

FINANCIAL STATEMENTS

RONALD McDONALD HOUSE NORTHWEST FLORIDA, INC.

DECEMBER 31, 2025 AND 2024

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Ronald McDonald House Northwest
Florida, Inc.
Pensacola, Florida

Opinion

We have audited the accompanying financial statements of Ronald McDonald House Northwest Florida, Inc. (a nonprofit organization), which comprise the statements of financial position as of December 31, 2025 and 2024, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Ronald McDonald House Northwest Florida, Inc. as of December 31, 2025 and 2024, and the changes in its net assets and its cash flows for the years 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 Ronald McDonald House Northwest Florida, Inc. 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 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 financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Ronald McDonald House Northwest Florida, Inc.'s 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 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 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 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 Ronald McDonald House Northwest Florida, Inc.'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 financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Ronald McDonald House Northwest Florida, Inc.'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.

Pensacola, Florida
September 4, 2026

Brown Thornton
Pace & Company PA

STATEMENTS OF FINANCIAL POSITION
RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.

December 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
<u>ASSETS</u>		
ASSETS		
Cash and cash equivalents	\$ 837,384	\$ 683,613
Contribution receivables, net	74,726	85,595
Prepaid expenses	45,745	56,686
Unconditional promises to give, net	126,113	1,377
Cash surrender value of life insurance	12,577	12,577
Investments	3,994,538	3,487,049
Operating lease right-of-use asset	9,353	4,939
Property and equipment, net	3,102,841	3,179,441
Deposits	<u>2,000</u>	<u>2,000</u>
Total assets	<u><u>\$ 8,205,277</u></u>	<u><u>\$ 7,513,277</u></u>
<u>LIABILITIES AND NET ASSETS</u>		
LIABILITIES		
Accounts payable	\$ 19,621	\$ 10,714
Accrued payroll	22,812	62,686
Accrued compensated absences	43,045	36,449
Operating lease liability	<u>10,218</u>	<u>4,939</u>
Total liabilities	95,696	114,788
NET ASSETS		
Without donor restriction	6,882,218	6,297,239
With donor restriction	<u>1,227,363</u>	<u>1,101,250</u>
Total net assets	<u>8,109,581</u>	<u>7,398,489</u>
Total liabilities and net assets	<u><u>\$ 8,205,277</u></u>	<u><u>\$ 7,513,277</u></u>

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

STATEMENT OF ACTIVITIES
RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.
Year Ended December 31, 2025

	<u>Net Assets Without Restriction</u>	<u>Net Assets With Donor Restriction</u>	<u>Total</u>
Change in net assets			
Public support and revenue			
Contributions of cash and other financial assets	\$ 1,554,520	\$ 126,113	\$ 1,680,633
Contributions of nonfinancial assets	580,112	-	580,112
Program service revenue	29,700	-	29,700
Special events revenue	141,236	-	141,236
Less direct benefits costs	<u>(45,182)</u>	<u>-</u>	<u>(45,182)</u>
Net revenue from special events	96,054	-	96,054
Net assets released from restriction	<u>-</u>	<u>-</u>	<u>-</u>
Total revenues and other support	2,260,386	126,113	2,386,499
Expenses			
Program services	1,851,820	-	1,851,820
Supporting services:			
General and administrative	100,385	-	100,385
Fundraising	<u>153,840</u>	<u>-</u>	<u>153,840</u>
Total expenses	<u>2,106,045</u>	<u>-</u>	<u>2,106,045</u>
Change in net assets from operations	154,341	126,113	280,454
Investment income, net	<u>430,638</u>	<u>-</u>	<u>430,638</u>
Change in net assets	584,979	126,113	711,092
Net assets, beginning of year	<u>6,297,239</u>	<u>1,101,250</u>	<u>7,398,489</u>
Net assets, end of year	<u><u>\$ 6,882,218</u></u>	<u><u>\$ 1,227,363</u></u>	<u><u>\$ 8,109,581</u></u>

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

STATEMENT OF ACTIVITIES

RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.

Year Ended December 31, 2024

	<u>Net Assets Without Restriction</u>	<u>Net Assets With Donor Restriction</u>	<u>Total</u>
Change in net assets			
Public support and revenue			
Contributions of cash and other financial assets	\$ 1,160,518		\$ 1,160,518
Contributions of nonfinancial assets	416,678	-	416,678
Program service revenue	21,400	-	21,400
Special events revenue	168,974	-	168,974
Less direct benefits costs	<u>(36,415)</u>	<u>-</u>	<u>(36,415)</u>
Net revenue from special events	132,559	-	132,559
Net assets released from restriction	<u>198,463</u>	<u>(198,463)</u>	<u>-</u>
Total revenues and other support	1,929,618	(198,463)	1,731,155
Expenses			
Program services	1,604,856	-	1,604,856
Supporting services:			
General and administrative	71,461	-	71,461
Fundraising	<u>134,460</u>	<u>-</u>	<u>134,460</u>
Total expenses	<u>1,810,777</u>	<u>-</u>	<u>1,810,777</u>
Change in net assets from operations	118,841	(198,463)	(79,622)
Investment income, net	<u>394,210</u>	<u>-</u>	<u>394,210</u>
Change in net assets	513,051	(198,463)	314,588
Net assets, beginning of year	<u>5,784,188</u>	<u>1,299,713</u>	<u>7,083,901</u>
Net assets, end of year	<u>\$ 6,297,239</u>	<u>\$ 1,101,250</u>	<u>\$ 7,398,489</u>

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

STATEMENT OF FUNCTIONAL EXPENSES

RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.

Year Ended December 31, 2025

	Program Services			Supporting Services			
	Ronald McDonald House	Ronald McDonald Family Room	Total Program Expenses	General and Administrative	Fund- Raising	Total Supporting Services	Total Expenses
Personnel costs:							
Salaries	\$ 413,606	\$ 206,802	\$ 620,408	\$ 59,086	\$ 59,086	\$ 118,172	\$ 738,580
Fringe benefits and taxes	75,609	34,232	109,841	30,634	25,530	56,164	166,005
Total personnel costs	489,215	241,034	730,249	89,720	84,616	174,336	904,585
Non-personnel costs:							
Audit and professional services	25,019	12,509	37,528	6,005	56,544	62,549	100,077
Bank charges	3,634	2,044	5,678	-	-	-	5,678
Depreciation	104,233	51,339	155,572	-	-	-	155,572
Equipment leasing	8,635	-	8,635	-	-	-	8,635
Family services	4,889	2,408	7,297	-	-	-	7,297
Grant writing	-	-	-	-	3,371	3,371	3,371
House maintenance	58,519	591	59,110	-	-	-	59,110
House supplies	18,528	9,126	27,654	-	-	-	27,654
In-kind goods and services	453,299	126,813	580,112	-	-	-	580,112
Insurance	63,562	-	63,562	-	-	-	63,562
Marketing and promotions	1,480	729	2,209	-	-	-	2,209
Office	9,535	4,767	14,302	1,362	1,362	2,724	17,026
Office supplies	2,872	1,436	4,308	410	410	820	5,128
Postage	1,150	575	1,725	164	164	328	2,053
Printing	-	-	-	-	4,649	4,649	4,649
Technology	32,508	-	32,508	-	-	-	32,508
Training	5,407	2,703	8,110	772	772	1,544	9,654
Travel - conference	13,663	6,832	20,495	1,952	1,952	3,904	24,399
Travel	363	204	567	-	-	-	567
Utilities	92,199	-	92,199	-	-	-	92,199
Total non-personnel costs	899,495	222,076	1,121,571	10,665	69,224	79,889	1,201,460
Total expenses	<u>\$ 1,388,710</u>	<u>\$ 463,110</u>	<u>\$ 1,851,820</u>	<u>\$ 100,385</u>	<u>\$ 153,840</u>	<u>\$ 254,225</u>	<u>\$ 2,106,045</u>

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

STATEMENT OF FUNCTIONAL EXPENSES
RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.

Year Ended December 31, 2024

	Program Services			Supporting Services			
	Ronald McDonald House	Ronald McDonald Family Room	Total Program Expenses	General and Administrative	Fund- Raising	Total Supporting Services	Total Expenses
Personnel costs:							
Salaries	\$ 348,859	\$ 181,138	\$ 529,997	\$ 46,962	\$ 93,923	\$ 140,885	\$ 670,882
Fringe benefits and taxes	<u>77,250</u>	<u>40,111</u>	<u>117,361</u>	<u>10,399</u>	<u>20,798</u>	<u>31,197</u>	<u>148,558</u>
Total personnel costs	426,109	221,249	647,358	57,361	114,721	172,082	819,440
Non-personnel costs:							
Audit and professional services	42,385	22,007	64,392	11,411	5,706	17,117	81,509
Bank charges	6,865	-	6,865	-	-	-	6,865
Depreciation	99,793	51,408	151,201	-	-	-	151,201
Equipment leasing	7,852	-	7,852	-	-	-	7,852
Family services	5,489	2,827	8,316	-	-	-	8,316
Grant writing	-	-	-	-	11,133	11,133	11,133
House maintenance	55,043	1,702	56,745	-	-	-	56,745
House supplies	16,462	509	16,971	-	-	-	16,971
In-kind goods and services	309,477	107,201	416,678	-	-	-	416,678
Insurance	65,146	-	65,146	-	-	-	65,146
Marketing and promotions	3,333	1,717	5,050	-	-	-	5,050
Office	5,026	2,610	7,636	677	1,353	2,030	9,666
Office supplies	3,512	1,824	5,336	473	946	1,419	6,755
Postage	1,767	917	2,684	238	476	714	3,398
Printing	205	110	315	1,246	16	1,262	1,577
Provision for uncollectible accounts	3,416	-	3,416	-	-	-	3,416
Technology	41,330	-	41,330	-	-	-	41,330
Training	405	211	616	55	109	164	780
Travel - conference	5,782	3,252	9,034	-	-	-	9,034
Travel	815	458	1,273	-	-	-	1,273
Utilities	<u>86,642</u>	<u>-</u>	<u>86,642</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>86,642</u>
Total non-personnel costs	<u>760,745</u>	<u>196,753</u>	<u>957,498</u>	<u>14,100</u>	<u>19,739</u>	<u>33,839</u>	<u>991,337</u>
Total expenses	<u>\$ 1,186,854</u>	<u>\$ 418,002</u>	<u>\$ 1,604,856</u>	<u>\$ 71,461</u>	<u>\$ 134,460</u>	<u>\$ 205,921</u>	<u>\$ 1,810,777</u>

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

STATEMENTS OF CASH FLOWS

RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.

Years Ended December 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
CASH FLOWS FROM OPERATING ACTIVITIES		
Change in net assets	\$ 711,092	\$ 314,588
Adjustments to reconcile change in net assets to net cash provided by (used by) operating activities:		
Depreciation and amortization	155,572	151,201
Net realized and unrealized gain on investments	(311,314)	(290,302)
In-kind contributions of investments	(27,252)	-
Cash surrender value of life insurance	-	811
(Increase) decrease in operating assets:		
Contributions receivable	10,869	(52,945)
Prepaid expenses	10,941	(6,423)
Unconditional promises to give	(124,736)	4,436
Employee retention receivable	-	37,511
Operating right-of-use asset	(4,414)	5,681
Increase (decrease) in operating liabilities:		
Accounts payable	8,907	(4,039)
Accrued payroll	(39,874)	7,852
Accrued compensated absences	6,596	(2,392)
Operating lease liabilities	<u>5,279</u>	<u>(6,059)</u>
Net cash provided by operating activities	401,666	159,920
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchases of investments	(1,385,088)	(669,992)
Proceeds from sale of investments	1,216,165	580,077
Acquisition of property and equipment and projects in progress	<u>(78,972)</u>	<u>(210,475)</u>
Net cash used by investing activities	<u>(247,895)</u>	<u>(300,390)</u>
NET INCREASE (DECREASE) IN CASH	153,771	(140,470)
Cash, beginning of year	<u>683,613</u>	<u>824,083</u>
Cash, end of year	<u><u>\$ 837,384</u></u>	<u><u>\$ 683,613</u></u>

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

NOTES TO FINANCIAL STATEMENTS

RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.

NOTE A - ORGANIZATION

Ronald McDonald House Northwest Florida, Inc. (the Organization) is a Florida nonprofit charitable corporation formed in 1981 under the name Gulf Coast Children's Medical Foundation, Inc. The mission of Ronald McDonald House (RMH) is to create, find, and support programs that directly improve the health and well-being of children. Collectively, RMH and the network of local Chapters ascribe to five core values: we are focused on the critical needs of children, we lead with compassion, we celebrate the diversity of our people and our programs, we value our heritage, and we operate with accountability and transparency.

The Organization fulfills its mission through the operation of sustainable programs that enable family-centered care, bridge access to quality health care, are a vital part of the health care continuum, and strengthen families during difficult times. The following programs operated by the Organization represent the core functions of Ronald McDonald House Northwest Florida, Inc.

Ronald McDonald House

When children must travel long distances to access top medical care, accommodations and support for families can be expensive or not readily available. The Organization helps families stay close to their ill or injured child through the Ronald McDonald House program located in Pensacola, Florida, which provides temporary lodging, meals, and other support to children and their families. The program provides families with emotional and physical comfort and increases the caregivers' ability to spend more time with their child, to interact with their clinical care team, and to participate in critical medical care decisions.

Family Room

During 2019, the Organization opened a new facility located inside a children's hospital in Pensacola, Florida to allow families to stay in the hospital, right near their ill or injured child. The occupancy is donated from the hospital, while the facility and operations are supported by donations. The location has three bedrooms, a family room, a full kitchen, and a playroom.

Medicaid Program

During 2023, the Organization opened a new program service which does not require a payment from the families that stay in the house and charge \$100 per night to the insurance provider if the patient has Medicaid. The State of Florida provides funding for Non-Emergency Medical Transportation (NEMT). The fund covers meals, lodging, and transportation.

NOTES TO FINANCIAL STATEMENTS

RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Basis of Accounting - The Organization prepares its financial statements on the accrual basis of accounting. Thus, revenues are recognized when services have been performed, and expenses are recognized when a liability has been incurred.
2. Use of Estimates - The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.
3. Basis of Presentation - The Organization reports information regarding its financial position and activities according to two classes of net assets.

Net Assets Without Donor Restrictions - not subject to donor-imposed stipulations.

Net Assets With Donor Restrictions - subject to donor-imposed stipulations.

4. Cash and Cash Equivalents - For the purposes of the statements of cash flows, management considers all highly liquid investment instruments with an original maturity when purchased of three months or less to be cash equivalents.
5. Contributions Receivable - Contributions receivable are unconditional promises to give. Unconditional promises to give that are expected to be collected within one year are recorded at net realizable value. Unconditional promises to give that are expected to be collected in future years are recorded at the present value of their estimated future cash flows. The discounts on those amounts are computed using risk-adjusted interest rates applicable to the years in which the promises are received. Amortization of the discounts is included in contribution revenue. Contributions receivable are written off when deemed uncollectible.

The Organization is the beneficiary under various wills and trust agreements of which the total realizable amount is not presently determinable. Such amounts are recorded when a will is declared valid by probate court and the proceeds are measurable.

6. Program Revenue - Revenue related to exchange transactions is recognized as goods and/or services are provided and is based on the amount expected to be received in exchange for those goods and/or services. The Organization recognizes client service revenue in the period in which performance obligations under its contracts are satisfied by transferring services to clients. There were no contract receivables and liabilities at December 31, 2025, 2024, or 2023.

NOTES TO FINANCIAL STATEMENTS

RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

7. Investments - The Organization carries investments in marketable securities with readily determinable fair values and all investments in debt securities at their fair values in the statements of financial position. Realized and unrealized gains and losses and income are included in the statements of activities.

The Organization maintains master investment accounts for its donor-restricted and board-designated endowments. Realized and unrealized gains and losses from securities in the master investment accounts are allocated monthly to the individual endowments based on the relationship of the fair value of each endowment to the total fair value of the master investment accounts, as adjusted for additions to or deductions from those accounts.

8. Fair Value of Financial Investments - Investments are measured at fair value by the fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. This hierarchy consists of three broad levels: Level 1 consists of unadjusted quoted prices in active markets for identical assets and has the highest priority; Level 2 consists of observable inputs other than quoted prices for identical assets; and Level 3 consists of significant unobservable inputs and has the lowest priority. The Organization measures fair value using Level 1 and Level 2 inputs.

Changes in the value of remeasurement are recorded in the period remeasured.

9. Property and Equipment - Property and equipment are stated at cost, if purchased, or estimated fair value, if donated, at the date of donation. Additions of \$1,500 or more are capitalized, while maintenance and repairs that do not improve or extend the useful lives of the respective assets are expensed as incurred. Depreciation is calculated using the straight-line method over the estimated useful lives of the assets as follows:

Buildings and improvements	7 - 40 years
Furniture and fixtures	3 - 10 years
Equipment	3 - 7 years

NOTES TO FINANCIAL STATEMENTS

RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

10. Contributions - Contributions are recorded depending on the existence and/or nature of any donor-imposed stipulations and/or restrictions. Contributions are recognized when the donor makes an unconditional promise to give. Contributions that are restricted by the donor are reported as increases in unrestricted net assets if the restrictions expire in the fiscal year in which the contributions are recognized. All other donor-restricted contributions are reported as increases in net assets with donor restrictions depending on the nature of the restrictions. When a restriction expires, net assets with donor restrictions are reclassified to net assets without donor restrictions. When restrictions are met in the same period as the contribution is received, the Organization records the contribution revenue as increase in net assets without donor restrictions.
11. In-Kind Contributions - Donated marketable securities, property and equipment, and other noncash donations are recorded as contributions at their fair values at the date of donation. Such donations are reported as increases in unrestricted net assets unless the donor has restricted the donated asset for a specific purpose. Assets donated with explicit restrictions regarding their use are reported as restricted contributions. Absent donor stipulations regarding how long those donated assets must be maintained, the Organization reports expirations of donor restrictions when the donated or acquired assets are placed in service as instructed by the donor. The Organization reclassifies net assets with donor restrictions to net assets without donor restrictions at that time.

The Organization presents nonfinancial assets as a separate line item in the statement of activities, apart from contributions of cash or other financial assets.

Donated services are recognized as contributions if the services; (a) create or enhance nonfinancial assets; or (b) require specialized skills, are performed by people with those skills, and would otherwise be purchased by the Organization. The Organization also receives donated services from other contributors and volunteers that are not measurable, and therefore, are excluded from the financial statements.

In-kind contributions received for the years ended December 31, 2025 and 2024 were \$580,112 and \$416,678, respectively. This includes donated services totaling \$127,936 and \$108,686 for the years ended December 31, 2025 and 2024, respectively, and are included in the Ronald McDonald House and Family Room programs.

NOTES TO FINANCIAL STATEMENTS

RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

12. Allocation of Functional Expenses - Costs are charged to program services and management and generally based on direct expenditures incurred. Expenses not directly chargeable to these functional categories are allocated based on management estimates.

13. Income Taxes - Ronald McDonald House Northwest Florida, Inc. is exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code and is classified by the Internal Revenue Service as other than a private foundation. Therefore, no provision for income taxes is recorded.

The Organization believes that any tax positions it has taken or expects to take that are more-likely-than-not sustainable, as described in the Codification, would not be material to the financial statements taken as a whole. Accordingly, no liability has been provided for unrecognized tax benefits, nor has any interest or penalty been accrued.

The Organization's information and tax returns for the years ended December 31, 2023 through 2025 are subject to examination by the Internal Revenue Service and state authorities, generally for three years after they were filed.

14. Leases - Leases are recognized on the statement of financial position the assets and liabilities for the rights and obligations created by leases with lease terms of more than twelve months. The recognition, measurement, and presentation of expenses and cash flows arising from a lease will continue to primarily depend on its classification as a finance or operating lease.

The Organization uses an incremental borrowing rate as the discount rate on leases when the implicit rate is not available.

15. Comparative Statements - Certain amounts in the prior-year financial statements have been reclassified for comparative purposes to conform with the presentation in the current-year financial statements.

16. Events Occurring After the Reporting Date - The Organization has evaluated events and transactions that occurred between December 31, 2025 and September 4, 2026, which is the date that the financial statements were available to be issued, for possible recognition or disclosure in the financial statements. Certain accounts and activities in the prior year information have been reclassified to conform to the presentation in the current year financial statements.

NOTES TO FINANCIAL STATEMENTS

RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.

NOTE C - UNCONDITIONAL PROMISES TO GIVE

Unconditional promises to give at December 31, 2025 and 2024, consist of the following:

	<u>2025</u>	<u>2024</u>
Amounts due in:		
Less than one year	\$ 69,784	\$ 1,470
One to five years	69,332	-
More than five years	<u>-</u>	<u>-</u>
 Total	 139,116	 1,470
 Unamortized discount	 (9,303)	 (93)
Allowance for uncollectibles	<u>(3,700)</u>	<u>-</u>
 Net contributions receivable	 <u>\$126,113</u>	 <u>\$ 1,377</u>

Long-term promises to give are recognized at fair value, using present value techniques and discount rates ranging from 1.5% to 2.5% for the years ended December 31, 2025 and 2024.

NOTES TO FINANCIAL STATEMENTS

RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.

NOTE D - FAIR VALUE MEASUREMENTS

The Organization's investments are reported at fair value in the accompanying statements of financial position. The methods used to measure fair value may produce an amount that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although the Organization believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

FASB Standards Codification 820, *Fair Measurements and Disclosures*, establishes a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. This hierarchy consists of three broad levels: Level 1 inputs consist of unadjusted quoted prices in active markets for identical assets and have the highest priority; Level 2 inputs consist of observable inputs other than quoted prices for identical assets; and Level 3 inputs consist of significant unobservable inputs and have the lowest priority. When available, the Organization measures fair value using Level 1 inputs, because they generally provide the most reliable evidence of fair value. Level 3 inputs are only used when Level 1 or Level 2 inputs are not available. There were no Level 3 inputs during the years ended December 31, 2025 and 2024.

Investments in debt securities and certain equity securities are measured at fair value based on the quoted market price using Level 1 inputs. Gains and losses on investments are reported as increases or decreases in unrestricted net assets, unless their use is restricted by the donor, and dividends, interest, and other investment income is reported in the period earned as increases in unrestricted net assets, unless donor-imposed restrictions apply.

The fair value of the cash surrender value of life insurance is the amount that may be realized upon the discontinuance and surrender of the contract before maturity and are classified as Level 2.

NOTES TO FINANCIAL STATEMENTS

RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.

NOTE D - FAIR VALUE MEASUREMENTS (Continued)

The fair value measurements and levels within the fair value hierarchy of those measurements for the assets reported at fair value on a recurring basis at December 31, 2025 and 2024, are as follows:

	Fair Value	Fair Value Measurement Using Quoted Prices in Active Markets for Identical Assets (Level 1)	Fair Value Measurement Using Significant Other Observable Inputs (Level 2)
December 31, 2025			
Investments:			
Bond funds	\$ 971,476	\$ 971,476	\$ -
Equity funds	465,131	465,131	-
Exchange traded funds	2,537,727	2,537,727	-
Equities	20,204	20,204	-
Cash surrender value of life insurance	<u>12,577</u>	<u>-</u>	<u>12,577</u>
	<u><u>\$ 4,007,115</u></u>	<u><u>\$ 3,994,538</u></u>	<u><u>\$ 12,577</u></u>
December 31, 2024			
Investments:			
Bond funds	\$ 1,233,937	\$ 1,233,937	\$ -
Equity funds	590,342	590,342	-
Exchange traded funds	1,656,627	1,656,627	-
Equities	6,143	6,143	-
Cash surrender value of life insurance	<u>12,577</u>	<u>-</u>	<u>12,577</u>
	<u><u>\$ 3,499,626</u></u>	<u><u>\$ 3,487,049</u></u>	<u><u>\$ 12,577</u></u>

NOTES TO FINANCIAL STATEMENTS

RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.

NOTE D - FAIR VALUE MEASUREMENTS (Continued)

Cost, fair value, and unrealized gains (losses) from acquisition until December 31, 2025 and 2024 for assets held as investments are summarized as follows:

	<u>Cost</u>	<u>Fair Value</u>	<u>Unrealized Gains (Losses)</u>
December 31, 2025			
Investments:			
Bond funds	\$ 971,678	\$ 971,476	\$ (202)
Equity funds	368,855	465,131	96,276
Exchange traded funds	1,935,933	2,537,727	601,794
Equities	3,454	20,204	16,750
Cash surrender value of life insurance	<u>12,577</u>	<u>12,577</u>	<u>-</u>
	<u>\$ 3,292,497</u>	<u>\$ 4,007,115</u>	<u>\$ 714,618</u>
December 31, 2024			
Investments:			
Bond funds	\$ 1,267,832	\$ 1,233,937	\$ (33,895)
Equity funds	473,762	590,342	116,580
Exchange traded funds	1,231,473	1,656,627	425,154
Equities	2,287	6,143	3,856
Cash surrender value of life insurance	<u>12,577</u>	<u>12,577</u>	<u>-</u>
	<u>\$ 2,987,931</u>	<u>\$ 3,499,626</u>	<u>\$ 511,695</u>

The Organization recognizes transfers of assets into and out of levels as of the date an event or change in circumstances causes the transfer. There were no transfers between levels in the years ended December 31, 2025 and 2024.

NOTES TO FINANCIAL STATEMENTS

RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.

NOTE E - PROPERTY AND EQUIPMENT

Property and equipment consisted of the following as of December 31, 2025 and 2024:

	<u>2025</u>	<u>2024</u>
Land	\$ 767,725	\$ 767,725
Buildings and improvements	3,479,836	3,456,898
Furniture and fixtures	417,508	417,508
Equipment	<u>348,268</u>	<u>292,234</u>
	5,013,337	4,934,365
Less accumulated depreciation	<u>(1,910,496)</u>	<u>(1,754,924)</u>
	<u>\$ 3,102,841</u>	<u>\$ 3,179,441</u>

Depreciation expense for the years ended December 31, 2025 and 2024 was \$155,572 and \$151,201, respectively.

The Organization evaluates its long-lived assets for any events or changes in circumstances which indicate that the carrying amount of such assets may not be fully recoverable. The Organization evaluates the recoverability of long-lived assets by measuring the carrying amount of such assets against the estimated undiscounted future cash flows associated with them. At the time, such evaluation indicates that the future undiscounted cash flows of certain long-lived assets are not sufficient to recover the carrying value of such assets, the assets are adjusted to their fair values. As of December 31, 2025, none of the Organization's long-lived assets were considered to be materially impaired.

NOTE F - NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions available for the Endowment and Guest Room Renovations for the years ended December 31, 2025 and 2024 totaled \$1,227,363 and \$1,101,250, respectively.

NOTES TO FINANCIAL STATEMENTS

RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.

NOTE G - ENDOWMENTS

The Organization received a gift in 1993 to create an endowment to be held in perpetuity for the benefit of Ronald McDonald House Northwest Florida, Inc. The gift instrument restricts the income to be used for operating expenses of the Organization.

The Organization received a \$25,000 gift in 2007 to create an endowment to be held in perpetuity and the income therefrom to fund interns and volunteer training through the Lisa Sawyer Memorial Internship and Volunteer Program.

During 2014, the Organization received a pledge in the amount of \$500,000 to create a permanent endowment fund. The pledge was paid over a five-year period and ended in January 2020. The pledge was originally recorded at the fair value of \$301,189 using the present value technique (see Note C). Endowment contributions were \$0 for the years ended December 31, 2025 and 2024. The income therefrom is to be used for the Organization's charitable purposes.

The Organization has adopted investment policies for endowment assets. Under these policies, as approved by the Board of Directors, endowment assets are invested in a manner that is intended to produce long-term growth of capital without undue exposure to risk. The Organization has adopted spending policies that include appropriating investment income earned on endowment assets, excluding unrealized gains and losses, for expenditure.

The composition and changes in endowment net assets for the years ended December 31, 2025 and 2024, are as follows:

	<u>2025</u>	<u>2024</u>
Endowments:		
Endowment net assets, beginning of year	\$ 1,101,250	\$ 1,101,250
Contributions	-	-
Investment income, net	217,969	199,144
Amounts appropriated	<u>(217,969)</u>	<u>(199,144)</u>
Endowment net assets, end of year	<u>\$ 1,101,250</u>	<u>\$ 1,101,250</u>

NOTES TO FINANCIAL STATEMENTS

RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.

NOTE H - CONTRIBUTED NONFINANCIAL ASSETS

For the years ended December 31, 2025 and 2024, contributed nonfinancial assets recognized within the statement of activities included:

	<u>2025</u>	<u>2024</u>
Clothing	\$ 57,969	\$ 13,953
Facilities	65,000	65,000
Food	134,465	92,515
Household supplies	172,243	146,762
Services	62,936	43,686
Toys	<u>87,499</u>	<u>54,762</u>
	<u>\$ 580,112</u>	<u>\$ 416,678</u>

The Organization recognized contributed nonfinancial assets within revenue, including house supplies, food, clothing, toys, facilities, and services. Unless otherwise noted, contributed nonfinancial assets do not have donor-imposed restrictions. Contributed nonfinancial assets were utilized in the Ronald McDonald House and Family Room programs. Contributed services consisted of repairs, landscaping, and waste services and are included in program services for the years ended December 31, 2025 and 2024.

NOTE I - LEASES

The Organization recognizes right-of-use assets and lease liabilities for leases with terms greater than twelve months or for leases that contain a purchase option that is reasonably certain to be exercised. The Organization used one or more practical expedients, including short-term leases with terms of twelve months or less to remain off the Organization's Statement of Financial Position. Leases are classified as either finance or operating leases. This classification dictates whether lease expense is recognized based on an effective interest method or on a straight-line basis over the term of the lease.

In November 2022, the Organization entered into an equipment lease under a thirty-six-month operating lease requiring annual rental payments of \$6,030, which expired in October 2025.

In August 2025, the Organization entered into an equipment lease under a thirty-six-month operating lease requiring annual rental payments of \$4,156, expiring July 2028.

Right-of-use assets obtained in exchange for new operating lease liabilities during 2025 and 2024 totaled \$11,775 and \$0, respectively.

NOTES TO FINANCIAL STATEMENTS

RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.

NOTE I - LEASES (Continued)

The following summarizes the line items in the statements of financial position which include amounts for operating leases as of December 31, 2025 and 2024:

	<u>2025</u>	<u>2024</u>
Operating Leases:		
Operating lease right-of-use assets	<u>\$ 9,353</u>	<u>\$ 4,939</u>
Operating lease current liabilities	\$ 3,851	\$ 4,939
Operating lease long-term liabilities	<u>6,367</u>	<u>-</u>
Total operating lease liabilities	<u>\$ 10,218</u>	<u>\$ 4,939</u>

The weighted average remaining lease term, weighted average discount rate, and related information as of December 31, 2025 and 2024 are as follows:

	<u>2025</u>	<u>2024</u>
	<u>Operating</u>	<u>Operating</u>
	<u>Leases</u>	<u>Leases</u>
Average monthly payment	\$ 450	\$ 502
Weighted-average remaining lease term in months	31	10
Weighted-average discount rate	3.75%	4.63%
Total cash paid	\$ 6,757	\$ 6,030

NOTES TO FINANCIAL STATEMENTS

RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.

NOTE I - LEASES (Continued)

At December 31, 2025, the Organization was obligated for minimum rental payments under operating leases having remaining terms in excess of one year for each of the next five years and in the aggregate as follows:

<u>Year Ending</u> <u>December 31,</u>	<u>Operating</u>
2026	\$ 4,156
2027	4,156
2028	2,424
2029	-
2030	-
Thereafter	<u>-</u>
Total undiscounted cash flows	10,736
Less: present value discount	<u>(518)</u>
Total lease liabilities	<u>\$ 10,218</u>

Operating lease expenses are included in the equipment leasing line item on the statement of functional expenses. Rental expense for the Organization totaled \$6,617, including operating lease rental payments in the amount of \$6,757, for the year ended December 31, 2025. Rental expense for the Organization totaled \$7,852, including operating rental payments in the amount of \$6,030, for the year ended December 31, 2024.

The Organization also leases equipment and software used in operations on a month-to-month or as needed basis.

NOTE J - SAVINGS INCENTIVE MATCH PLAN FOR EMPLOYEES

In 2017, the Organization established a 401(k) plan that covers all employees of the Organization who are at least age twenty-one and have been credited with at least 1,000 hours of service within one twelve-month period. Employees may elect to make voluntary contributions to the Plan. The Organization made a 3% matching contribution to each eligible participants' 401(k) account. For the years ended December 31, 2025 and 2024, the Organization contributed \$15,368 and \$13,408, respectively, to the Plan.

NOTES TO FINANCIAL STATEMENTS

RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.

NOTE K - CONCENTRATIONS OF CREDIT RISK

Financial instruments that potentially subject the Organization to concentrations of credit risk consist principally of cash and trade accounts receivable. The Organization maintains its cash at several local financial institutions. Deposits are insured up to \$250,000 per depositor, by the Federal Deposit Insurance Corporation (FDIC). The Organization had an uninsured cash balance totaling \$490,287 at December 31, 2025.

NOTE L - RELATED PARTY

Ronald McDonald House (RMH) is a system of independent, separately registered public benefit organizations, referred to as “Chapters” within the global organization. The Organization is an independent operating Chapter within the RMH system. Each Chapter is licensed by McDonald's Corporation and Ronald McDonald House Global to use RMH related trademarks in conjunction with fundraising activities and the operation of its programs; the License Agreement also sets standards of operations for programs, governance, finance, branding, and reporting.

Ronald McDonald House Global, a separately registered nonprofit organization, ensures delivery of the mission across the globe. As a center of excellence, RMH Global builds and sustains a robust infrastructure of support to the network of Chapters, including operations, licensing and compliance, finance, risk management, communications, marketing, and development. The Organization remits to RMH Global 25% of its revenues from all national fundraising efforts facilitated by RMH Global, as defined by the license agreement. During the years ended December 31, 2025 and 2024, the Organization received \$428,188 and \$457,452, respectively, from these revenue streams.

NOTES TO FINANCIAL STATEMENTS

RONALD MCDONALD HOUSE NORTHWEST FLORIDA, INC.

NOTE M - FINANCIAL ASSETS AVAILABLE FOR GENERAL EXPENDITURES

The following reflects the Organization's financial assets as of December 31, 2025, reduced by amounts not available for general use because of contractual or donor-imposed restrictions within one year of December 31, 2025. However, amounts already appropriated from the donor-restricted contributions for general expenditures within one year of December 31, 2025, have not been subtracted as unavailable.

Financial assets, at year-end	\$ 5,045,338
Less those unavailable for general expenditures within one year, due to:	
Subject to satisfaction of donor restrictions	<u>(1,227,363)</u>
Financial assets available to meet cash needs for general expenditures within one year	<u>\$ 3,817,975</u>

At times, the Organization receives restricted contributions. Because a donor's restriction requires resources to be used in a particular manner or in a future period, the Organization must maintain sufficient resources to meet those responsibilities to its donors. Thus, financial assets may not be available for general expenditure within one year. As part of the Organization's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due.

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