



*restoring hope
by repairing homes*

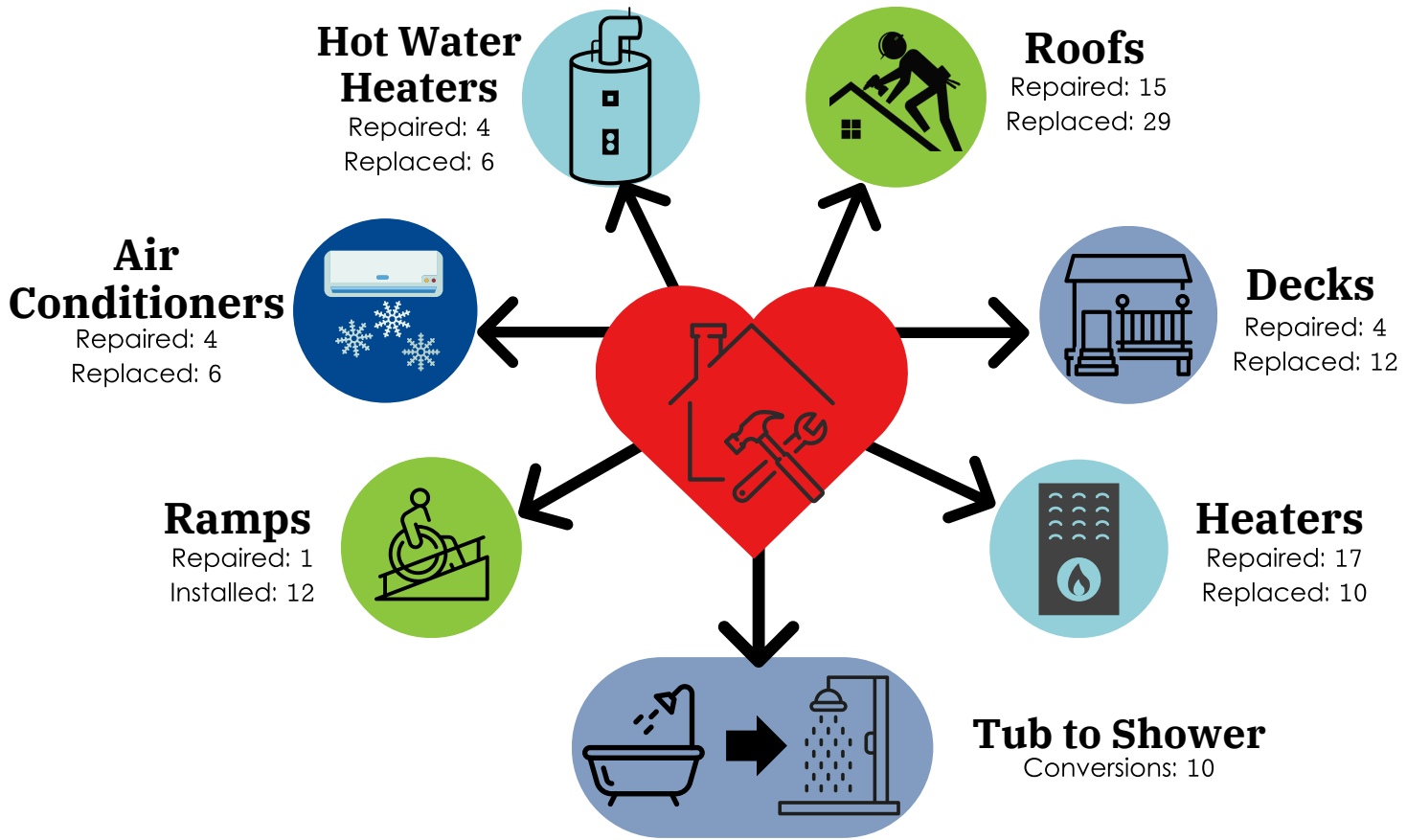
231
Families
Impacted



2023 ANNUAL REPORT



Common Repairs By the Numbers



Our Homeowners



70% of our homeowners are female



53% of the lives impacted were 60+ years old



20% of the lives impacted were children



158 families helped in New Castle County



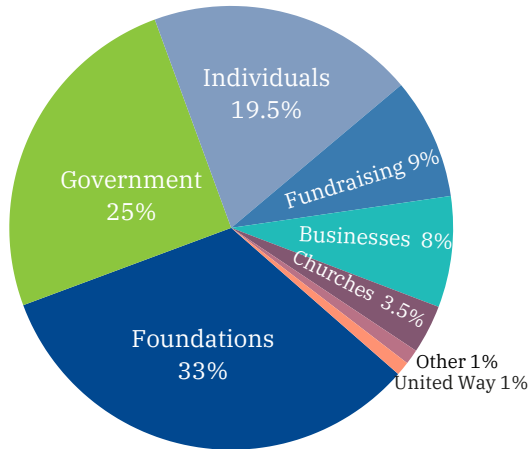
73 families helped in Southern Chester and Lancaster Counties

231 Homes Repaired

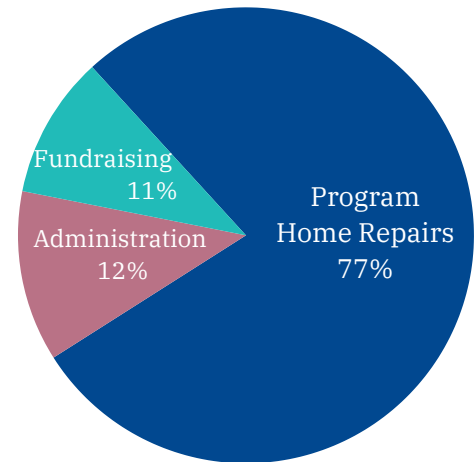
389 people served

2023 Financial Overview

Diversified Sources of Revenue \$1,110,848



Expenses \$1,122,814

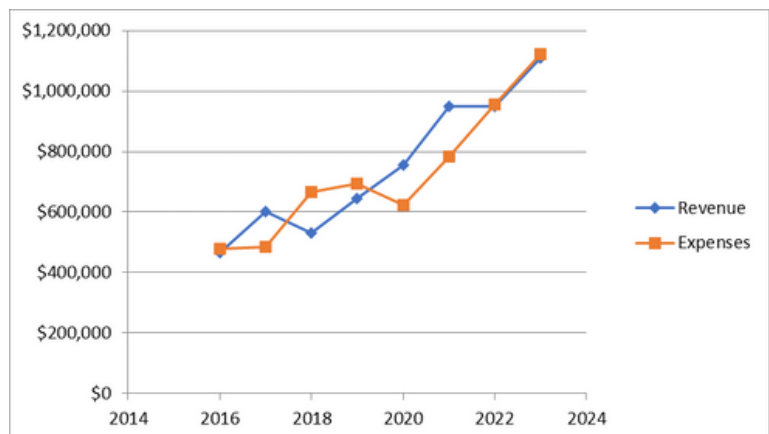


Statement of Financial Position Year Ended December 31st

| | 2023 <i>Unaudited</i> | 2022 <i>Audited</i> | 2021 <i>Audited</i> | 2020 <i>Audited</i> |
|---------------------------------|--------------------------|------------------------|------------------------|------------------------|
| Total Current Assets | \$862,745 | \$463,733 | \$518,474 | \$315,381 |
| Equipment (net of depreciation) | \$124,771 | \$135,544 | \$51,966 | \$81,366 |
| Total Assets | \$987,516 | \$599,277 | \$570,440 | \$396,747 |
| Total Liabilities | \$39,855 | \$41,438 | \$8,627 | \$1,303 |
| Deferred Revenue Liabilities | \$401,787 | | | |
| Total Net Assets | \$545,874 | \$557,839 | \$561,813 | \$395,444 |

Since 2016

Increase in Revenue 139%
Increase in Expenses 134%





Healthy Homes Program

Last year, Good Neighbors began our Healthy Homes Program in partnership with Christiana Care and funding from Highmark Insurance and the Laffey-McHugh Foundation. The program's purpose is to show how the installation of grab bars, ramps, handrails, and tub cut-outs can help seniors safely remain in their homes and age in place. For a modest cost, these accessibility modifications help prevent slips, trips, and falls, which often result in prolonged hospital stays, lengthy rehabilitation, and high medical bills.

Our project manager, Greg Corner, is a Certified Aging in Place Specialist, trained in home repairs that aid the safety and health of seniors. Greg and his wife, Lori, a "Helping Hand" with Good Neighbors, completed repairs on 35 homes in 2023. We are still in the early stages of data collection, but for 23 of our senior homeowners who received their repairs more than six months ago, falls have decreased by 90%.

Good Neighbors is currently pursuing partnerships with healthcare and other organizations to expand our Healthy Homes program into southern Chester and southern Lancaster counties.



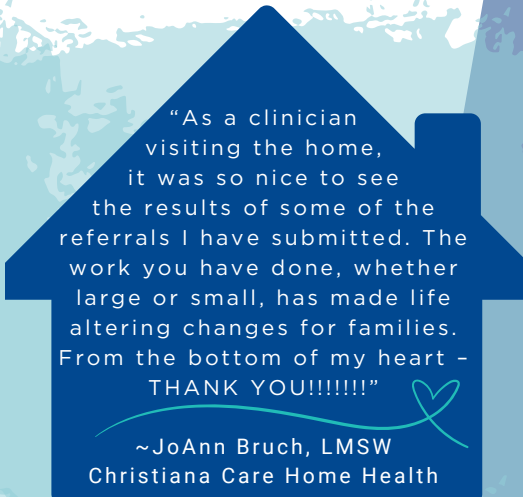
A tub cut-out helps a senior safely step into their shower.



1 in 4 seniors fall on the stairs every year. Handrails provide extra support and stability.



Good Neighbors Helping Hand. Lori Corner. puts the newly installed grab bars to the test. Safe and strong!



"As a clinician visiting the home, it was so nice to see the results of some of the referrals I have submitted. The work you have done, whether large or small, has made life altering changes for families. From the bottom of my heart - THANK YOU!!!!!!!"

~JoAnn Bruch, LMSW
Christiana Care Home Health



It is much safer for Geraldine to enter and exit her home using a handrail and custom built steps.



Steep steps and an uneven path made exiting and entering the home difficult



An aluminum ramp provides a safe and sturdy exit and entryway.

Caleb the Intern

This year, Good Neighbors was blessed to have Caleb Rowles as our summer intern. Caleb spent the summer helping our project managers complete home repairs, gaining valuable experience in carpentry, plumbing, roofing, and working with volunteers.

“The project managers had a good balance of teaching me what to do and then letting me be independent,” said Caleb, “I was doing hands-on work the whole time and learning the whole way.”

Caleb also had the opportunity to take on a leadership role during Good Neighbors’ annual youth summer camp. “I took what the project managers taught me and applied it to leading others,” he said, “I’ve done plenty of projects as a volunteer, but it was a first to be on the leadership side of things. I really enjoyed it.”

While he’s grateful for the technical skills he gained as an intern, Caleb also appreciated the spiritual growth he experienced. “I was able to grow in praying for the homeowners. This person is a stranger to me, but I can pray for them and encourage them.” Now a junior at Liberty University, Caleb is studying business and carpentry. Reflecting on his internship, Caleb said with confidence, “I want to have a servant’s heart in all that I do.”

Client Care Visits

What happens to a homeowner after a repair?

As part of our three-year strategic plan, the leadership of Good Neighbors established Client Care Visits, a new initiative to serve and care for our homeowners’ needs following the completion of their home repair. In 2022, our Board Members and several additional volunteers conducted 20 visits to homeowners, with the primary goal of sharing the Gospel—the true reason behind why Good Neighbors does what we do. In 2023, we conducted over 70 visits.

“The repairs we do are an open door into the lives of people who have needs so much greater than a roof or a deck,” said Board Member and Client Care champion, Alice Agostinelli. “The repair is the means to the greater need. A project manager prays with the homeowner on-site while doing the repair, but the client visit allows for a greater opportunity to have a spiritual conversation.”

Client care visits are conducted in pairs and usually last about 45 minutes to an hour. While every visit is different, our teams typically follow-up with the homeowner regarding the repairs, discuss additional needs the homeowner may have, present the Gospel, and pray. Each homeowner is also given a small gift bag, assembled by our board members.

Good Neighbors is forming additional teams to expand our Client Care Visit program in 2024, with the goal of conducting nine visits per month.



OUR SUPPORTERS

Businesses

7th Level Mortgage
Aire Serv Heating & AC
Beiler-Campbell Realtors
Borsello Landscaping
C.T. Bartoli Mushrooms, Inc.
Cedar Knoll Builders
Chesapeake Financial Services
Christiana Care
Covenant Wealth Strategies, LLC
CSC
CSOLS, Inc
Delfera & Son Heating & AC
Diversified Exteriors, Inc.
Herr Foods, Inc.
INX
J & L Building Materials, Inc.
Keystone Custom Homes
Landhope Farms
Landis Insurance Agency, Inc.
Law Office of John R. Twombly
LBG Properties
Lenape Village Kitchen and Bath
Lester Water, Inc.
Phillips Mushroom Farms, LP
PSEG
R. Short Roofing
Rapid Repair, LLC
Resurrection Remodeling LLC
S.G. Williams & Bros. Co
Strano & Feeley Family Funeral Home
Strong Women Industrial Materials
The Tri-M Group
Umbreit Wileczek & Associates, PC
W L Gore & Associates

Foundations

Avon Grove Lions Foundation, Inc.
Chatham Financial Foundation
Chester Co Community Foundation
Chichester duPont Foundation, Inc.
Daley Family Foundation
Emergency Aid of PA Foundation
Exelon Constellation Energy Generation
Genuardi Family Foundation
High Foundation
The Huston Foundation
J.M. & Lois B. Herr Family Foundation
Luther Foundation of SCC Inc
Michael and Nancy Pia Foundation
Middle Run Charitable Foundation
Oxford Area Civic Association
Oxford Area Foundation

Philadelphia Research & Education
Foundation
State Farm Companies Foundation
Stoner Waters Family Foundation
Clark Associates Charitable Foundation
The James S Herr Foundation
The M&T Charitable Foundation
The McNeil Foundation
The Mushroom Festival, Inc
WSFS Bank
Wyss Foundation

Organizations & Governments

Chester Co Department of Community
Development
New Castle County Council
New Castle County Dept of Housing
New Castle County Board of Realtors
Rotary Club of Kennett Sq at Longwood
City of Newark
State of Delaware
State of Pennsylvania
United Way of Chester County

Churches

Avondale Presbyterian Church
Beulah Baptist Church
Cornerstone Presbyterian Church
Evangelical Presbyterian Church of Newark
Fair Hill Church, Inc.
Faith Presbyterian Church
First Baptist Church of Kennett Square
First Presbyterian Church of Dunedin, FL
Freedom Biker Church 1st State
Heritage Presbyterian Church
Hockessin United Methodist Church
Love of Christ Church
New City Church
Oxford Church of the Nazarene
Oxford Presbyterian Church
Redeemer Fellowship
St. Michael Lutheran Church
Presbyterian Church of Kennett Sq.
Toughkenamon Presbyterian Church
Trinity Community Church
Westminster Presbyterian Church
Willowdale Chapel

Gifts In-Kind

Aire Serv Heating & Air
Delfera & Son Heating & AC
J & L Building Materials, Inc.
Rapid Repair, LLC
Mr. & Mrs. Louis Phillips
Cameron's Hardware & Supply

Oxford Feed & Lumber
Lowe's
Mast Seamless Gutter
SECCRA
Northbrook Canoe
Kennett YMCA
Jennersville YMCA
Trinity Community Church
WAWA

Individuals

Mr. & Mrs. Ron Agostinelli
Mr. & Mrs. Blair Althouse
Ms. Janice Anderson
Ms. Shannon Barisa
Mrs. Jeanette Bartoli
Ms. Joyce Basciani
Mr. Lee Baum
Mr. & Mrs. James Beach
Mr. & Mrs. Bob Beggs
Mr. & Mrs. Stanley Blazejewski
Mr. & Mrs. Paul Bosse
Mr. & Mrs. Wesley Bowers
Mr. & Mrs. Kevin Bowman
Mr. & Mrs. Thomas Briggs
Mr. & Mrs. David Brown
Mr. & Mrs. Fred Bruns
Ms. Elizabeth Burch
Mr. & Mrs. Tad Butler
Ms. Pauline Campagna
Ms. Cynthia Campagna
Mr. Christian Campbell
Mr. Mike Cavanaugh
Ms. Erika Chase
Mr. Ralph Cochran
Mr. & Mrs. Greg Corner
Mr. & Mrs. Joseph Cummins
Mr. & Mrs. Trent Davis
Mr. David Delesdernier
Mr. & Mrs. Andrew Dell
Mr. & Mrs. Ray Deschenes
Ms. Anne DiSabatino
Mr. & Mrs. Ethan Dunham
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Mr. Victor E. Dupuis
Mr. Ruan DuToit
Mr. & Mrs. Rob Ellis
Ms. Marcla Ellison
Mr. & Mrs. David Ellsworth
Mr. & Mrs. Peter Feil
Mr. & Mrs. Jeff Fetterman
Mr. & Mrs. David Filer
Mr. & Mrs. Edward Foley
Mr. & Mrs. Dan Folmar
Mr. & Mrs. Micah Freer
Ms. Margaret Gilday

We are so very grateful to receive financial support from businesses, private foundations, local organizations and governments, churches, and individuals who believe in supporting critical home repairs for low-income families. Your generosity is a testament to God's faithfulness to this ministry and to those whom He has called us to serve. Thank you.

Mr. & Mrs. Paul Greenplate
 Mr. & Mrs. David Hall
 Mr. & Mrs. Eric Hansen
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 Mr. & Mrs. Richard Taylor
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 Ms. Elsie Twyman
 Mr. William Vincent
 Ms. Vicki Vinton
 Mr. Michael Vitale
 Mr. & Mrs. Isaac Walker
 Mr. & Mrs. Charles Walton
 Drs. Guy and Cynthia Webster
 Mr. & Mrs. Thomas Weir
 Mr. Edward Wood
 Ms. Lynn and Ms. Joanne Yoder
 Mr. & Mrs. Ernest Young

Thank you to our Volunteers!

4,699

hours of service



Moving Forward

>>>>> By Looking Up

By God's grace, Good Neighbors crossed multiple milestones this year—completing our 32nd year of ministry, growing our presence in Solanco, operating a one million dollar budget, and completing home repairs for 231 families. I continue to be amazed by how much God has blessed our ministry of providing free critical home repairs to low-income families in our community.

Despite helping more families and completing more projects this year than ever before, our pipeline of approved families waiting for repairs has never gone below 70. While our vision is to see everyone in our community living in a warm, safe, dry, and healthy home, we know our work will never be done. There is no finish line.

The author of Hebrews encourages us to “run with endurance the race that is set before us.” One of the things a coach teaches a young runner is to not look back during a race. Keep your eyes focused on where you are headed, aka the finish line. But the author of Hebrews tells the runner to fix their eyes on Jesus. To look up.

The race set before us is a great and growing need for home repairs in our three counties. Helping 250 families is a very attainable goal for us in 2024, but it is not our finish line. We move forward by first looking up, to Jesus, the author and finisher of our faith.

I am often asked, “why do you provide expensive home repairs to total strangers?” We do it because we are looking to Jesus, and Jesus is looking at our homeowners. When they think no one sees them and no one cares about them and they have no hope, Jesus sees them.

We are determined to help even more people live in warm, safe, dry, and healthy homes in 2024. And we are motivated to keep “running our race” because of our love for Jesus and His love for the people we serve.

As Good Neighbors steps into more uncharted territory, we do so with wise counsel, a commitment to good stewardship, and confidence in Jesus' love for us and His love for our neighbors.

In Christ,



A handwritten signature in blue ink that reads "Harold".

Harold Naylor
Executive Director

A white silhouette of a house with a chimney on the right side. The chimney has three wavy lines above it representing smoke. The house is set against a dark blue background.

Our vision is
for everyone in
our community
to live in a
warm, safe,
dry, and
healthy home.

A green silhouette of a house, similar to the one above but without a chimney. It is set against a dark blue background.

Our mission
is to serve and
care for people
in need by
making their
homes safer,
healthier, and
more livable,
following Christ's
teaching to love
our neighbor.

A light blue silhouette of a house, similar to the ones above but without a chimney. It is set against a dark blue background.

Our Board Members

Dave Tideman,
Board Chair

Terri Sensing
Secretary

Lee Russell
Treasurer

Alice Agostinelli

Mike Cavanaugh

Christian Campbell

Malcolm Kinnaird

Kyle McDuffie



Visit Our Website