	25,954
Church programs	4,024	-	-	-	-	4,024	2,053
Minister's office expenses	134,609	-	-	-	-	134,609	143,399
Missions	21,937	-	-	-	-	21,937	26,454
Miscellaneous expense	-	50	-	-	-	50	202
	190,011	50	-	-	-	190,061	198,062
EXCESS OF REVENUE OVER EXPENSES							
BEFORE OTHER ITEMS	195,054	98,981	49,838	4,548	28,888	377,309	185,424
OTHER ITEMS							
Unrealized loss on investments	-	-	(701)	(4,483)	(14,166)	(19,350)	(12,373)
EXCESS OF REVENUE OVER EXPENSES	195,054	98,981	49,137	65	14,722	357,959	173,051

(The accompanying notes form an integral part of these financial statements)

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CHINESE PRESBYTERIAN CHURCH
NON-CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2022

(UNAUDITED)

	<u>Unrestricted</u>	<u>Restricted Funds</u>				<u>2022</u>	<u>2021</u>
	<u>Fund</u>	<u>Church</u>	<u>Church</u>	<u>Church</u>	<u>Others</u>		
	<u>Congregation</u>	<u>Building</u>	<u>Development</u>	<u>Endowment</u>			
	\$	\$	\$	\$	\$	\$	\$
CASH FLOWS FROM OPERATING ACTIVITIES							
Excess of revenue over expenses	195,054	98,981	49,137	65	14,722	357,959	173,051
CHANGES IN NON-CASH WORKING CAPITAL							
Short-term investments	(243,063)	4,447,246	(1,209,284)	-	948,351	3,943,250	14,038,924
Accounts receivable	696	33,724	3,867	-	1,527	39,814	80,597
GST receivable	(111)	-	-	-	-	(111)	17,099
Prepaid expenses	118	-	-	-	-	118	(118)
Accounts payable and accrued liabilities	(1,270)	-	-	-	-	(1,270)	(7,137)
	(48,576)	4,579,951	(1,156,280)	65	964,600	4,339,760	14,322,396
CASH FLOWS FROM FINANCING ACTIVITIES							
Valleyview CPC Development Trust contribution	(4,830,000)	-	-	-	-	(4,830,000)	(14,280,000)
Interfund transfers	4,638,385	(4,830,000)	1,156,280	(65)	(964,600)	-	-
	(191,615)	(4,830,000)	1,156,280	(65)	(964,600)	(4,830,000)	(14,280,000)

(The accompanying notes form an integral part of these financial statements)

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CHINESE PRESBYTERIAN CHURCH
NON-CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2022

(UNAUDITED)

	Unrestricted Fund	Restricted Funds				2022	2021
	Congregation \$	Church Building \$	Church Development \$	Endowment \$	Others \$	\$	\$
CASH FLOWS FROM INVESTING ACTIVITIES							
Restricted investment	2,451	-	-	-	-	2,451	296,601
DECREASE (INCREASE) IN CASH	(237,740)	(250,049)	-	-	-	(487,789)	338,997
CASH, beginning of year	517,504	290,421	-	-	-	807,925	468,928
CASH, end of year	279,764	40,372	-	-	-	320,136	807,925

(The accompanying notes form an integral part of these financial statements)

CHINESE PRESBYTERIAN CHURCH

NOTES TO THE NON-CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2022

(UNAUDITED)

1. NATURE OF OPERATIONS

The Chinese Presbyterian Church (Church) is a member of the Presbyterian Church of Canada established in Canada in 1875. The Church operates under the rules and regulations contained in The Book of Forms of the Presbyterian Church in Canada as amended from time to time. The purpose of the Church is to provide a place to hold worship services, and to provide ministries for women, men, youth and children, preschool and pastoral care to those in need.

The Church is a registered charity under the Income Tax Act (Canada). As such, it may issue tax deductible receipts for qualifying charitable donations. The Church is exempted from income taxes.

2. BASIS OF PRESENTATION

These financial statements have been prepared in accordance with Canadian Accounting Standards for Not-for-Profit Organization.

3. SIGNIFICANT ACCOUNTING POLICIES

The Church follows accounting principles generally accepted in Canada in preparing its financial statements. The significant accounting policies used are as follows:

FUND METHOD ACCOUNTING

The Church follows the restricted fund method of accounting to comply with the limitations and restrictions placed on the Church's resources. Accordingly, resources are classified for accounting and financial reporting purposes into funds. These funds are maintained in accordance with either the objectives specified by donors or with directives issued of board of directors. Certain interfund transfers may be necessary to ensure the appropriate allocation of respective funds. Transfers among funds are recorded in changes in fund balances.

For financial reporting purposes, the accounts have been classified into the following funds:

Unrestricted Fund

The unrestricted fund is the Congregation Fund which accounts for funds that have come to the Church through donations, bequests. It also reports the operating activities of the Church.

Restricted Funds

The Restricted Funds include funds that are externally or internally restricted. The board exercises discretionary control over the investments of these funds through external investment fund managers.

Church Building Fund accounts for the net proceed from sale of the land and premises located at 6435 and 6459 Cambie Street, Vancouver, B.C.. This fund is designated to build a new church,

Church Development Fund accounts for the funds that have contributed to the church through donations and specified by donors for building a new church.

The Endowment Fund accounts for donations and bequests reserved for specific purposes. The unexpended income may be allocated to the Congregation Fund.

CHINESE PRESBYTERIAN CHURCH

NOTES TO NON-CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2022

(UNAUDITED)

3. SIGNIFICANT ACCOUNTING POLICIES (continued)

Restricted Funds (continued)

Other Internally Restricted Funds include Church Reserve Fund, Mission Fund, Church Operation Fund and Special Project Fund. These funds are maintained for special purposes specified by donors or board of directors.

FINANCIAL INSTRUMENTS

MEASUREMENT OF FINANCIAL INSTRUMENTS

The Church initially measures its financial assets and liabilities at fair value.

The Church subsequently measures all its financial assets and liabilities at amortized cost, except for investments in equity instruments that are quoted in an active market, which are measured at fair value. Changes in fair value are recognized in net income.

Financial assets measured at amortized cost include cash and accounts receivable.

Financial liabilities measured at amortized cost include accounts payable and accrued liabilities.

The Church's financial assets measured at fair value include short-term investments.

IMPAIRMENT

Financial assets measured at cost are tested for impairment when there are indicators of impairment. The amount of the write-down is recognized in net income. The previously recognized impairment loss may be reversed to the extent of the improvement, directly or by adjusting the allowance account, provided it is no greater than the amount that would have been reported at the date of the reversal had the impairment not been recognized previously. The amount of the reversal is recognized in net income.

TRANSACTION COSTS

The Church recognizes its transaction costs in net income in the period incurred. However, financial instruments that will not be subsequently measured at fair value are adjusted by the transaction costs that are directly attributable to their origination, issuance or assumption.

SHORT-TERM INVESTMENTS

Short-term investments, consisting of short term notes, fixed income funds, money market funds and public traded shares, are measured at fair value. Changes in fair value are recognized in net income in the period incurred.

INVESTMENTS IN SUBSIDIARY COMPANIES

The Church accounts for its investments in subsidiary companies on the cost basis as these financial statements are prepared for income tax and internal corporate purposes only. This is not in accordance with generally accepted accounting principles which require the investment to be accounted for on the equity basis.

CHINESE PRESBYTERIAN CHURCH

NOTES TO NON-CONSOLIDATED THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2022

(UNAUDITED)

3. SIGNIFICANT ACCOUNTING POLICIES (continued)

REVENUE RECOGNITION

Revenue from contributions, donations, sales and service transactions are recognized as revenue in Restricted or Unrestricted Funds when they are received or receivable and the requirements as to performance are satisfied, provided that at the time of performance ultimate collection is reasonably assured. Interest income is recognized on a time proportion basis.

INTERFUND TRANSFERS

Interfund transfers include amounts transferred as directed by fund advisers, or as approved by the board and or Presbytery.

MEASUREMENT UNCERTAINTY

The preparation of financial statements, in accordance with Canadian generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amount of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. These estimates are reviewed periodically and as adjustments become necessary, they are reported in earnings in the period in which they became known.

4. INVESTMENT

The Church invests in a wholly owned subsidiary Vancouver CPC Development Limited (Limited), Trustee of Vancouver CPC Development Trust. The Limited is inactive and has no operating activity of its own.

5. RESTRICTED INVESTMENT

The restricted investment is cash held in a savings account which is restricted and pledged by the Church against an irrevocable letter of credit issued to City of Vancouver. The letter of credit is required prior to the issuance of Development permit for building a new church.

CHINESE PRESBYTERIAN CHURCH

NOTES TO NON-CONSOLIDATED THE FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2022

(UNAUDITED)

6. FINANCIAL INSTRUMENT RISKS AND CONCENTRATION OF RISK

The Church may expose risks through its financial instruments. The following provides analysis on the Church's risk exposure and concentration at the reporting date:

Credit risk:

Credit risk is the risk that a third party to a financial instrument might fail to meet its obligations under the terms of the financial instrument. The Church's accounts receivable are interest receivable. It is the management's opinion that the Church does not expose to significant credit risk.

Liquidity risk:

Liquidity risk is the risk that the Church will encounter difficulty in meeting financial obligations as they come due. As at the balance sheet date, the Church has sufficient cash to settle its current liabilities. Hence, the Church does not face liquidity risk.

Currency risk:

Currency risk results from exchange rate fluctuations and the volatility of these rates. All the Church's transactions are denominated in home currency and hence it does not expose to any currency risk.

Interest rate risk:

The Church does not carry any interest bearing financial instruments with floating interest rates. It does not expose to interest rate risk.

7. IMPACT OF COVID-19

Since December 31, 2019, the spread of COVID-19 has severely impacted many local economies around the globe. In many countries, including Canada, businesses are being forced to cease or limit operations for long or indefinite periods of time. Measures taken to contain the spread of the virus, including travel bans, quarantines, social distancing, and closures of non-essential services have triggered significant disruptions to businesses worldwide, resulting in an economic slowdown. Global stock markets have also experienced great volatility and a significant weakening. Governments and central banks have responded with monetary and fiscal interventions to stabilize economic conditions.

The operations of the Church have been affected by the COVID-19 response to some extent or current government regulations. The impact on the Church in the future is uncertain at this time. The Church has determined that these events are non-adjusting events. Accordingly, the financial position and results of operations as of and for the year ended December 31, 2022, have not been adjusted to reflect their impact. The duration and impact of the COVID-19 pandemic, as well as the effectiveness of government and central bank responses, remains unclear at this time. It is not possible to reliably estimate the duration and severity of these consequences, as well as their impact on the financial position and results of the Church for future periods.

8. COMPARATIVE FIGURES

The comparative figures have been reclassified where applicable in order to conform to the presentation used in the current year.

CHINESE PRESBYTERIAN CHURCH 2023 BUDGET - REVISED**DONATIONS AND FUNDS**

General Offerings	\$ 200,000.00
Church Reserve Funds	\$ 498,358.00
Total Donations and Funds	\$ 698,358.00

EXPENDITURES**MINISTRIES ***

Advertising	\$ 800.00
Bible Conference/Summer Conference	\$ 2,500.00
Chinese Congregational programs	\$ 22,000.00
Chinese Evangelical Ministerial Fellowship	\$ 1,000.00
Chinese Language School	\$ (14,500.00)
Minister	\$ 91,600.00
Minister Study Leave	\$ 3,000.00
Music Ministry	\$ 12,100.00
Pastoral care and Outreach	\$ 44,500.00
Pulpit Supplies	\$ 36,300.00
Contingency	\$ 700.00
Total Ministry Costs	\$ 200,000.00

CHURCH OPERATIONS

Bank Charges & Interest	\$ 800.00
Christian Education (Sunday School and VBS)	\$ 4,000.00
Congregational Life (Picnic, School outreach, Dedication)	\$ 4,000.00
Flowers and Benevolence	\$ 500.00
Insurance - General	\$ 10,000.00
Legal & Accounting	\$ 8,000.00
Minister	\$ 14,400.00
Office Administrator	\$ 20,000.00
Office Supplies	\$ 4,000.00
Presbytery Dues	\$ 4,658.00
Presbyterian Sharing	\$ 10,000.00
Printing & Mimeographing	\$ 1,800.00
Special Resource Material	\$ 500.00
Telephone	\$ 1,500.00
Utilities	\$ 10,000.00
Youth Minister	\$ 4,200.00
Total Church Operations Costs	\$ 98,358.00

START UP

Start Up Operating Supplies	\$ 25,000.00
Furniture and Equipment	\$ 50,000.00
Total Start Up Costs	\$ 75,000.00

Total Building Operations Costs

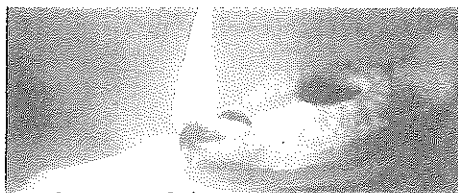
\$ 325,000.00

Total Expenditures

\$ 698,358.00

* Note that this is a combined cost of all the ministries within CPC

上帝的指南針



祢的話是我腳前的燈，
是我路上的光。

~ 詩 119:105

地球的指南針是指導航行的正確方向，不致于迷失。這是自然科學的重大貢獻。

神給人類的指南針卻是何等的寶貴，祂要帶領我們走向義路，正確的道路不至滅亡，反得永生。

詩人說：神的話是我們腳前的燈，路上的光。神的燈不像世上的燈，光芒四射，卻是一盞小油燈。我們隨著祂一步一步地向前行，便發現前面的光明大道，這是神的榮耀。

回顧教會的歷史，一群熱心愛主的西教士們目睹來自中國的華僑在唐人埠辛勞工作，子女們四處遊蕩，好像羊群沒有牧羊人一般。當時華僑子弟也不容許入讀政府的公校。教士們便于 1895 在華埠奇化街成立華人長老會，教導聖經，開辦主日學給孩子們。後期相繼創辦幼兒園及中文學校。前人的耕耘留下給我們後人無限甘美的果子。

唐人埠的商務及交通迅速增長，促使會眾想到教會有擴展或遷移的需要。感謝 神恩！于 1980 年教會由唐人埠搬到現今的甘比街。命名渥烈治區，接著幼兒園，中文學校繼續秉承前人的異象，按著聖經的真理，熱心忠誠的服務人群，不負使命。

于 1990 年末，神又給我們敞開另一道門，祂的旨意是美善的，讓我們有機會在教會附近購買得一間仔屋，地段頗大。原來神早有預備，祂要我們打開眼睛，看到異象，祂要把恩典如福雨下降。祂要給我們的使命是要把福音從渥烈治傳到萬邦。

回想過往至今，神一步一步的帶領。雖然教會也曾經過無數苦難的試煉，但神的慈愛永遠長存。

在九月廿五日的晚上與親友共渡晚餐，進餐時身體感到不適，眼睛模糊，嘴唇有些麻痺的感覺，餐後行動有些搖擺。我還是沒有正視此突然的現象，直到廿六日黃昏告訴家庭醫生，才知道事態嚴重，趕忙由十字車送往醫院，經過詳細檢查，發現腦部後方的血管閉塞至 90%，隨時會變成植物人或死亡。醫生們都驚訝，這真是奇蹟。我立時曉得這是神的拯救，奇異恩典。住院四天後返回家中，聽醫生吩咐靜心休養。多謝堂議會給我病假，弟兄姊妹的代禱問候。於一月份重回工作崗位。

我滿心感恩！主啊！再次的醫治，我雖然行過死蔭的幽谷，也不怕遭害，祢要我為祢作什麼？

今年十二月主日學校長簡黃翠蓮姊妹正式榮休。翠蓮姊妹在教會數十年忠誠服務，教導孩童認識基督，任重道遠。願 神繼續祝福姊妹在退休的日子裡滿有喜樂與平安。

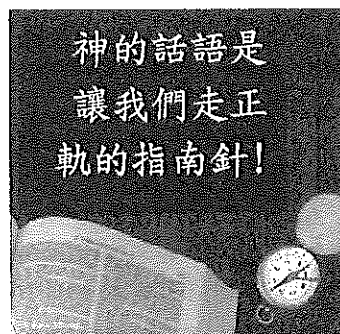
新冠病毒已有三年之久，教會崇拜以及各項活動仍然採用互聯網進行。感謝堂議會長老，值理們，各位弟兄姊妹熱心的事奉，愛主愛人。您們真誠的擺上。

我們在天上的父 祂看見！

主僕

黃鼎盛牧師

呈交



YOUTH MINISTRY REPORT / 青少年事工報告

There are several significant changes that happened during the year 2022. In the beginning of the year, my visa status in Canada was changed, hence, I was not able to work for several months (until the beginning of July 2022).

From January 2022 to April 2022, I was still in Vancouver, hence, I was still able to volunteer in the youth ministry at CPC.

In the beginning of the year, the youth ministry started a monthly program, the “Lunch Together”. The Lunch Together is an initiative to gather the youth “in-person” after several years being only on Zoom (during and even after COVID). The focus of the meeting is simply to build stronger relationship with and among the youth. Typically, we have about 8 to 12 youth attending the Lunch Together. After the Lunch, sometimes we went to movies together or ate dessert together (though usually only with 2-4 people who could join us after Lunch).

The Lunch Together gathering has been an important part of the group and during the meeting, they often shared stories which otherwise wouldn't be shared to others. These kinds of naturally built conversations are important for relationship building in the group. We almost always had a good numbers of youth attending.

From January to April 2022, we also had weekly Zoom gathering, which used to be called “Sunday School”. The meetings were conversational and each week we talked about things that relevant with young people's lives in relation to our faith as Christians. Spiritual conversations between the youth happened though often need to be stimulated by meaningful questions from the leader. During the first 3 months of 2022, we talked a lot about foundational theological questions, such as: “How does Christian hope helps us in times of Uncertainties”, “What does it mean to trust God?”, “What does it mean to worship God?”, “What is Prayer?”, “What is Sin/hamartia?”, “What does it really mean to be forgiven?”, and many more. At the end of February, we also did a “Game's Day” where we had fun games about Bible quiz and winners get 2 free movie tickets from me. Karina won the game!

From the end of April until beginning of July 2022, I went back to Indonesia and the youth gatherings were led by elder Victor Ling and Lela. However, because of the Chat Group that's created, I could still be in touch with the youth regularly through chat. In other words, the social media and chat group enables us to be updated to each other's lives.

In July 2022 – August 2022, after I came back from Indonesia, there was no weekly Zoom gathering due to Summer Break. However, we were managed to get together several times with the youth outside the program during this period. We visited the Lees (Meghan, Matthew, Colin) during their Dragon boat competition, we had a few lunches or dinners with several youth (usually more personal one-on-one with Christa as well), watched movie, some of us play badminton together. We also visited each one of their places to say hi and deliver a little souvenir after our trip to Indonesia (Japan).

From August until December 2022, the youth group welcomed several new people from G11 and G12 (Rachel, Joshua, Adian, Vivian, Christopher). They added so much life into our group. At this period, our weekly Zoom gathering talked more about being secured in God's love. We talked about several things such as, "What is your identity?", "Who is your role model in life and why?", "What does it mean to be God's beloved?", "How gratefulness shaped us as a person?", "Following Christ's self-givingness as our identity", "What is Salvation?", and many others.

During this period, Monthly Lunch Together still happened regularly as well; and they were well attended, as usual. There was a time when only 5 people came to the Lunch; but this is because of mid-test exam period in their schools.

For Christmas, we organized a Youth Christmas Lunch & Gift Exchange. Initially 15 people signed up, however due to the snowstorm that day, unfortunately, we needed to postpone it until after Christmas. We finally had the lunch on the 28th of December at the Revolving Restaurant. However, on that day, only 10 of us were there.

I am so grateful to have shared my life in 2022 with young friends at CPC. I hope that our congregation will continue to support and pray for our young people. Blessings.

In His service,

Pastor Sam Andri

SESSION REPORT(堂議會報告) – 2022 年 12 月 31 日止

MODERATOR & SENIOR MINISTER 主任牧師:

(1996) The Rev. Dr. Morgan Wong, BA, BTh, MDiv., DMin. (黃鼎盛牧師)

PASTOR OF OUTREACH 外展傳道

(2021) Rev. Jason Byassee

* Rev. Byassee left VCPC in August 2022 for Timothy Eaton Memorial Church

YOUTH PASTOR 青少年傳道

(2021) Samuel Andri

CLERK 堂會書記:

(2008) Adrian Wong (黃立錚)

ELDERS 長老:

2018 - Nelson Chan (陳沛江)

Billy Lo (盧玉明)

2009 - George Sze (史培鏞)

2004 - Remy Fu-Tam (譚傳秀紅)

Diana Wong (黃鍾齊安)

2000 - Victor Ling (林重慶)

Adrian Wong (黃立錚)

1993 - Garland Chow (李家麟)

1985 - John Con (簡約翰)

Timothy Tam (譚仁德)

*Inactive: Ken Shuen (孫國權), Tony Tsang (曾木興), Gordon Lowe (劉繼興)

Representatives to Presbytery: 區議會代表:

Minister - Rev. Dr. Morgan Wong (黃鼎盛牧師)

Representative Elder - John Con (簡約翰)

Alternate Elder - George Sze (史培鏞)

Presbytery Committee Reps: 區議會小組代表

Ministry - Rev. Morgan Wong (黃鼎盛牧師)

Ministry - John Con (簡約翰)

BOARD OF MANAGERS: 堂務委員會

Andrew Wong (黃永聰)

Daniel Lai (黎永佳)

David Tsang (曾立基)

Linda Sze (史黃美意)

William Chan (陳俊霖)

Ying Wai Yeong (楊英偉)
Elder Nelson Chan (陳沛江) - Session Liaison Representative

OFFERING-DATA ENTRY ACCOUNTING TEAM LEADERS (財務小組):

*This committee would appreciate more participants once we move back into our new church facilities, and go forward with full normal operations. If you can assist in any way please contact our Treasurer.

Linda Sze (史黃美意) - Treasurer (教會財政)
Glady Kwan (楊關素婷) Marleen Wong (黃李恩恩)
Mandy Chan (陳關寶愛) Nelson Chan (陳沛江)
Billy Lo (盧玉明)

EDUCATION ADVISORS TO SESSION: 教育顧問 -

BOARD OF EDUCATION 教育委員會: Chair - Dr. Remy Fu Tam (譚傳秀紅)

1. SUNDAY SCHOOL SUPERINTENDENT: Linda Con (主日學校長:簡黃翠蓮)
Linda Con retired as Superintendent at the end of 2022.

Note: The Preschool, Chinese Language School & Vacation Bible School were closed during the construction of our new facilities on Cambie Street, and due also to the provincial government COVID -19 guidelines.

CHURCH SECRETARY - 教會秘書: Nil

CHURCH CUSTODIAN - 教會總務: Nil

Note: During construction of our church facilities, we have been making do without the assistance of a church secretary and custodian.

MEMBERS AND FRIENDS: (會員及會友)

Members on the Roll as of December 31, 2022

會員: 2021 年 12 月 31 日 (116 + 0 + 0 + 0 - 3) = **TOTAL 113**

Added to Communion Roll since 2021

A. By Baptism of Adults - 成人洗禮: (+ 0)

Confirmation - 堅信: (0)

B. By Baptism of Children/Infants - 幼兒洗禮：(0)

C. Transfer In - 過會：(0)

D. Removed from Roll in 2022 - 會友名冊刪

By action of Session 堂委員的決定 (-0)

By death 去世 (-3)

By transfer out 轉會 (-0)

IN MEMORIAM 2022 - 悼念：

MEMBERS - 會友：(- 3)

Jean SHUEN (孫周麗芝)

Woon Sung Wong LAI (黎黃煥崧)

Hon Chor MAK (李漢初)

ADHERENTS - 朋友/會眾：(-)

ATTENDANCE in 2022 出席：

As our church services in the past year has continued to be held virtually via “zoom,” we were unable to obtain an exact account of attendees due to many families sharing one screen or one telephone line to listen to the services each week. We estimate a range of 30-50 people for each Sunday English language and each Chinese language services.

We all look forward with anticipation, hope and excitement to very soon holding in person Services to worship and bring glory to our God in our new church facilities by May of 2023.

Board of Education 教育委員會

“Many are the plans in a man’s heart, but it is the Lord’s purpose that prevails.”

~ Proverbs 19:21

The Board is pleased to announce the good news that Chinese Language School (CLS) will soon reopened in our brand-new facility at 41st and Cambie Street coming September 2023.

Many have wondered: “What’s the point of learning Chinese language and culture?”

The short answer is:” It matters because the core vision is to preserve, express and convey the rich Chinese heritage of language and culture, specifically its art, poetry and literature to this generation and the next generation to come and thereafter.”

It is even more significant for our 125 year-old Chinese Presbyterian Church to treasure the Chinese language and culture and to fulfill the Great Commission of our Lord Jesus Christ to share the good news of the Gospel entrusted to it.

The Board has to be commended for the enthusiasm and full support for the reopening of the Chinese Language School. (Closure started March 2020 due to pandemic) We are grateful to our Lord for Mrs. Grace Tong –Wong, who has volunteered to be consultant and mentor with her years of expertise in education as principal and educator. Her passion for the Lord and love for the children are inspiring to me personally. The Board has approved to officially engage two wonderful educators: Mrs. Karen Loo as Principal of the CLS and Mr. Lawrence Wu as Administrative Assistant with his skills in media and technology. Both have accepted the positions starting June of this year. Many thanks to Elder Nelson Chan for mapping out a business plan and budget for the CLS. May God give us the desire of our heart and make all our plans succeed.

Let it be known as well that the Board had made a difficult and hard decision after thoughtful deliberations to recommend to the VCPCDTC (the current business arm of VCPC new facility) to lease out the Preschool and Daycare operations to a private entity. The main reason is the lack of human resources within our CPC community to oversee these vital yet intensive undertakings.

We covet your prayers as members of CPC community to unite together and come along with us in support of this worthwhile task to fulfill our core vision for His glory and praise!

Board of Education Members: Lela Ling, Sandy Phu, Billy Lo, Grace Tong-Wong and Remy Tam. Pastor Morgan Wong (ex-officio member)

Remy Tam (Chair)

譚傳秀紅

堂務委員會報告

“所以，有了機會就當向眾人行善，向信徒一家的人更當這樣。”

- 加拉太書 6:10

堂務委員會每月通過 Zoom 召開會議，討論教會的日常和財務事務。

成員包括黃永聰（主席）、史黃美意（財務主管）、陳俊霖（秘書）、曾立基、楊英偉、黎永佳 和 陳沛江長老（堂議會代表）。堂務委員在去年的年度大會上由教會成員投票選出。

自上次年度大會以來，堂務委員會舉行了九次會議。委員會討論了以下內容：

- 堂議會的提議
- 財務事宜
- 教會數據雲端存儲
- 教會工作
- 新教堂
 - 設施使用和管理
 - 需要的物品
 - 開放日
 - 教會秘書
 - 過渡期事工

隨著 VCPC Building Trust（信託公司）的成立，堂務委員會不再處理大樓的管理事務。委員會繼續管理教堂設施，與信託公司提供的物業管理組織合作。

我感謝堂務委員會各成員忠心的事奉，並期待他們繼續支持。要建立一個健康教會，我們需要更多的義工參與堂務委員會和教會的工作。

在基督裏，

黃永聰

中文成人主日學

“聖經都是神所默示的，於教訓、督責、使人歸正、教導人學義、都是有益的，
叫屬神的人得以完全，預備行各樣的善事。” - 提摩太後書 3:16-17

中文成人主日學每週日早上十時通過 Zoom 上課。

我們在 2022 學習了馬太福音。在 2023 年內，我們將會研讀啟示錄。

我們祈求神繼續祝福這中文成人主日學所有成員。又求每一位成員能夠在神的說話上紮根，並且每天都可以從我們所學到的運用在我們生活中。讓我們可以按照耶穌基督的教導照亮這個世界。

我們祈求更多人能夠參加主日學。

在基督裏，

黃永聰

中文查經班

神的保守 2022 年疫情已漸漸放緩，教會的活動因安全問題仍以視像形式進行。

中文查經班在黃牧師及師母不厭其煩，循循善誘，教導及鼓勵，讓我們輪流負責查考每章聖經，在這一年時間，我們完成了路加福音，接著查考使徒行傳。

在集體查經 我們不但對聖經多有認識，更令我們學會謙遜和感恩，亦對傳揚福音有更大的信心。

雖然我們未能有實體一同學習，但我們仍互相關懷及與神的關係更加密切，這都顯明上帝的大能，帶領我們無論經歷什麼風風雨雨，堅定我們的信心。

願神的靈引領我們繼續查考祢的話語。

在基督裏，

林簡彩珠

中文詩班

轉眼 2022 年又過去了，新冠疫情踏入第四年。時間匆匆，隨着疫情漸趨穩定，世界各地亦陸續恢復正常商貿和人流往來。

感謝主帶領和保守，新教堂快將落成，期待我們能在這社區為主發光發熱，讓更多人認識主。

今年中文詩班在楊英偉弟兄協助下嘗試集體錄音後在線上崇拜獻詩。

2022 年 3 月孫周麗芝姊妹息勞歸主，我們將懷念她在詩班的參與和事奉。

由於曾鄧福美姊妹已遲任詩班指揮工作，期待神為我們尋找一位合乎祂旨意的人選，帶領各詩班員一起用詩歌同心讚美主。

但願 2023 年新教會落成後，我們能繼續專心仰望神，同心協力為主打美好的仗，見證主不變的愛和信實。

“但願榮耀歸於神，直到永永遠遠。阿們！” ~ 加拉太書 1 章 5 節

在基督裡，

陳兆萍姊妹

中文每月祈禱會

因應新冠疫情帶來的挑戰，華人長老會每月祈禱會小組應運而生。在黃牧師和黃師母帶的帶領下，小組每月的第一個星期六上午 9:30 舉行禱告會，為我們的社區、國家和世界禱告。本報告概述了小組在過去一年中的活動。

在過去的一年裡，祈禱會小組舉行了多次禱告會，以支持其使命。小組每月舉行禱告會，平均出席人數為 15 人。在禱告會期間，小組按照黃牧師的領導，遵循結構化的禱告方式，包括讚美、認罪、感恩和代求。

由於疫情，教會必須舉行線上崇拜、團契和聖經研究。然而，禱告小組繼續在線上舉行會議，以維持小組的凝聚力並在禱告中互相支持。小組在過去一年中禱告了各種特殊的禱告請求，包括為受自然災害影響的人禱告、為生病的人禱告、為需要財務支援的人禱告等。

禱告小組在過去一年中取得了成功，對禱告的承諾更加深入。我們感謝教會領導和更廣泛的支持，並將繼續尋求通過禱告的力量來服務和祝福周圍的人。在即將來臨的一年中，我們期待著在信仰上繼續成長，成為教會社區的安慰和力量來源。

要常常喜樂，不住地禱告，凡事謝恩；因為這是神在基督耶穌裡向你們所定的旨意。

帖撒羅尼迦前書 5:16-18

盧高偉玲

歡樂天地

由於 新冠疫情，我們繼續每週在互聯網上舉行〈歡樂天地〉。

聖靈的果子被分配給九位組長。每組有不同的會眾組成。我們互相合作傳播福音。讚美主！我們希望這種外展活動能使更多人歸向基督。我們也有外來嘉賓。我們感謝他們給我們帶來寶貴知識的智慧。

²² 我們不致消滅，是出於耶和華諸般的慈愛；是因他的憐憫不致斷絕。²³ 每早晨，這都是新的；你的誠實極其廣大！
哀 3:22-23

在基督裡，

溫盧以勵

英文婦女查經班

“¹⁶ 聖經都是神所默示的，於教訓、督責、使人歸正、教導人學義都是有益的，¹⁷ 叫屬神的人得以完全，預備行各樣的善事。”

提摩太後書 3: 16, 17

女士聖經學習小組在黃鼎盛牧師的指導下，每隔一個星期五早上開會。由於新冠疫情，我們通過 Zoom 見面。

我們的形式是：觀察（經文說什麼？）

解釋（經文是什麼意思？）

應用（我們如何應用這個聖經真理？）

從 2022 年 1 月開始，我們學習了提摩太前書和提摩太後書。

在秋天，黃牧師因病假無法繼續與我們一起查經。

但該小組仍然希望繼續學習研究，感謝黃翠蓮簡和黃圭簡姊妹讓我們能夠這樣學習。

我們使用各種不同的學習聖經，增強了我們對經文的理解，並使我們的討論更加活躍。

我們更受益於研讀經文並尋求神的指引後，將所學習的應用到生活中。

我們鼓勵您加入我們。－ 電籌郵黃牧師： < pastor.morgan@vancpc.ca > ，他會發郵件給你課程資料。

恭敬地提交，

馬麗君

分享和祈禱

“並在所有場合以各種祈禱和請求在聖靈中祈禱。牢記這一點，保持警惕並始終為所有主的子民祈禱。”
以弗所書 6:18

每週一下午 5 點，四位敬業的禱告勇士，林重慶，馬麗君，余簡慧珊和簡慧屏多見面分享和祈禱。我們人數雖少，但禱告有能力。感謝天父在過去的一年裡回答了許多祈禱。

“再一次，我真的告訴你們，如果你們兩個人在地上同意他們所要求的任何事情，我在天上的父會為他們完成。²⁸ 因為有兩三個人奉我的名聚集，我就與他們同在。” 馬太福音 18:19-20

我們感謝上帝對我們永恆的愛和豐富的恩典。

在我們的會議期間，我們分享我們的喜悅和擔憂，並為我們的教會家庭成員和任何其他要求祈禱的人祈禱。

請在星期一下午 5 點加入我們的禱告團契。歡迎所有人。前往 www.vancpc.ca 並點擊週一。下午 5 點分享和祈禱。

¹⁶ 要常常喜樂，¹⁷ 不住地禱告，¹⁸ 凡事謝恩；因為這是神在基督耶穌裡對你們的旨意。¹
帖撒羅尼迦前書 5:16-18

禱告問題可電郵至：sueyuen6@gmail.com 或 athenachu2138@gmail.com

謙虛地提交；

徐簡慧珊

主日學報告

“教養孩童、使他走當行的道、就是到老他也不偏離。” 箴言 22:6

我們讚美並感謝上帝為我們提供科技，使我們可以繼續在 Zoom 上進行主日學，直到我們的教堂於 2023 年後期落成。我們有一隊出色的主日學團隊，有十名投入的教師，並六名助教在只有一位老師的課堂上進行協助。

我們今天的孩子們需要認識福音，以幫助他們生活的這個不確定和破碎的世界中，面對各樣誘惑和謬誤。從學前班到成人班，我們每週約有 20-25 名學生出席。教師們每年都會召開幾次會議，來計劃該年的活動。

我們的小學年級學生正在透過網上小組事工課程學習神的話語，而其他班級則在學習新約、箴言以及基督徒生活。我們還有一個成人聖經學習班，有 6 名成員學習提摩太前書、後書和提多書，以及週日英語崇拜後的講道討論班，大約有 12-15 名弟兄姊妹參與。不幸的是，在新學期開始的九月份，我們的出席率稍有下降。我們現在沒有學前班到一年級的班級，因為學生們在社區有其他活動參與。在星期日與體育和藝術節目競爭學生似乎已成為今日我們主日學的一種趨勢。

這是我撰寫的最後一份年度報告。在擔任主日學教師和主日學主管 30 多年的志願服務後，我將退休並由林理祿接任我成為的主日學總監，她是一位非常能幹的姊妹。願上帝保守並引導她在 2023 年擔任這新的崗位。

請繼續為我們的主日學禱告，求主保佑我們有更多的學生，讓他們更渴慕學習神的話語，並與我們的主耶穌基督建立個人關係。

恭敬提交

簡黃翠蓮
(主日學總監)

VCPC DEVELOPMENT LIMITED 溫哥華華人長老會發展有限公司

Current Directors – Allison Eng, Derek Dewald, Kiat Chang, Linda Sze, Adrian Wong & George Sze

Since the signing of the Trust Agreement between VCPC and Vancouver CPC Development Limited on October 22, 2020, and construction started on January of 2021; we are 27 months into the construction of the 7 storey Church, Daycare, Nursery and Rental building. We are expecting building completion in April 2023 and the Occupancy permit to be issued in May, 2023. By the beginning of June, we are expecting in person worship service and the resumption of Church Programs.

The Directors have been working diligently to resolve a few current issues:

- 1) A Building Manager has been selected
- 2) We are close to completing a long-term lease agreement with a major Childcare provider.
- 3) We are in the process of securing a mortgage to finance an expected \$3.5 to \$4 million construction cost to completion.
- 4) The Building Manager is preparing a marketing program to start the renting of the residential units.

On the construction side, the building exterior cladding is close to being finished. All glazing and balcony railings are installed. Plumbing, mechanical, and electrical systems are in place. Drywall is close to being complete. Interior cabinetry and finishing are on going. Elevators are working. Security and AV systems are being installed. Permanent power has been activated. Communication and City services are being hooked up. Furnishings will be delivered in May.

I would like to sincerely thank the Directors for their dedication and hard work to operate the business of the Trust. The construction team of Omicron, Bird and GBL Architects and all the subconsultants and subcontractors have worked as a good team to deliver this building. We are on course financially as reported in our 2021 report.

God has put the right people in place for the construction and delivery of this building for the benefit of VCPC. It has been a great blessing and privilege to see this project come to fruition. Please continue to pray for the Directors as each one of us have been sacrificial in serving.

George Sze

Director VCPCDL