HILLTOP ALLIANCE AND SUBSIDIARIES

Consolidated Financial Statements

December 31, 2024

HILLTOP ALLIANCE AND SUBSIDIARIES

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December 31, 2024

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Independent Auditor's Report

Board of Directors
Hilltop Alliance and Subsidiaries
Pittsburgh, Pennsylvania

Opinion

We have audited the accompanying consolidated financial statements of Hilltop Alliance (a nonprofit organization) and Subsidiaries, which comprise the consolidated statement of financial position as of December 31, 2024, and the related consolidated statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Hilltop Alliance and Subsidiaries as of December 31, 2024, and the changes in net assets and its 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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Hilltop Alliance and Subsidiaries 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 opinion.

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 Hilltop Alliance and Subsidiaries ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the 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 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 financial statements.

In performing an audit in accordance with generally accepted 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 Hilltop Alliance and Subsidiaries 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 financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Hilltop Alliance and Subsidiaries 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.

Report on Summarized Comparative Information

We have previously audited Hilltop Alliance and Subsidiary's 2023 consolidated financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated July 22, 2024. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2023, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Pittsburgh, PA
October 9, 2025

McKeever Varga & Associates, P.C

HILLTOP ALLIANCE AND SUBSIDIARIES

Consolidated Statements of Financial Position

December 31

Assets

		2024		2023
Current assets:				
Cash	$	577,989	$	714,825
Cash - custodial		12,727		-
Accounts receivable		92,015		60,702
Grants receivable		220,000		222,500
Notes receivable		14,000		14,000
Investments		148,846		130,190
Prepaid expenses		4,703		11,767
Total current assets		1,070,280		1,153,984
Property and equipment:				
Land		26,866		26,866
Building & improvements		357,261		341,840
Equipment		6,064		6,064
Total property and equipment		390,191		374,770
Less accumulated depreciation		(27,317)		(17,168)
Net property and equipment		362,874		357,602
Other:				
Development property		867,068		633,634
Construction in progress - rehab for resale		3,241		-
Security deposit		-		362
Total other assets		870,309		633,996
Total assets	$	2,303,463	$	2,145,582

Liabilities and Net Assets

		2024		2023
Current liabilities:				
Accounts payable	$	25,985	$	14,722
Accrued expenses		41,698		31,478
Deposits		5,425		5,425
Line of credit		159,836		-
Current portion of loan payable		7,784		7,372
Amounts held in trust		5,187		-
Total current liabilities		245,915		58,997
Long-term portion of loan payable		77,629		84,830
Total liabilities		323,544		143,827
Net assets:				
Without donor restrictions		1,722,975		1,765,550
With donor restrictions		256,944		236,205
Total net assets		1,979,919		2,001,755
Total liabilities and net assets	$	2,303,463	$	2,145,582

See accompanying notes to the consolidated financial statements.

HILLTOP ALLIANCE AND SUBSIDIARIES

Consolidated Statement of Activities

For the Year Ended December 31, 2024

With Comparative Totals for the Year Ended December 31, 2023

	Without Donor Restrictions	With Donor Restrictions	2024 Total	2023 Total
Operating activities:				
Support and revenue:				
Contributions	$ 58,805	$ 75,000	$ 133,805	$ 255,234
NPP/NAP program	492,500	-	492,500	495,000
URA - Housing Opportunity contract	445,807	-	445,807	518,989
Other government grant revenue	156,594	-	156,594	64,783
Administrative fees	83,232	-	83,232	110,719
Rental income	68,067	-	68,067	61,862
Interest income	13,561	-	13,561	554
Investment income	18,656	-	18,656	19,500
Gain (loss) on sale of property held for resale	9,838	-	9,838	(1,209)
Miscellaneous income	11,300	-	11,300	16,018
Net assets released from restrictions:				
Restrictions satisfied by payments	54,261	(54,261)	-	-
Total support and revenue	1,412,621	20,739	1,433,360	1,541,450
Expenses:				
Program services:				
Community revitalization	1,277,703	-	1,277,703	1,338,264
Supporting services:				
Management and general	147,594	-	147,594	133,949
Fundraising	29,899	-	29,899	25,230
Total supporting services	177,493	-	177,493	159,179
Total expenses	1,455,196	-	1,455,196	1,497,443
Change in net assets	(42,575)	20,739	(21,836)	44,007
Net assets at beginning of year	1,765,550	236,205	2,001,755	1,957,748
Net assets at end of year	$ 1,722,975	$ 256,944	$ 1,979,919	$ 2,001,755

See accompanying notes to the consolidated financial statements.

HILLTOP ALLIANCE AND SUBSIDIARIES

Consolidated Statement of Functional Expenses

For the Year Ended December 31, 2024

With Comparative Totals for the Year Ended December 31, 2023

	Program Services	Supporting Services				
	Community Revitalization	Management and General	Fundraising	Total Supporting Services	2024 Total	2023 Total
Advertising	$ 78,933	$ -	$ -	$ -	$ 78,933	$ 60,767
Bank fees	-	1,142	-	1,142	1,142	1,003
Contract labor	-	-	-	-	-	111,469
Employee benefits	32,872	6,164	2,054	8,218	41,090	30,870
Grants	439,371	-	-	-	439,371	548,060
Interest expense	9,723	-	-	-	9,723	5,599
Insurance	1,062	24,086	66	24,152	25,214	22,033
Meeting expense	2,890	722	-	722	3,612	2,814
Membership fees	135	-	-	-	135	789
Miscellaneous	-	(900)	-	(900)	(900)	-
Office expense	24,946	5,472	-	5,472	30,418	17,365
Other program expense	60,238	-	-	-	60,238	38,302
Payroll taxes	33,544	6,289	2,097	8,386	41,930	37,860
Printing	1,297	229	-	229	1,526	3,078
Professional fees	59,807	20,065	-	20,065	79,872	56,784
Property taxes and insurance	8,584	-	-	-	8,584	14,294
Rent	-	-	-	-	-	2,400
Salaries	410,909	77,045	25,682	102,727	513,636	434,324
Sponsorships	77,282	-	-	-	77,282	79,004
Staff/Board development	10,048	2,334	-	2,334	12,382	3,991
Travel	870	7	-	7	877	861
Utilities and telephone	13,252	2,909	-	2,909	16,161	14,116
Website/computer supplies	3,821	-	-	-	3,821	3,000
Total expenses before depreciation	1,269,584	145,564	29,899	175,463	1,445,047	1,488,783
Depreciation	8,119	2,030	-	2,030	10,149	8,660
Total expenses	$ 1,277,703	$147,594	$ 29,899	$177,493	$ 1,455,196	$ 1,497,443

See accompanying notes to the consolidated financial statements.

HILLTOP ALLIANCE AND SUBSIDIARIES

Consolidated Statements of Cash Flows

For the Years Ended December 31

		2024		2023
Cash flows from operating activities:				
Change in net assets	$	(21,836)	$	44,007
Adjustments to reconcile change in net assets to net cash provided by operating activities:				
Depreciation		10,149		8,660
Unrealized (gain) loss on investments		(13,843)		(17,387)
Change in operating assets and liabilities:				
Increase in accounts/grants receivable		(28,813)		(2,702)
Increase in cash - custodial		(12,727)		-
Decrease (increase) in prepaid expenses		7,064		(1,413)
Decrease in security deposit		362		332
Increase in accounts payable		11,263		7,133
Increase (decrease) in accrued liabilities		10,220		(974)
Increase in deposits		-		1,450
Increase in amounts held in trust		5,187		-
Net cash (used) provided by operating activities		(32,974)		39,106
Cash flows from investing activities:				
Purchase of development property		(233,434)		(38,717)
Purchase of investments		(4,813)		(2,114)
Purchase of property and equipment		(15,421)		(11,700)
Purchase of CIP - Rehab for Resale		(3,241)		-
Net cash used in investing activities		(256,909)		(52,531)
Cash flows from financing activities:				
Payments on long-term debt		(6,789)		(6,810)
Proceeds from line of credit		210,695		-
Payments on line of credit		(50,859)		-
Net cash provided (used) by financing activities		153,047		(6,810)
Net decrease in cash		(136,836)		(20,235)
Cash at beginning of year		714,825		735,060
Cash at end of year	$	577,989	$	714,825
Supplemental disclosure:				
Cash paid during the year for interest expense	$	9,723	$	5,599

See accompanying notes to the consolidated financial statements.

(1) **Organization**

Hilltop Alliance is a nonprofit corporation chartered by the Commonwealth of Pennsylvania and was established on March 29, 2009. The Organization's mission is to connect neighborhood based organizations and leverage their individual efforts, creating a shared vision and voice for the Hilltop neighborhoods. The Hilltop Alliance is structured as a collaborative organization comprised of community based organizations from the following South Pittsburgh neighborhoods: Allentown, Arlington, Arlington Heights, Beltzhoover, Bon Air, Carrick, Knoxville, Mt. Oliver City, Mt. Oliver Borough, St. Clair, South Side Slopes and Mt. Washington.

Hilltop Alliance authorized the creation of HA Development LLC on May 30, 2017 as a Pennsylvania nonprofit limited liability company. Hilltop Alliance is the sole member of HA Development LLC. HA Development LLC is a disregarded entity for federal income tax purposes; therefore, it takes on the 501(c)(3) nonprofit status of its sole member Hilltop Alliance. The purpose of HA Development LLC is to provide community and economic development, through real estate, in low to moderate income census tracts in south Pittsburgh's Hilltop neighborhoods.

Hilltop Alliance authorized the creation of HA Affordable Homes, LLC on August 9, 2022 as a Pennsylvania nonprofit limited liability company, with Hilltop Alliance being the sole member. HA Affordable Homes, LLC is taxed as a corporation for federal income tax purposes.

HA Affordable Homes, LLC owns 51% of Excelsior Street Housing, LLC which was created on August 10, 2022 as a Pennsylvania limited liability company and is taxed as a partnership for federal income tax purposes. The partnership intends to acquire certain properties located in the Grandview South part of the Allentown neighborhood in the City of Pittsburgh and to substantially rehabilitate, construct and operate an affordable housing project.

Excelsior Street Housing, LLC is a general partner and owns 1% of Grandview South Homes, L.P. which was created on August 11, 2022 as a Pennsylvania limited partnership and is taxed as a partnership for federal income tax purposes. The purpose of the partnership is to purchase, mortgage, sell, lease, manage, operate, improve, alter, transfer and exchange or otherwise convey and encumber affordable housing projects.

The accompanying consolidated financial statements include the accounts of Hilltop Alliance, HA Development LLC, HA Affordable Homes, LLC, Excelsior Street Housing, LLC and Grandview South Homes, L.P. which collectively will be referred to as the "Organization". All intercompany transactions and balances have been eliminated in consolidation.

(2) **Summary of Significant Accounting Policies**

(a) **Basis of Presentation**

The consolidated financial statements have been prepared on the accrual basis in accordance with accounting principles generally accepted in the United States of America. The consolidated financial statements are presented in accordance with Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 958 and the provisions of the American Institute of Certified Public Accountants (AICPA) "Audit and Accounting Guide for Not-for-Profit Organizations" (the "Guide").

Under the provisions of the Guide, the net assets and revenues, and gains and losses are classified based on the existence of donor-imposed restrictions. Accordingly, the net assets of The Organization and changes therein are classified as follows:

Net assets without donor restrictions: Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the Organization. The Organization's board may designate assets without restrictions for specific operational purposes from time to time.

Net assets with donor restrictions: Net assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the organization or by the passage of time. Other donor restrictions are perpetual in nature, where by the donor has stipulated the funds be maintained in perpetuity.

(b) **Measure of Operations**

The statement of activities reports all changes in net assets, including changes in net assets from operating and non-operating activities. Operating activities consist of those items attributable to the Organization's ongoing community services. Non-operating activities are limited to other activities considered to be of a more unusual or nonrecurring nature. There are no non-operating activities for the Organization for the year ended December 31, 2024.

(c) **Property and Equipment**

Expenditures for property and equipment of $5,000 or greater are capitalized at their original cost. The Organization assesses for impairment losses when conditions warrant. Donated assets are capitalized at their fair market value at the time of their donation. Maintenance and repairs are charged to expense as incurred; major improvements are capitalized. Depreciation is provided on the straight-line method over the estimated useful lives of the assets, which are generally 5 to 39 years.

(2) **Summary of Significant Accounting Policies, continued**

(d) **Income Taxes**

The Organization is a nonprofit corporation as described in Section 501(c)(3) of the Internal Revenue Code and is exempt from Federal and State income taxes pursuant to Section 501(a) of the Code. The Organization is not classified as a private foundation.

The Organization files federal Exempt Organization Tax Returns (Form 990) as applicable. The filed forms are subject to examination by the IRS, generally for three years after they were filed. The Organization has not been notified of any such examination as of the date of the audit report.

The Financial Accounting Standards Board has issued FASB ASC No. 740, "Income Taxes", which clarifies accounting principles generally accepted in the United States of America for recognition, measurement, presentation and disclosure relating to uncertain tax positions. FASB ASC No. 740 applies to business enterprises, not-for-profit entities, and pass-through entities, such as S corporations and limited liability companies. The Organization evaluates uncertain tax positions in accordance with FASB ASC No. 740 and has determined there is no material impact on the Organization's financial position or results of operations for the year ended December 31, 2024.

(e) **Cash and Cash Equivalents**

The Organization's cash consists of cash on deposit with banks. For purposes of cash flows, the Organization considers all unrestricted highly liquid investments with original maturities of three months or less to be cash equivalents.

(f) **Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

(g) **Gain or Loss on the Sale of Real Estate**

The gain or loss on the sale of real estate is the difference between the proceeds of the sale less the selling expenses and the holding cost capitalized, if any. It does not include the project's allocable share of indirect supervisory management and general expenses.

(2) Summary of Significant Accounting Policies, continued

(h) Functional Allocation of Expenses

The costs of providing program and other activities have been summarized on a functional basis in the statement of functional expenses. Accordingly, certain costs have been allocated among program services and supporting services benefited. Such allocations are determined by management on an equitable basis.

The expenses that are allocated include the following:

Expenses	Method of Allocation
Salaries and wages	Time and effort
Payroll tax expense	Time and effort
Benefits	Time and effort
Contracted labor	Based on percentage
Printing expense	Based on percentage
Depreciation	Based on square footage
Rent and occupancy	Based on square footage
Office expense	Based on percentage
Insurance expense	Allocated based on staffing
Meeting expense	Allocated based on staffing
Professional fees	Time and effort
Utilities and telephone	Based on percentage
Staff development	Allocated based on staffing
Website/computer supplies	Based on percentage

(i) Contributions

Unconditional contributions are recognized when pledged and recorded as net assets without donor restrictions or net assets with donor restrictions, depending on the existence and/or nature of any donor-imposed restrictions. Conditional promises to give are recognized when the conditions on which they depend are substantially met. Gifts of cash and other assets are reported with donor restricted support if they are received with donor stipulations that limit the use of the donated assets.

When a restriction expires, that is, when a stipulated time restriction ends or a purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions. Donations of property and equipment are recorded as support at their estimated fair value at the date of donation. Contributions restricted for the acquisition of land, buildings, and equipment are reported as net assets without donor restrictions upon acquisition of the assets and the assets are placed in service.

(2) **Summary of Significant Accounting Policies, continued**

(j) **Contributed Nonfinancial Assets**

In instances where an objective basis for valuing the goods or services contributed exists, the value is reflected in the financial statement as support and a related expense in the period the goods or services are used. Goods or services for which it is impractical to estimate a fair market value are not reflected in the accompanying financial statements.

Donated services and goods are recorded as contributions at their estimated fair value at the date of receipt. The donated goods are used to maintain the Organization's program activities. During 2024, the value of these materials was $0.

(k) **Donated Assets**

Donated assets are recorded as contributions at their estimated fair value at the date of donation. There were no donated assets for the year ended December 31, 2024.

(l) **Fair Value**

FASB ASC No. 820, "Fair Value Measurements" defines fair value, establishes guidelines for measuring fair value and expands disclosures regarding fair value measurements. This pronouncement does not require any new fair value measurements, but rather eliminates inconsistencies in guidance found in various prior accounting pronouncements. The carrying value of the Organization's cash, receivables, prepaid expenses, accounts payable and accrued liabilities approximates fair value primarily because of the short maturity of these instruments.

The Board of Directors reviews and approves the Organization's fair value measurement policies and procedures annually. At least annually, the Board determines if the valuation techniques used in fair value measurements are still appropriate.

(m) **Investments**

The Organization carries investments in marketable securities with readily determinable fair values (based on direct market-based prices) at their fair values in the Statement of Financial Position. Unrealized gains and losses are included in the change in net assets in the accompanying Statement of Activities. In general, investments are exposed to various risks, such as interest rate, credit, and overall market volatility risk. Due to the level of risk associated with certain investments, it is reasonably possible that changes in the values of the investments will occur in the near term and that such changes could materially affect the amounts reported in the Statement of Financial Position.

(3) **Contributions Receivable**

Unconditional promises to give are recognized as revenues in the period received and as assets, decreases of liabilities, or expenses, depending on the form of the benefits received. The Organization had unconditional promises to give in the amount $220,000 at December 31, 2024 and they are included under grants receivable. Collection was made in full in the next calendar year.

Conditional promises to give are recognized when the condition on which they depend are substantially met. The Organization does not have any conditional promises to give at December 31, 2024.

(4) **Note Receivable**

On December 1, 2015, the Organization provided a $10,000 note receivable to 412Kidz and its Owner. Ten (10) consecutive monthly payments of interest only, with interest being calculated on the unpaid principal balance using an interest rate of five percent (5%), in the amount of $50 commencing on February 1, 2016 until November 1, 2016. The final payment of the principal amount of $10,000 was due on December 1, 2016. The principal balance has not been received but management believes that this note is still fully collectible and that an allowance account is not considered necessary.

On July 6, 2022, the Organization provided a $4,000 note receivable to Dark Brew LLC and its owner. The borrower is permitted to pay back the loan in full at any point after the purchase of an expresso machine, or the Organization has rights to the purchase.

(5) **Accounts Receivable**

Accounts receivable are recorded at the amounts originally billed, less payments received and are non-interest bearing. The potential risk is limited to the amount recorded in the financial statements. The allowance for doubtful accounts is based upon historical collections and the amount of past due receivables for accounts whose collectability is in doubt. Management believes that no allowance is needed at December 31, 2024. Balances are written off once management determines collectability is not possible.

(6) **Prepaid Expenses**

Prepaid expenses consisted of the following at December 31, 2024:

Prepaid insurance	$4,703
Total	$4,703

(7) **Accrued Liabilities**
Accrued liabilities consisted of the following at December 31, 2024:

Accrued payroll and taxes	$ 30,098
Professional fees	11,600
	$ 41,698

(8) **Significant Concentration of Credit Risk**
The Organization maintains various bank accounts at both PNC Bank and Dollar Bank. Cash balances for each banking institution are insured by the Federal Deposit Insurance Corporation up to $250,000. The Organization's cash exceeded this limit for PNC Bank by $329,209 at December 31, 2024.

(9) **Long-term debt**
Long-term debt at December 31, 2024 consisted of the following:

Loan payable to Dollar Bank, payable in monthly installments of $1,018 through September 1, 2033. Interest is payable at an annual percentage rate of 5.41%.	$ 85,413
Less current amount:	(7,784)
	$ 77,629

As of December 31, 2024, approximate annual maturities of long-term debt are as follows:

2025	$ 7,784
2026	8,219
2027	8,678
2028	9,163
2029 and thereafter	51,569
	$ 85,413

(10) Net Assets

Net Assets with Donor Restrictions

Releases from donor restricted net assets for the year ended December 31, 2024 are as follows:

Emergency Stabilization Fund	$ 4,000
Food Insecurity	4,571
Fresh Fridays	690
Real Estate Planning Project	25,000
Turnip for Tots	20,000
Total	$54,261

Net assets with donor restrictions at December 31, 2024 consisted of the following:

ADA Trail	$ 11,000
Commercial Property Acquisition	200,000
Emergency Stabilization Fund	21,000
Food Insecurity	10,429
Fresh Fridays	14,310
South Side Park Pump Track	205
Total	$256,944

(11) Real Estate Development Property

Hilltop purchases property for development and resale in the Hilltop neighborhoods in Pittsburgh, Pennsylvania. Real estate development consists of the direct cost incurred in acquisition and renovation of projects undertaken and owned by Hilltop Alliance and SUBSIDIARIES. Indirect costs for the supervision and management and other general activities related to the projects are expensed in the year incurred.

Real estate development property at December 31, 2024 consisted of properties located at 414, 420 and 424 E. Warrington Avenue, 620, 719, 726, 803, and 807 Excelsior, 213 Kingsboro Street, 922 Manton Way, 256, 952, and 954 Industry Street, 11 E. Amanda Street, 819-823 E. Warrington Avenue, 845 Henger Street, 6, 50-51 Millbridge Street, 816 Schuler Street, 6 and 8 Allen Street, and 703 McLain Street.

(12) **Line of Credit**

The Organization has a line of credit with PNC Bank. The total amount available is $750,000. The interest rate on any borrowings is 7.25% at December 31, 2024. The outstanding balance is $159,836 as of December 31, 2024.

(13) **Investments**

Investments are required to be reported at their fair market value as determined by quoted market prices in the statement of financial position. Net appreciation (depreciation) in the fair value of investments, which consists of the realized gains or losses and the unrealized appreciation (depreciation) on those investments, is presented in the statement of activities in accordance with any donor restrictions as investment return. Investment return is presented net of investment fees. The following is a summary of investments at December 31, 2024:

	Quoted Market Value
Without donor restrictions:	
Money market funds	$ 3,696
Mutual funds - fixed income	26,593
Mutual funds - equities	104,622
Mutual funds – alternative investments	13,935
	$148,846

The composition of the investment return as reported in the Statement of Activities for the year ended December 31, 2024 was as follows:

Without donor restrictions:	
Interest and dividend income	$ 6,235
Investment fees	(1,422)
Net unrealized gain (loss) on investments	13,843
Total investment return	$ 18,656

(14) **Fair Value Measurement of Investments**

FASB ASC No. 820, *Fair Value Measurements*, established a three-tier fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1 measurements) and lowest priority to unobservable inputs (level 3 measurements).

The three levels of the fair value hierarchy under FASB ASC No. 820 are described below:

Level 1 – Inputs that utilize quoted prices (unadjusted) in active markets for identical assets or liabilities that the organization has the ability to access.

Level 2 – Inputs that include quoted prices for similar assets and liabilities in active markets and inputs that are observable for the asset or liability, either directly or indirectly, for substantially the full term of the financial instrument. Fair values for these instruments are estimated using pricing models, quoted prices of securities with similar characteristics, or discounted cash flows.

Level 3 – Inputs that are unobservable inputs for the asset or liability, which are typically based on an entity's own assumptions, as there is little, if any, related market activity.

In instances where the determination of fair value measurement is based on inputs from different levels of the fair value hierarchy, the level in the fair value hierarchy within which the entire fair value measurement falls is based on the lowest level input that is significant to the fair value measurement in its entirety.

The following table summarizes the Organization's investments that were accounted for at fair value within the fair value hierarchy of FASB ASC No. 820, as of December 31, 2024.

	Level 1	Level 2	Level 3	Total
Without donor restrictions:				
Assets:				
Money Market	$ 3,696	$ 0	$ 0	$ 3,696
Mutual Funds	145,150	0	0	145,150
	$148,846	$ 0	$ 0	$148,846

(15) **Cash Custodial**

The Organization holds custodial cash for Voices Against Violence until they receive their 501(c)(3) status. The balance of the custodial funds at December 31, 2024 was $12,727. The balance of the custodial liability at December 31, 2024 was $5,187. These custodial funds are shown as a current asset (included in the Organization's cash balance) and also as a custodial liability.

(16) **Liquidity**

The following represents the Organization's financial assets at December 31, 2024:

Financial assets at year-end:	
Cash and cash equivalents	$ 577,989
Accounts receivable	92,015
Grants receivable	220,000
Investments	148,846
Total financial assets	1,038,850
Less amounts not available to be used within one year:	
Net assets with donor or time restrictions	256,944
	256,944
Financial assets available to meet general expenditures over the next twelve months	$ 781,906

The Organization's goal is generally to maintain financial assets to meet six months of operating expenses. As part of its liquidity plan, excess cash is invested in short-term investments, including money market accounts and certificates of deposit.

(17) **Subsequent Events**

Subsequent events were evaluated through the Independent Auditor's Report date, which is the date the financial statements were available to be issued. No subsequent events were noted.

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Leslie A. McGee, C.P.A.
Lisa Maruca DiPardo, C.P.A.

October 9, 2025

To the Board of Directors
Hilltop Alliance
Pittsburgh, PA

We have audited the financial statements of Hilltop Alliance and Subsidiaries for the year ended December 31, 2024, and we will issue our report thereon dated October 9, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated November 17, 2022. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Hilltop Alliance and Subsidiaries are described in Note 2 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2024. We noted no transactions entered into by the Organization during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. We noted no sensitive estimates affecting the financial statements for the year ended December 31, 2024.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a disagreement on a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated October 9, 2025.

Management Consultations with Other Independent Accountants.

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Organization's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Organization's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

This information is intended solely for the use of the Board of Directors and management of Hilltop Alliance and Subsidiaries and is not intended to be, and should not be, used by anyone other than these specified parties

Very truly yours,

McGee Maruca & Associates, P.C.

McGee Maruca & Associates, P.C.