

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.

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.

**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. DANIEL E. CSONTOS

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

#### PRESIDENT AND 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.*

#### DANIEL E. CSONTOS

Signature of Holding Company Director and Official (FDHC H321)

**03/26/2025**

Date of Signature (FDHC J196)

#### For Federal Reserve Bank Use Only

RSSD ID **3828634**

C.I. \_\_\_\_\_

**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

**FIRST NILES FINANCIAL, INC.**

Legal Title of Holding Company (FDHC 9017)

**P.O. BOX 311**

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

**NILES OH 44446**

City (FDHC F206) State (FDHC F207) Zip Code (FDHC F208)

**55 NORTH MAIN STREET**

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

**NILES OH 44446**

City (FDHC 9130) State (FDHC 9200) Zip Code (FDHC 9220)

Person to whom questions about this report should be directed:

**MARY ANN COATES CHIEF FINANCIAL OFFICER**

Name (FDHC 8901)

Title (FDHC C496)

**(330)652-2539 ext: 2106**

Area Code / Phone Number / Extension (FDHC 8902)

**(330)652-0911**

Area Code / FAX Number (FDHC 9116)

**MCOATES@HOMEFEDNILES.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

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

1. a letter justifying this request is being provided along with the report (FDHC KY38) .....

2. 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 First Niles Financial, Inc.  
 Company:  
 FDHCPV71

Item 3(1)(a)	Item 3(1)(b)	Item 3(1)(c)	Item 3(1)(d)	Item 3(1)(e)	Item 3(1)(f)	Item 3(1)(g)	Item 3(1)(h)	Item 3(1)(i)	Item 3(1)(j)	Item 3(1)(k)	Item 3(1)(l)	Item 3(1)(m)
Name	City	State	Country	Country of Citizenship or Incorporation	Describe the provisions of the trust or plan	For individuals Acting in Concert, Identify Name of Individuals or Group Acting in Concert.	For Trusts, Identify each trustee or designated individual that has the power to vote	Number of Securities - Common Stock	Number of Securities - Warrants	Number of Securities - Options	Number of Securities - Other	Percent of each class of voting securities owned, controlled, or held with power to vote in the holding company
FDHCPV72	FDHCPV73	FDHCPV74	FDHCPV75	FDHCPV76	FDHCPV77	FDHCPV78	FDHCPV79	FDHCPV80	FDHCPV81	FDHCPV82	FDHCPV83	FDHCPV84
Ronald Szuch Trust UA dated 8/17/98	Bradenton	FL	USA	USA	Testamentary Trust	N/A	N/A	114,961.00	None	None	None	8.62%
Robert I. Shaker	Solon	OH	USA	USA	N/A	Robert Shaker, Christopher J. Shaker	N/A	51,631.00	None	None	None	3.87%
Christopher J. Shaker	Niles	OH	USA	USA	N/A	Robert Shaker, Christopher J. Shaker	N/A	54,974.00	None	None	None	4.12%
Lance Osborne	Hunting Valley	OH	USA	USA	N/A	N/A	N/A	133,100.00	None	None	None	9.98%

Legal Name of Holding  
Company:  
FDHCPV71

Item 3(2)(a)	Item 3(2)(b)	Item 3(2)(c)	Item 3(2)(d)	Item 3(2)(e)	Item 3(2)(f)	Item 3(2)(g)	Item 3(2)(h)	Item 3(2)(i)	Item 3(2)(j)	Item 3(2)(k)	Item 3(2)(l)	Item 3(2)(m)	
Name	City	State	Country	Country of Citizenship or Incorporation	Describe the provisions of the trust or plan	For individuals Acting in Concert, Identify Name of Individuals or Group Acting in Concert.	For Trusts, Identify each trustee or designated individual that has the power to vote	Number of Securities - Common Stock	Number of Securities - Warrants	Number of Securities - Options	Number of Securities - Other	Percent of each class of voting securities owned, controlled, or held with power to vote in the holding company	
None	FDHCPV85	FDHCPV86	FDHCPV87	FDHCPV88	FDHCPV89	FDHCPV90	FDHCPV91	FDHCPV92	FDHCPV93	FDHCPV94	FDHCPV95	FDHCPV96	FDHCPV97

Legal Name of First Niles  
 Holding Company: Financial, Inc.

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
Robert I. Shaker	Solon	OH	USA	Attorney	Director	3.87%
Daniel E. Csontos	Howland	OH	USA	N/A	Director, President & CEO	2.29%
P. James Kramer	Girard	OH	USA	Retired	Director, Chairman of the Board	0.89%
William S. Eddy	Niles	OH	USA	Doctor	Director	2.30%
Raymond J. Calcagni	Poland	OH	USA	N/A	Vice President	0.27%
Ante Turcinov	Westlake	OH	USA	General Manager	Director	0.19%
Mary Ann Coates	Niles	OH	USA	N/A	Chief Financial Officer	0.00%
Lance Osborne	Hunting Valley	OH	USA	Real Estate Investor	Director	9.98%

Legal Name of Holding

First Niles Financial, Inc.

Company:

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
Robert I. Shaker	Director	Home Federal Savings and Loan Association of Niles	N/A
Daniel E. Csontos	Director, President & CEO	Home Federal Savings and Loan Association of Niles	N/A
P. James Kramer	Director, Chairman of the Board	Home Federal Savings and Loan Association of Niles	N/A
William S. Eddy	Director	Home Federal Savings and Loan Association of Niles	N/A
Raymond J. Calcagni	Vice President	Home Federal Savings and Loan Association of Niles	N/A
Ante Turcinov	Director	Home Federal Savings and Loan Association of Niles	N/A
Mary Ann Coates	Chief Financial Officer	Home Federal Savings and Loan Association of Niles	N/A
Lance Osborne	Director	Home Federal Savings and Loan Association of Niles	N/A
Ante Turcinov	General Manager	Union Capital Mortgage Corporation	N/A

Legal Name of **First Niles Financial, Inc.**  
 Holding Company:

**FDHCPV98**

<b>Item 4(1)(a)</b>	<b>Item 4(5)(a)</b>	<b>Item 4(5)(b)</b>	<b>Item 4(5)(c)</b>
<b>FDHCPV99</b>	<b>FDHCPW09</b>	<b>FDHCPW10</b>	<b>FDHCPW11</b>
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
Robert I. Shaker	Owner	Shaker Law Offices, LLC	100%
Daniel E. Csontos	Director	The Pioneer Savings Bank	N/A
William S. Eddy	Doctor	Mercy Health	N/A
Mary Ann Coates	Treasurer	Mike Coates Construction Co., Inc.	N/A
Lance Osborne	President	Osborne Capital Group, LLC	100%
Lance Osborne	Owner	3501 Clinton, LLC	33%
Lance Osborne	Manager	7669 Crile Road, LLC	33%
Lance Osborne	Manager	13220 CLR, LLC	100%
Lance Osborne	Manager	35403 Euclid Avenue, LLC	75%
Lance Osborne	Manager	Ace Willoughby, LLC	75%
Lance Osborne	Manager	Ace Storage Management, LLC	100%
Lance Osborne	Managing member	Alpha Acquisition, LLC	30%
Lance Osborne	Managing member	Alpha Drive Development, LLC	30%
Lance Osborne	Member	Alpha IV Investments, LLC	38%
Lance Osborne	President	Alpha Place Management, Inc.	30%
Lance Osborne	Managing member	Alpha Plaza Investments, LTD	30%
Lance Osborne	Managing member	Babson Property Sevices, LLC	35%
Lance Osborne	Manager	BCH Development, LLC	40%
Lance Osborne	Manager	Brainard Crossing Holdings, LLC	40%
Lance Osborne	Manager	Canal Place Apts Promote, LLC	50%
Lance Osborne	Owner	Cars and Coffee, LLC	33%
Lance Osborne	Manager	CP Akron Leverage Lender, LLC	100%
Lance Osborne	Manager	CP Akron Managing Member, LLC	100%
Lance Osborne	Member	Crescent Wave, LLC	33%
Lance Osborne	Manager	Fitness Finance Company, LLC	29%
Lance Osborne	Member	Insignia Residential Management, LLC	50%

Lance Osborne	Manager	Kaulig Osborne Development Company, LLC	33%
Lance Osborne	President	LFO Holdings, Inc.	100%
Lance Osborne	Managing member	M2KLB Holdco, LLC	27%
Lance Osborne	Manager	M2KLB Willoughby, LLC	27%
Lance Osborne	Owner	OC Woodbine Development, LLC	33%
Lance Osborne	Managing member	OCG Acquisition, LLC	100%
Lance Osborne	Manager	OCG Alpha Development, LLC	40%
Lance Osborne	Manager	OCG Copley Land, LLC	80%
Lance Osborne	Manager	OCG G\$ Investments, LLC	80%
Lance Osborne	Manager	OCG Heritage Center, LLC	55%
Lance Osborne	Manager	OCG Fitness Investment, LLC	26%
Lance Osborne	President	OCG Manager, LLC	100%
Lance Osborne	Manager	OCG MC Management, LLC	80%
Lance Osborne	Manager	OCG Rosemont, LLC	70%
Lance Osborne	Manager	OCG Stow, LLC	100%
Lance Osborne	President	Osborne Capital Corp.	52%
Lance Osborne	Manager	Osborne Capital Partners, LLC	100%
Lance Osborne	Manager	Osborne Capital Partners II, LLC	75%
Lance Osborne	President	OsCAP BCH Management Corp.	52%
Lance Osborne	Manager	OsCAP Management Company, LLC	50%
Lance Osborne	Manager	OsCAP MC Management Company, LLC	80%
Lance Osborne	Owner	PT Investors, LLC	43%
Lance Osborne	Manager	Rosemont Land Company, LLC	70%
Lance Osborne	Manager	Rosemont Devco, LLC	60%
Lance Osborne	Manager	Rosemont MC, LLC	70%
Lance Osborne	Manager	Rothrock Landco Ltd	70%
Lance Osborne	Manager	To Kalon, LLC	100%
Lance Osborne	Manager	Willo Sunrise, LLC	89%
Lance Osborne	Manager	The Goodrich, LLC	100%
Lance Osborne	Manager	The Goodrich Development Company, LLC	100%
Lance Osborne	Member	123 West Bartges, LLC	100%
Lance Osborne	Member	123 West Bartges OZ Fund, LLC	28%