

Board of Governors of the Federal Reserve System



Annual Report of Holding Companies—FR Y-6

Report at the close of business as of the end of fiscal year

This report is required by law: Section 5(c)(1) of the Bank Holding Company Act (12 U.S.C. § 1844(c)(1)); section 10(b)(2) of the Home Owners' Loan Act (12 U.S.C. § 1467a(b)(2)); sections 102 (a)(1), 165, and 618 of the Dodd-Frank Wall Street Reform and Consumer Protection Act (12 U.S.C. §§ 5311(a)(1), 5365, and 1850a(c)(1)); and sections 8(a) and 13(a) of the International Banking Act of 1978 (12 U.S.C. §§ 3106(a) and 3108(a)). Return to the appropriate Federal Reserve Bank the original and the number of copies specified.

NOTE: The *Annual Report of Holding Companies* must be signed by one director of the top-tier holding company. This individual should also be a senior official of the top-tier holding company. In the event that the top-tier holding company does not have an individual who is a senior official and is also a director, the chair of the board must sign the report. If the holding company is an Employee Stock Ownership Plan/Employee Stock Ownership Trust (ESOP/ESOT) formed as a corporation or is an LLC, see the General Instructions for the authorized individual who must sign the report.

I, John Gill

Name of the Holding Company Director and Official (FDHC C490)

Director/President/CEO

Title of the Holding Company Director and Official (FDHC C491)

attest that the *Annual Report of Holding Companies* (including the supporting attachments) for this report date has been prepared in conformance with the instructions issued by the Federal Reserve System and are true and correct to the best of my knowledge and belief.

With respect to information regarding individuals contained in this report, the Reporter certifies that it has the authority to provide this information to the Federal Reserve. The Reporter also certifies that it has the authority, on behalf of each individual, to consent or object to public release of information regarding that individual. The Federal Reserve may assume, in the absence of a request for confidential treatment submitted in accordance with the Board's "Rules Regarding Availability of Information," 12 C.F.R. Part 261, that the Reporter and individual consent to public release of all details in the report concerning that individual.

John Gill

Signature of Holding Company Director and Official (FDHC H321)

03/28/2025

Date of Signature (FDHC J196)

For Federal Reserve Bank Use Only

RSSD ID 3831269

C.I. _____

This report form is to be filed by all top-tier bank holding companies, top-tier savings and loan holding companies, and U.S. intermediate holding companies organized under U.S. law, and by any foreign banking organization that does not meet the requirements of and is not treated as a qualifying foreign banking organization under section 211.23 of Regulation K (12 C.F.R. § 211.23). (See page one of the General Instructions for more detail of who must file.) The Federal Reserve may not conduct or sponsor, and an organization (or a person) is not required to respond to, an information collection unless it displays a currently valid OMB control number.

Date of Report (top-tier holding company's fiscal year-end):

12/31/2024

Month / Day / Year (FDHC 9999)

Reporter's Name, Street, and Mailing Address

CHARLEROI FINANCIAL MHC

Legal Title of Holding Company (FDHC 9017)

101 MCKEAN AVE

(Mailing Address of the Holding Company) Street / P.O. Box (FDHC 9110)

CHARLEROI

PA

15022

City (FDHC F206)

State (FDHC F207)

Zip Code (FDHC F208)

Physical Location (if different from mailing address) Street / P.O. Box (FDHC 9028)

City (FDHC 9130)

State (FDHC 9200)

Zip Code (FDHC 9220)

Person to whom questions about this report should be directed:

JEDIAH PERKO

CFO

Name (FDHC 8901)

Title (FDHC C496)

(724)483-3566 ext: 289

Area Code / Phone Number / Extension (FDHC 8902)

None

Area Code / FAX Number (FDHC 9116)

JPERKO@CFSBANK.COM

E-mail Address (FDHC 4086)

None

Address (URL) for the Holding Company's web page (FDHC 4087)

Is confidential treatment requested for any portion of this report submission?

0=No	FDHC
1=Yes	C447 <u>0</u>

In accordance with the General Instructions for this report (check only one),

- a letter justifying this request is being provided along with the report (FDHC KY38) ☐
- a letter justifying this request has been provided separately (FDHC KY38) ☐

NOTE: Information for which confidential treatment is being requested must be provided separately and labeled as "confidential."

Report Item 1: Annual Report to Shareholders

For holding companies not registered with the U.S. Securities and Exchange Commission (SEC), **indicate the status of Annual Report to Shareholders:**

- ☐ is included with the FR Y-6 report (FDHC PV65)
- ☐ will be sent under separate cover (FDHC PV65)
- ☒ is not prepared (FDHC PV65)

Checklist

The checklist below is provided to assist the holding company in filing all the necessary responses and verifying changes from the prior year to the various report items. The completed checklist should be submitted with the report. Please see section A of the General Instructions for additional guidance.

Verification of Changes

All Reporters must respond to the following questions by checking the Yes or No box below, as appropriate.

Did the holding company have changes to any reportable FR Y-6 items (2a, 2b, 3, or 4) from the prior year? (Reporters must verify their item 2a, organization chart and 2b, domestic branch listing in Structure Central).

- ☒ Yes ☐ No (FDHC PV66)

Complete the remaining checklist for Report Items 2a, 2b, 3, and 4. See section A of the General Instructions for additional information.

Report Item 2a: Organization Chart

- ☐ Yes ☒ No (FDHC PV67)

If checked Yes, the Reporter must report any changes to their organization chart as specified in Report Item 2a instructions.

Report Item 2b: Domestic Branch Listing

- ☐ Yes ☒ No (FDHC PV68)

If checked Yes, the Reporter must report any changes to their domestic branch listing as specified in Report Item 2b instructions.

Report Item 3: Securities Holders

- ☐ Yes ☒ No (FDHC PV69)

If checked Yes, the Reporter must submit the information as specified in Report Item 3 instructions.

Report Item 4: Insiders

- ☒ Yes ☐ No (FDHC PV70)

If checked Yes, the Reporter must submit the information as specified in Report Item 4 instructions.

Legal Name of Holding

Company: [Charleroi](#)

Financial MHC

FDHCPV98

Item 4(1)(a)	Item 4(1)(b)	Item 4(1)(c)	Item 4(1)(d)	Item 4(2)	Item 4(3)(a)	Item 4(3)(b)
Name	City	State	Country	Principal Occupation if other than with holding company	Title or Position with the Holding Company	Percentage of each class of voting securities owned, controlled, or held with power to vote in the holding company (including options, warrants or other securities or rights that can be converted into or exercised for voting securities)
FDHCPV99	FDHCPW00	FDHCPW01	FDHCPW02	FDHCPW03	FDHCPW04	FDHCPW05
John C. Gill	Gibsonia	PA	USA	n/a	Director	0.00%
John C. Gill	Gibsonia	PA	USA	n/a	President	0.00%
John C. Gill	Gibsonia	PA	USA	n/a	CEO	0.00%
Herbert A. Cherry III	Bridgeville	PA	USA	Construction Consultant	Director	0.00%
Herbert A. Cherry III	Bridgeville	PA	USA	Custom Furniture Fabrication	Director	0.00%
Steven J. Cypher	McMurray	PA	USA	Certified Public Accountant	Director	0.00%
Bruce C. Marshall	Charleroi	PA	USA	Risk Manager	Chairman	0.00%
Bruce C. Marshall	Charleroi	PA	USA	Risk Manager	Director	0.00%
Reid K. Smith	Charleroi	PA	USA	Retired	Director	0.00%
April M. Schachtner	Greensburg	PA	USA	Associate Attorney	Director	0.00%
John Dziak	Canonsburg	PA	USA	Entrepreneur	Director	0.00%
Jediah A. Perko	Eight Four	PA	USA	n/a	CFO	0.00%

Legal Name of Holding
Company: Charleroi Financial
MHC
FDHCPV98

Item 4(1)(a)	Item 4(4)(a)	Item 4(4)(b)	Item 4(4)(c)
Name FDHCPV99	Title or Position with direct and indirect subsidiaries FDHCPW06	Name of direct and indirect subsidiaries in which Insider has a title or position or ownership in FDHCPW07	Percentage of each class of voting securities owned, controlled, or held with power to vote in subsidiaries of the holding company (including options, warrants or other securities or rights that can be converted into or exercised for voting securities) FDHCPW08
John C. Gill	Director	CF Financial Corp	0%
John C. Gill	President	CF Financial Corp	0%
John C. Gill	CEO	CF Financial Corp	0%
John C. Gill	Director	cfsbank	0%
John C. Gill	President	cfsbank	0%
John C. Gill	CEO	cfsbank	0%
John C. Gill	Director	Delta Closing Services, Inc.	0%
John C. Gill	President	Delta Closing Services, Inc.	0%
John C. Gill	CEO	Delta Closing Services, Inc.	0%
Herbert A. Cherry III	Director	CF Financial Corp	0%
Herbert A. Cherry III	Director	cfsbank	0%
Herbert A. Cherry III	Director	Delta Closing Services, Inc.	0%
Steven J. Cypher	Director	CF Financial Corp	0%
Steven J. Cypher	Director	cfsbank	0%
Steven J. Cypher	Director	Delta Closing Services, Inc.	0%
Bruce C. Marshall	Chairman	CF Financial Corp	0%
Bruce C. Marshall	Director	CF Financial Corp	0%
Bruce C. Marshall	Chairman	cfsbank	0%
Bruce C. Marshall	Director	cfsbank	0%
Bruce C. Marshall	Chairman	Delta Closing Services, Inc.	0%
Bruce C. Marshall	Director	Delta Closing Services, Inc.	0%
Reid K. Smith	Director	CF Financial Corp	0%
Reid K. Smith	Director	cfsbank	0%
Reid K. Smith	Director	Delta Closing Services, Inc.	0%
April M. Schachtner	Director	CF Financial Corp	0%
April M. Schachtner	Director	cfsbank	0%

April M. Schachtner	Director	Delta Closing Services, Inc.	0%
John Dziak	Director	CF Financial Corp	0%
John Dziak	Director	cfsbank	0%
John Dziak	Director	Delta Closing Services, Inc.	0%
Jediah A. Perko	CFO	CF Financial Corp	0%
Jediah A. Perko	CFO	cfsbank	0%
Jediah A. Perko	CFO	Delta Closing Services, Inc.	0%

Legal Name of Holding
Company: Charleroi
Financial MHC
FDHCPV98

Item 4(1)(a)	Item 4(5)(a)	Item 4(5)(b)	Item 4(5)(c)
Name	Title or Position with any other company in which the person is a director, trustee, partner, or executive officer.	Name of any other company in which the person is a director, trustee, partner, or executive officer, or owns, controls, or holds with power to vote 25% or more or its outstanding voting securities or proportionate in a partnership.	Percentage of each class of voting securities owned, controlled, or held with power to vote in any other company (including options, warrants or other securities or rights that can be converted into or exercised for voting securities), or proportionate interest held in a partnership, if 25% or more
FDHCPV99	FDHCPW09	FDHCPW10	FDHCPW11
John C. Gill	n/a	n/a	n/a
Herbert A. Cherry III	Principal	Facility Management, LLC	100%
Herbert A. Cherry III	Partner	Antiques on Washington, LLC	50%
Steven J. Cypher	Partner	Cypher & Cypher	51%
Steven J. Cypher	Partner	Bloc Investments Partnership	50%
Steven J. Cypher	Partner	CS Land LLC	50%
Steven J. Cypher	Partner	CS Land II LLC	50%
Bruce C. Marshall	n/a	n/a	n/a
Reid K. Smith	Director	Southwestern PA Human Services	0%
Reid K. Smith	Director	Area Agency on Aging	0%
April M. Schachtner	Director	Inns of Court	0%
April M. Schachtner	Director	Norwin Rotary	0%
John Dziak	Owner	Printscape, Inc.	88%
John Dziak	Founder	Frest Start Café	100%
John Dziak	Director	Canonsburg Educational & Cultural Institute	15%
John Dziak	Director	Downtown Canonsburg Merchants Association	0%
Jediah A. Perko	n/a	n/a	n/a

Legal Name of Holding
Company: **CF Financial
Corporation**
FDHCPV98

Item 4(1)(a)	Item 4(1)(b)	Item 4(1)(c)	Item 4(1)(d)	Item 4(2)	Item 4(3)(a)	Item 4(3)(b)
Name	City	State	Country	Principal Occupation if other than with holding company	Title or Position with the Holding Company	Percentage of each class of voting securities owned, controlled, or held with power to vote in the holding company (including options, warrants or other securities or rights that can be converted into or exercised for voting securities)
FDHCPV99	FDHCPW00	FDHCPW01	FDHCPW02	FDHCPW03	FDHCPW04	FDHCPW05
John C. Gill	Gibsonia	PA	USA	n/a	Director	0.00%
John C. Gill	Gibsonia	PA	USA	n/a	President	0.00%
John C. Gill	Gibsonia	PA	USA	n/a	CEO	0.00%
Herbert A. Cherry III	Bridgeville	PA	USA	Construction Consultant	Director	0.00%
Herbert A. Cherry III	Bridgeville	PA	USA	Custom Furniture Fabrication	Director	0.00%
Steven J. Cypher	McMurray	PA	USA	Certified Public Accountant	Director	0.00%
Bruce C. Marshall	Charleroi	PA	USA	Risk Manager	Chairman	0.00%
Bruce C. Marshall	Charleroi	PA	USA	Risk Manager	Director	0.00%
Reid K. Smith	Charleroi	PA	USA	Retired	Director	0.00%
April M. Schachtner	Greensburg	PA	USA	Associate Attorney	Director	0.00%
John Dziak	Canonsburg	PA	USA	Entrepreneur	Director	0.00%
Jediah A. Perko	Eight Four	PA	USA	n/a	CFO	0.00%

Legal Name of Holding
Company: CF Financial
Corporation
FDHCPV98

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John C. Gill	Director	Charleroi Financial MHC	0%
John C. Gill	President	Charleroi Financial MHC	0%
John C. Gill	CEO	Charleroi Financial MHC	0%
John C. Gill	Director	cfsbank	0%
John C. Gill	President	cfsbank	0%
John C. Gill	CEO	cfsbank	0%
John C. Gill	Director	Delta Closing Services, Inc.	0%
John C. Gill	President	Delta Closing Services, Inc.	0%
John C. Gill	CEO	Delta Closing Services, Inc.	0%
Herbert A. Cherry III	Director	Charleroi Financial MHC	0%
Herbert A. Cherry III	Director	cfsbank	0%
Herbert A. Cherry III	Director	Delta Closing Services, Inc.	0%
Steven J. Cypher	Director	Charleroi Financial MHC	0%
Steven J. Cypher	Director	cfsbank	0%
Steven J. Cypher	Director	Delta Closing Services, Inc.	0%
Bruce C. Marshall	Chairman	Charleroi Financial MHC	0%
Bruce C. Marshall	Director	Charleroi Financial MHC	0%
Bruce C. Marshall	Chairman	cfsbank	0%
Bruce C. Marshall	Director	cfsbank	0%
Bruce C. Marshall	Chairman	Delta Closing Services, Inc.	0%
Bruce C. Marshall	Director	Delta Closing Services, Inc.	0%
Reid K. Smith	Director	Charleroi Financial MHC	0%
Reid K. Smith	Director	cfsbank	0%
Reid K. Smith	Director	Delta Closing Services, Inc.	0%
April M. Schachtner	Director	Charleroi Financial MHC	0%
April M. Schachtner	Director	cfsbank	0%

April M. Schachtner	Director	Delta Closing Services, Inc.	0%
John Dziak	Director	Charleroi Financial MHC	0%
John Dziak	Director	cfsbank	0%
John Dziak	Director	Delta Closing Services, Inc.	0%
Jediah A. Perko	CFO	Charleroi Financial MHC	0%
Jediah A. Perko	CFO	cfsbank	0%
Jediah A. Perko	CFO	Delta Closing Services, Inc.	0%

Legal Name of Holding
Company: CF Financial
Corporation
FDHCPV98

Item 4(1)(a)	Item 4(5)(a)	Item 4(5)(b)	Item 4(5)(c)
Name	Title or Position with any other company in which the person is a director, trustee, partner, or executive officer.	Name of any other company in which the person is a director, trustee, partner, or executive officer, or owns, controls, or holds with power to vote 25% or more of its outstanding voting securities or proportionate in a partnership.	Percentage of each class of voting securities owned, controlled, or held with power to vote in any other company (including options, warrants or other securities or rights that can be converted into or exercised for voting securities), or proportionate interest held in a partnership, if 25% or more
FDHCPV99	FDHCPW09	FDHCPW10	FDHCPW11
John C. Gill	n/a	n/a	n/a
Herbert A. Cherry III	Principal	Facility Management, LLC	100%
Herbert A. Cherry III	Partner	Antiques on Washington, LLC	50%
Steven J. Cypher	Partner	Cypher & Cypher	51%
Steven J. Cypher	Partner	Bloc Investments Partnership	50%
Steven J. Cypher	Partner	CS Land LLC	50%
Steven J. Cypher	Partner	CS Land II LLC	50%
Bruce C. Marshall	n/a	n/a	n/a
Reid K. Smith	Director	Southwestern PA Human Services	0%
Reid K. Smith	Director	Area Agency on Aging	0%
April M. Schachtner	Director	Inns of Court	0%
April M. Schachtner	Director	Norwin Rotary	0%
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John Dziak	Founder	Frest Start Café	100%
John Dziak	Director	Canonsburg Educational & Cultural Institute	15%
John Dziak	Director	Downtown Canonsburg Merchants Association	0%
Jediah A. Perko	n/a	n/a	n/a