

2025 ANNUAL REPORT

Presented to the Congregation on
Sunday, January 25, 2026



CHRIST EPISCOPAL CHURCH
UNIVERSITY DISTRICT + SEATTLE, WA

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Note: Agenda for the Annual Parish Meeting
will be included as a separate print out

11:30-12:00.....Social Hour
12:0- End.....Annual Meeting

Requirements for Voting and Running for Vestry at the Annual Meeting

*Pursuant to the Canons of the Episcopal Diocese of Olympia,
and the Bylaws of Christ Episcopal Church in Seattle, WA*

From the Canons of the Diocese of Olympia

Canon 9, Section 2a (excerpt)

Adult Communicants in Good Standing in the Parish shall alone be eligible to serve on the Vestry.

Canon 20, Sections 1-2 (excerpts)

A communicant is a baptized person who is faithful in corporate worship and has received the Sacrament of Holy Communion in this Church at least three times during the preceding 12 months.

Communicants 16 years of age and older are to be considered adult Communicants.

A Communicant in Good Standing is a Communicant who is a recorded contributor to the support of the Church with money or with personal service, as determined by the rector or vicar of the congregation.

From the Bylaws of Christ Episcopal Church

Article II, Section 1, Composition of the Vestry.

The number of the Vestry shall be no fewer than six (6) nor greater than twelve (12) members and they shall be Communicants in Good Standing in the parish. The Rector shall be, Ex Officio, a member of the Vestry. The members of the Vestry shall serve for terms of three (3) years each, at least one-third (1/3) of whom shall be elected at each annual meeting. No member of a Vestry who is elected to a full three-year term shall be eligible for re-election to the Vestry until one (1) year after the expiration for which he or she was elected.

There being no provision for absentee ballots or voting by proxy, electors must attend the Annual Meeting to vote.

2025 Annual Meeting Minutes

Annual Meeting 2025

Christ Episcopal Church, January 26th, 2025

Call to order 11:35am (Rev. Shelly Fayette)

Approximately 27 church members were present.

Rev. Shelly Fayette offered an opening prayer.

Approval of Minutes of 2024 Annual Meeting

A motion to approve the minutes of the January 28th,

2024 Annual Meeting was made by Kathy

Chamberlain and seconded by Steven Rice. There was

no discussion. A voice vote to approve the meeting

was unanimous, with no “no” votes or abstentions.

Senior Warden’s Report (Becky Haver)

Lots to celebrate, many challenges for the Vestry.

The celebrations include:

- Increased attendance
- Accessibility remodel is going
- Organ
- Interim Bishop’s visit
- Extra \$13,000 in budget through unexpected high number of pledge donations
- Street chaplaincy is going well after hiatus
- Dinner Church was successful for six months, now on hiatus
- Hired a sextan. Thanks to Kathy and Joslin for help.

The Challenges include

- Many from the new building next door.
 - A promised donation from them went to the Diocese of Olympia instead of this church.
- Increase in the rat population, though somewhat more under control
- PHRA being harassed and a noise machine that hurt clients
- Street parking still a challenge, the promised spaces have not appeared.
- Children’s ministry ... Heidi Hanson left in December

- Stewardship budget

Notes:

- We made the choice to worship in undercroft
- The boiler works!
- Groundwater monitoring has been stable
- Thanks to the Vestry for all their hard work

Treasurer’s Report (Melissa Morrell)

- Thanks Kathy Chamberlain for fourteen years of work as the Treasurer. This year, Melissa and Joslin have been co-treasurers, but now it is Melissa only with some help.
- Financial team down to three, if you can help that would be great. More of a committee would be good as well.
- Thanks to Kathy Chamberlain for existing financial standards that we follow in this church.
- In 2024 There were \$165,000 in pledges from 42 families.
- Received 117% - \$193,831 in actuality. 88% of pledges were met or exceeded. Every person who pledged donated.
- 60% greater loose plate offerings than expected also.

Bequests

Received a large amount this year -

- \$32,000 from Theresa Cochren (?)
- Gus Webster ~\$190 000
- Judy Anstro
- Mary Whiting

Unexpected expenses are often paid from bequests.

Endowment

A pool of money, but can only use a percentage.

Money is for: Living people donations not enough for everything between salaries and building maintenance.

Also street chaplaincy.

Outreach -> over 10% of pledges spent on outreach.

We're proud that this is a tithe, continued in 2025. PHRA does not pay rent. They do reimburse for building use. Capital Campaign for renovations. 3 year campaign... Next year will be more separate.

Budget: -14, +4 pledges entering 2025
(5 dead, moved / 2 deciding / 6 haven't replied / 2 ... moved on?)

When budget passed, there was a belief that we were going to St. Stephens, so some of the budget is different. Including an expected low loose offering, low music budget.

Cost of Living Adjustment – 3.8%

Salary not decided by church

Despite less employees, the salary difference from 2024 to 2025 was less than two thousand dollars.

Medical insurance cheaper – it is now for Shelly only.

Cash, Cheque, Zelle ... free to receive for Christ Church

Q and A

Q: (Owen) Seminary Support. Why?

Shelly: Line item required despite lack of seminary. Maybe we'll spend it, not every year.

Q: (Hope) Rent vs building use is not just legal fiction

Q: (Ellen) How many pledges go into ~\$127 000

Melissa: Approximately 33 people make up \$98,000, 33k is about 6-8 additional people

Q: 2025 how long will construction take?

About six months.

Q: Music program?

No director hire this year, waiting for the organ mostly. The new organ will be played. Organ installation should only be installed when construction over

Q: Size of financial gap?

~\$174 508, usually from Garringer Bequest. We drew less this year, used much less than expected

Q: How long will Garringer Bequest last?

Without remodel, six or seven years. Now, only two or three years

Adjourned at 12:48pm, Return at 1:00pm – My hand gets tired around this point, so my notes get a bit less detailed

Rector's Address (Shelly)

Budget

- A \$175 000 gap is a lot, this is dire. This has been the case for at least as long as Shelly has been here. Blessing of Garringer Bequest – it's money. Curse- it patches over that we cannot afford this church as it is now.
- We're about to fall off the ledge. The deficit will shrink it. A veil...
- Proud of the vestry for not panicking. Allowing people to come without being a drain. We want to welcome people who want to be here. New people, some are young... something is happening that is full of life... and we're broke.
- Need to learn to talk easily about money.
- If we're going to be people together, we must talk about it. Makes us more human to be able to talk about money.

How do we better welcome people?

Intention for this year.

- Where we shift attention. Small is good. Large is a reflection of the small.
- Be more present, try less.
- Never a failure, always a lesson
- Trust the people
- What you pay attention to grows
- Only move at the speed of trust.
- Stressful reality inviting us to new life.
- We need the energy from trusting and loving this place.
- No universe in which this body of people can't figure out how to live. "God keeps sending us lifeboats"

Street chaplaincy problems and challenges.

- How we could distribute and share the work. It's more sustainable now, it has new life again
- Rector's Aid
- You are seen and beloved. I'm confident about this year

Construction Report (Kathy but not Charlotte, who is not in attendance)

- Bids in October. Vestry chose Arcon Construction. Approved preliminary money
- Change orders ...
- Project can start soon, early February
- About six months of construction, we will have a better idea of the schedule after it starts.
- Weekly project meetings
- Can't bring organ until the dust is gone.
- Funding sources
- Since 2014, received bequests and gifts totalling approximately two million dollars
- These will help us. Moving forwards is scary, but access has been a goal since the 1960s. Gifts represent love, trust, and hope. Hope for a big future here in the U District.

Q: (Linda) Street parking during construction?

We are not street to be blocked during construction. It will not affect street parking.

Vestry Elections

- Pat Hyland (she/her), joined Christ Church in December of 1991.
- Steven Rice (he/him), joined June of 2023
- Madelina Parsons (she/her), joined Easter of 2024?

Melissa put forward a motion to accept by acclamation, seconded by Nick Goodwin Stanley. It was unanimous with none opposed and no abstentions.

Convention Delegate Elections

Steven Rice for alternate, Ruth Ewald for delegate. Melissa put forward a motion to accept by acclamation, seconded by Madelina. Unanimously approved with no abstentions, no nay votes.

General Discussion

Q: What is campus ministry?

Supplies and Shelly with students

Q: What do you do?

Joined with Westly Club design tone of quarter. Faith, Justice, Community. One per quarter.

Caretaking, activism

Q: Presence in UW?

It's just Shelly.

Not really gotten much from advertisements.

Episcopalians average old, young people good.

Q: (Yukiko) People need encouragement, a personal touch. Please continue, so important to say how we are here for you.

We used to have Community Care, calling people in the church asking how are you, anything we can pray for? People need the connection. Should be done with others. It matters to do it together. Any interest ~ do volunteer. About one hour per month.

People ... doing a liturgical minister's training for acolytes and such.

Q: Pledging reasonable to suggest that pledge will be there by January? (perhaps this is about the pledge gap?)

Yes, but the door is always open. Info on pledges

Closing Prayer

Adjourned at 2:04pm

Minutes recorded by Simone Ainsworth.

Rector's Report

The Rev. Shelly Fayette

Dear friends,

I will start with some words from Cole Arthur Riley, from her book *This Here Flesh*:

"Joy, which once felt as frivolous as love to me, has become a central virtue in my spirituality. I am convinced that if we are to survive the wait of justice and liberation, we must become people capable of delight. And people who have been delighted in.

There's a moment in the Bible when the temple of God, which was destroyed during exile, is being rebuilt. The Israelites lay the foundations, and a lot of the people begin shouting for joy. But many of the elders, those who had known the former temple, wept. They remembered what was. Ezra says, 'No one could distinguish the sound of the shouts of joy from the sound of weeping, because the people made so much noise. And the sound was heard far away' (Ezra 3:13, NIV).

I have not found a better portrait of joy. Sorrow and celebration mixing together in a holy cacophony. A collective so loud that weeping and laughter were made one. A sound so loud it was heard by others, even those far away."

2025 has been a patchwork year of mixing and mending, surprise and magic and waiting and love. Building timelines got smashed, and we let go of predictions. We did not expect to spend a year worshipping in a basement. Many of us can still see and remember the former temple, the sanctuary as we have loved it. Some of us have only known the close, warm circle of love in the basement. Some of us have been surprised at the holiness that has sprung from hard chairs and a makeshift altar/pulpit situation. Some of us finally got to sit close enough together to take the risk of saying, "Hi, who are you? Here is who I am." We were able to notice more and push less. We trusted more and clung to less.

When we were stripped of the ability to plan and control, God was able to arrive big and warm, laden with surprise gifts. Absolutely nothing that happened this year conformed to the expected path of an Episcopal parish amid a massive, unending remodel. We baptized four beautiful people on Pentecost, three adults and a teenager. (Unusual.) We have a young adult group for the first time in 20 years. (Unusual.) We are so blessed by our growing community of trans folks. (Unusual in any Christian church.) Our pledges went up \$50,000 in one year. (Holy cow.) I would overrun this booklet if I recounted every instance of 2025's grace and mystery, but I hope that you, with me, take a moment to marvel at what we get lucky enough to do together. Christ Church defies expectation in the direction of love over, and over, and over.

And it's because of who you are. It does take a lot of labor, a lot of magnificent sometimes-boring labor, to make this place go, but the beauty at the heart of it works because of who you are. Thank you. Thank you to each and every one of you for showing up in your whole messy being to be a part of the body of Christ called Christ Church. You are delightful, and you are delighted in.

May we continue to learn from this year, keep the closeness even when the space is big, release what we can release, and give God enough room to keep coming to us with Their arms full of exactly what we need.

With love,
Shelly

Senior Warden's Report

Becky Haver

2025 was a year of change for Christ Church. We moved out of the sanctuary in preparation for the accessibility renovation and adjusted to using the undercroft as our worship space. What we thought would be a few months has turned into more than a year as supply delays have extended the project into 2026. We look forward to moving back upstairs in the next couple of months after everything is complete and inspections have been passed.

Celebrations:

We have a lot to celebrate this year in our parish:

Accessibility remodel: The dream of having our space accessible to all bodies is so very close to being completed. We were able to get a sneak peek at the sanctuary, new bathrooms, sacristy and the new kitchen in the fall. They are beautiful! We will need all hands on deck when it comes time to move back upstairs. We will keep you updated regarding a date for the move. We owe an enormous debt of gratitude to Charlotte Pratt for essentially being the project manager and for Kathy Chamberlain who has managed the finances and is incredibly knowledgeable about all the quirks in our building. We absolutely could not have done the project without the love and time that these two put into the renovation. Our beautiful 1874 Hook & Hastings Organ will be installed after the renovation is complete.

Successful Stewardship Campaign: One of the Principles of Emergent Strategy that the vestry is committed to is "What you pay attention to grows". The vestry put a big emphasis on communication and educating parishioners about how much money the parish needs to function. Parishioners stepped up and our pledges went from \$106K last year to \$160K for 2026. Thank you!! Thank you also to Melissa Morrell (Stewardship chair) and to those who shared what stewardship means to them: Caity Anderson-Patterson, Ellen Ewald, Carlotta Han and Emily Han.

Diocese gift: The diocese gave Christ Church \$10,000 for our capital campaign from the Christenson Endowment Fund which is designated for the flourishing of our Seattle churches. We were very grateful for the donation.

Street Chaplaincy: This important outreach to our unhoused neighbors continued every week in 2025 with the help of volunteers. The monthly packing party has continued throughout the year and has helped the congregation be more involved in the ministry. Thank you to Danielle Hope and Tristain Tugade for coordinating this ministry and to the volunteers who walk with the wagon on Sundays.

Attendance: With the renovation project and the move to the undercroft, the vestry was concerned that attendance would drop. In 2025, our average weekly attendance decreased by about 3% but we continue to welcome newcomers to the church. In 2025 we had 8 newcomers who now regularly attend services. They enrich us and participate in our parish life in a variety of ways. Most of the newcomers in the last 2 years are in the 20-40 year range. For an Episcopal church, whose average age of parishioners nation-wide, hovers at age 60+, having this many younger people in our parish is a real cause for celebration!

Livestreaming: Another vestry goal this year was to continue to livestream our services while we were in the Undercroft. Emilie Han faithfully does this almost every Sunday of the year. Thank you Emilie! Thanks also goes out to the people who have filled in when Emilie is gone: Kathy Chamberlain and Nick Goodwin-Stanley.

Young Adult Group: The vestry set a goal of having 3 young adult events this year and there were more than 3, so that was another success. Thank you to Emilie Han and Danielle Hope for organizing the different events and to Brandon Duncan for leading the BEAVER TOUR!

Pride Sunday: In June we held our first Pride Sunday, a fun and festive celebration full of color, love and joy!

Parish Administrator: We said goodbye to Kate Swearington as they left for seminary and we welcomed Basil Freeling as our new parish administrator. He is very well organized and is taking on new projects such as looking at organizing our archives.

Challenges:

Our challenges this year continue to be mostly around building issues. The relationship with the Urban Renaissance Group (managers of CB2 building to the south) continues to be acrimonious, although their security guard harassment of PHRA staff and clients has stopped (a big problem in 2024).

Conflict with Diocese: In 2024, the vestry met with the Diocese to try to get answers regarding the \$100K that was promised to the parish by the developers of CB2. This was to alleviate the costs of groundwater contamination testing and for the use of our property as an easement during construction. The money was sent directly to the Diocese who used it to pay attorneys fees. The vestry never gave approval for the money to be used in this way and we have yet to have an adequate accounting for it. The issue remains unresolved.

Rat abatement: We were contacted by the Health Department when a complaint was filed against the church for the neighborhood rat problem. This infestation was primarily caused by the restaurants on the other side of the alley having overflowing garbage and food waste. The rats had lots of food available to them and a comfy spot to tunnel in our courtyard. We have been working with a new pest control company who seems to be more effective than the previous one. Thank you to Joslin Harris-Gane and Basil Freeling for taking leadership on the issue.

Parking: Street parking continues to be a challenge for the parish. Part of the original agreement with the CB2 developers was that they agreed to let us use their parking garage on Sunday mornings. CB2 continues to create barriers and we are still waiting for parking access. Thank you to Maddie Parsons who is the vestry liaison.

Boiler Replacement: It is time for us to replace our boiler. We are in the process of getting quotes for this very expensive project and will need to secure funding for this.

Volunteers: Our church functions through the help of volunteers. Countless hours are put in by a small core of volunteers (Kathy Chamberlain, Joslin Harris-Gane, Melissa Morrell) who paint over graffiti, clean up around the outside of the church, make minor repairs, count the offering money and take it to the bank, pay the bills, keep track of the church's finances, do background checks, perform HR tasks, respond to alarms in the building, and the list goes on. We need more volunteers!

I'm very grateful for our 2025 Vestry. We laughed a lot, prayed for one another, listened to each other and came to consensus when making challenging decisions. Take a moment to thank the vestry for their time faithfully given to our parish. Vestry members finishing their terms are Emilie Han, Becky Haver (Senior Warden) and Caity Anderson-Patterson (Junior Warden). Continuing on the vestry are: Danielle Hope, Pat Hyland, Maddie Parsons and Stephen Rice.

We are Jesus's hands in the world. We love each other. We love our unhoused neighbors. We protect the vulnerable among and around us. May we continue to do God's work faithfully in 2026 together with God's grace and guidance.

With love and blessings,

Becky Haver



Treasurer's Report

Melissa Morrell

Christ Church continues to work together as a parish to nurture the spiritual needs of our congregation, to provide space and outreach ministries to serve the wider community, and to be a place where we can find friendship and fellowship. We often feel the struggle to maintain these efforts financially, but we continue to find means to do so.

The most visible sign of our long-term belief in this community this past year was the successful 2026 pledge campaign. For 2025, we pledged \$106,434 and received \$100,504 toward that pledge. For 2026, we have thus far pledged \$160,073 – an increase of over 60%! Another sign of our faith in our parish is our successful capital campaign, which has received 98% of the amount pledged, with another six months to go. These funds have gone toward transforming our church into a more welcoming, accessible space. While we are forward-looking, we also are maintaining strong ties to tradition as we prepare to install a restored, historic organ in our newly transformed sanctuary, a project that we will see completed in 2026.

One aspect of sustaining our parish, and the point of the Treasurer's Report, is our finances. Below I review some of the highlights of the 2025 operating budget and some additional financial information. I have provided a review of the 2026 budget elsewhere in this report.

Before diving into the numbers, we need more volunteers to help carry out the financial operations of the parish. Our finances have become more complicated in recent years and the team of parishioners carrying out this vital work is dwindling. There are many jobs to be done, requiring varying time commitments and skills, and we can find a spot that fits you. Please, if you can help in this area, let me (melre199@hotmail.com) know, and I will provide more details of the work to be done.

I am grateful to Joslin Harris-Gain, who has been helping me with deposits every week, the recording of pledges and named loose offerings, and has continued to act as a sounding board for financial matters. Her help this year has been (and will continue to be) invaluable.

I am also grateful to Kathy Chamberlain, who has been a tremendous mentor to me as I took over the role of treasurer last year in earnest. She continues to help suss out puzzling errors in the books, to help get the taxes paid, and answer my myriad of questions, some times, at all hours.

The 2025 operating budget is shown in the budget table that follows. The table also includes 2024 budgeted and actual income and expenses for comparison. The balance sheet as of December 31, 2025 is also provided.

Some Highlights of the 2025 Operating Budget:

Income:

We are blessed to have the continued and generous financial support of our parishioners along with other resources to keep the parish going. With the renovation in full swing this past year, we saw nearly \$1.5M flow in and out of the operating budget as unbudgeted income to pay for unbudgeted expenses. Putting aside those expenses, our income and expenses were 6% below plan. We entered into this budget year knowing we would once again have a gap to fill from bequest funds, and once again, we used less of those funds than budgeted.

Our Offerings: Our pledge commitments in 2025 totaled \$106,434 from 37 pledgers, which was \$20,532 short of what was budgeted. We received 94% of our pledge total, 100% of our donors who pledged donated and 81% of our pledgers donated 100% or greater of the amount that they pledged. The loose (aka plate) offering was astonishing this year at 428% of what was budgeted. Many of the parishioners who donated to the loose offering collection in 2025 became pledgers in 2026. Overall, we received \$150,400 in donations – 6.7% more than planned. We thank everyone for their incredible generosity.

Unspecified Sources: The 2026 budget included “other sources” of income of \$174,508 to fill the hole in the budget. The final amount needed to cover expenses for 2025 and avoid a deficit was \$142,262, which was drawn from the Gahringer Bequest and the general Bequest fund. The amount was significantly less than expected due to much higher-than-expected loose offerings and lower than expected regular expenses. Our goal is to reduce our reliance on bequests to balance our budget in the future, especially as the remodel in 2025 depleted this source of funds. The vestry made the decision to use the remainder of the Gahringer Bequest for the renovation, rather than drawing on the general Bequest fund.

Building Use: We had several groups use our building, including PHRA, which has been using our undercroft, the Seattle Re-education Society, which holds monthly meetings in Wilson hall, and a new group the Super UW. We increased our fees and had more groups, and as a result, we received more money than budgeted in this category.

- **Transfers from Designated Funds:** There are several designated funds that pay for various operating expenses. These include transfers for:
- **Outreach** - we received \$1,500 in matching gifts from Microsoft for our outreach efforts. The total from the outreach fund that flowed into the budget was \$1,584.
- **Designated Funds** – we transferred \$7,975.05 into the operating budget from designated funds including the dissolution of the little free food pantry budget (we no longer have a little free food pantry), with the money going to the discretionary fund.
- **Campus ministry** – we received a grant from the diocese to pay for the diocesan campus ministry program. \$39,581 of the grant flowed into our operating budget to pay part of the rector salary and benefits, as she also serves as the chaplain of the campus ministry program.

- Clergy continuing education – which is paid for by the Bateman fund. \$11,966 was transferred into the operating budget to cover expenses and the associated assessment costs.
- Major Maintenance Expenses – which are paid for by the capital campaign (\$1,079,284, of which \$889,082 came from the Gahringer Bequest) for costs associated with the renovation. \$109,848 from Bequests was also transferred to cover renovation costs after we exhausted the existing capital campaign funds, and Gahringer Bequest. These transfers cover expenses that are not the operating budget and account for the bulk of the \$1,471,624 of “unbudgeted income” in this category.

Other Income: We received \$954 in other income, which was almost all from credit card rewards.

Tithing our Pledges to Outreach: In 2025, the vestry continued its goal to tithe pledges for church outreach through the Street Chaplaincy ministry and the Discretionary Fund. 30% of pledges received went towards these ministries. We also received donations directly for outreach and donations of supplies for street chaplaincy.

Expenses:

Salaries and Benefits: Church admin expenses were slightly more than budgeted due to a one week overlap of the parish admins for the transition from one parish admin (Kate Swearingen) to our new parish admin (Basil Freeling). Childcare was less than budgeted as we had trouble hiring additional childcare workers. The sexton budget was less than expected because the sextons (we have two: Zeke and Alex) volunteered extra time in exchange for band practice room in the building rather than getting paid. On the medical insurance, the overage was due double coverage of the parish admins.

Programs: While we had many fellowship events this year – from coffee hours to beaver dam expeditions, they were not very expensive and we spent less than budgeted. Coffee hour, young adult activities (which were open to young and old), liturgy, diocesan convention, all fall under “Programs: All Other.” We also spent more than initially budgeted on clergy continuing education, though these expenses are entirely paid for from a separate fund (the Bateman Fund – see below).

Maintenance: Regular maintenance and repairs as a group were less than expected as we do not have enough volunteers! If you are interested in helping with regular maintenance of the church, there is budget to help you. Contact Joslin Harris-Gane (joslin86@hotmail.com). Major maintenance projects, such as the renovation, are not included in the budget, but flow through the operating budget (and are paid for as described above).

Outreach:

Overall, excluding the \$1,476,491 of expenses that were paid for from unbudgeted income, our expenses were 6% lower than budgeted.

Highlights of Non-Operating Funds:

Bateman Fund: The Bateman fund was established as a resource for sabbatical expenses and clergy continuing education expenses – and can only be used for those purposes. Bateman funds expended in 2025 included \$10,231 for continuing education expenses (including books and classes). At the end of 2025, the Bateman Fund has a value of \$213,966 of which \$38,764 is currently available for clergy continuing education and future sabbatical expenses.

Endowment Fund: An endowment draw of \$29,407 was taken for the operating budget. This draw was 6% of the value of the fund as of 9/30/2024. The endowment had a year-end balance of \$494,402. Due to a strong market, and despite funds drawn from the endowment, the value of the fund increased by \$12,676 in 2025, despite taking the 6% draw. This fund may be spent down in the future to pay for major maintenance projects like a new boiler or roof, which will erode our ability to take such a large draw for the operating budget.

Gahringer Bequest Fund: This fund has been kept separate from the general Bequest Fund for historic reasons. The fund was unrestricted and could be used at the direction of the Vestry. In 2025, the Gahringer Bequest was initially used to fill the hole in the budget on a monthly basis, but over the course of several vestry meetings, they decided to use the remainder of this bequest for the renovations, once the capital campaign funds were exhausted. As a result, the Gahringer Bequest has been closed.

Bequest Fund: This fund is unrestricted and can be used at the direction of the Vestry. In 2025, \$10,000 in bequests were added to the fund. \$1,231 in interest earned from Treasury Bills was also added. \$109,848 was used for capital expenses such as the renovation and \$37,262 was used to balance the budget. The Bequest Fund had a year-end balance of \$384,079.

Designated Funds: These are funds donated or held for a specific purpose, often for a short period of time. While each sub-fund is tracked, they don't warrant creating separate funds in the books. For example, there was a dumpster fire that resulted in an insurance payout. We held the insurance funds in the designated fund which we then used to pay for the repairs from that fire. Designated Funds had a year-end balance of \$5,460.

Campus Ministry: Christ Church receives a grant from the Diocese to cover our expenses arising from Campus Ministry. In 2025, we received a grant of \$45,000 – a \$13,000 increase over our grant in 2024. Direct program expenses totaled \$5,419. The remaining \$39,581 was applied to the operating budget to cover some of the costs of clergy time devoted to this program (as per above).

Capital Campaign Fund:

Capital Campaign Fund balance at the start of 2025	\$213,865
The Life Abundant Capital Campaign pledges received	\$202,090
Gahringer Bequest contribution	\$650,000
Treasury Direct Interest	\$13,929
Capital Campaign Project expenses:	<u>(\$1,079,884)</u>
Capital Campaign Fund year-end balance	\$0

The Capital Campaign Fund has been simultaneously continuing to raise money – and new pledges and donations are always welcome – and spending money on the remodel as it was happening in 2025.

The Life Abundant Capital Campaign has raised a total of \$533,450, of which \$525,192, or 98% has been received from 38 pledges. 29 pledgers have met or exceeded their pledges. The Life Abundant campaign started in May 2023 and runs through June 2026. We also were able to use the Capital Campaign funds to earn \$13,929 in interest in government bonds while we waited for construction to start.

From those funds, we've paid our general contractor, Arcon, \$896,557 (which resulted in \$86,893 in sales tax), \$28,973 for appliances, our architects at Hinge (\$28,965), paid the masons \$19,863, spent \$11,241 on expenses related to the organ, and the remaining \$6,792 on everything from lawyers and postage to keys and structural engineers.

We used the remaining funds from the Gahringer Bequest (\$276,551) and \$109,848 from the general Bequest fund on Arcon (\$339,870 – resulting in \$41,078 in sales tax), \$4,013 on our architects at Hinge, and \$1,438.84 on postage and the new mailbox.

As we receive the remaining pledges toward the capital campaign, they will be used immediately on the remaining expenses from the renovation project. If the project ends before we finish receiving donations, we will reimburse the Bequest fund.

**2026 Budget
2025 Actual vs Budgeted Income and Expenses**

<u>Category Description</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 Actual</u>	<u>2025 Ratio</u>	<u>2026 Budget</u>
INCOME					
A-Offerings:					
15-110 Pledges	193,831	126,966	100,504	0.792	160,073
15-120 Special Gifts	1,923	3,000	2,848	0.949	1,000
15-130 Loose Offering	32,234	11,000	47,084	4.277	20,000
TOTAL A-Offerings	227,988	140,966	150,400	1.067	181,073
B-Other Sources	80,989	174,508	142,262	0.815	134,165
B-Endowment Draw	26,581	29,407	29,407	1.000	29,187
C-Other Income:					
15-510 Interest	0	0	0	N/A	0
15-530 Facilities Use	21,450	17,400	20,325	1.168	20,100
15-540 Weddings & Funerals	0	0	0	N/A	0
15-610 TR from Designated Funds	254,310	55,716	1,527,340	27.413	57,774
15-900 Other	5,709	2,000	954	0.477	2,000
TOTAL C-Other Income	281,468	75,116	1,548,619	20.616	79,874
TOTAL INCOME	617,026	419,996	1,870,688	4.454	424,299

<u>Category Description</u>	<u>2024 Actual</u>	<u>2025 Budget</u>	<u>2025 Actual</u>	<u>2025 Ratio</u>	<u>2026 Budget</u>
EXPENSES					
E-Assessment	47,788	55,732	49,781	0.893	50,002
F-Salaries:					
16-1510 Rector	101,043	116,907	116,907	1.000	120,063
16-1530 Supply Clergy	7,355	1,952	1,487	0.762	2,005
16-1540 Administrator	31,200	35,000	36,086	1.031	35,945
16-1550 Music Director	0	0	0	N/A	0
16-1553 Supply Musicians	17,900	13,438	14,500	1.071	12,000
16-1560 Child Care Positions	4,586	4,721	2,699	0.572	0
16-1570 Sexton	1,605	6,240	3,248	0.520	6,240
16-1580 Dir. of Children and Youth	17,453	0	0	N/A	0
TOTAL F-Salaries	181,140	178,358	174,926	0.981	176,253

<u>Category Description</u>	2024 Actual	2025 Budget	2025 Actual	2025 Ratio	2026 Budget
G-Benefits:					
16-2010 SS & Med	4,073	4,552	2,967	0.652	4,145
16-2020 WA State Taxes	2,070	2,086	2,193	1.051	2,069
16-2030 Pension - Rector	20,273	21,043	21,043	1.000	21,611
16-2034 Pension - Administrator	2,808	3,150	3,170	1.006	3,235
16-2040 Medical Insurance	27,413	24,312	25,393	1.044	25,697
16-2060 Transport, Rector	1,371	1,000	1,439	1.439	1,000
TOTAL G-Benefits	58,007	56,143	56,205	1.001	57,688
H-Discretionary	5,650	1,200	1,200	1.000	3,200
I-Programs:					
16-4410 Music	1,393	2,500	1,064	0.426	800
16-4520 Christian Formation	257	1,800	0	0.000	1,200
16-5460 Clergy Contin. Education	6,119	6,000	10,231	1.705	14,000
16-4570 Rector's Expenses	574	1,000	659	0.659	1,000
16-4400 All other programs	4,696	5,700	3,854	0.676	5,700
TOTAL I-Programs	13,040	17,000	15,808	0.930	17,000
I-Programs - Stewardship					
16-5450 Stewardship Campaign	126	330	62	0.189	120
16-5460 Planned Giving	0	0	0	N/A	0
TOTAL I-Programs - Stewardship	126	330	62	0.189	120
J-Office					
16-5510 Office Supplies	1,132	1,100	940	0.854	1,000
16-5517 Electronic Fund Transfer	519	525	570	1.086	525
16-5520 Electronic Communications	3,712	4,100	3,489	0.850	4,100
16-5530 Postage	422	400	224	0.560	400
16-5550 Publicity	1,314	3,000	779	0.260	2,000
16-5570 Licenses and Fees	4,025	4,750	4,531	0.954	4,750
16-5575 Payroll Service	1,021	1,000	973	0.973	1,000
16-5580 Copier Rental\Service	3,304	3,249	3,476	1.070	3,551
16-5590 Bank Charges	0	50	0	0.000	50
TOTAL J-Office	15,449	18,174	14,978	0.758	17,376

<u>Category Description</u>	2024 Actual	2025 Budget	2025 Actual	2025 Ratio	2026 Budget
K-Maintenance:					
16-6010 Contract Cleaning	11,400	11,400	11,400	1.000	12,000
16-6030 Minor Maintenance	6,285	10,000	2,013	0.201	10,000
16-6035 Minor Repairs	11,699	10,000	5,620	0.562	10,000
16-6040 Custodial Supplies	1,177	1,100	1,172	1.065	1,100
16-6050 Special Event Cleaning	0	0	0	N/A	0
16-6060 Yard Maintenance	0	0	0	N/A	0
16-6100 Major Bldg Maint.	207,618	0	1,472,621	N/A	0
TOTAL K-Maintenance	238,179	32,500	1,492,826	45.933	33,100
L-Utilities:					
16-6510 Electricity	5,139	7,000	6,317	0.902	6,000
16-6520 Natural Gas	9,324	8,500	7,526	0.885	8,000
16-6530 Trash and Recycling	6,311	6,120	5,928	0.969	6,120
16-6540 Water and Sewer	2,046	2,000	2,430	1.215	2,000
TOTAL L-Utilities	22,820	23,620	22,201	0.940	22,120
M-Insurance:					
16-6110 Security Service	449	500	454	0.907	500
16-7010 Building Insurance	11,104	12,000	13,402	1.117	14,000
TOTAL M-Insurance	11,553	12,500	13,856	1.108	14,500
N-Outreach:	23,411	24,340	28,777	1.182	27,160
Q-Seminarian Support	0	100	0	0.000	100
O-Sabbatical:					
16-7510 Sabbatical Sub Salary and CEC Expenses	0	0	0	N/A	0
16-7520 Sabbatical Rector Expenses	0	0	0	N/A	0
TOTAL O-Sabbatical	0	0	0	N/A	0
TOTAL EXPENSES	617,163	419,996	1,870,721	4.454	419,996

NET CHURCH POSITION	(138)	0	(33)		0
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Christ Church of Seattle - Balance Sheet

	<u>1/1/2025</u>	<u>12/31/2025</u>
Where the money resides		
Bank of America Checking	\$ 229,490	\$ 259,766
Bank of America Checking – Gahringer Bequest	53,458	0
Bank of America Checking – Discretionary Fund	237	135
PayPal and Venmo	0	0
TOTAL Cash and Bank Accounts	283,185	259,901
Diocesan Investment Fund	1,902,904	866,137
Treasury Direct	219,195	49,894
TOTAL Other Assets	2,122,098	916,031
TOTAL ASSETS	\$ 2,405,284	\$ 1,175,932
How the money is allocated		
Outreach Fund	\$ 0	\$ 0
Designated Funds	3,382	11,959
Campus Ministry	0	0
Capital Campaign Fund	213,864	0
Capital Campaign Retainage	0	61,821
Wedding/Funeral Deposits	0	0
Memorial Fund	4,209	5,009
Bush Altar Flower Memorial	2,930	3,214
Altar Guild Flower Fund	592	1,314
Discretionary Fund	237	135
Endowment – Building & Grounds	367,382	377,958
Endowment – Building & Grounds Emergency Fund	51,015	51,057
Endowment - General Purpose	46,766	48,285
Endowment - Education	16,564	17,102
Bateman Fund	206,894	213,966
Bequests	492,787	384,112
Bequests – Gahringer Estate	998,630	0
Payroll Advance	0	0
Withholding	0	0
Voluntary Deductions	0	0
TOTAL ALLOCATIONS	2,405,251	1,175,932
Unallocated (accumulated operating surplus/deficit)	33	0
TOTAL ALLOCATIONS AND SURPLUS/DEFICIT	\$ 2,405,284	\$ 1,175,932

2026 Operating Budget

Melissa Morrell

Our operating budget for 2026 is looking brighter than it did in 2025 – our pledges are back to the same level they were in 2024. The vestry also made some tough decisions, including no longer having paid childcare workers.

Income

Offerings: Pledges for 2026 are MUCH higher than in 2025. We have a total of 39 pledges for 2026 (up from 37 in 2025, but down from 42 in 2024 and 46 in 2023) which includes 29 renewed pledges, 5 new pledges, and 5 returning pledges (people who pledged in earlier years, but didn't pledge last year). Loose offering was increased to \$20,000 to reflect the current trend (note: the budgeted loose offering is less than half the actual loose offering in 2025 as many of the donors in 2025 became pledgers in 2026 – a good thing!).

Bequests to fill “Budget Hole”: We are budgeting \$134,165 to come from bequests to fill the projected amount needed to balance the 2026 budget, unless other sources are found.

Other Income: We expect to receive building use fees from PHRA and other groups who use the building on a regular basis. The Transfers from Designated Funds category includes funds from other sources outside of the operating budget, such as designated funds and grants, which are available to cover the expenses of specific line items. These transfers cover expenses for clergy continuing education (Bateman Fund), Camp Huston camperships (Campership fund), outreach (Outreach fund), and part of the expense of Campus Ministry (Diocesan grant).

Expenses

Projected expenses for 2025 have increased by 1% over last year, even with the cuts that have been made. Expenses of note:

Assessment: The 2026 assessment rate is 14.5% and is unchanged since 2019. The budgeted assessment is calculated on 2026 budgeted operating income after allowed deductions. Deductions are allowed for operating income used for outreach and major maintenance/capital improvements as well as for any repairs which extend the life of the facilities without a minimum cost requirement. Diocesan grants received for Campus Ministry are also excluded from assessment. The final assessment paid will depend on actual income and deductions from December 2025 through November 2026.

Salaries and Benefits:

- Salaries and benefits are the largest part of the budget and costs are relatively fixed. This year, the cost-of-living adjustment – COLA – (which is set at the November Diocesan Convention) was 2.7%. After careful consideration, the vestry decided to end paying childcare workers, relying instead on volunteers. We do not expect to hire a music director this year and will continue with supply musicians such as Lacey Brown and Caitlin Anderson-Patterson, and once we have the organ installed, guest organists.
- Sexton: We contracted with a sexton in late 2024, paid for from unbudgeted income (Bequests). In 2025, we included the sexton in the budget and are continuing to include the two sextons in the budget in 2026.
- Medical insurance increased this year by 5% and it only covers the rector and the parish admin. The rector's children are covered under separate insurance.

Discretionary: The discretionary fund budget is \$1200, paid in January, 2026, plus 10% of all loose offerings received in 2026, and in this way, we are tithing our loose offering donations explicitly.

Program budget notes:

Music budget: The music budget has been reduced in 2026 to reflect our musical needs. The primary budgetary items are for supply musicians at special services, music, and licenses.

Other Programs: The budget includes expenses for altar supplies, liturgy materials, fellowship activities, and Diocesan Convention. The fellowship portion of the budget includes funds needed to award two parish crosses and funds for vestry departure gifts. We expect fellowship and Christian Formation to be an important part of the church as we return from the remodel and have budgeted accordingly. Convention expenses include an overnight hotel stay for the rector.

Office Expenses:

Electronic Funds transfers are not the least expensive way for the church to receive donations, but they may be the easiest way for parishioners to get us funds consistently and they work even when you aren't able to make it to church in person. The cheapest way to get us money: Zelle – which is a free for everyone using Bank of America, the PayPal Giving Fund (which is different than PayPal), dropping a check in the plate, and cash. We also accept electronic fund transfers using Vanco (which charges 0.6% + \$0.25 per transaction), PayPal (which charges 1.99%+\$0.49 per transaction), and Venmo (which charges 1.9%+\$0.10 per transaction).

Electronic Communications includes telephone and internet services, hosting, domain, Zoom, and livestreaming.

Publicity: We decreased the publicity budget as we were overly optimistic about how much we planned to spend last year, but there is still budget to be spent here! We need help with publicity and if anyone is interested in taking up the charge, please reach out to the rector!

Licenses and fees includes fees paid to the U District Partnership (which takes care of graffiti in the alley and some trash clean up), King County's property tax fee (drainage), background checks for Vestry members and staff, church management software (Breeze), and other license and subscription costs.

Maintenance: We do not expect any major changes in the contract cleaning or minor maintenance/repairs budgets in the coming year. We expect that we will need to pay for major boiler repairs in 2026, which will be part of major maintenance and paid for outside of the operating budget (much like the renovation).

Utilities: Budgeted amounts are estimates based on past increases.

Insurance/Security: Budgeted amounts are based on known and estimated rate increases for 2025.

Outreach: In 2026, we increased the Street Chaplaincy budget to \$25,320, as the cost of supplies has increased. Even with that larger budget, we expect that we will need to reduce or eliminate some of the items we give out. Other items in this line item: \$400 for Camp Huston camperships (covered by campership fund), \$1440 (an increase of \$1000) to be split between a native organization (to be determined) and the Intellectual Long House at the University of Washington as a partial amends for the use of the land they once owned.

Seminarian Support: We currently have no seminarian candidates to support, but this line item makes a small amount available should we get a new seminarian (\$100). We are no longer donating to our local seminary, the Church Divinity School of the Pacific (CDSP) in Berkeley, CA, as it has become endowed.

LifeAbundant Renovations and Organ Project – Financial Update

Kathy Chamberlain

From a funding point of view, we have undertaken two simultaneous capital improvement projects – the major renovations to provide accessibility and improvements to our sanctuary and fellowship spaces alongside the restoration of a historic organ which will be installed in the newly renovated sanctuary.

As many of you have seen directly or read about in Charlotte Pratt’s weekly updates and in her report here, the Life Abundant renovation project is nearly completed. There are additional expenses that will be paid out, both to complete our contract with Arcon Construction and for other items necessary to complete the work.

The organ restoration work should now be completed. As the sanctuary renovations near completion, we are coordinating with Andover Organ to have it shipped to Seattle and installed. This work is being paid from donations directed specifically to the organ, separate from the capital campaign pledges, and funds from the general Bequest Fund.

The table below shows the expense paid in 2025 and an estimate of remaining expenses along with some expenses for which there is not enough information to make an estimate. Sources of funding for the remaining expenses are also listed.

(Expenses Chart included on next page)

2025 Renovation Expense Payments

Arcon Construction – contract + sales tax amount including change orders	\$1,364,398
Hinge - construction coordination	\$32,977
Legal Fees - contract review	\$3,000
Additional structural engineering services	\$1,740
Organ removal	\$11,222
Altar relocation	\$19,863
CEC direct purchases	\$32,483
Total renovation expenses paid in 2025	\$1,465,684

2025 Organ Restoration Expense Payments **\$0**

Remaining Expenses - known or estimated

Arcon Construction	
Contract + sales tax remaining	\$17,657
Retainage	\$61,821
Hinge – construction coordination remaining - estimate	\$2,500
Andover Organ	
Contract remaining	\$52,858
Shipping costs - rough estimate	\$15,000
Move back to Sanctuary and setup up kitchen - estimate	\$1,200
All known and estimated expenses remaining	\$151,037

Additional Expenses - not yet estimated

Sanctuary Chairs	TBD
Sanctuary Altar	TBD

Approved or potential funding available

Memorial Fund	\$5,009
Organ designated funds	\$1,400
Capital Campaign Pledges	\$12,865
Capital Renovations - Retainage	\$61,821
Endowment - available for building projects	\$52,433
Bequest funds - available for building projects	\$114,112
Funding sources for remaining renovations. Other pressing building repairs may also need to be funded from these sources.	\$242,632

Outreach Report

Kathryn Chamberlain

In addition to the many hours of volunteer time devoted to the Street Chaplaincy outreach ministry undertaken by our congregation, and our housing of the People’s Harm Reduction Alliance (PHRA) to support their outreach efforts, we support outreach through financial gifts from parishioners and the operating budget.

Designated Offerings: Christ Church has traditionally collected offerings on special Sundays during the church year to support other organizations that are aligned with our values and mission. In 2025, the vestry chose to end this type of outreach with the final designated offerings collected during Holy Week.

- Holy Week offerings were distributed to these recipients
- Maundy Thursday: Christ Church Discretionary Fund
- Good Friday: The Anglican Hospital in Gaza
- Easter: United Churches Emergency Fund (UCEF)

Pass-through Donations: These are donations we receive that are earmarked for other organizations. Parishioner donations to the Christ Church Discretionary Fund are treated as pass-through since that fund is outside the normal operating budget, and it continues to be the primary recipient of pass-through donations.

Christ Church Outreach: The bulk of our outreach activity and funding remains focused on Street Chaplaincy. Over the past few years, we have significantly increased the outreach portion of the operating budget to support this ministry, and we also receive additional earmarked donations to support it, including matching funds from Microsoft/Benevity. The operating budget also includes a donation to Real Rent Duwamish.

Christ Church Discretionary Fund: These funds are distributed by Rev. Shelly primarily to people in need in our U District community, providing cash for necessities including food, clothing, shoes, rent, transportation, phones, and medicine. This year the vestry authorized repurposing remaining donations given towards the Little Free Food Pantry, which had been ended some years ago, to the Discretionary Fund. Through operating budget funds, the Maundy Thursday designated offering, individual parishioner donations, and the added food pantry funds, the Discretionary Fund distributed \$5,159 among close to 50 individuals in 2025.

2025 Designated Offerings	Maundy Thursday	Good Friday	Easter	Totals
Totals for Designated Sundays	\$ 495.00	\$ 572.00	\$ 593.15	\$ 1,660.15

Designated Offering Recipients:

Christ Church Discretionary Fund	\$ 495.00			\$ 495.00
The Anglican Hospital in Gaza		\$ 572.00		\$ 572.00
United Churches Emergency Fund			\$ 593.15	\$ 593.15

Other pass-through donations and Christ Church Outreach:

Pass-through parishioner/other donations:	Christ Church outreach:
Christ Church Discretionary Fund \$ 2,205.00	Christ Church Discretionary Fund - budgeted amount \$ 1,200.00
	Christ Church Discretionary Fund - Food Pantry funds \$ 1,038.00
	Christ Church Street Chaplaincy \$ 28,336.68
	Real Rent Duwamish \$ 440.00

2024 Total Outreach (CEC and pass-through)	\$ 34,879.83
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Renovation Report

Charlotte Pratt

The renovation project is making our spaces more accessible. The church building itself now includes a ramp to the front door, a level sanctuary floor with an ADA-accessible restroom, space for the new organ, lots of storage, and improved lighting. In the Church House, the single restroom and tiny kitchen have been reworked to make three separate restroom stalls plus a janitor's closet. The old library is now a kitchen equipped with commercial-grade appliances.

Architectural plans were drawn up by Kate Cudney of Hinge Studios. In the Fall of 2024, Arcon Construction was chosen to be the contractor. We expected construction to begin in January 2025, but demolition activities did not begin until March. As of the end of December 2025, most of the work has been completed, but the ramp is not yet finished. With the sanctuary and east side of the Church House off limits during most of 2025, services were held in the undercroft.

Delays and Setbacks

Like many construction projects—especially in an old building—progress was delayed in multiple ways. Kate Cudney worked with Arcon during January and February to identify additional cost-cutting opportunities and to finalize the contract and the accompanying architectural drawings. We needed some time to verify that our insurance coverage was adequate for the construction process. We hired a hazardous materials inspection company to identify areas containing asbestos. In March, we commissioned an attorney to review the contract, and she suggested some wording changes to better protect us in case of a dispute with the contractor. The final contract was signed in April.

The City of Seattle was slow to grant a street-use permit (this took until May) that allowed Arcon to block the bicycle lane along Brooklyn Avenue. This space was needed for the workers and their equipment to demolish the old garden beds and construct the new ramp. Additional asbestos underneath floor tiles was discovered, and this had to be removed by specialists. The floor joists under the east chancel (the raised area of the sanctuary) had to be completely rebuilt to support the lowered floor; this phase also required input from structural engineers.

The kitchen layout needed to be inverted (north and south sides swapped) due to the presence of concrete beams that made it impossible to route plumbing lines as originally planned. New plans were drawn up and approved by the health department. Even with the revised layout, many pipes remain more exposed than we expected—something we will have to live with. The plumbing subcontractor made repeated visits before the system passed all inspections.

As Arcon's electricians ran new wiring, they discovered a maze of old knob-and-tube wiring that needed to be removed.

Construction of the new ramp was delayed by the discovery of buried concrete structures left over from previous projects. These pieces needed to be cut away and removed. The concrete foundations for the ramp were finally poured in August. Work by the masonry subcontractor turned out to be extremely slow. The new

brickwork needed to be complete before the concrete caps could be installed, and these were somewhat delayed. Even after the concrete caps were finally in place at the end of November and exact measurements made for the railings, we received the bad news that the railings would not be available for installation until mid-January. After the ramp is complete, a formal walk-through of all the renovated spaces will take place, resulting in a punch list of items that still need Arcon's attention. When these have been addressed and the city has completed its final building inspection, we can receive a certificate of occupancy and can move back into the renovated spaces.

The Bright Side

Some of the issues described above—although not all—have cost us money as well as time. However, it is worth focusing on the positive features of the renovation.

The mostly useless glass-paneled breezeway along Brooklyn Avenue is gone. We now have a more direct entrance to the Church House, with a secure mailbox in that area. The new ramp provides easy access from the sidewalk to the church. There is a landing with a bench at the halfway point. New landscaping creates a welcoming environment. Arcon was attentive to drainage from the ramp and new sidewalk areas and added a waterproof coating to the front wall of the church.

It is now possible to reach all areas of the sanctuary without encountering any stairs: There is a ramp leading to the front door, and no steps separate the worship space from the altar area, organ, robing room, and sacristy. In addition, there is an ADA restroom in the northeast corner of the sanctuary. The marble altar was removed from its raised position under the east window and reconstructed at floor level under the north window.

The narrow stairway from the narthex to the undercroft was removed, leaving an enlarged entry space with a beautiful tile floor. The arched doors to the church have been replaced with more weather-proof doors and a keypad lock. The old exit door on the south side of the sanctuary has been sealed shut, and there is a new fire exit at the northeast corner. The robing room, sacristy, organ area, and hallways feature abundant storage cupboards and closets.

In preparing for demolition, the old organ was removed so that its pipes could potentially be reused (we have not yet heard whether this is the case). We found new homes for the old refrigerator and some shelving. Many of the old pews are now in the hands of woodworkers around the city, including Kate Cudney, who is hand-carving a cross to hang above the new altar area. Arcon's carpenters salvaged as much of the old wainscoting and trim pieces as they could and reinstalled these alongside new woodwork. Unusable pieces were sent to local salvage shops rather than to the landfill.

The flooring subcontractors placed new oak floorboards in areas of the sanctuary that had been covered with carpet. Because they could not finish the new floorboards without touching the old boards, they ended up finishing the entire floor of the sanctuary, a bonus that we did not have to pay for.

Likewise, the painters ended up painting all of the walls in the sanctuary as well as the entire east hallway of the Church House. They also applied several coats of stain to the old and new woodwork so that it all matches.

By removing all the old wiring, Arcon's electricians ensured that our electrical systems are now safer. In addition to improved exterior lighting, the electricians installed new interior spotlights and wall washers to illuminate the sanctuary. The lights are variously controlled by conventional wall switches, motion sensors, and by an iPad that can be programmed to create different lighting schemes. There are many more outlets than before, including several embedded in the sanctuary floor, which will accommodate different furniture arrangements.

In the Church House, the chapel now has a glass door and a window to the hallway, both of which brighten that space, which can potentially also be used for meetings and other small gatherings. The single restroom has been replaced by three fully private toilet rooms with grab bars.

The new kitchen features a 6-burner induction cooktop, an efficient fume hood, a convection oven, a commercial dishwasher that can clean a load in just a few minutes, and a capacious three-door refrigerator/freezer. In accordance with permitting requirements, there is a three-basin sink for washing cookware, a two-basin sink for food preparation, and a single-basin hand-washing sink. An adjacent mop closet has a floor sink. For the kitchen and other high-touch areas, Kate Cudney specified low-maintenance materials such as washable wall coverings, cabinets with a thermofoil finish, vinyl flooring, and carpet squares.

Financial Snapshot

As outlined in the 2024 Annual Report, the dollar amounts of the contract with Arcon plus other expenses were expected to total \$1,532,994. As of the end of 2025, our actual expenses beyond the original contract with Arcon include the following: ongoing consultations with Kate Cudney, the building permit, the attorney's fee, the hazardous materials survey, a portion of the street-use permit and its extension into the summer, the extra work for the new floor joists, additional concrete cutting/removal, reconstruction of the marble altar, the removal of old wiring, kitchen appliances, and courtyard fencing. Some of these additional costs have already been offset by credits for installing fewer cabinets in the robing room, applying less extensive waterproofing than anticipated, and installing a simpler bench at the ramp mid-point. In this tally, which represents progress only to the end of December 2025, our actual financial commitments add up to about \$1,490,000.

A Note of Thanks

The Arcon supervisors, carpenters, and electricians have been respectful and communicative. They tidied their work areas so that we could host an open house on November 2, and they have made an effort to clean up all areas affected by their work. We have avoided the ugly problems that often occur in construction projects, especially when they don't wrap up on schedule. Despite the delays, things could have been a lot worse. Demolition and construction activities created a lot of noise and dust but little actual damage: nicks in a few bricks in the retaining walls (already repaired), a dented floor tile (already patched), and one broken stained-glass pane (to be repaired).

Thanks are also due to Heidi Massuco and other Altar Guild members for relocating sacristy items and equipping the temporary worship space in the undercroft; to Joslin Harris-Gane, Owen Ewald, and others on the hospitality crews for hosting many social hours without easy access to a kitchen; to Melissa Morrell and

Kathy Chamberlain for managing the flow of funds between accounts so that we could make prompt payments to Arcon and to Kate Cudney; to Basil Freeling and others for picking up the mail while we waited for the new mailbox to become functional; and to the entire congregation for being patient, adapting to changing conditions, tolerating the inconveniences, and staying out of the way of the workers.

Looking Ahead to 2026

More tasks await us when we are finally able to reoccupy the renovated spaces: furnishing the sanctuary for services, obtaining a health permit for the new kitchen, restocking the kitchen, returning books to the shelves in the Church House hallway, clearing stored items out of the basement rooms, and filling the planter box behind the ramp bench with flowers. Some tasks will require hired experts, primarily to install the restored Hook & Hastings organ in the sanctuary and to re-key all the new door locks. The renovation has already been a long process, it is still not quite finished, and our old buildings will continue to need loving care.



Parish Administrator Report

Basil Freeling

Hello all!

It has been such a gift to be able to work with the Christ Church community here since I started this last Summer. Being in the space while the renovation is completed around me has shown me how much care and time is put into maintaining not only the building, but also the community here, even through hardships. This is a unique place in our current chaotic world, and I hope that everyone here can feel a deep sense of pride in the work and focus they put forward that makes Christ Church what it is.

Kate left very helpful notes for me to learn, and I have been able to continue to streamline the work the office does through their excellent organization. My focus here has been on how to improve accessibility at Christ Church, which includes creating large print bulletins, making sure our newsletter is screen readable, sending paper copies of things to our parishioners who do not use the internet, and working with Rev. Shelly making sure that information sent out is approachable and useful as possible.

Looking forward, we met with the diocese archivist, who has given us some direction on how to organize the 100+ years of physical and digital archive-able materials in our collection. After the renovation is finalized and we are able to begin moving furniture back into the sanctuary wing of the church, we will reassess where materials are stored and find a more efficient way to organize the physical items we keep for our records. This includes financial materials, bulletins and sermons, vestry agendas, historical and building records for Christ Church, and more.

A very special thank you to Kathy, Joslin, Melissa, and Shelly, for teaching me the ropes and helping me learn how to best serve this wonderful community. I hope to continue to see Christ Church flourish through adversity and serve the U-District in a way only it can.

Warmly,

Basil Freeling

Parish Ministry Reports

Parish ministries provide a wide range of opportunities to get involved in the community and work of Christ Church. These reports highlight some of our ministries and we hope to provide more information on these and others throughout the year. If you would like to find out more or to be connected with a particular ministry, please contact the CEC office.

CEC Young Adult Group:

This year, we saw the start of our new young adult social ministry. We had six young adult events in 2025, where we went to see and learn about beavers in Magnuson Park, Frankenstein in the theaters, and many more activities. We learned what worked and what didn't work for our group, and our size of participants varied. Thank you to all those who came out to events with us! - *Emilie Han*

Crucifers:

This year, 4 people served as crucifer throughout the year: Kathy Chamberlain, Becky Haver, Heidi Massucco and Charlotte Philippe. The duties entail: lighting/extinguishing the candles before and after the services, assisting the priest to prepare the Eucharist and carrying the cross during the procession/recession. - *Becky Haver*

Diocesan Convention:

Diocesan Convention this year went smoothly. We passed the diocesan budget, updated some language in our canons, and worked on some small business items. Two more controversial proposals were on the docket. One was a proposal to retire the Diocesan Seal because its imagery is rooted in the history of colonization. This proposal was referred to committee in order to gather input from the Commission for Multicultural Ministries. Another was to ban use of generative large language models for various uses in the Diocese. This got a lot of comments both in support and opposed and was also referred to committee instead of being voted on.

One functional change made to the canons is that Vestry members may now be elected to two consecutive terms before being required to take one year off. This change was made to make it easier to fill the Vestry in small congregations like ours. - *Moss Hope*

Greeters/Ushers:

Ushers and greeters are the first faces that people see on a Sunday morning, so are a very important part of the church, particularly for newcomers. Our greeter, Yukiko Hendrich, does a phenomenal job extending a friendly welcome to everyone. She makes sure that newcomers get a Christ Church mug, information about the church and are introduced to parishioners. Thank you Yukiko!

The job of ushering was easier this year than in the past because there was not quite as much to clean up outside (due to construction fencing and a different entrance). With the smaller space in the undercroft, only one usher was needed each week. Becky Haver and Mary Herdell served as ushers this year. As we move back upstairs, we anticipate needing to resume more robust cleaning on Brooklyn Avenue. Thank you to those who have helped the ushers with extra cleaning when needed: Owen Ewald, Stone Fennell, Nick Goodwin-Stanley, John Hendrich, Yukiko Hendrich and Stephen Rice. - *Becky Haver*

Minor Maintenance Team:

Christ Church is a long-lived church community with a lovely old building in need of lots (lots!) of loving care and maintenance. While we pay to have basic cleaning done and for more complicated jobs that require professionals, we conserve funds by having volunteers undertake many small repair and upkeep tasks.

The list of tasks to be done is long, but many are one-off or occasional tasks. There is something that fits almost any skill level. Some items on our current to do list: battling the local rat population, graffiti removal, window washing, patio and stair washing, dust/spider-web removal, changing light bulbs, fixing molding and other things that should be more securely attached to the building, minor plumbing fixes, painting stuff, washing stuff, etc., etc. And if your talents include organizing people and connecting them with tasks, we could definitely use some help there as well.

Membership in this group has fallen in recent years and we need to rebuild to take the burden off a few core volunteers. Thanks particularly to Joslin Harris-Gane, David Gane, and Owen Ewald for their many hours of work this year.

If you can help, we can certainly find a job that fits your time and talents. Please email office@christchurchseattle.org to let us know and we'll gratefully find the right task for you. - *Kathy Chamberlain*

Music:

Music at Christ church in 2025 was different than anticipated. Rather than a bombastic return with our new organ, we ended up spending our year in more quiet, more stillness than we could have anticipated in 2024. And in that more contemplative time, we enjoyed some truly beautiful musical moments. Lacey Brown continued to lead us in song and worship with her beautiful and brightly guiding voice.

Caity Anderson-Patterson also continued to lead us this year. She continued holding pick up choir once a month and she tried to focus on choosing hymns that help remind us who we are and what grounds us, as well as trying to pick familiar favorites to wrap around us like a warm hug while we continued to worship in the undercroft past the time expected. She also chose several secular pieces to share during Holy Week, hoping to remind us that we can find the sacred in music beyond what's printed in hymnals.

For the last quarter of the year, we had congregation-led music during a couple services a month, with Kathy Chamberlain helping to guide through the hymns. We heard wonderful and intricate solos from Seth Voelker, whose musical creativity and talent we are so blessed to share in. On Christmas Day we also welcomed a new voice, being joined by singer Robin Wilvich, whose singing added much cheer and festive delight to Christmas morning, both leading carols and sharing solos. We also spent more Sundays than ever before without music, which in many ways felt in alignment with our waiting in expectation, our anticipation of being in our "new" space and all that will bring to us and for us.

Thank you ALL for your voices in 2025. In every capacity in which you use them. Christ Church is unique and special for so many reasons, but all of your voices together create a harmony that's unparalleled and unstoppable.

We wait patiently for 2026, as the potential for what our new organ could bring continues to grow. Be on the lookout for the (hopefully) many musical events and opportunities to come! - *Caity Anderson-Patterson*

Newcomer's Team:

The past year has been a year of growth for Christ Episcopal Church. Even as we worship in the basement as the remodeling continues, we have had the opportunity to welcome and get to know many new people.

A big thank you to Yukiko for always greeting people and making sure that all of the newcomers receive a welcome mug. And thank you to all of you who greet each other when we pass the peace, this has made us a more welcoming community.

I am looking forward to the new year and to new growth and being in the new space. - *Carlotta Han*

Readers/Eucharistic Ministers:

This year we had a dedicated group of parishioners who served by reading scripture, leading the prayers of the people and administering the chalice during Eucharist. There were 3 Eucharistic Ministers and 8 lay readers. Those serving were: Simone Ainsworth, Caity Anderson-Patterson, Kathy Chamberlain, Owen Ewald, Becky Haver, Pat Hyland, Heidi Massuco and Charlotte Philippe . A big thank you to them for their service! We could especially use one more person to serve as a Eucharistic Minister. - *Becky Haver*

Rat Patrol:

As you all know, the rats took over the courtyard in a serious way starting in 2024. Volunteers tried to save the courtyard but they were defeated. Orkin was the pest company that had been used for many years but this year it became apparent that they were no longer doing a thorough service. The City of Seattle places heavy blame on CEC, when in reality it is the neighbor restaurants through their mishandling of their food waste that has caused the rat population to explode and the rats have come to our courtyard to live.

We engaged a new pest company in September, Sprague Pest Control. So far, they have done a much better job of helping to control the rat population. The number of rat holes in the courtyard has decreased and we have seen definite progress. They give us thorough updates after each service which is then transmitted to the City of Seattle so that they know that we are doing the best we can under the circumstances. We are hopeful that the City focuses their attention on the restaurants and makes them clean up their act. - *Joslin Harris-Gane*

Social Hour:

Thank you to all who help and attend our bi-monthly Social Hour. It is a rich time for sharing community and delicious food offerings. Thank you to Owen Ewald who graciously and courageously volunteered to take the lead on the 3rd Sunday gathering. This is definitely an endeavor that requires community support, setting up Wilson Hall, making coffee and tea, providing food to share and cleaning up after.

Thank you to all for your support! - *Joslin Harris-Gane*

Street Chaplaincy:

Street Chaplaincy has had an exciting year! Our new monthly packing party format has been a success at giving more people an opportunity to participate in this service to the poor. We also are no longer scrambling week by week to find volunteers to prepare the upcoming Sunday's supply bags. One challenge we have had this year is rising costs of all the items we give out. We had to make hard decisions on some ways to reduce costs moving into next year. We continue to try and meet our neighbors with the items that they say are most needed or hard to get elsewhere. We also continue to struggle to get people signed up to go out with the wagon each week, if you are curious but anxious about how it works, please talk to Hope, she'd love to answer any questions! - *Moss Hope*

PARISH CROSS RECIPIENTS

- 1994 Ray Olson
- 1995 Ruth Legg, Nita Pederson
- 1996 Andrea Franklin, Pat Hyland
- 1997 John Gordon, Don Brown, Joy Pelligrini
- 1998 Ruthmarie Quigley, Mary Stephens
- 1999 Nancy Gantz, Paul Osborne
- 2000 Carolyn Carlstrom, Kathleen Ward
- 2001 Liz Osborne, Edith Burkhalter
- 2002 Nancy Kirkner, Carol Simpson
- 2003 Vinny Thorson, Beth Nelson
- 2004 Robert & Terry Cochrane
- 2005 Cora Lawrence, Br. Michael Stonebraker
- 2006 Al & Jane Johnson
- 2007 Don & Judy Ostrow
- 2008 Verlene Brown, Frank & Judy Pollard
- 2009 Sue Wardle, Jan McNair
- 2010 Doug Adams, Debra Lewis, Linda Donaldson
- 2011 Don Willis
- 2012 Dix Gedney
- 2013 Kathryn Chamberlain
- 2014 Gus Webster
- 2015 Marilyn McGlashan, Dennis Gray
- 2016 Betsy & Todd Voelker, Pat Miller
- 2017 Bernita Jackson, Francis Van Dusen, Jr
- 2018 Carlotta Woodward Han, Ellen Woodward Ewald
- 2019 Susan Folk, Wes Ono
- 2020 Joslin Harris-Gane, Melissa Morrell
- 2021 Emilie Han, Mary Lou Hatcher
- 2022 Heidi Massuco, Becky Haver
- 2023 Kathy Bowie, Gene Leonardson
- 2024 Caity Anderson-Patterson, Owen Ewald
- 2025 Charlotte Pratt

Notes

CHRIST EPISCOPAL CHURCH

A parish community that has been active for over
100 years in Seattle's University District

God Loves Weirdos

A special thank you to all who contributed reports for the Annual Report!

*Document designed and compiled by Basil Freeling
Logo and style design by Rev. Chris McPeak*

2025 VESTRY

Becky Haver, Senior Warden,
Caitlin Anderson-Patterson, Junior Warden,
Emilie Han,
Stephen Rice,
Maddie Parsons,
Danielle Hope,
Pat Hyland

Melissa Morrell, Treasurer

STAFF AT CHRIST CHURCH

The Rev. Shelly Fayette, *Rector*

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