NEIGHBORHOOD HOUSING SERVICES OF GREATER BERKS, INC., PENNSYLVANIA HOME LENDING COLLABORATIVE, INC., NEIGHBORHOOD HOUSING SERVICES OF THE LEHIGH VALLEY, INC., AND COMMUNITY WORKFORCE FUND, LLC

CONSOLIDATED FINANCIAL STATEMENTS, SUPPLEMENTARY INFORMATION, AND COMPLIANCE SECTION

As of and for the Years Ended December 31, 2025 and 2024

And Reports of Independent Auditor

Cherry Bekaert LLP
Your Guide Forward

NEIGHBORHOOD HOUSING SERVICES OF GREATER BERKS, INC.,
PENNSYLVANIA HOME LENDING COLLABORATIVE, INC.,
NEIGHBORHOOD HOUSING SERVICES OF THE LEHIGH VALLEY, INC., AND
COMMUNITY WORKFORCE FUND, LLC
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Report of Independent Auditor

To the Board of Directors
Neighborhood Housing Services of Greater Berks, Inc.,
Pennsylvania Home Lending Collaborative, Inc., and
Neighborhood Housing Services of the Lehigh Valley, Inc.
Community Workforce Fund, LLC
Reading, Pennsylvania

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of Neighborhood Housing Services of Greater Berks, Inc. and affiliates, Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc. (nonprofit organizations), and Community Workforce Fund, LLC which comprise the consolidated statement of financial position as of December 31, 2025, and the related consolidated statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the consolidated financial statements.

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC as of December 31, 2025, and the changes in their net assets and their cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are required to be independent of Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Prior Year Consolidated Financial Statements

The consolidated financial statements of Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., and Neighborhood Housing Services of the Lehigh Valley, Inc. as of December 31, 2024, were audited by other auditors whose report dated May 16, 2025, expressed an unmodified opinion on those statements.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC's ability to continue as a going concern within one year after the date that the consolidated financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the consolidated financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the consolidated financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the consolidated financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the consolidated financial statements as a whole. The accompanying consolidating schedules of financial position, consolidating schedules of activities, consolidating schedules of functional expenses, consolidating schedules of cash flows, schedule of financial position for Neighborhood Reinvestment Corporation dba NeighborWorks America Grants, the schedule of activities for Neighborhood Reinvestment Corporation dba NeighborWorks America Grants, and the Schedule of Expenditures of Federal Awards are presented for purposes of additional analysis and are not a required part of the consolidated financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the consolidated financial statements. The information has been subjected to the auditing procedures applied in the audit of the consolidated financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the consolidated financial statements or to the consolidated financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects, in relation to the consolidated financial statements as a whole.

The 2024 consolidating schedules of financial position, consolidating schedules of activities, consolidating schedules of functional expenses, consolidating schedules of cash flows, schedule of financial position for Neighborhood Reinvestment Corporation dba NeighborWorks America Grants, and the schedule of activities for Neighborhood Reinvestment Corporation dba NeighborWorks America Grant were subjected to the auditing procedures applied in the 2024 audit of the financial statements by other auditors, whose report on such information stated that it was fairly stated in all material respects in relation to the 2024 financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 25, 2026, on our consideration of Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc. and Community Workforce Fund, LLC's internal control over financial reporting, and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., and Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC's internal control over financial reporting and compliance.

Cherry Bekaert LLP

Reading, Pennsylvania
June 25, 2026

NEIGHBORHOOD HOUSING SERVICES OF GREATER BERKS, INC., PENNSYLVANIA HOME LENDING COLLABORATIVE, INC., NEIGHBORHOOD HOUSING SERVICES OF THE LEHIGH VALLEY, INC., AND COMMUNITY WORKFORCE FUND, LLC

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

DECEMBER 31, 2025 AND 2024

	2025	2024
ASSETS		
Cash	$ 4,131,884	$ 2,996,262
Cash - restricted for lending activities	13,931	187,574
Government grants receivable	635,143	193,096
Other receivables	7,300	8,621
Prepaid expenses	37,791	43,988
Mortgages and loans receivable	20,105,327	17,948,228
Allowance for credit losses	(1,005,267)	(897,412)
Total mortgages and loans receivable, net	19,100,060	17,050,816
Leasehold improvements and equipment, net of depreciation	65,447	71,690
Right-of-use asset - operating lease	137,697	202,173
Right-of-use asset - finance lease	21,798	29,491
Total Assets	$ 24,151,051	$ 20,783,711
LIABILITIES AND NET ASSETS		
Liabilities:		
Accounts payable	$ 111,509	$ 104,646
Salaries and wages payable	65,134	44,447
Payroll taxes and related liabilities	20,008	9,653
Unearned revenue	9,048	12,452
Loan funds held for distribution	13,931	187,574
Accrued interest payable	109,522	96,312
Escrows payable	21,223	34,114
Notes payable, net	14,923,233	11,813,960
Operating lease liability	146,011	211,335
Finance lease liability	22,785	30,200
Total Liabilities	15,442,404	12,544,693
Net Assets:		
Without donor restrictions	8,079,307	7,603,811
With Donor Restrictions:		
Time or purpose restrictions	358,361	360,810
Restricted in perpetuity	270,979	274,397
Total With Donor Restrictions	629,340	635,207
Total Net Assets	8,708,647	8,239,018
Total Liabilities and Net Assets	$ 24,151,051	$ 20,783,711

The accompanying notes to the consolidated financial statements are an integral part of these statements.

NEIGHBORHOOD HOUSING SERVICES OF GREATER BERKS, INC.,
PENNSYLVANIA HOME LENDING COLLABORATIVE, INC.,
NEIGHBORHOOD HOUSING SERVICES OF THE LEHIGH VALLEY, INC., AND
COMMUNITY WORKFORCE FUND, LLC
CONSOLIDATED STATEMENTS OF ACTIVITIES

YEARS ENDED DECEMBER 31, 2025 AND 2024

	2025			2024		
	Without Donor Restrictions	**With Donor Restrictions**	**Total**	**Without Donor Restrictions**	**With Donor Restrictions**	**Total**
Revenue and Support:						
Grants	$ 2,184,025	$ -	$ 2,184,025	$ 1,297,687	$ -	$ 1,297,687
Health for Housing Investment (HHI) program grant	175,000	-	175,000	-	-	-
Let's Invest for Tomorrow (LIFT) program grant	600	-	600	3,000	-	3,000
Contributions	87,800	53,000	140,800	18,151	90,349	108,500
Fee revenue	683,508	-	683,508	529,686	-	529,686
Mortgage interest	1,138,135	-	1,138,135	942,918	-	942,918
Interest income	97,797	-	97,797	80,176	-	80,176
Loss on sale of equipment	-	-	-	(1,354)	-	(1,354)
Miscellaneous	10,574	-	10,574	21,382	-	21,382
Net assets released from restriction	58,867	(58,867)	-	28,296	(28,296)	-
Total Revenue and Support	4,436,306	(5,867)	4,430,439	2,919,942	62,053	2,981,995
Expenses:						
Program services	3,757,275	-	3,757,275	2,580,374	-	2,580,374
Supporting services:						
Administrative and general	178,359	-	178,359	176,855	-	176,855
Fundraising	25,176	-	25,176	12,706	-	12,706
Total Expenses	3,960,810	-	3,960,810	2,769,935	-	2,769,935
Change in net assets	475,496	(5,867)	469,629	150,007	62,053	212,060
Net assets, beginning of year	7,603,811	635,207	8,239,018	7,453,804	573,154	8,026,958
Net assets, end of year	$ 8,079,307	$ 629,340	$ 8,708,647	$ 7,603,811	$ 635,207	$ 8,239,018

The accompanying notes to the consolidated financial statements are an integral part of these statements.

NEIGHBORHOOD HOUSING SERVICES OF GREATER BERKS, INC.,
PENNSYLVANIA HOME LENDING COLLABORATIVE, INC.,
NEIGHBORHOOD HOUSING SERVICES OF THE LEHIGH VALLEY, INC., AND
COMMUNITY WORKFORCE FUND, LLC
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES

YEAR ENDED DECEMBER 31, 2025

	Program Services	Supporting Services			
	Home Ownership and Lending	Administrative and General	Fundraising	Total Support Services	Total
Salaries	$ 1,211,181	$ 103,080	$ 5,425	$ 108,505	$ 1,319,686
Payroll taxes	95,474	7,848	413	8,261	103,735
Employee benefits	126,555	6,998	368	7,366	133,921
Total Salaries and Related Benefits	1,433,210	117,926	6,206	124,132	1,557,342
OK program expense	359,250	-	-	-	359,250
Legal and professional	336,137	14,971	-	14,971	351,108
Credit loss expense	624,635	-	-	-	624,635
Office lease	62,819	16,117	-	16,117	78,936
Insurance	8,829	354	-	354	9,183
Utilities, property taxes, and repairs	1,375	-	-	-	1,375
Office expense	5,783	4,111	521	4,632	10,415
Travel and conferences	51,554	6,574	3,022	9,596	61,150
Communications	4,871	-	256	256	5,127
Equipment maintenance	1,307	1,067	-	1,067	2,374
Mortgage processing	10,984	-	-	-	10,984
Marketing/advertising	127,691	-	6,642	6,642	134,333
Dues and subscriptions	44,035	2,461	-	2,461	46,496
Interest expense	511,745	1,816	-	1,816	513,561
Bank fees	2,063	915	-	915	2,978
Miscellaneous	160,829	4,915	8,529	13,444	174,273
Total Expenses Before Depreciation	3,747,117	171,227	25,176	196,403	3,943,520
Depreciation expense	10,158	7,132	-	7,132	17,290
Total Expenses	$ 3,757,275	$ 178,359	$ 25,176	$ 203,535	$ 3,960,810

The accompanying notes to the consolidated financial statements are an integral part of these statements.

NEIGHBORHOOD HOUSING SERVICES OF GREATER BERKS, INC.,
PENNSYLVANIA HOME LENDING COLLABORATIVE, INC., AND
NEIGHBORHOOD HOUSING SERVICES OF THE LEHIGH VALLEY, INC.
CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES

YEAR ENDED DECEMBER 31, 2024

	Program Services	Supporting Services			
	Home Ownership and Lending	Administrative and General	Fundraising	Total Support Services	Total
Salaries	$ 1,106,486	$ 99,525	$ 5,238	$ 104,763	$ 1,211,249
Payroll taxes	89,304	7,461	393	7,854	97,158
Employee benefits	188,842	6,800	358	7,158	196,000
Total Salaries and Related Benefits	1,384,632	113,786	5,989	119,775	1,504,407
OK program expense	246,830	-	-	-	246,830
Legal and professional	223,310	20,824	-	20,824	244,134
Credit loss expense	169,126	-	-	-	169,126
Office lease	62,693	15,673	-	15,673	78,366
Insurance	7,778	-	-	-	7,778
Utilities, property taxes, and repairs	1,764	123	-	123	1,887
Office expense	6,166	4,907	577	5,484	11,650
Travel and conferences	31,791	4,865	1,921	6,786	38,577
Communications	3,042	-	160	160	3,202
Equipment maintenance	1,307	23	-	23	1,330
Mortgage processing	6,313	-	-	-	6,313
Marketing/advertising	25,279	37	1,302	1,339	26,618
Dues and subscriptions	21,850	1,364	-	1,364	23,214
Interest expense	315,087	1,879	-	1,879	316,966
Bank fees	7,574	1,680	-	1,680	9,254
Miscellaneous	47,205	7,037	2,757	9,794	56,999
Total Expenses Before Depreciation	2,561,747	172,198	12,706	184,904	2,746,651
Depreciation expense	18,627	4,657	-	4,657	23,284
Total Expenses	$ 2,580,374	$ 176,855	$ 12,706	$ 189,561	$ 2,769,935

The accompanying notes to the consolidated financial statements are an integral part of these statements.

NEIGHBORHOOD HOUSING SERVICES OF GREATER BERKS, INC., PENNSYLVANIA HOME LENDING COLLABORATIVE, INC., NEIGHBORHOOD HOUSING SERVICES OF THE LEHIGH VALLEY, INC., AND COMMUNITY WORKFORCE FUND, LLC

CONSOLIDATED STATEMENTS OF CASH FLOWS

YEARS ENDED DECEMBER 31, 2025 AND 2024

	2025	2024
Cash flows from operating activities:		
Change in net assets	$ 469,629	$ 212,060
Adjustments to reconcile change in net assets to net cash flows from operating activities:		
Credit loss expense	624,635	169,126
Depreciation	17,290	23,284
Amortization of finance lease	7,693	7,694
Loss on sale of equipment	-	1,354
Noncash lease expense	67,202	67,202
Changes in operating assets and liabilities:		
Government grants receivable	(442,047)	(2,664)
Other receivables	1,321	201,421
Prepaid expenses	6,197	7,034
Accounts payable	6,863	2,586
Salaries and wages payable	20,687	1,229
Payroll taxes and related liabilities	10,355	(1,329)
Unearned revenue	(3,404)	(215,552)
Accrued interest payable	13,210	(27,580)
Escrows payable	(12,891)	(17,246)
Operating lease liability	(68,050)	(66,069)
Net cash flows from operating activities	718,690	362,550
Cash flows from investing activities:		
Purchase of land, buildings, and equipment	(11,047)	(7,854)
Loan funds held for distribution	(173,643)	(298,318)
Principal payments received on mortgages and loans outstanding	2,506,460	2,187,215
New mortgages issued	(5,180,339)	(4,898,135)
Net cash flows from investing activities	(2,858,569)	(3,017,092)
Cash flows from financing activities:		
Repayments of Paycheck Protection Program loans	-	(28,470)
Repayments of notes payable	(808,627)	(745,228)
Proceeds from notes payable	3,917,900	3,500,000
Repayments of finance lease liability	(7,415)	(7,111)
Net cash flows from financing activities	3,101,858	2,719,191
Net change in cash	961,979	64,649
Cash, beginning of year	3,183,836	3,119,187
Cash, end of year	$ 4,145,815	$ 3,183,836
Reconciliation of cash, end of year:		
Cash	$ 4,131,884	$ 2,996,262
Cash - restricted for lending activities	13,931	187,574
	$ 4,145,815	$ 3,183,836
Supplemental disclosures of cash flow information:		
Cash paid during the year for interest	$ 499,219	$ 343,108
Cash paid for interest on finance lease	$ 1,132	$ 1,438

The accompanying notes to the consolidated financial statements are an integral part of these statements.

Note 1—Nature of operations and summary of significant accounting policies

Nature of Activities – Neighborhood Housing Services of Greater Berks, Inc. (“NHS”) is accredited as a Community Development Financial Institution (“CDFI”). NHS provides comprehensive revitalization programs to halt and reverse disinvestment in the County of Berks, primarily within the City of Reading, through a coordinated reinvestment strategy that involves neighborhood residents, the financial community, the City, and the County working together. The organization promotes community development by assisting residents in obtaining loans from lending institutions, making loans for home purchases, and home improvements available to residents who, because of limited financial means and resources, cannot obtain loans from lending institutions. NHS also provides services to the County of Philadelphia on a limited basis. NHS has expanded its footprint to western Pennsylvania via a note payable with a local bank and intends to utilize capital funds for first time homebuyers continuing down payment assistance and closing cost assistance loans in that area.

In December 2014, another related entity was incorporated, Pennsylvania Home Lending Collaborative, Inc. (“PHLC”). PHLC is related to NHS as a result of their common management and of their financial interrelationship. PHLC began lending operations in 2015 and is organized to provide similar services as NHS to the entire Commonwealth of Pennsylvania. In June 2016, the bylaws and articles of incorporation of PHLC were amended making NHS the sole member organization of PHLC.

Effective October 1, 2018, NHS acquired Neighborhood Housing Services of the Lehigh Valley, Inc. (“NHSLV”) becoming the sole member of NHSLV. NHSLV is a not-for-profit community development organization incorporated under the laws of the Commonwealth of Pennsylvania and licensed by the Pennsylvania Department of Banking for the purposes of providing rehabilitation, housing, and financial counseling for residents in Lehigh and Northampton Counties and providing low interest loans to needy first-time homebuyers for purchase and homeowners for repair.

Community Workforce Fund, LLC (“CWF”) is a private equity fund formed on June 13, 2025, for the purpose of supporting affordable homeownership across Pennsylvania. CWF is currently wholly owned by Neighborhood Housing Services of Greater Berks, Inc. and is structured to admit additional investors in future periods. Notwithstanding the admission of additional members, the Organization expects to continue consolidating CWF, as it serves as the Manager and retains control over the entity’s most significant operating and investment decisions in accordance with the operating agreement. While the entity was formed and capable of operations in 2025, activity through December 31, 2025 was limited to organizational matters, including the establishment of a bank account, and significant capital funding and investment activity is expected to commence in 2026.

Principles of Consolidation – The accompanying consolidated financial statements include the accounts of the Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC (the “Organizations”). Significant transactions between the Organizations, including intercompany balances, have been eliminated in the consolidation.

Basis of Accounting – The consolidated financial statements of the Organizations have been prepared on the accrual basis of accounting, in conformity with accounting principles generally accepted in the United States of America.

Note 1—Nature of operations and summary of significant accounting policies (continued)

Cash – For purposes of reporting cash flows, the Organizations consider all cash deposited in bank accounts, including certificates of deposit, to be cash on the accompanying consolidated statements of financial position.

At various times during the years, the Organizations had cash balances in excess of the federally insured limit in deposit accounts at local banks. No funds obtained from Neighborhood Reinvestment Corporation dba NeighborWorks America exceeded the limit.

Restricted cash includes funds restricted for lending activities and other program initiatives as noted below at December 31:

	2025	2024
PA Housing Affordability and Rehabilitation Enhancement Funds	$ 9,255	$ 185,155
CDFI Rapid Response Program	4,676	2,419
	$ 13,931	$ 187,574

Loan funds held for distribution is a corresponding liability for the restricted cash included above.

Financial Instruments – The Organizations have a number of financial instruments, none of which are held for trading purposes. The Organizations estimate that the fair value of most of their financial instruments at December 31, 2025 do not differ materially from the aggregate carrying value of the financial instruments recorded in the accompanying consolidated statements of financial position. It was not possible to estimate the fair values of the mortgages and loans receivable due to the nature of the mortgages and loans and the nonprofit motive used in the lending process. Considerable judgment is required in interpreting market data to develop the estimate of fair value and, accordingly, the estimates are not necessarily indicative of the amount the Organizations could realize in the current market exchange.

Mortgages and Loans Receivable – Mortgages and loans receivable are stated at the amount of unpaid principal, reduced by an allowance for credit losses.

Allowance for Credit Losses – The Organizations maintain an allowance for credit losses for expected uncollectible mortgages and loans receivable, which is recorded as an offset to mortgages and loans receivable, and provisions for credit losses are recorded in expenses in the consolidated statements of functional expenses. At each consolidated statement of financial position date, the Organizations recognize an expected allowance for credit losses. In addition, this estimate is updated to reflect any changes in credit risk since the receivable was initially recorded. This estimate is calculated on a pooled basis where similar risk characteristics exist.

The allowance for current expected credit losses is based on a review of customer accounts and considers historical credit loss information that is adjusted for current conditions and reasonable and supportable forecasts regarding future events and any other factors deemed relevant by the Organizations. The allowance for credit losses is reviewed on an annual basis to assess the adequacy of the allowance.

The Organizations write off receivables when there is information that indicates the debtor is facing significant financial difficulty and there is no possibility of recovery. If any recoveries are made from any accounts previously written off, they will be recognized as an offset to credit loss expense in the year of recovery, in accordance with the Organizations' accounting policy election.

Note 1—Nature of operations and summary of significant accounting policies (continued)

Leasehold Improvements and Equipment – Purchased leasehold improvements and equipment are capitalized at cost. Donations of property and equipment are recorded as contributions at their fair market value. The Organizations' policy is to capitalize any assets in excess of $500 with an estimated useful life of more than one year. Depreciation is computed using the straight-line method over the estimated useful lives of the related assets as follows:

Leasehold improvements	10 to 40 years
Software license	15 years
Office furniture and equipment	5 to 10 years
Computer equipment	3 to 5 years

Maintenance and repairs of leasehold improvements and equipment are charged to operations and major improvements are capitalized. Upon retirement, sale, or other disposition of leasehold improvements and equipment, the cost and accumulated depreciation are eliminated from the accounts, and gain or loss is included in operations. Construction in progress is stated at cost and consists primarily of costs incurred in the construction of building improvements. No provision for depreciation is made on construction in progress until the assets are complete and placed into service.

Leases – The Organizations are the lessee of office space and copiers. The Organizations determine if an arrangement is a lease at inception. In evaluating contracts to determine if they qualify as a lease, the Organizations consider factors such as if they have obtained substantially all of the rights to the underlying asset through exclusivity, if they can direct the use of the asset by making decisions about how and for what purpose the asset will be used, and if the lessor has substantive substitution rights. This evaluation may require significant judgment. The office space is included in right-of-use (“ROU”) asset - operating lease and operating lease liability on the consolidated statements of financial position. The copiers were determined to be a finance lease and is included in right-of-use asset - finance lease and finance lease liability on the consolidated statements of financial position.

The Organizations elected the practical expedient to not recognize ROU assets and liabilities for operating leases with shorter than 12-month terms. These leases will be expensed on a straight-line basis, and no operating lease liability will be recorded.

The Organizations elected the practical expedient to use the risk-free rate as the discount rate for all leases based on the information available at commencement date in determining the present value of lease payments.

ROU assets represent the Organizations’ right to use an underlying asset for the lease term and lease liabilities represent their obligation to make lease payments arising from the lease. Operating lease ROU assets and liabilities are recognized at commencement date based on the present value of lease payments over the lease term. The Organizations use a risk-free rate based on the information available at the commencement date in determining the present value of lease payments. The operating lease ROU assets also include any lease payments made and excludes lease incentives. The Organizations’ lease terms may include options to extend or terminate the lease. When it is reasonably certain that they will exercise the option the ROU assets and liabilities will be recalculated and adjusted. Lease expense for lease payments is recognized on a straight-line basis over the lease term.

Note 1—Nature of operations and summary of significant accounting policies (continued)

Finance lease ROU assets and liabilities are recognized similar to an operating lease, at the lease commencement date or the date the lessor makes the leased asset available for use. Finance lease right-of-use assets are generally amortized on a straight-line basis over the lease term, and the carrying amount of the finance lease liabilities are (1) accreted to reflect interest using the incremental borrowing rate if the rate implicit in the lease is not readily determinable, and (2) reduced to reflect lease payments made during the period. Amortization expense for finance lease ROU assets and interest accretion on finance lease liabilities are recorded to interest expense in the Organizations' consolidated statements of functional expenses.

Variable lease costs are not included within the measurement of the lease liability as they are entirely variable and the difference between the portion captured within the lease liability and the actual cost will be expensed as incurred. There are no associated variable lease costs with the leases noted above.

The Organizations' lease agreements do not contain any material residual value guarantees or material restrictive covenants.

Net Assets – The Organizations are required to report information regarding their financial position and activities according to two classes of net assets:

Net Assets Without Donor Restrictions - Net assets without donor restrictions include funds not subject to donor-imposed stipulations. In general, the revenues received, and expenses incurred in conducting the Organizations' charitable mission are included in this category.

Net Assets With Donor Restrictions - Net assets with donor restrictions include gifts, grants, and pledges whose use by the Organizations has been limited by donors to later periods of time or after specified dates, or to specified purposes.

The Organizations report gifts of cash and other assets as revenue with donor restrictions if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, the net assets are reclassified as net assets without donor restriction and reported in the consolidated statements of activities as net assets released from restrictions.

Some net assets with donor restrictions include a stipulation that assets provided be maintained permanently (perpetual in nature) while permitting the Organizations to expend the income generated by the assets in accordance with the provisions of additional donor-imposed stipulations or a Board approved spending policy.

Contributions – The Organizations recognize revenue from contributions in accordance with Accounting Standards Update (ASU) 2018-08, *Not-For-Profit Entities (Topic 958); Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made*. In accordance with ASU 2018-08, the Organizations evaluate whether a transfer of assets is (1) an exchange transaction in which a resource provider is receiving commensurate value in return for the resources transferred or (2) a contribution. If the transfer of assets is determined to be an exchange transaction, the Organizations apply guidance under ASC-606. If the transfer of assets is determined to be a contribution, the Organizations evaluate whether the contribution is conditional based upon whether the agreement includes both (1) one or more barriers that must be overcome before the Organizations are entitled to the assets transferred and promised, and (2) a right of return of assets transferred or a right or release of a promisor's obligation to transfer assets.

Note 1—Nature of operations and summary of significant accounting policies (continued)

The Organizations record unconditional contributions as net assets with donor restrictions if they are received with donor stipulations that limit their use either through purpose of time. Contributions with conditions are recorded as revenue when the conditions have been substantially met, or explicitly waived by the donor, and are recorded as support with or without donor restrictions, depending on the existence of any donor restrictions. When donor restrictions expire, that is when a purpose restriction is fulfilled or a time restriction ends, net assets with donor restrictions are reclassified to net assets without donor restrictions, and reported in the consolidated statements of activities as net assets released from restrictions. Contributions with donor restrictions that are used for the purpose specified by the donor in the same year as the contribution is received are recognized as revenue without donor restrictions.

Grants – Support received under grants with federal, state, and local agencies are considered nonreciprocal transactions and follow the guidance for contributions. These grants are recorded as public support in the appropriate fund when the conditions are met, including incurring related costs and/or meeting program requirements. Grants receivable represent amounts due for expenditures incurred or program requirements met prior to year-end. Unearned amounts represent cash received in advance of the conditions being met.

Contributed Nonfinancial Assets – Contributed nonfinancial assets are presented as support without donor restrictions unless explicit donor stipulations specify how the donated assets must be used. Gifts of long-lived assets with explicit restrictions that specify how the assets are to be used and gifts of cash or other assets that must be used to acquire long-lived assets are reported as support with donor restrictions. Absent explicit donor stipulations about how long those long-lived assets must be maintained, the Organizations report expirations of donor restrictions when the donated or acquired long-lived assets are placed in service (as the assets are used in the Organizations' activities).

Donated services are recognized as contributions if the services (a) create or enhance nonfinancial assets or (b) required specialized skills, are performed by people with those skills, and would otherwise be purchased by the Organizations. A number of unpaid volunteers, which include the directors of the Organizations, have made significant contributions of their time toward developing and achieving the Organizations' goals and objectives. However, no amounts have been included in the consolidated financial statements for donated director or volunteer services, since they do not meet the criteria for recognition.

Revenue Recognition – The Organizations recognize revenue in accordance with Financial Accounting Standards Board (FASB), Accounting Standards Codification Topic 606, *Revenue from Contracts with Customers* (ASC 606), which applies to exchange transactions with customers that are bound by contract or similar arrangement and establishes a performance obligation approach to revenue recognition. The Organizations recognize the following exchange transaction revenue in its consolidated statements of activities:

Rehabbed Property Sales – NHS rehabilitates properties to sell to approved buyers. NHS determines the sales price and enters into a contract with the buyer to purchase the property. The sales price is transferred at settlement with revenue being recognized at that time.

Note 1—Nature of operations and summary of significant accounting policies (continued)

Fee Revenue – The Organizations' primary business is secondary lending to first-time homebuyers. The Organizations charge customers certain fees associated with applying for, producing, and releasing these loans. The fees charged are as follows:

Application Fees - A fee is charged for each application processed. This fee is taken at the time of application and recognized at that point in time when the application is completed.

Origination Fees - This fee takes into consideration the time that the loan information is put into the system and set up to the time the loan is approved via underwriting. This fee is contingent on settlement. The fee is charged to the customer and recognized as revenue at the time of settlement.

Processing Fees - This fee takes into consideration the time from loan approval to post closing. This fee is contingent on settlement. The fee is charged to the customer and recognized as revenue at the time of settlement.

Wire Transfer Fees - In an effort to become more "green," NHS is cutting fewer checks for settlements and most, if not all, funds for settlement are handled via wire transactions. The wire transfer fees are based on the amount the banks charge for the transfers for settlement. This fee is contingent on settlement. The fee is charged to the customer and recognized as revenue at the time of settlement.

Mortgage Interest - The interest income on the mortgages and loans receivable is recognized when received. The mortgages and loans are granted with terms designed to minimize the likelihood of financial stress, and with interest rates that are generally at or below the prevailing market rate.

As of December 31, 2025 and 2024, there were no receivables related to fee revenue.

Advertising Costs – The Organizations expense advertising costs as they are incurred. Total expense was $134,333 and $26,618 for the years ended December 31, 2025 and 2024, respectively.

Functional Expense Allocations – Expenses that can be identified with specific programs and support services are allocated directly to their natural expenditure classification. Expenses relating to more than one function are allocated to program and supporting services based on the Organizations' estimate of time spent by key personnel between functions.

Tax-Exempt Status – NHS, PHLC, and NHSLV have been granted tax-exempt status by the Internal Revenue Service under Section 501(c)(3) of the Internal Revenue Code. Community Workforce Fund, LLC is a Delaware limited liability company. The Organizations file federal and state information returns as required. There is no current year provision for federal or state income taxes.

In accordance with generally accepted accounting principles, the Organizations account for uncertain tax positions relative to unrelated business income, if any, as required.

Note 1—Nature of operations and summary of significant accounting policies (continued)

Use of Estimates – The preparation of consolidated financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the consolidated financial statements, and the reported amounts of revenues and expenses, including functional allocations, during the reporting period. Actual results could differ from those estimates.

Subsequent Events – In preparing these financial statements, the Organization has evaluated events and transactions for potential recognition or disclosure through June 25, 2026, the date the financial statements were available to be issued.

In May 2026, Keystone Prospera Fund, LLC, a Delaware limited liability company, was formed to support affordable homeownership initiatives. The entity is managed by Neighborhood Housing Services of Greater Berks, Inc. and is structured to admit additional investors.

Note 2—Programs and services

The core program of the Organizations include:

Home Ownership and Lending
The Organizations offer assistance through a variety of programs to clients who are preparing to become homeowners and offer several types of loans to assist first-time homebuyers. The programs include lending for home purchase assistance and home repairs, homebuyer education, and budget and credit counseling.

The Organizations are collaborating with six other established NeighborWorks organizations that cover the majority of Pennsylvania in their collective service areas. In the interest of providing financial assistance to low/moderate income clients seeking first time home ownership in their regions, the Organizations were asked to lead the creation of a lending effort whereby the Organizations could provide lending services and capital to their constituents who qualify.

NHSLV distributes program information and administers the Home Ownership Outreach Program (HOOP) in the City of Allentown, City of Bethlehem, City of Easton, and Lehigh and Northampton County. The staff qualifies applicants for this homebuyer mortgage program. NHSLV facilitates and originates soft second mortgages or grants to assist with down payment and closing costs. NHSLV also provides financial counseling and/or referrals for consumers with budget, credit, or home ownership needs. Information is provided on the variety of loan programs available through local municipalities and other agencies.

In 2022, NHS partnered with The Greater Reading Chamber Alliance to provide small business loans to the Berks County community, with particular emphasis to entities in the City of Reading.

Note 3—Receivables and contingent liability

Mortgages and Loans Receivable – The Organizations have $20,105,327 and $17,948,228 of gross outstanding mortgages and loans receivable from residents of the Greater Berks County area, Philadelphia, Pittsburgh, and the Lehigh Valley for the purchase of low to moderate income housing at December 31, 2025 and 2024, respectively. While all loans accrue interest, management has determined that any accrual would be immaterial to overall financial statements of the Organizations. The following tables provide information on the loan portfolio:

	Dollar Amount	Percent	Number Amount	Percent
December 31, 2025:				
Total mortgages and loans receivable	$ 20,105,327	100.0 %	1,623	100.0 %
Less than 30 days past due	17,515,706	87.1	1,379	85.0
30 to 90 days past due	1,602,149	8.0	148	9.1
Greater than 90 days past due	987,472	4.9	96	5.9

	Dollar Amount	Percent	Number Amount	Percent
December 31, 2024:				
Total mortgages and loans receivable	$ 17,948,228	100.0 %	1,511	100.0 %
Less than 30 days past due	14,834,282	82.7	1,238	81.9
30 to 90 days past due	1,745,021	9.7	146	9.7
Greater than 90 days past due	1,368,925	7.6	127	8.4

Interest rates range from 2.00% to 10.99% and maturity dates range from 2026 to 2055. Given the relative homogeneity of the borrowers (in terms of credit risk) and mortgages and loans (in terms of type, amount, and underwriting standards) in the program, the Organizations manage this loan program on a collective basis. A loss-rate method for estimating expected credit losses on a pooled basis is applied for the mortgages and loans in the portfolio segment that continue to exhibit similar risk characteristics. The Organizations consider historical loss information (updated for current conditions and reasonable and supportable forecasts that affect the collectability of the amortized cost basis of the pool) using a loss-rate approach.

Note 3—Receivables and contingent liability (continued)

The allowance for credit losses represents management's best estimate of potential losses on outstanding mortgages and loans, considering the financial condition of the borrowers, fair market value of the collateral, and general economic conditions in the industry. At December 31, 2025 and 2024, the reserve for loan losses of $1,005,267 and $897,412, respectively, pertains to loans evaluated on a collective basis.

Activity in the allowance for credit losses is as follows:

	2025	2024
Balance at beginning of year	$ 897,412	$ 778,786
Credit loss expense	624,635	169,126
Loans sold	(704,558)	-
Charge offs	(90,346)	(50,500)
Recoveries	278,124	-
Balance at end of year	$ 1,005,267	$ 897,412

Note 4—Leasehold improvements and equipment

Leasehold improvements and equipment at December 31 consist of the following:

	2025	2024
Leasehold improvements	$ 108,483	$ 108,483
Software license	20,981	20,981
Furniture and equipment	59,837	59,837
Computer equipment	56,731	45,684
	246,032	234,985
Accumulated depreciation	(180,585)	(163,295)
	$ 65,447	$ 71,690

Note 5—Leases

NHS leases office space, through an operating lease, for its administrative offices and home ownership center. This lease has an initial term of five years and is renewable for two additional five-year terms. In January 2023, NHS exercised the renewal option for one additional five-year term through January 2028. The base rent includes heat, air conditioning, water, sewer, and trash expenses.

In May 2017, NHS entered into a lease for additional office space, through an operating lease, for an initial term of five years and nine months renewable for two additional five-year terms through January 2033. In January 2023, NHS exercised the renewal option for one additional five-year term through January 2028. In addition to base rent, NHS will pay additional rent totaling 3% of the property expenses incurred, including real estate taxes, maintenance and repair, electricity, lawn care and landscaping, snow removal, garbage removal, fire alarm service, security, parking lot maintenance and repair, and janitorial services.

Note 5—Leases (continued)

NHS is also the lessee of copiers under a finance lease.

NHS included the following amounts related to operating and finance lease assets and liabilities within the consolidated statements of financial position at December 31:

			2025		2024
Assets	Classification				
Operating lease	Operating lease - right-of-use asset	$	137,697	$	202,173
Finance lease	Finance lease - right-of-use asset		21,798		29,491
	Total lease assets	$	159,495	$	231,664
Liabilities					
Operating lease	Operating lease liability	$	146,011	$	211,335
Finance lease	Finance lease liability		22,785		30,200
	Total lease liabilities	$	168,796	$	241,535

The components of lease expense were as follows for the years ended December 31:

		2025		2024
Operating lease expense	$	67,202	$	67,202
Finance lease amortization	$	7,693	$	7,694
Interest on finance lease liabilities	$	1,132	$	1,438

Supplemental cash flow information related to leases was as follows for the years ended December 31:

		2025		2024
Cash paid for amounts included in the measurement of lease				
Operating cash flows from operating lease	$	68,050	$	66,069
Financing cash flows from finance lease (i.e., principal portion)	$	7,415	$	7,111
Operating cash flows from finance lease (i.e., interest)	$	1,132	$	1,438

Note 5—Leases (continued)

Supplemental balance sheet information related to leases was as follows as of December 31:

	2025	2024
Weighted Average Remaining Lease Term		
Operating lease	2.08 years	3.08 years
Finance lease	2.83 years	3.83 years
Discount Rate		
Operating lease	1.55%	1.55%
Finance lease	4.22%	4.22%

Maturities of lease liabilities are as follows for the years ending December 31:

	Operating Lease	Finance Lease
2026	$ 70,092	$ 8,547
2027	72,195	8,547
2028	6,031	7,123
Total lease payments	148,318	24,217
Less present value discount	(2,307)	(1,432)
Total	$ 146,011	$ 22,785

Note 6—Lines of credit

In April 2020, NHS opened a $200,000 available line of credit with a local bank, with a variable interest rate based on the prime rate as published by the Wall Street Journal, 7.50% for the year ended December 31, 2024. There were no draws on this line of credit during the years ended December 31, 2025 and 2024. This line of credit was closed in 2025.

Note 7—Notes payable

In September 2019, NHS entered into an agreement with a local bank under a multiple advance term note agreement in the amount of $5,500,000, with a fixed interest rate at 3.5% per annum for five years. Thereafter, the interest rate shall reset to the five-year Treasury Constant Maturity Rate in effect at the bank at the time, plus 150 basis points with a rate floor of 3.5%. The note is secured by a shared first priority-lien on all business assets of NHS and PHLC including receivables for all loans created by the proposed commercial loan, except those assets pledged to the Federal Home Loan Bank. Proceeds of the loan are disbursed by the bank at the request of NHS during a five-year draw availability period commencing September 16, 2019, with all amounts due at the end of the term of the loan on November 17, 2029, if not paid sooner. Interest payments are payable to the bank on a quarterly basis commencing October 15, 2019. Proceeds from the loan are to be used for the home lending activities in Berks County and the City of Philadelphia and will provide second mortgage loans to counseled and qualified low and moderate income first time homebuyers, and home repair loans to existing homeowners. As of December 31, 2025, the balance of this note was $3,300,000, with no draws during the year and $550,000 in repayments made during the year. As of December 31, 2024, the balance of this note was $3,850,000, with no draws during the year and $550,000 in repayments made during the year.

In September 2020, NHS entered into an agreement with a local bank under a multiple advance term note agreement in the amount of $5,000,000, with a fixed interest rate at 3.0% per annum. Proceeds of the loan are disbursed by the bank at the request of NHS, with all amounts due at the end of the term of the loan on September 30, 2027, if not paid sooner. Interest payments are payable to the bank on a quarterly basis commencing November 5, 2020. Proceeds from the loan are to be used to further NHS' nonprofit purpose and CDFI mission and are secured by all assets of NHS. As of December 31, 2025, the balance of this note was $4,718,750, with an additional $967,900 drawn for new lending activities during the year and $125,000 in repayments made during the year. As of December 31, 2024, the balance of this note was $3,875,850, with an additional $1,500,000 drawn for new lending activities during the year and $125,000 in repayments made during the year.

In May 2021, NHS entered into an agreement with a local bank under a multiple advance term note agreement in the amount of $2,000,000. Proceeds of the loan are disbursed by the bank at the request of NHS for an advance period of two years. All amounts are due at the end of the term of the loan on May 27, 2033, if not paid sooner. Interest payments are payable to the bank on a monthly basis commencing July 1, 2021 at a fixed rate of 2.75% per annum. Proceeds from the loan are to be used to fund second mortgage loans to assist with down payment and/or closing costs for low to moderate income demographics and are secured by all assets of NHS. As of December 31, 2025, the balance of this note was $1,775,000, with no additional draws during the year and $100,000 in repayments made during the year. As of December 31, 2024, the balance of this note was $1,875,000, with an additional $500,000 drawn for new lending activities during the year and $75,000 in repayments made during the year.

Note 7—Notes payable (continued)

In June 2021, NHS entered into an agreement with a local bank under a multiple advance term note agreement in the amount of $1,500,000, with a fixed interest rate at 3.0% per annum. Proceeds of the loan are disbursed by the bank at the request of NHS for an advance period through June 30, 2024, with all amounts due at the end of the term of the loan on June 30, 2031, if not paid sooner. Interest payments are payable to the bank on a semi-annual basis commencing December 31, 2021. Proceeds from the loan are to be used to facilitate residential mortgage lending in low to moderate income tract communities in Pennsylvania and are secured by all assets of NHS. As of December 31, 2025, the balance of this note was $1,500,000, with $700,000 drawn for new lending activities during the year, and no repayments made during the year. As of December 31, 2024, the balance of this note was $800,000, with $500,000 drawn for new lending activities during the year, and no repayments made during the year.

In December 2022, NHS entered into an agreement with Greater Berks Development Fund (GBDF) for a note payable in the amount of $430,652 with a maturity date of January 1, 2035. Interest payments are payable to GBDF on a quarterly basis commencing April 1, 2023, at a fixed rate of 2.50% per annum. The first eight quarterly payments shall be interest only, in the amount of $2,692 per quarter. Commencing with the ninth payment on April 1, 2025, payments of principal and interest shall be amortized based upon a ten-year amortization and shall be paid in the amount of $12,202 per quarter for ten years. As of December 31, 2025, the balance on this note was $392,254 with $38,398 repaid during the year. As of December 31, 2024, the balance on this note was $430,652.

In December 2023, NHS entered into an agreement with a local bank under a multiple advance term note agreement in the amount of $5,000,000, with a fixed interest rate at 4.50% per annum. Proceeds of the loan are disbursed by the bank at the request of NHS for an advance period through January 1, 2026, with all amounts due at the end of the term of the loan on January 1, 2034, if not paid sooner. Interest payments are payable to the bank on a quarterly basis commencing April 1, 2024 with payments of principal and interest commencing January 1, 2026. Proceeds from the loan are to be used to facilitate residential mortgage lending in low to moderate income tract communities in Pennsylvania and are secured by all assets of NHS. As of December 31, 2025, the balance of this note was $2,400,000 with $1,400,000 drawn for new lending activities during the year, and no repayments made during the year. As of December 31, 2024, the balance of this note was $1,000,000 with $1,000,000 drawn for new lending activities during the year, and no repayments made during the year.

In March 2025, NHS entered into a loan agreement with CBA Fund, a nonprofit corporation affiliated with Credit Builders Alliance, for an unsecured note payable in the amount of $100,000 with a maturity date of April 1, 2028. The note bears interest at a fixed rate of 2% per annum. Equal annual installments of approximately $34,675, including principal and interest, are payable beginning April 1, 2026 and continuing annually through the maturity date. As of December 31, 2025, the outstanding balance on this note was $100,000.

Note 7—Notes payable (continued)

In April 2025, Neighborhood Housing Services of Greater Berks, Inc. and Pennsylvania Home Lending Collaborative, Inc. entered into a non-revolving line of credit agreement with a local bank in the maximum amount of $3,000,000. The line of credit bears interest at a variable rate equal to the 30-day SOFR, subject to a minimum rate of 3.25%, applied to the outstanding principal balance. Advances may be requested by the borrower during an initial three-year draw period, subject to a minimum advance of $250,000. The line of credit matures in March 2035. During the first three years, payments consist of interest only on the outstanding principal balance, payable monthly. Beginning in the fourth year, monthly interest payments continue, along with quarterly principal payments of $100,000 and a final principal payment of $300,000 at maturity. Proceeds from the line of credit are used to provide second lien secured residential loans in Lancaster, Lebanon, and Berks Counties. As of December 31, 2025, the outstanding balance on this line of credit was $750,000.

In December 2025, Neighborhood Housing Services of Greater Berks, Inc. entered into a non-revolving line of credit agreement with a local bank in the maximum amount of $2,000,000. The line of credit bears interest at a rate equal to the greater of 1.50% or a margin above the Bank's cost of funds, applied to the outstanding principal balance. Advances may be requested during an initial disbursement period in minimum tranches of $500,000. The line of credit matures in December 2032. During the initial term, payments consist of interest only on the outstanding principal balance. Beginning thereafter, payments consist of principal and interest, with any remaining balance due at maturity. Proceeds from the line of credit are used to provide residential loans to low- to moderate-income customers. As of December 31, 2025, there was no outstanding balance on this line of credit.

NHS presents deferred financing costs as a reduction of the carrying amount of the debt rather than as an asset, in accordance with FASB ASC 835-30. Deferred financing costs consist of costs associated with the acquisition of the $5,000,000, $2,000,000 and $1,500,000 notes payable and are subject to amortization. At December 31, 2025 and 2024 deferred financing costs, totaling $37,000, are being amortized using the straight-line basis over the life of the related notes payable, which are 7, 10 and 10 years, respectively, and is reported as interest expense in the consolidated statements of activities. Amortization expense related to debt issuance costs totaled $4,771 for the years ended December 31, 2025 and 2024, and is included in interest expense.

Note 8—Net assets

The Organizations' net assets without donor restrictions are comprised of undesignated funds. From time to time the Board may designate funds to a portion of net assets for specific purposes which would be included with net assets without donor restrictions.

Net assets with donor restrictions are summarized as follows at December 31:

	2025	2024
Purpose:		
Lehigh County HOOP	$ 122,861	$ 122,861
Counseling	92,500	115,100
Financial literacy and home buyer education	130,000	91,000
First time home buyer programming	5,000	5,000
Data Cohort/Servicing	8,000	5,000
Affordable housing	-	7,500
Soft credit reports	-	9,349
Sponsor class	-	5,000
Total purpose	358,361	360,810
Perpetuity:		
Northampton County loan funds	217,104	217,104
Lehigh County	-	3,418
Easton loan funds	53,875	53,875
Total perpetuity	270,979	274,397
Total net assets with donor restrictions	$ 629,340	$ 635,207

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purposes specified by donors as follows at December 31:

	2025	2024
Counseling	$ 22,600	$ 12,200
Financial literacy and home buyer education	11,000	2,000
Affordable housing	7,500	-
Soft credits reports	9,349	14,096
Sponsor Class	5,000	-
Lehigh County - return of funds	3,418	-
	$ 58,867	$ 28,296

Note 9—Retirement plan

NHS has a defined contribution pension plan, which was established effective July 1, 1997, covering all eligible employees. Under the terms of the Plan, NHS, at its discretion, may match portions of the contributions made by individual participants. Contributions are determined by management on a discretionary basis. The amount expensed for the years ended December 31, 2025 and 2024 was $26,607 and $20,803, respectively.

Note 10—Contracts with the City of Reading

Pursuant to separate agreements between the U.S. Department of Housing and Urban Development and the City of Reading, and the Neighborhood Reinvestment Corporation and the City of Reading, in 1979 NHS entered into a contract with the City to establish and operate a neighborhood rehabilitation program. Under terms of the contract, as amended, the City granted monies to NHS over an eight-year period with the stipulation that such monies be placed in a "revolving fund" and be used primarily to provide home improvement loans to qualified individuals. These monies were also permitted to be used by NHS to fund general operating deficits and to rehabilitate its office building.

No repayment of the grant funds is required unless certain specified events occur, in which case all monies related to the Revolving Loan and Capital Projects Program up to the amount contributed by the City ($682,500 at December 31, 2025 and 2024) will revert to the City. The specified events include the dissolution of NHS, a material change or departure from the practice of housing rehabilitation, or an insufficient number of qualified recipients within the current project area.

Note 11—Neighborhood Reinvestment Corporation dba NeighborWorks America

In 1978, the Neighborhood Reinvestment Corporation dba NeighborWorks America began providing grants to establish and maintain the Revolving Loan and Capital Projects Programs. Through the years, the Neighborhood Reinvestment Corporation dba NeighborWorks America has granted a total of $4,022,767 in capital grants to the Revolving Loan and Capital Projects Programs of NHS and NHSLV, respectively, and released a total of $4,022,767 as of December 31, 2025 and 2024, for operations.

These grants have been used as follows as of December 31:

	2025	2024
Adjustment for operations	$ 46,000	$ 46,000
Release from permanent restriction per NeighborWorks America	3,976,767	3,976,767
	$ 4,022,767	$ 4,022,767

During the years ended December 31, 2025 and 2024, $420,000 and $415,200, respectively, in new expendable grant funds were received from the Neighborhood Reinvestment Corporation dba NeighborWorks America. The grants were available to fund general operations and capital.

Note 12—CDFI Funding

During 2025, NHS was awarded CDFI grant funds totaling $625,000 under the Community Development Financial Institutions Program. At December 31, 2025, $620,324 of these funds were spent for lending capital on loans and is included in grants revenue on the consolidated statements of activities. The remaining $4,676 is included in loan funds held for distribution on the consolidated statements of financial position as of December 31, 2025.

At December 31, 2024 amounts from prior year funding were included in loan funds held for distribution on the consolidated statements of financial position and were spent in 2025.

Note 13—Concentrations of risk

NHS loans monies to low and medium income individuals. These loans are secured primarily by second-lien mortgages on the specific properties purchased.

The Organizations rely on funding from local government agencies, the local business community, and national organizations to provide the financial resources necessary to fund its operations. During the year ended December 31, 2025, the Organizations recognized 33% ($1,472,743) of its revenues from two sources: the U.S. Department of the Treasury via Community Development Financial Institutions Program, and the City of Reading. Government grants receivable due from these grantors was $592,620 at December 31, 2025.

During the year ended December 31, 2024, the Organizations recognized 35% ($1,050,857) of its revenues from two sources: the Neighborhood Reinvestment Corporation dba NeighborWorks America, and the City of Reading. Government grants receivable due from these grantors was $184,994 at December 31, 2024.

Note 14—Risk management and contingencies

The Organizations are exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. Significant losses are covered by commercial insurance, including a policy for employee dishonesty coverage. There were no significant reductions in insurance coverage for the fiscal year. Settlement amounts have not exceeded insurance coverage for the fiscal year.

NHS has various delinquent mortgages receivable and negative escrow accounts at December 31, 2025. If these balances would become uncollectible, potential losses could exceed the allowance for credit losses, which has been included on this report.

The Organizations receive significant funding from federal, state, and local agencies. Revenue from these agencies is subject to audit verification by the awarding agency. Any disallowed amounts, including amounts already collected, may constitute a liability of applicable funds. The amount, if any, of expenditures or claims which may be disallowed cannot be determined at this time. As of the date of this report, management is unaware of any material adjustments that will be required as a result of such audits.

Note 15—Availability of financial resources

The following reflects the Organizations' financial assets as of December 31, 2025 and 2024, reduced by amounts not available for general use within one year because of contractual or donor-imposed restrictions. The Organizations' financial assets include cash, government grants receivable, other receivables, and mortgages and loans receivable, net. Limitations on those assets include restricted cash, escrows payable, estimated long-term mortgages and loans receivable (excluding receivables covered by perpetual restrictions), and donor restrictions.

	2025	2024
Cash	$ 4,131,884	$ 2,996,262
Cash restricted for lending	13,931	187,574
Government grants receivable	635,143	193,096
Other receivables	7,300	8,621
Mortgages and loans receivable, net of allowance for credit losses of $1,005,267 - 2025 and $897,412 - 2024	19,100,060	17,050,816
Total financial assets	23,888,318	20,436,369
Less:		
Amounts unavailable for general expenditures within one year, due to:		
Cash restricted for lending	(13,931)	(187,574)
Escrow payable	(21,223)	(34,114)
Mortgages and loans receivable, estimated long-term portion excluding perpetual restrictions	(17,887,627)	(15,937,741)
Restricted by donors with purpose restrictions	(358,361)	(360,810)
Perpetual restrictions	(270,979)	(274,397)
Total financial assets available to meet cash needs for general expenses within one year	5,336,197	3,641,733
Plus available lines of credit	-	200,000
Total financial assets and lines of credit available to meet cash needs for general expenses within one year	$ 5,336,197	$ 3,841,733

As part of the Organizations' liquidity management, it has a policy to structure its financial assets to become available as its general expenditures, liabilities, and other obligations become due. To help manage unanticipated liquidity needs, the Organizations had availability on a line of credit totaling $200,000 at December 31, 2024. This line of credit was closed by the Organizations in 2025.

SUPPLEMENTARY INFORMATION

NEIGHBORHOOD HOUSING SERVICES OF GREATER BERKS, INC., PENNSYLVANIA HOME LENDING COLLABORATIVE, INC., NEIGHBORHOOD HOUSING SERVICES OF THE LEHIGH VALLEY, INC., AND COMMUNITY WORKFORCE FUND, LLC

CONSOLIDATING SCHEDULE OF FINANCIAL POSITION

DECEMBER 31, 2025

	Neighborhood Housing Services of Greater Berks, Inc.	Pennsylvania Home Lending Collaborative, Inc.	Neighborhood Housing Services of the Lehigh Valley, Inc.	Community Workforce Fund LLC	Total
ASSETS					
Cash	$ 3,737,355	$ 370,228	$ 14,299	$ 10,002	$ 4,131,884
Cash - restricted for lending activities	13,931	-	-	-	13,931
Government grants receivable	635,143	-	-	-	635,143
Other receivables	7,300	-	-	-	7,300
Prepaid expenses	37,036	646	109	-	37,791
Mortgages and loans receivable	15,130,661	4,626,911	347,755	-	20,105,327
Allowance for credit losses	(756,533)	(231,346)	(17,388)	-	(1,005,267)
Total mortgages and loans receivable, net	14,374,128	4,395,565	330,367	-	19,100,060
Leasehold improvements and equipment, net of depreciation	65,447	-	-	-	65,447
Right-of-use asset - operating lease	137,697	-	-	-	137,697
Right-of-use asset - finance lease	21,798	-	-	-	21,798
Total Assets	$ 19,029,835	$ 4,766,439	$ 344,775	$ 10,002	$ 24,151,051
LIABILITIES AND NET ASSETS					
Liabilities:					
Accounts payable	$ 96,196	$ 10,823	$ 4,490	$ -	$ 111,509
Salaries and wages payable	65,134	-	-	-	65,134
Payroll taxes and related liabilities	20,008	-	-	-	20,008
Unearned revenue	761	-	8,287	-	9,048
Loan funds held for distribution	13,931	-	-	-	13,931
Accrued interest payable	109,522	-	-	-	109,522
Escrows payable	4,255	16,968	-	-	21,223
Notes payable, net	14,923,233	-	-	-	14,923,233
Due to (from) related party	(3,574,260)	3,565,538	(1,278)	10,000	-
Operating lease liability	146,011	-	-	-	146,011
Finance lease liability	22,785	-	-	-	22,785
Total Liabilities	11,827,576	3,593,329	11,499	10,000	15,442,404
Net Assets:					
Without donor restrictions	6,966,759	1,173,110	(60,564)	2	8,079,307
With donor restrictions:					
Time or purpose restrictions	235,500	-	122,861	-	358,361
Restricted in perpetuity	-	-	270,979	-	270,979
Total with donor restrictions	235,500	-	393,840	-	629,340
Total Net Assets	7,202,259	1,173,110	333,276	2	8,708,647
Total Liabilities and Net Assets	$ 19,029,835	$ 4,766,439	$ 344,775	$ 10,002	$ 24,151,051

NEIGHBORHOOD HOUSING SERVICES OF GREATER BERKS, INC., PENNSYLVANIA HOME LENDING COLLABORATIVE, INC., AND NEIGHBORHOOD HOUSING SERVICES OF THE LEHIGH VALLEY, INC.

CONSOLIDATING SCHEDULE OF FINANCIAL POSITION

DECEMBER 31, 2024

	Neighborhood Housing Services of Greater Berks, Inc.	Pennsylvania Home Lending Collaborative, Inc.	Neighborhood Housing Services of the Lehigh Valley, Inc.	Total
ASSETS				
Cash	$ 2,723,906	$ 260,847	$ 11,509	$ 2,996,262
Cash - restricted for lending activities	187,574	-	-	187,574
Government grants receivable	193,096	-	-	193,096
Other receivables	8,621	-	-	8,621
Prepaid expenses	43,316	563	109	43,988
Mortgages and loans receivable	13,392,704	4,142,990	412,534	17,948,228
Allowance for credit losses	(669,635)	(207,150)	(20,627)	(897,412)
Total mortgages and loans receivable, net	12,723,069	3,935,840	391,907	17,050,816
Leasehold improvements and equipment, net of depreciation	71,690	-	-	71,690
Right-of-use asset - operating lease	202,173	-	-	202,173
Right-of-use asset - finance lease	29,491	-	-	29,491
Total Assets	$ 16,182,936	$ 4,197,250	$ 403,525	$ 20,783,711
LIABILITIES AND NET ASSETS				
Liabilities:				
Accounts payable	$ 91,662	$ 8,324	$ 4,660	$ 104,646
Salaries and wages payable	44,447	-	-	44,447
Payroll taxes and related liabilities	9,653	-	-	9,653
Unearned revenue	4,974	-	7,478	12,452
Loan funds held for distribution	187,574	-	-	187,574
Accrued interest payable	96,312	-	-	96,312
Escrows payable	4,255	29,859	-	34,114
Notes payable, net	11,813,960	-	-	11,813,960
Due to (from) related party	(3,467,014)	3,409,470	57,544	-
Operating lease liability	211,335	-	-	211,335
Finance lease liability	30,200	-	-	30,200
Total Liabilities	9,027,358	3,447,653	69,682	12,544,693
Net Assets:				
Without donor restrictions	6,917,629	749,597	(63,415)	7,603,811
With donor restrictions:				
Time or purpose restrictions	237,949	-	122,861	360,810
Restricted in perpetuity	-	-	274,397	274,397
Total with Donor Restrictions	237,949	-	397,258	635,207
Total Net Assets	7,155,578	749,597	333,843	8,239,018
Total Liabilities and Net Assets	$ 16,182,936	$ 4,197,250	$ 403,525	$ 20,783,711

NEIGHBORHOOD HOUSING SERVICES OF GREATER BERKS, INC.,
PENNSYLVANIA HOME LENDING COLLABORATIVE, INC.,
NEIGHBORHOOD HOUSING SERVICES OF THE LEHIGH VALLEY, INC., AND
COMMUNITY WORKFORCE FUND, LLC

CONSOLIDATING SCHEDULE OF ACTIVITIES

YEAR ENDED DECEMBER 31, 2025

	Without Donor Restrictions					With Donor Restrictions						
	Neighborhood Housing Services of Greater Berks, Inc.	Pennsylvania Home Lending Collaborative, Inc.	Neighborhood Housing Services of the Lehigh Valley, Inc.	Community Workforce Fund LLC	Total Without Donor Restrictions	Neighborhood Housing Services of Greater Berks, Inc.	Pennsylvania Home Lending Collaborative , Inc.	Neighborhood Housing Services of the Lehigh Valley, Inc.	Community Workforce Fund LLC	Total With Donor Restrictions	Eliminations	Total
Revenue and Support:												
Grants	$ 2,184,025	$ -	$ -	$ -	$ 2,184,025	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,184,025
HHI program grant	175,000	-	-	-	175,000	-	-	-	-	-	-	175,000
LIFT program grant	600	-	-	-	600	-	-	-	-	-	-	600
Contributions	87,800	-	-	-	87,800	53,000	-	-	-	53,000	-	140,800
Fee revenue	384,553	297,562	1,393	-	683,508	-	-	-	-	-	-	683,508
Mortgage interest	875,813	251,437	10,885	-	1,138,135	-	-	-	-	-	-	1,138,135
Interest income	87,866	9,924	-	7	97,797	-	-	-	-	-	-	97,797
Miscellaneous	10,126	-	448	-	10,574	-	-	-	-	-	-	10,574
Net assets released from restriction	55,449	-	3,418	-	58,867	(55,449)	-	(3,418)	-	(58,867)	-	-
Total Revenue and Support	3,861,232	558,923	16,144	7	4,436,306	(2,449)	-	(3,418)	-	(5,867)	-	4,430,439
Expenses:												
Program	3,613,977	135,410	7,888	-	3,757,275	-	-	-	-	-	-	3,757,275
Administrative and general	172,949	-	5,405	5	178,359	-	-	-	-	-	-	178,359
Fundraising	25,176	-	-	-	25,176	-	-	-	-	-	-	25,176
Total Expenses	3,812,102	135,410	13,293	5	3,960,810	-	-	-	-	-	-	3,960,810
Change in net assets	49,130	423,513	2,851	2	475,496	(2,449)	-	(3,418)	-	(5,867)	-	469,629
Net assets, beginning of year	6,917,629	749,597	(63,415)	-	7,603,811	237,949	-	397,258	-	635,207	-	8,239,018
Net assets, end of year	$ 6,966,759	$ 1,173,110	$ (60,564)	$ 2	$ 8,079,307	$ 235,500	$ -	$ 393,840	$ -	$ 629,340	$ -	$ 8,708,647

NEIGHBORHOOD HOUSING SERVICES OF GREATER BERKS, INC.,
PENNSYLVANIA HOME LENDING COLLABORATIVE, INC., AND
NEIGHBORHOOD HOUSING SERVICES OF THE LEHIGH VALLEY, INC.
CONSOLIDATING SCHEDULE OF ACTIVITIES

YEAR ENDED DECEMBER 31, 2024

	Without Donor Restrictions				With Donor Restrictions				
	Neighborhood Housing Services of Greater Berks, Inc.	**Pennsylvania Home Lending Collaborative, Inc.**	**Neighborhood Housing Services of the Lehigh Valley, Inc.**	**Total Without Donor Restrictions**	**Neighborhood Housing Services of Greater Berks, Inc.**	**Pennsylvania Home Lending Collaborative, Inc.**	**Neighborhood Housing Services of the Lehigh Valley, Inc.**	**Total With Donor Restrictions**	**Total**
Revenue and Support:									
Grants	$ 1,297,687	$ -	$ -	$ 1,297,687	$ -	$ -	$ -	$ -	$ 1,297,687
LIFT program grant	3,000	-	-	3,000	-	-	-	-	3,000
Contributions	18,151	-	-	18,151	90,349	-	-	90,349	108,500
Fee revenue	308,969	217,496	3,221	529,686	-	-	-	-	529,686
Mortgage interest	706,139	214,657	22,122	942,918	-	-	-	-	942,918
Interest income	70,646	9,530	-	80,176	-	-	-	-	80,176
Loss on sale of equipment	(1,354)	-	-	(1,354)	-	-	-	-	(1,354)
Miscellaneous	18,575	-	2,807	21,382	-	-	-	-	21,382
Net assets released from restriction	28,296	-	-	28,296	(28,296)	-	-	(28,296)	-
Total Revenue and Support	2,450,109	441,683	28,150	2,919,942	62,053	-	-	62,053	2,981,995
Expenses:									
Program	2,498,318	85,917	(3,861)	2,580,374	-	-	-	-	2,580,374
Administrative and general	170,288	-	6,567	176,855	-	-	-	-	176,855
Fundraising	12,706	-	-	12,706	-	-	-	-	12,706
Total Expenses	2,681,312	85,917	2,706	2,769,935	-	-	-	-	2,769,935
Change in net assets	(231,203)	355,766	25,444	150,007	62,053	-	-	62,053	212,060
Net assets, beginning of year	7,148,832	393,831	(88,859)	7,453,804	175,896	-	397,258	573,154	8,026,958
Net assets, end of year	$ 6,917,629	$ 749,597	$ (63,415)	$ 7,603,811	$ 237,949	$ -	$ 397,258	$ 635,207	$ 8,239,018

NEIGHBORHOOD HOUSING SERVICES OF GREATER BERKS, INC., PENNSYLVANIA HOME LENDING COLLABORATIVE, INC., NEIGHBORHOOD HOUSING SERVICES OF THE LEHIGH VALLEY, INC., AND COMMUNITY WORKFORCE FUND, LLC

CONSOLIDATING SCHEDULE OF FUNCTIONAL EXPENSES

YEAR ENDED DECEMBER 31, 2025

	Neighborhood Housing Services of Greater Berks, Inc.			Pennsylvania Home Lending Collaborative, Inc.	Neighborhood Housing Services of the Lehigh Valley, Inc.		Community Workforce Fund LLC				
	Program Services	Supporting Services		Program Services		Supporting Services	Supporting Services	Totals			
	Home Ownership and Lending	Administrative and General	Fundraising	Home Ownership and Lending	Program Services	Administrative and General	Administrative and General	Program Services	Administrative and General	Fundraising	Totals
Salaries	$ 1,196,181	$ 103,080	$ 5,425	$ 15,000	$ -	$ -	$ -	$ 1,211,181	$ 103,080	$ 5,425	$ 1,319,686
Payroll taxes	95,474	7,848	413	-	-	-	-	95,474	7,848	413	103,735
Employee benefits	126,555	6,998	368	-	-	-	-	126,555	6,998	368	133,921
Total salaries and related benefits	1,418,210	117,926	6,206	15,000	-	-	-	1,433,210	117,926	6,206	1,557,342
OK program expense	359,250	-	-	-	-	-	-	359,250	-	-	359,250
Legal and professional	294,889	10,178	-	41,248	-	4,793	-	336,137	14,971	-	351,108
Credit loss expense (recovery)	556,725	-	-	66,275	1,635	-	-	624,635	-	-	624,635
Office lease	62,819	16,117	-	-	-	-	-	62,819	16,117	-	78,936
Insurance	7,161	354	-	1,668	-	-	-	8,829	354	-	9,183
Utilities, property taxes, and repairs	1,375	-	-	-	-	-	-	1,375	-	-	1,375
Office expense	5,783	4,111	521	-	-	-	-	5,783	4,111	521	10,415
Travel and conferences	50,837	6,574	3,022	717	-	-	-	51,554	6,574	3,022	61,150
Communications	4,871	-	256	-	-	-	-	4,871	-	256	5,127
Equipment maintenance	-	1,067	-	-	1,307	-	-	1,307	1,067	-	2,374
Mortgage processing	1,995	-	-	8,746	243	-	-	10,984	-	-	10,984
Marketing/advertising	126,191	-	6,642	1,500	-	-	-	127,691	-	6,642	134,333
Dues and subscriptions	44,035	2,461	-	-	-	-	-	44,035	2,461	-	46,496
Interest expense	511,745	1,816	-	-	-	-	-	511,745	1,816	-	513,561
Bank fees	794	298	-	-	1,269	612	5	2,063	915	-	2,978
Miscellaneous	157,139	4,915	8,529	256	3,434		-	160,829	4,915	8,529	174,273
	3,603,819	165,817	25,176	135,410	7,888	5,405	5	3,747,117	171,227	25,176	3,943,520
Depreciation expense	10,158	7,132	-	-	-	-	-	10,158	7,132	-	17,290
	$ 3,613,977	$ 172,949	$ 25,176	$ 135,410	$ 7,888	$ 5,405	$ 5	$ 3,757,275	$ 178,359	$ 25,176	$ 3,960,810

NEIGHBORHOOD HOUSING SERVICES OF GREATER BERKS, INC., PENNSYLVANIA HOME LENDING COLLABORATIVE, INC., AND NEIGHBORHOOD HOUSING SERVICES OF THE LEHIGH VALLEY, INC.

CONSOLIDATING SCHEDULE OF FUNCTIONAL EXPENSES

YEAR ENDED DECEMBER 31, 2024

	Neighborhood Housing Services of Greater Berks, Inc.			Pennsylvania Home Lending Collaborative, Inc.	Neighborhood Housing Services of the Lehigh Valley, Inc.		Totals			
	Program Services	Supporting Services		Program Services		Supporting Services				
	Home Ownership and Lending	Administrative and General	Fundraising	Home Ownership and Lending	Program Services	Administrative and General	Program Services	Administrative and General	Fundraising	Totals
Salaries	$ 1,096,486	$ 99,525	$ 5,238	$ 10,000	$ -	$ -	$ 1,106,486	$ 99,525	$ 5,238	$ 1,211,249
Payroll taxes	89,304	7,461	393	-	-	-	89,304	7,461	393	97,158
Employee benefits	188,842	6,800	358	-	-	-	188,842	6,800	358	196,000
Total salaries and related benefits	1,374,632	113,786	5,989	10,000	-	-	1,384,632	113,786	5,989	1,504,407
OK program expense	246,830	-	-	-	-	-	246,830	-	-	246,830
Legal and professional	214,933	15,150	-	8,377	-	5,674	223,310	20,824	-	244,134
Credit loss expense (recovery)	116,894	-	-	57,565	(5,333)	-	169,126	-	-	169,126
Office lease	62,693	15,673	-	-	-	-	62,693	15,673	-	78,366
Insurance	6,943	-	-	835	-	-	7,778	-	-	7,778
Utilities, property taxes, and repairs	1,764	123	-	-	-	-	1,764	123	-	1,887
Office expense	6,057	4,907	577	109	-	-	6,166	4,907	577	11,650
Travel and conferences	31,632	4,865	1,921	159	-	-	31,791	4,865	1,921	38,577
Communications	3,042	-	160	-	-	-	3,042	-	160	3,202
Equipment maintenance	-	23	-	-	1,307	-	1,307	23	-	1,330
Mortgage processing	-	-	-	6,313	-	-	6,313	-	-	6,313
Marketing/advertising	24,698	37	1,302	581	-	-	25,279	37	1,302	26,618
Dues and subscriptions	21,850	1,364	-	-	-	-	21,850	1,364	-	23,214
Interest expense	315,087	1,879	-	-	-	-	315,087	1,879	-	316,966
Bank fees	7,409	787	-	-	165	893	7,574	1,680	-	9,254
Miscellaneous	45,227	7,037	2,757	1,978	-		47,205	7,037	2,757	56,999
Total Expenses Before Depreciation	2,479,691	165,631	12,706	85,917	(3,861)	6,567	2,561,747	172,198	12,706	2,746,651
Depreciation expense	18,627	4,657	-	-	-	-	18,627	4,657	-	23,284
Total Expenses	$ 2,498,318	$ 170,288	$ 12,706	$ 85,917	$ (3,861)	$ 6,567	$ 2,580,374	$ 176,855	$ 12,706	$ 2,769,935

NEIGHBORHOOD HOUSING SERVICES OF GREATER BERKS, INC.,
PENNSYLVANIA HOME LENDING COLLABORATIVE, INC.,
NEIGHBORHOOD HOUSING SERVICES OF THE LEHIGH VALLEY, INC., AND
COMMUNITY WORKFORCE FUND, LLC
CONSOLIDATING SCHEDULE OF CASH FLOWS

YEAR ENDED DECEMBER 31, 2025

	Neighborhood Housing Services of Greater Berks, Inc.	Pennsylvania Home Lending Collaborative, Inc.	Neighborhood Housing Services of the Lehigh Valley, Inc.	Community Workforce Fund, LLC	Total
Cash flows from operating activities:					
Change in net assets	$ 46,681	$ 423,513	$ (567)	$ 2	$ 469,629
Adjustments to reconcile change in net assets to net cash flows from operating activities:					
Credit loss expense	556,725	66,275	1,635	-	624,635
Depreciation	17,290	-	-	-	17,290
Amortization of finance lease	7,693	-	-	-	7,693
Noncash lease expense	67,202	-	-	-	67,202
Changes in operating assets and liabilities:					
Government grants receivable	(442,047)	-	-	-	(442,047)
Other receivables	1,321	-	-	-	1,321
Prepaid expenses	6,280	(83)	-	-	6,197
Accounts payable	4,534	2,499	(170)	-	6,863
Salaries and wages payable	20,687	-	-	-	20,687
Payroll taxes and related liabilities	10,355	-	-	-	10,355
Unearned revenue	(4,213)	-	809	-	(3,404)
Accrued interest payable	13,210	-	-	-	13,210
Escrows payable	-	(12,891)	-	-	(12,891)
Due to (from) related party	(107,246)	156,068	(58,822)	10,000	-
Operating lease liability	(68,050)	-	-	-	(68,050)
Net cash flows from operating activities	130,422	635,381	(57,115)	10,002	718,690
Cash flows from investing activities:					
Purchase of land, buildings, and equipment	(11,047)	-	-	-	(11,047)
Loan funds held for distribution	(173,643)	-	-	-	(173,643)
Principal payments received on mortgages and loans outstanding	1,895,240	551,315	59,905	-	2,506,460
New mortgages issued	(4,103,024)	(1,077,315)	-	-	(5,180,339)
Net cash flows from investing activities	(2,392,474)	(526,000)	59,905	-	(2,858,569)
Cash flows from financing activities:					
Repayments of notes payable	(808,627)	-	-	-	(808,627)
Proceeds from notes payable	3,917,900	-	-	-	3,917,900
Repayments of finance lease liability	(7,415)	-	-	-	(7,415)
Net cash flows from financing activities	3,101,858	-	-	-	3,101,858
Net change in cash	839,806	109,381	2,790	10,002	961,979
Cash, beginning of year	2,911,480	260,847	11,509	-	3,183,836
Cash, end of year	$ 3,751,286	$ 370,228	$ 14,299	$ 10,002	$ 4,145,815
Reconciliation of cash, end of year					
Cash	$ 3,737,355	$ 370,228	$ 14,299	$ 10,002	$ 4,131,884
Cash - restricted for lending activities	13,931	-	-	-	13,931
	$ 3,751,286	$ 370,228	$ 14,299	$ 10,002	$ 4,145,815
Supplemental disclosures of cash flow information:					
Cash paid during the year for interest	$ 499,219	$ -	$ -	$ -	$ 499,219
Cash paid for interest on finance lease	$ 1,132	$ -	$ -	$ -	$ 1,132

NEIGHBORHOOD HOUSING SERVICES OF GREATER BERKS, INC., PENNSYLVANIA HOME LENDING COLLABORATIVE, INC., AND NEIGHBORHOOD HOUSING SERVICES OF THE LEHIGH VALLEY, INC.
CONSOLIDATING SCHEDULE OF CASH FLOWS

YEAR ENDED DECEMBER 31, 2024

	Neighborhood Housing Services of Greater Berks, Inc.	Pennsylvania Home Lending Collaborative, Inc.	Neighborhood Housing Services of the Lehigh Valley, Inc.	Total
Cash flows from operating activities:				
Change in net assets	$ (169,150)	$ 355,766	$ 25,444	$ 212,060
Adjustments to reconcile change in net assets to net cash flows from operating activities:				
Credit loss expense (recovery)	116,894	57,565	(5,333)	169,126
Depreciation	23,284	-	-	23,284
Amortization of finance lease	7,694	-	-	7,694
Loss on disposal of equipment	1,354	-	-	1,354
Noncash lease expense	67,202	-	-	67,202
Changes in operating assets and liabilities:				
Government grants receivable	(2,664)	-	-	(2,664)
Other receivables	201,421	-	-	201,421
Prepaid expenses	7,058	85	(109)	7,034
Accounts payable	2,054	(16)	548	2,586
Salaries and wages payable	1,229	-	-	1,229
Payroll taxes and related liabilities	(1,329)	-	-	(1,329)
Unearned revenue	(211,126)	-	(4,426)	(215,552)
Accrued interest payable	(27,580)	-	-	(27,580)
Escrows payable	(24,176)	6,930	-	(17,246)
Due to (from) related party	(381,941)	545,776	(163,835)	-
Operating lease liability	(66,069)	-	-	(66,069)
Net cash flows from operating activities	(455,845)	966,106	(147,711)	362,550
Cash flows from investing activities:				
Purchase of land, buildings, and equipment	(7,854)	-	-	(7,854)
Loan funds held for distribution	(298,318)	-	-	(298,318)
Principal payments received on mortgages and loans outstanding	1,600,801	509,455	76,959	2,187,215
New mortgages issued	(3,425,523)	(1,472,612)	-	(4,898,135)
Net cash flows from investing activities	(2,130,894)	(963,157)	76,959	(3,017,092)
Cash flows from financing activities:				
Repayments of Paycheck Protection Program loan	(28,470)	-	-	(28,470)
Repayments of notes payable	(745,228)	-	-	(745,228)
Proceeds from notes payable	3,500,000	-	-	3,500,000
Repayments of finance lease liability	(7,111)	-	-	(7,111)
Net cash flows from financing activities	2,719,191	-	-	2,719,191
Net change in cash	132,452	2,949	(70,752)	64,649
Cash, beginning of year	2,779,028	257,898	82,261	3,119,187
Cash, end of year	$ 2,911,480	$ 260,847	$ 11,509	$ 3,183,836
Supplemental disclosures of cash flow information:				
Cash paid during the year for interest	$ 343,108	$ -	$ -	$ 343,108
Cash paid for interest on finance lease	$ 1,438	$ -	$ -	$ 1,438

NEIGHBORHOOD HOUSING SERVICES OF GREATER BERKS, INC.,
PENNSYLVANIA HOME LENDING COLLABORATIVE, INC.,
NEIGHBORHOOD HOUSING SERVICES OF THE LEHIGH VALLEY, INC., AND
COMMUNITY WORKFORCE FUND, LLC
SCHEDULE OF FINANCIAL POSITION FOR NEIGHBORHOOD REINVESTMENT CORPORATION DBA NEIGHBORWORKS AMERICA GRANTS

DECEMBER 31, 2025 AND 2024

	2025	2024
ASSETS		
Mortgages receivable	$ -	$ -
Total Assets	$ -	$ -
LIABILITIES AND NET ASSETS		
NET ASSETS		
Permanently restricted:		
Qualified mortgage loans	$ -	$ -
Total Liabilities and Net Assets	$ -	$ -

NEIGHBORHOOD HOUSING SERVICES OF GREATER BERKS, INC.,
PENNSYLVANIA HOME LENDING COLLABORATIVE, INC.,
NEIGHBORHOOD HOUSING SERVICES OF THE LEHIGH VALLEY, INC., AND
COMMUNITY WORKFORCE FUND, LLC
SCHEDULE OF ACTIVITIES FOR NEIGHBORHOOD REINVESTMENT
CORPORATION DBA NEIGHBORWORKS AMERICA GRANTS

YEARS ENDED DECEMBER 31, 2025 AND 2024

	2025	2024
Revenue, Gains, and Other Support:		
Expendable grants	$ 420,000	$ 415,200
Expenses and Losses:		
General operations	420,000	415,200
Change in net assets	-	-
Net assets, beginning of year	-	-
Net assets, end of year	$ -	$ -

NEIGHBORHOOD HOUSING SERVICES OF GREATER BERKS, INC.,
PENNSYLVANIA HOME LENDING COLLABORATIVE, INC.,
NEIGHBORHOOD HOUSING SERVICES OF THE LEHIGH VALLEY, INC., AND
COMMUNITY WORKFORCE FUND, LLC
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

YEAR ENDED DECEMBER 31, 2025

Federal Grantor/Pass-through Grantor/ Program Title	Source Code	Assistance Listing Number	Program Period	Federal Revenue/ Expenditures Recognized
FEDERAL AWARDS:				
U.S. Department of Housing and Urban Development				
Passed through the City of Reading:				
Home Investment Partnerships Program	I	14.239	11/15/24-12/31/26	$ 350,000
Home Investment Partnerships Program	I	14.239	04/01/25-03/31/26	500,000
Total Home Investment Partnerships Program				850,000
Total U.S. Department of Housing and Urban Development				850,000
U.S. Department of Treasury				
Community Development Financial Institutions Program	D	21.020	09/26/24-12/31/27	622,743
Passed through Neighborworks America:				
NeighborWorks System Program	I	21.U01	01/01/25-12/31/25	412,000
Total U.S. Department of Treasury				1,034,743
TOTAL FEDERAL AWARDS				$ 1,884,743

I - Indirect Source of Funding
D - Direct Source of Funding

Note: No funds were passed through to subrecipients in the year ended December 31, 2025.

See notes to schedule of expenditures of federal awards.

Note 1—Basis of presentation

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal awards activity of Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC under programs of the federal government for the year ended December 31, 2025. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations,* Part 200*, Uniform Administrative Requirements, Cost Principles*, *and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC it is not intended to and does not present the financial position, changes in net position, or cash flows of Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC.

Note 2—Summary of significant accounting policies

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to the reimbursement. Negative amounts shown on the Schedule represent adjustments or credits made in the normal course of business for amounts reported as expenditures in prior years.

Note 3—De minimis rate for indirect costs

The Organizations did not elect to use the de minimis rate for indirect costs.

COMPLIANCE SECTION

Report of Independent Auditor on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

To the Board of Directors
Neighborhood Housing Services of Greater Berks, Inc.,
Pennsylvania Home Lending Collaborative, Inc.,
Neighborhood Housing Services of the Lehigh Valley, Inc., and
Community Workforce Fund, LLC
Reading, Pennsylvania

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the consolidated financial statements of Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., (nonprofit organizations), and Community Workforce Fund, LLC which comprise the consolidated statements of financial position as of December 31, 2025, and the related consolidated statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the consolidated financial statements, and have issued our report thereon dated June 25, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the consolidated financial statements, we considered Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the consolidated financial statements, but not for the purpose of expressing an opinion on the effectiveness of Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC's internal control. Accordingly, we do not express an opinion on the effectiveness of Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's consolidated financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC's consolidated financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the consolidated financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Cherry Bekaert LLP

Reading, Pennsylvania
June 25, 2026

Report of Independent Auditor on Compliance for Each Major Program and on Internal Control over Compliance Required by the Uniform Guidance

To the Board of Directors
Neighborhood Housing Services of Greater Berks, Inc.,
Pennsylvania Home Lending Collaborative, Inc.,
Neighborhood Housing Services of the Lehigh Valley, Inc. and
Community Workforce Fund, LLC
Reading, Pennsylvania

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC's compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC's major federal programs for the year ended December 31, 2025. Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2025.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the *Auditor's Responsibilities for the Audit of Compliance* section of our report.

We are required to be independent of Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of Neighborhood Housing Services of Greater Berks, Inc., Pennsylvania Home Lending Collaborative, Inc., Neighborhood Housing Services of the Lehigh Valley, Inc., and Community Workforce Fund, LLC's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control Over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the *Auditor's Responsibilities for the Audit of Compliance* section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Cherry Bekaert LLP

Reading, Pennsylvania
June 25, 2026

NEIGHBORHOOD HOUSING SERVICES OF GREATER BERKS, INC.,
PENNSYLVANIA HOME LENDING COLLABORATIVE, INC.,
NEIGHBORHOOD HOUSING SERVICES OF THE LEHIGH VALLEY, INC. AND
COMMUNITY WORKFORCE FUND, LLC
SCHEDULE OF FINDINGS AND QUESTIONED COSTS

YEAR ENDED DECEMBER 31, 2025

Section I - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued:	Unmodified	
Internal control over financial reporting:		
Material weakness(es) identified?	______ yes	X no
Significant deficiency(ies) identified not considered to be material weaknesses?	______ yes	X no
Noncompliance material to financial statements noted?	______ yes	X no

Federal Awards

Internal Control over major programs:		
Material weakness(es) identified?	______ yes	X no
Significant deficiency(ies) identified not considered to be material weaknesses?	______ yes	X no
Type of auditor's report issued on compliance for major programs:	Unmodified	
Any audit findings disclosed that are required to be reported in accordance with 2CFR Section 200.516(a)	______ yes	X no

Identification of major program(s):

Assistance Listing Number(s)	Name of Federal Program or Cluster
14.239	Home Investment Partnerships Program

Dollar threshold used to distinguish between Type A and Type B programs:	$1,000,000	
Auditee qualified as low-risk auditee?	______ yes	X no

Section II - Financial Statement Findings

There were no financial statement findings reported.

Section III - Federal Awards Findings and Questioned Costs

There were no federal awards findings reported.

Section II - Financial Statement Findings

There were no financial statement findings reported for the year ended December 31, 2024.

Section III - Federal Awards Findings and Questioned Costs

There was no requirement to perform audit under Uniform Guidance for the year ended December 31, 2024.