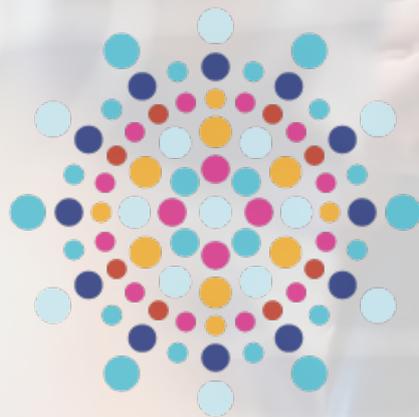


# 2025 ANNUAL REVIEW

YAGOONA & CONDELL PARK ANGLICAN  
CHURCH FOR ALL NATIONS



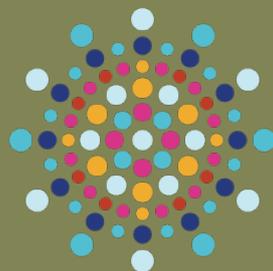
Prepared for the 2025 AGM

# OUR MISSION

In light of Christ's return, in prayerful dependence on the Holy Spirit, we proclaim Christ crucified to all nations, to the praise of God the Father.

# CORE VALUES

1. Bible based
2. Gospel Centred
3. Prayerful
4. Disciples making disciples
5. United Church Family
6. Training in word ministry
7. Sending Church



# CONTENTS



OUR MISSION.....	2
CORE VALUES.....	2
RECTOR'S REPORT .....	4
WARDENS' REPORT .....	8
YOUTH & YOUNG ADULTS.....	10
WELCOME TEAM .....	12
WOMEN'S EVERYDAY ENGLISH CONVERSATION CLASS .....	13
SRE: SPECIAL RELIGIOUS EDUCATION .....	15
MOBILE FOOD PANTRY.....	17
TECH TEAM .....	19
TREASURERS' REPORT .....	20
PROPERTY .....	25



# RECTOR'S REPORT

## REFLECTION ON 2025

As I reflect on 2025, I do so with gratitude for God's faithfulness to our church. 2025 has seen some changes and cementing of certain ministries as well as the continuation of the mission that we've established in our mission statement and core values.

Through the preaching program, which has centred on God's word, I think it has helped our church members to remain faithful to our Lord, grown in maturity, and dependence on Him. I have been reminded that the Christian life is about abiding in Christ, growing in obedience, and living out the gospel in everyday faithfulness.

Among the major highlights of the year, I give thanks for steady spiritual growth, meaningful times of worship, and increased participation in various ministries. I have seen God at work through people stepping up to serve, deeper engagement with Scripture, and encouraging testimonies of perseverance and faith. At the same time, the year has not been without challenges. Like many churches, we have faced pressures related to busyness, sickness and even death and the ongoing need to disciple people in a rapidly changing world. These challenges have reminded me of my need for humility, patience, and reliance on God rather than my own strength.

In terms of the overall health of the church, I am thankful for signs of spiritual health, particularly a desire to grow in God's Word and to live it out faithfully. Relationally, the church continues to value unity, care, and mutual support, even as we recognise the ongoing work needed to strengthen relationships and foster deeper community. Missionally, we remain committed to being a gospel witness both locally and beyond, seeking to live out our calling to make Christ known through word and deed.

As I look ahead to the coming year, our big-picture vision is to continue growing as a Christ-centred, Word-shaped, and mission-minded church. I hope that we would be able to do more in the area of discipleship, engagement with our local community, and remain faithful in proclaiming the gospel trusting that God will bear fruit in His time. My prayer is that, whatever the year ahead holds, we would walk forward together in faith, unity, obedience, and love, to the glory of God.

## MINISTRY REPORTS

### Sunday Services

Throughout 2025, the average weekly attendance at the 9:30 am service has gone down from 74 in the previous year to 64. This is due to a couple of families leaving us, one being Kingsley and his family moving to Wollongong. The average weekly attendance at the 11:30 am service has seen a slight increase in the second half of the year from around 35 to 40 people. Attendance was strongest during special services such as Easter, Christmas and Baptism.

### Teaching Series and Themes Covered

The teaching ministry in 2025 focused on helping the church grow in biblical understanding, spiritual maturity, and faithful Christian living. Sermon series and messages emphasised the authority of Scripture, the gospel of Jesus Christ, and the call to live out our faith in everyday life. Through both book-based and topical teaching, the aim was to ground the congregation in

God's Word, encourage obedience, and point consistently to Christ as the centre of our faith and hope.

### **Church camp/weekend away**

Our church camp/weekend away was also a wonderful time of fellowship, learning, and fun. It was encouraging to spend extended time together as a church family, building relationships and sharing life beyond our regular Sunday gatherings. The teachings by Tom Habib were clear, biblical, and deeply encouraging, helping us to reflect on God's word and grow in our faith. Alongside this, there was plenty of laughter, good conversations, and enjoyable activities (even a Zumba class) that strengthened our sense of community. Overall, it was a refreshing and joyful weekend that left many of us thankful to God and encouraged to keep walking together as his people.

### **Growth/Bible Study Groups**

During 2025, the church continued to support discipleship through a number of Bible study groups that met regularly throughout the year. These groups provided spaces for Bible study, prayer, fellowship, and mutual encouragement, and were an important part of nurturing spiritual growth within the church family.

Participation in Bible study groups remained steady overall, with a committed core of members. While participation varied across the year due to work, family, and other commitments, the groups continued to serve as a key avenue for deeper connection beyond Sunday services. I am also encouraged by the willingness of leaders and members to prioritise meeting together during the weekdays.

The groups have provided opportunities for open discussion, prayer support, and accountability, helping members apply God's Word to everyday life. There have also been encouraging testimonies of strengthened relationships, perseverance through difficult times, and greater confidence in reading and understanding Scripture. These outcomes affirm the ongoing value of Bible study groups in shaping a healthy and Christ-centred church family.

## **OUTREACH & MISSION**

### **Local Outreach Activities**

Throughout 2025, the church sought to engage with the local community through various outreach activities and acts of service. These included Everyday English, The Pantry, letter box dropping, evangelistic international food night and Christmas carols and dinner.

### **Global Missions Support**

The church remained committed to supporting global mission through prayer and financial giving. We continued to partner with and support our overseas missionaries (Kylie Zietsch, Sam & Shan Shan Chrisp, Nathan & Bethany Killey) engaged in gospel ministry beyond our local context. Regular updates and prayer points helped keep global mission before the congregation and reminded us of our shared responsibility in God's mission to the nations.

## **PASTORAL CARE**

### **Hospital Visits, Counselling, and Prayer Support**

Throughout 2025, pastoral care remained an important aspect of the church's ministry. Pastors and leaders provided ongoing support through hospital visits, pastoral conversations, counselling,

and prayer for individuals and families facing illness, grief, personal struggles, and other life challenges. Much of this care took place quietly and behind the scenes, yet it played a vital role in supporting the spiritual and emotional wellbeing of church members.

## **STAFFING & LEADERSHIP**

### **Current Staff and Roles**

During 2025, the church was served by a staff team of Kingsley, Nam and myself who carried responsibility across various areas of ministries. These roles included pastoral leadership, teaching, administration, and ministry coordination. Each staff member contributed faithfully to the life and mission of the church, supporting both the spiritual and practical needs of the congregation.

### **Ministry Leaders**

The church continued to be guided by ministry leaders, parish councils, wardens and Bible study group leaders who provided spiritual oversight, governance, and practical leadership. These leaders served in a variety of capacities, including teaching, pastoral care, discipleship, outreach, and administration. I am grateful for their commitment, wisdom, and willingness to serve the church with humility and faithfulness.

### **Changes During the Year**

There were some changes within the staffing and leadership structure during the year. Kingsley was encouraged by the diocesan leadership to serve elsewhere and hence Nam and I had to change our roles and responsibilities to take up some of the responsibilities that Kingsley and his family had. These included moving the family Bible study group to the church and finding volunteers to help look after the kids. It also included the appointment of Bonnie to oversee kids church and the raising up of new helpers, assistants and leaders. I thank God for those who stepped into these new roles as well as those continuing to serve in the roles they had.

### **Training and Development**

Ongoing training and development remained a priority for staff and leaders throughout the year. This included participation in training courses, conferences, and regular leadership meetings. These opportunities were aimed at strengthening biblical understanding, leadership skills, and pastoral effectiveness, so that leaders might serve the church well and continue to grow in their calling.

### **Mission & Priorities for the Coming Year**

As I look ahead to the coming year, my desire is to move forward together in faith, trusting God to continue His work among us and through us. Our Mission is - "In light of Christ's return, in prayerful dependence on the Holy Spirit, we proclaim Christ crucified to all nations, to the praise of God the Father".

### **Ministry Priorities**

In the year ahead, key ministry priorities will include deepening discipleship, strengthening prayer, and continuing faithful teaching of God's Word. I seek to encourage spiritual maturity across the church, equipping believers to live out their faith in everyday life and to serve according to the gifts God has given them. I also hope to inspire every member in our church to pray and to engage with unbelievers and share the good news of Jesus Christ so that our church will grow by 5% conversion growth every year for the next five years.

## **Prayer Points**

I ask the church to pray for unity, wisdom and guidance as we move into the year ahead. I pray for faithfulness in teaching and living out God's Word, for growth in love for one another, and for opportunities to make Christ known. Above all, I pray that God would be glorified in all that we do, and that we would depend on Him rather than our own strength.

## **A C K N O W L E D G E M E N T S & T H A N K S**

I am very thankful to all those who have served and supported the church throughout 2025. The ministries and life of the church are sustained not by a few individuals, but by the faithful contribution of many.

I am very thankful for the many volunteers who have given their time, energy, and gifts in a wide range of ministries. Much of this service happens quietly and consistently, often without recognition, yet it plays a vital role in the life and health of our church family. Your willingness to serve reflects Christ's example of humble and joyful service.

I am also thankful for Kingsley and Nam who have served with dedication and integrity throughout the year. Through teaching, pastoral care, administration, and coordination, they have supported the ministry of the church and worked faithfully to serve the congregation and advance the church's mission.

Finally, I am very thankful for our church family, for your continued faithfulness, prayer, generosity, and encouragement. Your commitment to gathering, serving, giving, and caring for one another has been a testimony to God's grace at work among us. I give thanks to God for each individual member and for the privilege of serving together as one body/family in Christ.

**Cam Phong Huynh**

**Rector**



# WARDENS' REPORT

2024–2025 has been another year of faithful service, quiet dedication, and meaningful transition. The Wardens have sought to support the ongoing mission of our parish - to proclaim Christ crucified to all nations - by ensuring that the church is well governed, safely operated, and practically cared for. We give thanks to God for every person who has contributed to the life of this parish, and we hold with gratitude those who have moved on to serve elsewhere.

## PARISH GOVERNANCE & OPERATIONS

The Wardens continued to work closely with the Rector, Rev. Cam Phong Huynh, and the Parish Council throughout the year. Our focus has been on ensuring that the day-to-day and strategic operations of the parish are conducted with integrity, care, and good order.

We are grateful for the commitment of all Parish Council members, who give their time voluntarily to help govern the parish well. Good governance is not glamorous work, it happens in meetings, in action registers, in policy reviews, and in careful financial stewardship, but it is essential to a healthy church. We thank each member sincerely for their faithful service.

## SAFE MINISTRY

We continue to give thanks for **Margaret**, whose diligence and consistency in overseeing Safe Ministry training across the parish has been invaluable. Safe Ministry is not simply a compliance obligation — it reflects our genuine commitment to the protection and wellbeing of every person in our care, particularly children and vulnerable adults. Margaret's ongoing work in maintaining training records, coordinating renewals, and keeping the parish up to date with Diocesan requirements has been a quiet but essential contribution to our common life. We are deeply grateful.

## FAREWELL TO KINGSLEY AND VERONICA BOX

This year we said farewell to **Kingsley and Veronica Box**, who have relocated to Wollongong. Kingsley served faithfully as Assistant Minister, contributing to Kids Church, Scripture in local primary schools, Growth Groups, and much more. Veronica served alongside him in Women's Ministry, Scripture, and as a warm and consistent presence in the life of the parish.

Their departure is felt, and we wish them every blessing as they continue to serve the Lord in their new community. We trust that what was sown here has borne fruit - in the children taught, the women encouraged, and the many quiet acts of discipleship that only God fully sees.

## STUDENT MINISTERS

We have been blessed over the years with student ministers from Moore College. We also farewelled **Khanh** Nguyen and his family who completed his Moore College degree in 2025. Khanh has taken up employment with Bankstown Anglican, and we are excited about the partnership that lies ahead as we work together with Bankstown Anglican to grow Vietnamese ministry in our area. We are grateful to God for Khanh's contribution to our church family and look forward to what the Lord will do through this new and fruitful collaboration.

## A BUILDING-UP AND SENDING CHURCH

The departure of the Box family is not the first time our parish has farewelled people we love, and it will not be the last. We are a church in Yagoona and Condell Park — areas where people come and go, where communities are diverse and transitory, where families move for work, study, housing, and opportunity.

Rather than seeing this as a loss alone, we are reminded of our calling as a **building-up and sending church**. Our mission is to make disciples — people who are grounded in God's Word, equipped for life in Christ, and ready to serve wherever He leads them. When people leave our congregation to serve in other churches, other cities, or other parts of the world, they carry with them what was invested in them here. That is gospel fruit.

We give thanks to God for **all those who are, and have been, part of this parish community**, for every season of service, every contribution large and small, every friendship formed, and every life touched by the gospel through this congregation. You are not forgotten.

## LOOKING AHEAD

The Wardens remain committed to supporting the Rector and Parish Council in their ongoing work. Key areas of focus in the year ahead include:

- Continued oversight of property maintenance and compliance across all parish assets
- Supporting Safe Ministry compliance and renewal across all ministry areas
- Assisting with the governance transition following the AGM
- Praying for and encouraging those stepping into new areas of responsibility in the parish

## CLOSING WORD OF THANKS

Our church is supported by many volunteers who serve behind the scenes, setting up, cleaning, preparing food, greeting, giving lifts, managing rosters, maintaining buildings, and praying. Though their efforts may not always be visible, they are deeply valued and appreciated. This spirit of generous service is evident across our ministry teams, and we thank each of you.

- **Service Leaders.** Thank you for preparing and leading our services with thoughtful, carefully arranged, and clearly spoken words.
- **Singing and Music Teams.** Thank you for using your God-given gifts so generously — for the time spent behind the scenes selecting songs, practising, and leading our praise each Sunday.
- **Kids Talk Givers.** Thank you for the creative ways you bring God's word to our kids and adults alike.
- **Kids Church Teachers and Helpers.** Thank you for your love and commitment to our children. Your dedication makes an enormous difference, whatever the number.
- **Welcoming Team.** Thank you for serving on the roster and for being so genuinely warm to everyone who walks through our door.
- **Morning Tea Team.** Thank you for preparing, setting up, washing up, and cleaning up each week. Your servant hearts make our time after the service a real joy.
- **Lunch Team (11:30 Service).** Thank you for preparing, cooking, and serving such a wonderful variety of delicious food. Lunch after the 11:30 service has become a true highlight, making space for great conversation and fellowship.

To each and every one of you — thank you. You are a blessing to this church.

**Jennifer Moore, Bill Whyte, and Ian Krieger**

**Parish Wardens**



# YOUTH & YOUNG ADULTS

There are a number of praise and prayer points for the Youth and Young Adults Ministry of our church that I would like to highlight, so that you may join me in praising God and also in praying to him for our various needs:

## 11:30 AM SERVICE

Praise: The 11:30am service has seen a number of new faces join the church over the past year. Some of these people are Christians who've come over from other churches while others are non-believers who are genuinely seeking community and to grow in their relationship and knowledge of God. In addition, more of our members have stepped up and begun serving in different roles such as music, sound and tech, service leading and lunch. It's been a huge blessing to our church.

Pray: Pray that the new faces of the 11:30am service will be disciplined to grow as faithful followers of Jesus.

## COLLAB FRIDAY NIGHT YOUTH GROUP

Praise: The leaders of youth group (Sam Box, Jason Tang, Nicole Dodin, Julie Tran and Nam Doan) are incredibly committed to loving, serving and teaching the youth the Scriptures each Friday night. They are there each week, prepared and ready to help the youth know Jesus through reading and studying the Bible.

Pray: Sadly, we have lost a number of youth over the course of the year due to ageing out of youth group and moving away. Please pray that the youth who remain will continue to be committed and not discouraged but also to be proactive in inviting their own friends to youth group.

## GROWTH GROUPS

Praise: More members of the 11:30am service have joined a Growth Group over the past year whether the Tuesday or Wednesday evening groups. This means, more people are actively engaging in reading and studying the Bible each week with other believers.

Pray: Ask God to raise up and train more leaders who can teach and lead their own Growth Group so that we can have more opportunities for people to join one.

## S R E

Praise: At the start of this school term, I have had the opportunity to teach SRE at a second high school (Condell Park High School and now Sir Joseph Banks High School). This means, more chances to teach the Bible and share the gospel with more school students.

Pray: Join me in praying that God would use these SRE lessons to bring these students to a deeper and true understanding of Jesus and that many will believe and become disciples of Jesus.

## ONE-TO-ONE BIBLE READING

Praise: It has been a goal to see more people do one-to-one Bible reading with one another and praise God that we have seen a few continue throughout the past year and new ones begin this year.

Pray: Not everyone has a chance to attend a weekly Growth Group due to work or family commitments therefore meeting one-to-one to read the Bible may be their best opportunity to grow. Pray that more members of the 11:30am service would reach out and initiate meeting with someone to read the Bible with.

## Nam

### Youth and Young Adults Minister





# WELCOME TEAM

The role of the Welcome Team is to warmly greet all on their arrival at church, distribute weekly bulletins, nametags and periodic magazines from the diocese as well as invitations to special church events.

At times, we also help members of the congregation needing extra assistance (with parking spaces, wheelchairs or walkers) and direct newcomers to church facilities. I am thankful to the Parish Council for new and additional signage which is clear and helpful.

I'm most grateful to the Welcome Team members who have continued to faithfully serve our church family in 2025; Robert Worthington, Noeline Whyte, Rick Caruso, John Pearce, Mina Nguyen, Wayne Godfrey and Garry Seo.

Praise God for these cheerful, smiling, servant-hearted people whose aim is to make our church a welcoming place of worship that all can enjoy attending.

My sincere thanks go too to Jennifer Godfrey who so expertly records attendances each week. Thanks too, to Melinda Hook who steps in when Jennifer is unable to attend.

With the Box family's move to Wollongong, my role with Kids Church (and so Welcoming) changed. I'm now serving there each week as an assistant leader.

This limits my role with the Welcome Team to that of preparing each term's roster. The Team members continue to happily and reliably carry out their duties and notify me when they are unable to attend so replacements found. can be

I would also like to thank all in our church family who kindly make visitors and newcomers welcome by introducing themselves, chatting and inviting these people to join them at morning tea if they'd care to. It's encouraging if we all see ourselves as welcomers. A friendly greeting from a church member can make visitors and newcomers feel comfortable and included at our services. I pray we would all feel this is part of our role as members of our church family to make everyone feel welcome each week whether new or established in our congregations.

**Maureen Carney**

**Welcome Team Leader**



# WOMEN'S EVERYDAY ENGLISH CONVERSATION CLASS

This year we had 27 ladies enrolled in our class. A core group of 16 ladies were regular attenders, others intermittent and some were short term attendees while holidaying with family.

## **What we learned:**

**Term 1:** We sang, "This little town" (The Bushwackers) as a stimulus for discussions as to what makes a home and what builds a community. At Easter we talked about the forever home Jesus has prepared for everyone who trusts in Him.

**Term 2:** As a way of increasing understanding and appreciation of the cultures of other people we looked at different and special features and landforms from the ladies' countries of origin.

**Term 3:** We read short stories. The ladies wrote stories about their first jobs and gave talks to the class.

**Term 4:** We looked at a celebration from each of the ladies' homelands

(activities and decorations), then looked at Christmas decorations and their significance in remembering and celebrating the birth of Jesus.

## **Give thanks for:**

- Zeldine Westwood joining our team of helpers
- The ladies who enriched our class while visiting from Russia, China and Sth America
- the ladies who have encouraged their friends to join the class
- the perseverance of the ladies who struggle to speak English and the encouragement they are given by the more capable speakers

- a small group of ladies who continue to accept our invitations to church events and understand the gospel a little more each time.

**Please pray for:**

- Cathy's recovery from knee surgery so she can re-join us in Term 2
- the Holy Spirit to be working in the ladies so that the things spoken about Jesus will be understood and lead them to trust in Him
- good health for our team and for the love of Jesus to be reflected in all we do and say as we encourage the ladies in their learning.

Our team:

**Jennifer Godfrey, Jenny Vassallo, Noeline Whyte, Cathy Canning,  
Melinda Hook, Jenny Moore**



# SRE: SPECIAL RELIGIOUS EDUCATION

2025 was a year that presented many challenges to our mission of spreading the good news to students in 12 classes (from Kinder to Yr 6) across 6 local primary schools.

2025 was a year of when our dependence on God, His provision and good purposes was tested, and we saw our prayers answered in unexpected ways.

## ***As we began the year our team of teachers included:***

- Veronica Box at Bankstown West and Wattawa Heights,
- Kingsley Box at Condell Park,
- Jenny Moore at Yagoona, Birrong and Bankstown North,
- along with Jordan Milburn (Quizworx) at Yagoona and Birrong.

For many years we have been generously supported by members of the Quizworx team who have partnered with us to share the good news of Jesus through the scripture-in-schools programme.

Due to reduced staff numbers in 2025, only Jordan, assisted by a new intern Phoebe Baldwin, was available to work with one class in one school (Birrong), leaving the Yagoona class in need of a teacher.

A call out to other churches to provide someone to join our team and teach scripture to the Yr 3-6 group at Yagoona was unsuccessful.

As schools were re-starting it looked like we would be unable to supply a teacher to cover that class.

The BLAST team, headed by Ray Vassallo, heard of our dilemma and was able to provide one of their high school-based teachers to fill the gap at Yagoona.

***Praise God for His timely provision*** and for Christine French's servant heart for sharing the gospel.

As scripture classes resumed in Term 1, we were disappointed that negotiations with Wattawa Heights did not result in a start date. This situation continued into second term.

Kingsley and Veronica's move to Wollongong at the end of Term 1 left our teaching team greatly depleted. With no prospect of new teachers coming on-board, we faced the real possibility of having to cancel the classes at Bankstown West and Condell Park and so lose the opportunity of sharing the gospel with the students there.

To avoid this, I undertook to go into those schools in Term 2 while continuing to explore avenues of attracting people to join the teaching team....

During this time Wattawa Heights announced their intention to restart scripture classes toward the end of Term 2, but with no replacement for Veronica, we were unable to staff those classes.

**An answer to prayer:** Peter Ko, the rector of Bankstown Anglican church joined the team and began teaching at Condell Park in Term 3.

Youthworks had been made aware of our teacher shortage and our desire to re-connect with the students at Wattawa Heights in Term 4.

**Again, God answered our prayer :** a volunteer from the C3 church at Silverwater was wanting to resume teaching scripture and contacted Youthworks. Marjorie lived locally and was available to us on Thursdays. Praise God for His provision and the students who came to hear about Jesus in that final term of 2025.

I am so thankful that we were able to finish the year well for all the students across our six schools and that the Quizworx Christmas presentation was a wonderful reminder that Jesus is the "Best Gift Ever".

**Give thanks for:**

- God's timely provision of teachers, for Christine, Peter and Marjorie
- students who are enthusiastic to hear from the Bible each week
- Principals and staff who support and welcome the scripture teachers into their schools and encourage student attendance
- the continued support of Quizworx through the provision of teachers and their gospel presentations within our schools

**Pray for:**

- people with a heart for children's ministry to be trained-up to teach scripture in schools
- parents to choose to enroll their children in the scripture programme so that more children will hear the gospel
- students to know and follow Jesus as their Saviour
- enough scripture teachers to cover all our classes in 2026

SRE co-ordinator

**Jenny Moore**

# MOBILE FOOD PANTRY

The Mobile Community Pantry continues to operate every second Wednesday throughout the year, except for part of December and all of January. It runs from 12.30 to 1.30. Bags of non-perishable food items are available for purchase at a price that is less than the supermarket price for these items. Anglicare, which provides the van and the groceries sources these food items from various places.



Shoppers are able to purchase one or two bags of groceries for \$15 / bag. Occasionally there will be some bread or fresh fruit and vegetables. These items are free to shoppers.

The number of shoppers fluctuated during the year, ranging from 3 to 13. There are a number of very regular shoppers who have been coming along since the first Food Pantry arrived at our church. Then we have had new people come along who don't return and also people who have been referred to our Food Pantry by Anglicare. We are always excited to see our regular shoppers each fortnight and also excited to see new people.

Last year our team consisted of Margaret Couri, Beverley Ellis, Charmaine Sharp, Melinda Hook, Stan John and for part of the year, David Byrne. Colin Sharp joins us if he is well enough. Cam also joins us.

Anglicare offers a rewards card to shoppers. After 9 purchases the next purchase is free. At Christmas time the shoppers were given a box of special Christmas food items. In previous years shoppers were able to request toys for Christmas for their children. This was not offered last year (however there were other ways through Anglicare that parents could access toys for Christmas).

Our shoppers are regularly invited to come along to special events our church holds. Some shoppers have come to these events a number of times. Some of our shoppers are already members of other churches.

Things to pray and give thanks for:

We are thankful to God for Anglicare which enables the Food Pantry and we are thankful for the supply of food

We are thankful for the volunteers we have and the shoppers who have become our friends

We are thankful that Margaret Couri was able to return after being unavailable due to ill health

Pray for our team members that we will be able to show the love of Jesus to our shoppers

Pray for the provision of another volunteer

**Beverley Ellis**

**Margaret Couri**



# TECH TEAM

Our Tech Team continues to serve our Lord and our church behind the scenes but with dedication and enthusiasm. Week by week they prepare for and make our time together more enjoyable as praise our Lord in song and word. It is very often a highly stressful role when things don't go to plan or gremlins get into the works and we appreciate the forbearance of our church in such times.

Our church continues to be blessed with the generous donations of new equipment and long hours of service to get 'things' working.

Here are some of the highlights over the last year:

- Installed 2 new computers to be better able to handle the Sunday service presentations and live streaming.
- Ian provided training for users of the new equipment for our church as well as the Vietnamese and ZIM Fellowship.
- A new screen was installed in the cry room.
- Some new network equipment was installed to improve connections to our computer equipment.
- Connection of the Condell Park Alarm System into the Internet to allow remote monitoring and control.

**Bill Whyte**

**Tech Team Leader**





# TREASURERS' REPORT

## What is the purpose of finances in our church?

Money supports the work of spreading the gospel of Jesus, by paying for staff and resourcing them, supporting ministry locally and elsewhere, and providing properties that help us in our mission.

## Financial statements

The annual financial statements are prepared in a form required by the Diocese, and have been audited. They are provided separately from this report. The quantity of information on each page makes them difficult to read, so we have added simplified statements on 2 pages at the end of this written report.

## Overview of the 2025 budget

We began 2025 employing two full-time staff – the senior minister and associate minister – and a part-time youth and young adults minister for 4 days per week. This is a total of 2.67 staff – the same as in 2024.

The target for giving would be difficult to reach. In the past couple of years we had a surplus, but it was due to reduced spending on property, or other unexpected items. Our biggest expense is staff.

In May, Kingsley moved to Wollongong, and our staff costs dropped considerably. In August we reduced the budget (for the whole year) by about \$1,100 per week to reflect much of the reduction in costs. With the change, our giving for the year matched the new target with a \$4,000 surplus. The revised budget made it easily possible to cover an increase in Nam's days from 4 to 5 per week.

## Income from Giving

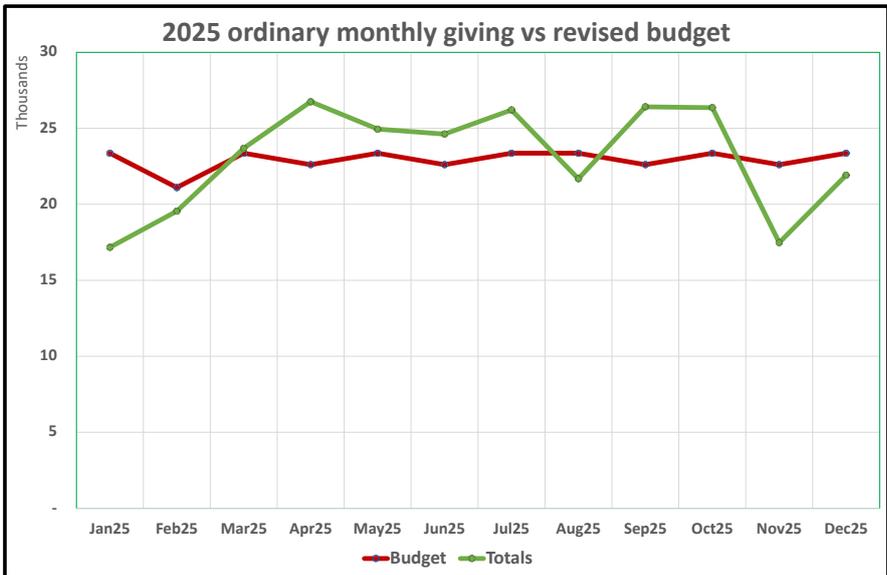
Our ordinary giving does not come in evenly during the year.

The chart shows the ordinary giving month by month. The red line is the monthly budget based on the (lower) revised budget, and the green line is the amount given during each month.

The giving figures include one-off amounts given to support our ability to pay Nam. Some of these were quite significant, and we fed them into the

accounts progressively to avoid further distorting the pattern of giving.

**Total income from giving for the year was \$277k.** (Revised budget was \$275k.)



## Income from Property

We received rental income from several properties:

- the Yagoona furniture shop (Triple J Furniture) on the corner of Auburn Rd and the Hume Hwy
- Quiz Worx office (which was once the Rectory), and
- both sides of a duplex at 37 Rodd St Birrong.
- some income from others who use our buildings – other congregations and a Tae Kwon Do class.

In August, Cam moved from one side of the Condell Park duplex (at 193 Edgar St) to the other, and we let the empty residence.

**Total property income: \$182k.** (Budget was \$168k.)

## Staff expenses

We paid \$252k in staff costs, against a revised budget of \$243k. The extra amount was from increasing Nam's days per week from 4 to 5 later in the year. This does not include the cost of housing Cam and Kingsley, who were in parish-owned housing, but did include a housing allowance to Nam.

Rates for stipends, travel, accommodation and other allowances are carefully determined and reviewed by the Diocese.

## Expenses shared with the Diocese

Each of the 270 parishes in the Diocese pays levies to support costs of the Diocese. Based on our recent income we paid about \$32.6k for shared expenses (including insurance) and \$7.9k toward purchase of land for future churches – mainly in developing areas of western Sydney. We also paid \$11.4k in a 'property receipts levy', again towards future churches. These were determined before the start of the year and charged exactly according to the budget.

**These shared costs total \$51.9k.**

## Donations to Christian organisations

We gave \$12k to support other organisations, including a monthly donation to BLAST (Bankstown Local Area Scripture Team), and we forwarded amounts given to missions through the parish. A table in the accounts shows the amounts.

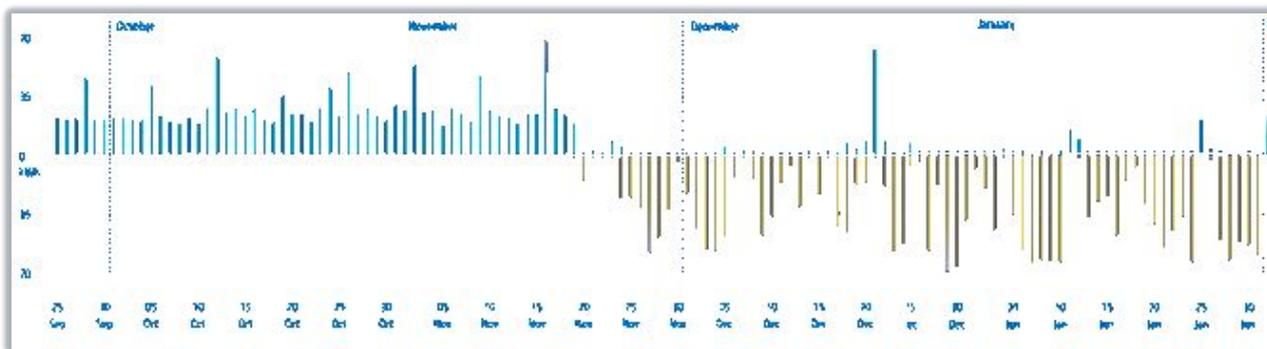
## Expenses on property

We expected to spend \$65k on property expenses, but spent \$76k. Two air conditioning compressors had to be replaced at a cost of about \$10k each.

## Cost of electricity

In the 12 months ending in September 2025 we spent \$3.3k on electricity for the Yagoona church. In November we replaced a small set of solar panels with a 14kW system, and added a 40kWh battery. The net cost was \$11.8k after substantial government rebates. Our consumption of grid electricity has plummeted and our export to the grid has increased greatly. The chart, covering the period from October to January, shows the change. Blue lines above the axis represent imported energy; the yellow lines below the axis are exported energy. After we choose the most appropriate energy provider we expect to further reduce costs or even make a financial return.

The installation of the panels and battery benefits us financially, and follows recommendations from the Synod of our Diocese that parishes reduce their environmental impact.



## Year-end result

At the end of 2025 we had a surplus of \$56.4k which reduced to \$23.9k after loan repayments. We also paid \$31.2k towards preliminary costs for the Birrong development.

## Our cash position

	31/12/2024	31/12/2025
<b>Cash available</b>		
in bank	46,825	69,069
in re-draw	70,000	40,000
with Diocese	20,332	0
<b>Total</b>	<b>137,156</b>	<b>109,069</b>
<b>Owing to</b>		
ministers	40,730	27,235
others	31,315	24,047
<b>Total</b>	<b>72,045</b>	<b>51,282</b>
<b>Cash reserve</b>	<b>65,112</b>	<b>57,787</b>

## 2026 budget

For the first time I can remember, we are setting the budget for a surplus. This will allow us to accumulate a reserve of funds to undertake repairs and improvements to our properties, and perhaps consider other ministry opportunities. The anticipated surplus is \$60.5k (after loan repayments):

- stipends increased by 4.0% from January;

- our shared costs with the Diocese are slightly reduced;
- property income should increase because the duplex in Edgar St will be leased for the whole year;
- planned property expenses are similar to last year, but more may be done;
- the target for giving is only 1% above last year's actual giving.

## Direct giving

Most of our giving now comes by direct payment to the bank. This is convenient for the giver and for the church. It gives a planned stream of funds even when members are away. It is a 'set and forget' method of giving, and I recommend it!

The disadvantage is the 'forget' aspect – the amount remains the same unless it is changed. As we review the finances for this year, I want to urge all of us who use direct giving to review the amount according to our circumstances. Let's update our giving to support the ministries of our church!

## Parishioners' Savings Fund (PSF)

The PSF was established by the late John Pevely several decades ago, and has contributed substantially to parish finances. In times where the parish has had loans it has offset interest costs; when there has been no borrowing it has earned interest. The Fund consists of deposits from parishioners, which earn low interest or – even better for the parish – no interest.

The Westpac loans for the duplexes at Birrong and Condell Park have re-draw facilities. This means that we can deposit funds into the church loans, and re-draw them as needed. We have now deposited \$420,000 into the loans. This has greatly reduced our interest cost at a time when rates have been rising.

The PSF is a helpful way to contribute financially to the parish. See Clive Ellis if you would like to deposit some funds into it.

## Bank Loans

This table show the current state of our loans from Westpac.

<b>Westpac Loans at 31/12/25</b>	<b>Birrong</b>	<b>Condell Park</b>	<b>Total</b>
Outstanding balance	85,429	344,361	429,790
Funds - re-draw on loans	80,000	340,000	420,000
Balance (on which Interest is charged)	5,429	4,361	9,790
Line fee rate (on loan limit)	0.75%	0.75%	
Interest rate (on balance)	5.7375%	5.7375%	
Loan limit	380,000	360,000	740,000

## Tax office requirements

The Tax Office has been progressively tightening rules for employers, to ensure that income tax deductions and superannuation for employees are paid. For small employers STP1 (Single Tax Payroll) was introduced in 2019. Pay and tax were required to be reported to the ATO as employees were paid. In 2022 it was expanded (STP2) to include more detailed information about the payments. We have complied with these requirements as they came into force.

From July this year employers are required to pay superannuation to the employees' funds on payday, and report it to the ATO. We began doing this late in 2025.

### **Thanks**

I am grateful to Wayne Godfrey for his guidance in financial matters during the year.

Bryan Pevely has continued to keep the records of the accounts in the PSF.

And again, I am very grateful to Melody Shekede for her work in reviewing the accounts in the midst of her work and family responsibilities.

**Clive Ellis**  
**Treasurer**



# PROPERTY

The Property Committee works under the direction of our Parish Council carrying out works to maintain and develop the properties God has graciously provided for us. As our properties age, there is always an ongoing need to maintain and improve the buildings and grounds. Often there are just minor repairs but occasionally, we carry out more major maintenance and improvements.

The Senior Leadership team, Parish Council and wardens are very thankful to the few church members who regularly, clean, sweep, pick up and mow grass around our properties. Without the help of these very few people our premisses would fail to look like we honour our Lord and would be unattractive to our community.

This report summarises the current state of the parishes properties and work undertaken during the year to maintain them.

## Yagoona church buildings

<b>Condition</b>	<b>Fair to ordinary</b>
<b>Highlights</b>	<ul style="list-style-type: none"> <li>• New Solar Panels and Battery system installed.</li> </ul>
<b>Minor works</b>	<ul style="list-style-type: none"> <li>• New smoke alarms installed in the foyer and hallway.</li> <li>• Rotting timber on front veranda replaced and walls repainted.</li> <li>• Several trees were trimmed of the large overhanging limbs.</li> <li>• New curtains have been installed in the small hall to improve the internal appearance.</li> </ul>
<b>Comments</b>	<ul style="list-style-type: none"> <li>• The shed beside the small hall is clad with asbestos sheeting which has been damaged over the years.</li> <li>• Many of the sleepers along Auburn Road between the shop and steps need replacing along with garden maintenance. A quotation was obtained but Parish Council decided against completing the work due to its high cost.</li> </ul>

## Condell Park church buildings

<b>Condition</b>	<b>Fair to poor</b>
<b>Highlights</b>	<ul style="list-style-type: none"> <li>• The Vietnamese church replaced the roof and asbestos wall cladding of the small hall. A new air-conditioner was installed and the exterior of the hall was repainted as well.</li> </ul>

	<ul style="list-style-type: none"> <li>The Vietnamese installed two new air-conditioning units in the main church, one in the creche and another near the stage area.</li> </ul>
<b>Minor works</b>	<ul style="list-style-type: none"> <li>Church roof leaks repaired.</li> </ul>
<b>Comments</b>	<ul style="list-style-type: none"> <li>Recently, the roof over the foyer, kitchen and storeroom has begun to leak during rainfall. We are working with the BVEC to replace this roof and guttering.</li> <li>The outside of the Church is deteriorating and in need of significant remedial work.</li> </ul>
<b>Photos</b>	

**The Shop, 590 Hume Hwy**

<b>Condition</b>	<b>Fair</b>
<b>Highlights</b>	<ul style="list-style-type: none"> <li>The electrical switchboard was upgraded to improve safety.</li> <li>New smoke detectors installed.</li> <li>A rental increase was negotiated.</li> </ul>
<b>Minor works</b>	<ul style="list-style-type: none"> <li>Minor roof repairs to stop leaks.</li> </ul>
<b>Comments</b>	<ul style="list-style-type: none"> <li>The shop is rented by our long-term tenant, Triple J Furniture.</li> <li>Paintwork on the exterior of the shop does need a refresh.</li> </ul>
<b>Photo</b>	

### 211 Auburn Rd

<b>Condition</b>	<b>Exterior fair. Interior Good</b>
<b>Highlights</b>	<ul style="list-style-type: none"> <li>• A new electrical switchboard was installed to improve safety.</li> </ul>
<b>Minor works</b>	<ul style="list-style-type: none"> <li>• The exterior has been repainted as appropriate.</li> <li>• Minor roof repairs were carried out.</li> <li>• A dead tree was removed by our arborist.</li> </ul>
<b>Comments</b>	<ul style="list-style-type: none"> <li>• We remain blessed to have Quizworx as long term tenants.</li> </ul>
<b>Photo</b>	

### 37 Rodd St. Birrong

<b>Condition</b>	<b>Very good</b>
<b>Highlights</b>	<ul style="list-style-type: none"> <li>• Nil</li> </ul>
<b>Minor works</b>	<ul style="list-style-type: none"> <li>• Nil</li> </ul>
<b>Comments</b>	<ul style="list-style-type: none"> <li>• The house remains rented.</li> </ul>
<b>Photo</b>	

### 37A Rodd St. Birrong

<b>Condition</b>	<b>Very good</b>
<b>Highlights</b>	<ul style="list-style-type: none"> <li>• Six new ceiling fans were installed as requested by our tenant.</li> </ul>

<b>Minor works</b>	<ul style="list-style-type: none"> <li>• Nil</li> </ul>
<b>Comments</b>	<ul style="list-style-type: none"> <li>• Our long-term tenant maintains the property in a spotless condition.</li> </ul>
<b>Photo</b>	

### 39 Rodd St. Birrong

<b>Condition</b>	<b>Fair. (Vacant block)</b>
<b>Highlights</b>	<ul style="list-style-type: none"> <li>• We paid a deposit to Vogue Home to start the Development Application process.</li> <li>• Unfortunately, Canterbury Bankstown Council advised Vogue Homes to withdraw the DA otherwise it would be rejected.</li> <li>• A new Arborist Report was commissioned and received following a request from Canterbury Bankstown Council.</li> <li>• We made material and colour selections for the new home and granny flat.</li> </ul>
<b>Minor works</b>	<ul style="list-style-type: none"> <li>• Mowing to keep the weeds under control.</li> </ul>
<b>Comments</b>	<ul style="list-style-type: none"> <li>• Our key strategy is to build at least two houses on the block to provide rental income which would enable us to not only pay off the loan for themselves, but also to pay down the loans for 37 Rodd St. and 193 Edgar St. as well.</li> </ul>
<b>Photo</b>	

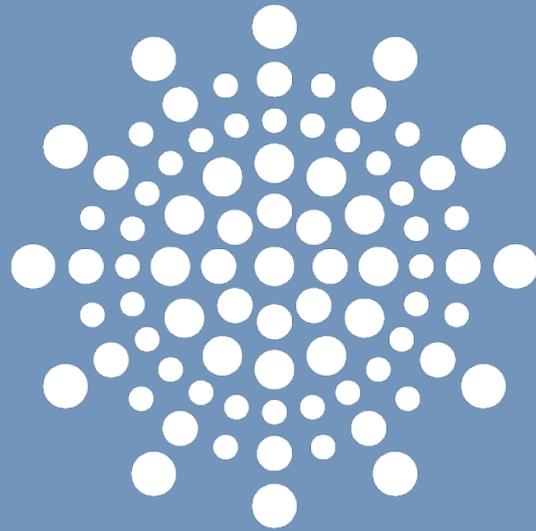
### 193 Edgar St. Condell Park

<b>Condition</b>	<b>Very good</b>
<b>Highlights</b>	<ul style="list-style-type: none"> <li>• New air-conditioning system installed to replace the failed old system</li> </ul>
<b>Minor works</b>	<ul style="list-style-type: none"> <li>• A thorough cleanout and minor repairs made to prepare the house for rent.</li> </ul>
<b>Comments</b>	<ul style="list-style-type: none"> <li>• Occupied by tenants</li> </ul>
<b>Photo</b>	

### 193A Edgar St. Condell Park

<b>Condition</b>	<b>Very good</b>
<b>Highlights</b>	<ul style="list-style-type: none"> <li>• Two new double-glazed windows were installed to reduce street noise in the front bedrooms.</li> </ul>
<b>Minor works</b>	<ul style="list-style-type: none"> <li>• Nil</li> </ul>
<b>Comments</b>	<ul style="list-style-type: none"> <li>• Occupied by our rector.</li> </ul>
<b>Photo</b>	

The Property Committee



# CHURCH FOR ALL NATIONS

---

YAGOONA & CONDELL PARK  
ANGLICAN