RONALD MCDONALD HOUSE CHARITIES OF NORTH CENTRAL FLORIDA, INC.

Audited Financial Statements

December 31, 2025 and 2024

Ronald McDonald House Charities of North Central Florida, Inc.

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KELLY PARTNERS+FRS
ACCOUNTANTS

Independent Auditors' Report

To the Board of Directors
Ronald McDonald House Charities of North Central Florida, Inc.

Opinion
We have audited the accompanying financial statements of Ronald McDonald House Charities of North Central Florida, Inc. (the 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 Charities of North Central 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 conformity with accounting principles generally accepted in the United States of America.

Basis for Opinion
We conducted our audits 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 the Ronald McDonald House Charities of North Central 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 Charities of North Central 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 Charities of North Central 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 Charities of North Central 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.

Kelly Partners + FRS, LLC

St. Petersburg, Florida
July 23, 2026

Ronald McDonald House Charities of North Central Florida, Inc.

Statements of Financial Position

December 31, 2025 and 2024

December 31,	**2025**	2024
ASSETS		
Current Assets		
Cash and equivalents	**$ 1,317,544**	$ 1,071,153
Contributions receivable:		
Promises to give	**15,902**	22,471
Use of building, current portion	**213,262**	203,106
Inventory, supplies	**450**	450
Prepaid expenses	**35,473**	18,013
Investments:		
Investments, without donor restrictions	**2,107,118**	1,918,664
Investments, with donor restrictions	**660,000**	660,000
Current assets	**4,349,749**	3,893,857
Property and equipment, net	**3,609,855**	3,785,983
Contribution receivable – use of building	**5,219,908**	5,433,170
TOTAL ASSETS	**$13,179,512**	$13,113,010
LIABILITIES AND NET ASSETS		
Current Liabilities		
Accounts payable	**$ 16,523**	$ 7,562
Accrued payroll	**11,320**	46,077
Current liabilities	**27,843**	53,639
Total liabilities	**27,843**	53,639
Net Assets		
Without Donor Restrictions	**7,058,500**	6,763,096
With Donor Restrictions	**6,093,169**	6,296,275
Total net assets	**13,151,669**	13,059,371
TOTAL LIABILITIES AND NET ASSETS	**$13,179,512**	$13,113,010

See accompanying notes to financial statements.

Ronald McDonald House Charities of North Central Florida, Inc.

Statement of Activities and Changes in Net Assets

Year ended December 31, 2025

	Without Donor Restrictions	With Donor Restrictions	2025
Support and revenues:			
Contributions:			
Room donations	$ 46,460	$ –	$ 46,460
Payroll deduction	64,184	–	64,184
Other contributions	848,634	–	848,634
Capital campaign	–	–	–
Contributed nonfinancial assets:			
Supplies	279,819	–	279,819
Media time	320,000	–	320,000
Discount amortization	281,814	–	281,814
Special event revenue	872,795	–	872,795
Direct fundraising costs	(324,266)	–	(324,266)
Net special event expense	548,529	–	548,529
Investment income	223,314	–	223,314
Other revenue	8,700	–	8,700
Net assets released from restrictions	203,106	(203,106)	–
Total revenues	2,824,560	(203,106)	2,621,454
Expenses:			
Program services:			
House	1,388,633	–	1,388,633
Family room	392,540	–	392,540
Supporting services:			
Management and general	270,925	–	270,925
Fundraising	477,058	–	477,058
Total expenses	2,529,156	–	2,529,156
Change in net assets	295,404	(203,106)	92,298
Net assets, beginning of year	6,763,096	6,296,275	13,059,371
Net assets, end of year	$7,058,500	$6,093,169	$13,151,669

See accompanying notes to financial statements.

Ronald McDonald House Charities of North Central Florida, Inc.

Statement of Activities and Changes in Net Assets

Year ended December 31, 2024

	Without Donor Restrictions	With Donor Restrictions	2024
Support and revenues:			
Contributions:			
Room donations	$ 33,665	$ –	$ 33,665
Payroll deduction	48,052	–	48,052
Other contributions	1,430,999	–	1,430,999
Capital campaign	–	22,350	22,350
Contributed nonfinancial assets:			
Supplies	293,788	–	293,788
Media time	320,000	–	320,000
Discount amortization	291,485	–	291,485
Special event revenue	821,416	–	821,416
Direct fundraising costs	(333,833)	–	(333,833)
Net special event expense	487,583	–	487,583
Investment income	176,286	–	176,286
Other revenue	18,983	–	18,983
Net assets released from restrictions	220,306	(220,306)	–
Total support and revenues	3,321,147	(197,956)	3,123,191
Expenses:			
Program services:			
House	1,497,428	–	1,497,428
Family room	237,822	–	237,822
Supporting services:			
Management and general	256,228	–	256,228
Fundraising	488,281	–	488,281
Total expenses	2,479,759	–	2,479,759
Change in net assets	841,388	(197,956)	643,432
Net assets, beginning of year	5,921,708	6,494,231	12,415,939
Net assets, end of year	$6,763,096	$6,296,275	$13,059,371

See accompanying notes to financial statements.

Ronald McDonald House Charities of North Central Florida, Inc.

Statements of Cash Flows

Years ended December 31, 2025 and 2024

Year ended December 31,	**2025**	2024
Cash flows from operating activities:		
Change in net assets	**$ 92,298**	$ 643,432
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	**232,888**	227,143
Net (gain) loss on investments	**(58,978)**	(20,390)
Changes in operating assets and liabilities:		
Contributions receivable	**6,569**	–
Contributions receivable, use of facilities	**203,106**	193,434
Prepaid expenses	**(17,460)**	(6,834)
Inventory	**–**	377
Accounts payable and accrued expenses	**(25,796)**	(18,106)
Net cash provided by operating activities	**432,627**	1,019,056
Cash flows from investing activities:		
Purchases of investments	**(129,476)**	(526,312)
Purchases of property and equipment	**(56,760)**	(65,924)
Net cash used in investing activities	**(186,236)**	(592,236)
Net change in cash and equivalents	**246,391**	426,820
Cash and equivalents, beginning of the year	**1,071,153**	644,333
Cash and equivalents, end of the year	**$ 1,317,544**	$1,071,153

See accompanying notes to financial statements.

Ronald McDonald House Charities of North Central Florida, Inc.

Statement of Functional Expenses

Year ended December 31, 2025

	Program		Supporting Services			
	House	Family Room	Management and General	Fundraising	Direct Fundraising Costs	**Total 2025**
Salaries	$ 372,881	$ 60,168	$ 79,428	$ 53,194	–	$ 565,671
Payroll taxes	31,661	5,108	6,744	4,518	–	48,031
Fringe benefits	39,505	6,376	8,417	5,636	–	59,934
Total salaries and related benefits	444,047	71,652	94,589	63,348	–	673,636
Bank fees	–	–	34,182	-	–	34,182
Depreciation	206,463	–	14,952	11,473	–	232,888
Fundraising supplies	–	–	–	31,275	–	31,275
Program supplies	23,647	2,050	–	–	–	25,697
Program supplies, donated	(24,942)	304,761	–	–	–	279,819
Media time, donated	–	–	–	320,000	–	320,000
Insurance	27,794	4,633	5,896	3,788	–	42,111
Office supplies	39,193	4,579	8,573	3,756	–	56,101
Postage and printing	–	–	149	1,242	–	1,391
Professional development	41,809	–	–	–	–	41,809
Professional fees	29,020	4,833	79,160	3,954	–	116,967
Rent, building	436,428	–	24,246	24,246	–	484,920
Repairs and maintenance	62,146	32	3,454	3,454	–	69,086
Utilities	103,028	–	5,724	5,723	–	114,475
Miscellaneous	–	–	–	4,799	–	4,799
Direct fundraising costs	–	–	–	–	324,266	324,266
Total expenses	1,388,633	392,540	270,925	477,058	324,266	2,853,422
Less: Direct fundraising costs					(324,266)	(324,266)
Total expenses per Statement of Activities	$ 1,388,633	$ 392,540	$ 270,925	$ 477,058	–	$ 2,529,156

See accompanying notes to financial statements.

Ronald McDonald House Charities of North Central Florida, Inc.

Statement of Functional Expenses

Year ended December 31, 2024

	Program		Supporting Services			
	House	Family Room	Management and General	Fundraising	Direct Fundraising Costs	**Total 2024**
Salaries	$ 389,470	$ 62,845	$ 82,962	$ 55,561	$ –	$ 590,838
Payroll taxes	31,832	5,136	6,781	4,542	–	48,291
Fringe benefits	30,566	4,933	6,512	4,361	–	46,372
Total salaries and related benefits	451,868	72,914	96,255	64,464	–	685,501
Bank fees	–	–	28,598	–	–	28,598
Depreciation	201,370	–	14,583	11,190	–	227,143
Fundraising supplies	–	–	–	49,080	–	49,080
Housing improvements	26,270	–	–	–	–	26,270
Program supplies	9,388	814	–	–	–	10,202
Program supplies, donated	144,518	149,270	–	–	–	293,788
Media time, donated	–	–		320,000	–	320,000
Insurance	47,749	7,959	10,129	6,508	–	72,345
Office supplies	21,372	2,497	4,675	2,048	–	30,592
Postage and printing	–	–	39	326	–	365
Professional development	17,350	–	–	–	–	17,350
Professional fees	26,144	4,354	71,315	3,562	–	105,375
Rent, building	436,428	–	24,246	24,246	–	484,920
Repairs and maintenance	27,368	14	1,521	1,521	–	30,424
Utilities	87,603	–	4,867	4,866	–	97,336
Miscellaneous	–	–	–	470	–	470
Direct fundraising costs	–	–	–	–	333,833	333,833
Total expenses	1,497,428	237,822	256,228	488,281	333,833	2,813,592
Less: Direct fundraising costs	–	–	–	–	(333,833)	(333,833)
Total expenses per Statement of Activities	$ 1,497,428	$ 237,822	$ 256,228	$ 488,281	$ –	$ 2,479,759

See accompanying notes to financial statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

Ronald McDonald House Charities Of North Central Florida (the Organization) is a Florida nonprofit charitable corporation formed in [Date/Year incorporated]. The mission of Ronald McDonald House Charities is to provide essential services that remove barriers, strengthen families, and promote healing when children need healthcare. Collectively, RMHC and the network of local Chapters ascribe to four core values: we lead with compassion, we are deeply respectful, we act with integrity, and we are firmly committed. We fulfill our mission through 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 Charities Of North Central Florida:

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 Gainesville, 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.

Ronald McDonald Family Room

When a child is critically ill, parents may be reluctant to leave the hospital. In order to provide comfort and support to their child, it is important that parents have an opportunity to rest, have a meal or have a moment of quiet. Located inside medical care facilities, the Ronald McDonald Family Room program in UF Health Shands Children's Hospital serve as a place of respite, relaxation and privacy for family members, often just steps away from where their child is being treated. The Ronald McDonald Family Room program provides parents with an opportunity to remain close to their hospitalized child and to be an active member of their child's health care team.

Basis of Presentation

The financial statements of the Organization have been prepared on the accrual basis of

accounting in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP) and are presented on the basis of net assets without donor restrictions and net assets with donor restrictions. Net assets with donor restrictions are created only by donor-imposed restrictions on their use. When a restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions. All other net assets, including board-designated or appropriated amounts, are net assets without donor restrictions and are reported as part of the net assets without donor restriction class.

Measure of Operations

The Organization's change in net assets from operations on the statements of activities includes all operating revenues and expenses that are an integral part of its program and supporting activities, net assets released from donor restrictions to support operating expenditures and other non-operating funds to support current operating activities. The measure of operations excludes investment return on investments.

Estimates

The preparation of financial statements in conformity with U.S. GAAP requires management of the Organization to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates.

Cash Equivalents

Cash equivalents include money market funds and all highly liquid investments with a maturity date of less than three months from the date of purchase. The Organization's cash balances that are maintained in bank accounts may exceed Federal Deposit Insurance Corporation limits from time to time. The Organization has not experienced any losses in such accounts and management believes that it is not exposed to any significant credit risk on cash.

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.

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.

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 $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	20 Years
Furniture and Equipment	5 - 7 Years

Impairment of Long-Lived Assets

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.

Donated Assets, Property and Equipment, and Services

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 net assets without donor restrictions 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.

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.

Net Assets

The Organization's net assets and changes therein are classified and reported as follows:

Net assets without donor restrictions

Net assets that are not subject to donor-imposed restrictions or law.

Net assets with donor restrictions

Net assets subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity.

Revenue Recognition

Contributions and Grants

Unconditional promises to give are recognized as revenue in the period the promise was made. Contributions, grants, and bequests are recognized as net assets with donor restrictions if they are received with donor stipulations that limit the use of the donated assets. Donor-imposed restrictions are released when a restriction expires, that is, when the stipulated time has elapsed, when the stipulated purpose for which the resource was restricted has been fulfilled, or both.

Contributions, with donor restrictions

Contributions are considered to be available for use unless specifically restricted by the donor. The Organization reports gifts of cash and other assets as restricted support if they are received with donor stipulations that limit the use of the donated assets. Amounts restricted for future periods or restricted by the donor for specific purposes are reported as activity with donor restrictions. When a restriction is satisfied, 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.

Contributed nonfinancial assets, Media Time
Donated media time is recorded as a contribution when the Organization has a significant role in determining and managing the message. The Organization received $320,000 of contributions in 2025 and 2024 from public service announcements, which were recorded at the estimated fair value if such media time had been purchased.

Special Event Revenue
The portion of event ticket sales that relates to the commensurate value the attendee receives in return is recognized when the related events are held and performance obligations are met.

Functional Expenses
The costs of providing the various programs and other activities have been summarized on a functional basis. Accordingly, certain costs have been allocated among the program and supporting services benefited. Other expenses are allocated based on management's estimate of the benefit derived by each activity. Expenses that are allocated include: depreciation, insurance, repairs and maintenance, rent, and utilities, which are allocated on a square footage basis; and salaries, payroll taxes fringe benefits, and insurance which are allocated on the basis of management's estimates of time and effort.

Income Taxes
The Organization is exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code. However, income, if any, from certain activities not directly related to the Organization's tax-exempt purpose is subject to taxation as unrelated business income. In addition, the Organization qualifies for the charitable contribution deduction under Section 170(b)(1)(A) and has been classified as an organization other than a private foundation under Section 509(a)(2).

The Organization believes that it has appropriate support for any tax positions taken, and as such, does not have any uncertain tax positions that are material to the financial statements.

2. FINANCIAL ASSETS AND LIQUIDITY RESOURCES

As of December 31, 2025 and 2024, financial assets and liquidity resources available within one year for general expenditure, such as operating expenses, were as follows:

December 31,	**2025**	2024
Cash and equivalents	**$ 1,317,544**	$ 1,071,153
Contributions receivable	**15,902**	22,471
Investments, without donor restrictions	**2,107,118**	1,918,664
Investments, with donor restrictions	**660,000**	660,000
	4,100,564	3,672,288
Less amounts not available to be used for general expenditures within one year		
Portion of donor-restricted endowment to be retained in perpetuity	**(660,000)**	(660,000)
	$ 3,440,564	$ 3,012,288

The Organization maintains financial assets, consisting of cash and short-term investments, on hand to meet its normal operating expenses based on its annual budget.

Investments include endowment funds of $660,000 with donor restrictions as of December 31, 2025 and 2024. Those funds are not readily available for general expenditure. Investment income generated from the endowment is available for expenditure.

3. FAIR VALUE MEASUREMENTS

In determining fair value, the Organization uses various valuation approaches within the fair value measurement framework. Fair value measurements are determined based on the assumptions that market participants would use in pricing an asset or liability. A hierarchy for inputs is used in measuring fair value that maximizes the use of observable inputs and minimizes the use of unobservable inputs by requiring that the most observable inputs be used when available. Levels within the hierarchy are based on the reliability of inputs as follows:

Level 1 - Valuations based on unadjusted quoted prices for identical assets or liabilities in active markets;

Level 2 - Valuations based on quoted prices for similar assets or liabilities or identical assets or liabilities in less active markets, such as dealer or broker markets; and

Level 3 - Valuations derived from valuation techniques in which one or more significant inputs or significant value drivers are unobservable, such as pricing models, discounted cash flow models, and similar techniques not based on market, exchange, dealer, or broker-traded transactions.

The Organization holds the majority of its investment funds in Midland Bank as part of the Ronald McDonald House Charities Investment Program, also known as McCIP. The following table summarizes the fair values of assets measured on a recuring basis as of December 31, 2025:

	Quoted Prices in Active Markets or Identical Assets	Significant Other Observable Inputs	Significant Unobservable Inputs	
December 31,	(Level 1)	(Level 2)	(Level 3)	Total
Investments:				
Cash and money market	$ 1,839,040	–	–	$ 1,839,040
Equities	13,052	–	–	13,052
Fixed income mutual funds	367,906	–	–	367,906
Equity mutual funds	547,120	–	–	547,120
Total	$ 2,767,118	–	–	$ 2,767,118

The following table summarizes the fair values of assets measured on a recuring basis as of December 31, 2024:

December 31,	Quoted Prices in Active Markets or Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Total
Investments:				
Cash and money market	$ 1,763,520	–	–	$ 1,763,520
Equities	12,092	–	–	12,092
Fixed income mutual funds	343,251	–	–	343,251
Equity mutual funds	459,801	–	–	459,801
Total	$ 2,578,664	–	–	$ 2,578,664

Fair values for Level 1 investments are determined by reference to quoted market prices and other relevant information generated by market transactions. The carrying amounts of all other assets and liabilities reflected in the statements of financial position for the Organization's financial instruments approximates their respective fair value due to the short-term maturities of those instruments. There have been no changes in valuation techniques and related inputs.

Investments

The overall investment objective of the Organization is to invest its assets in a prudent manner that will achieve a long-term rate of return sufficient to fund a portion of its annual operating activities and increase investment value after inflation. The Organization diversifies its investments among various asset classes. Major investment decisions are authorized by the Board of Directors which oversees the Organization's investment program in accordance with established guidelines.

Investments are classified on the Statement of Financial Position as:

December 31,	**2025**	2024
Investments, without donor restriction	**$2,107,118**	$1,918,664
Investments, with donor restriction	**660,000**	660,000
Total	**$2,767,118**	$2,578,664

The composition of the investment income on the Organization's investment portfolio is as follows:

Year ended December 31,	**2025**	2024
Interest and dividend income, net	**$ 34,860**	$ 82,235
Realized and unrealized gains, net	**188,545**	94,051
	$ 223,405	$ 176,286

4. PROPERTY AND EQUIPMENT

Property and equipment consists of the following:

December 31,	**2025**	2024
Building and improvements	**$ 4,055,613**	$ 3,957,342
Furniture and equipment	**264,799**	306,309
	4,320,412	4,263,651
Less accumulated depreciation	**(710,557)**	(477,669)
Property and Equipment, Net	**$ 3,609,854**	$ 3,785,982

5. ENDOWMENT FUNDS

The Organization's endowments, which are included in net assets with donor restrictions, consist of the following:

December 31,	**2025**	2024
Kroc Endowment	**$ 514,585**	$ 514,585
Altoonjian Endowment	**50,000**	50,000
Plein Endowment	**60,000**	60,000
Other Endowments	**35,415**	35,415
Total	**$ 660,000**	$ 660,000

In 1993, the Organization received 10,000 shares of McDonald's Corporation stock donated by Mrs. Joan Kroc (Kroc Endowment). The stock value was $514,585 when it was sold soon after receipt. The provisions of the gift require that the principal be maintained inviolate and in perpetuity, and only the income from the fund may be used for operating expenses.

Endowment funds generate unrestricted income for operations. The Organization does not have a policy for the appropriation of earnings.

U.S. GAAP defines an endowment fund as an established fund of cash, securities or other assets to provide income for the maintenance of a not-for-profit organization (NPO). The use of the assets of the fund may be permanently or temporarily restricted based on the presence or absence of donor restrictions, or the provisions of state law. In addition, the Board of an NPO may earmark a portion of its unrestricted net assets as a board-designated endowment to be invested to provide income for the NPO's operations and programs.

The Organization has interpreted the Florida Uniform Prudent Management of Institutional Funds Act (FUPMIFA) to require investment earnings in excess of the fair value of the original gift to be treated as net assets with donor restrictions until spent. However, amounts spent in the same year are reported as unrestricted revenue.

The Endowment Fund is classified into the net asset categories based on the presence or absence of donor-imposed restrictions and the application of FUPMIFA. The changes in endowment fund balances by net asset class are as follows:

As of December 31,	Without Donor Restriction	With Donor Restriction	Totals
Balance – December 31, 2023	**$ 769,168**	**$660,000**	**$ 1,429,168**
Interest/Dividends	107,060	–	107,060
Gains (losses)	(4,474)	–	(4,474)
Deposits	100,000	–	100,000
Balance – December 31, 2024	**$ 971,754**	**$660,000**	**$ 1,631,754**
Interest/Dividends	129,476	–	129,476
Deposits	14,455	–	14,455
Balance – December 31, 2025	**$ 1,115,686**	**$660,000**	**$ 1,775,686**

From time to time, certain donor-restricted endowment funds may have fair values less than the amount required to be maintained by donors or by law (underwater endowments). The Organization has interpreted FUPMIFA to permit spending from underwater endowments in accordance with prudent measures required under law. The Organization had no underwater endowments as of December 31, 2025 and 2024.

6. CONTRIBUTIONS RECEIVABLE – LAND AND BUILDING

In November 2022, the Organization entered into a lease from the University of Florida for a new facility owned by the University of Florida. The land and building is leased to the Organization for $1 per year through November 2042, at which time the building and capital improvements revert to the University of Florida. The Organization improved the facility and opened it in August 2023.

Upon the execution of the lease in 2022, the Organization recorded the fair value of the contribution and a corresponding contribution receivable. The fair value of the donation was calculated by discounting the estimated annual fair rental value of $484,920 for twenty years using a discount rate of 5%.

The contribution receivable is reduced as the lease progresses and increased by an annual discount amortization. Annual discount amortization is reported as non-cash contribution revenue in the statement of activities.

7. TRANSACTIONS WITH RELATED ENTITIES

Ronald McDonald House Charities (RMHC) 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 RMHC system. Each Chapter is licensed by McDonald's Corporation and Ronald McDonald House Charities, Inc. to use RMHC 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 Charities, Inc. (RMHC Global), a separately registered nonprofit organization, ensures delivery of the mission across the globe. As a center of excellence, RMHC 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 receives 75% of net revenues from all national fundraising efforts facilitated by RMHC Global, as defined by the license agreement. During the years ended December 31, 2025 and 2024, the Organization received $66,179 and $150,148 respectively, from these revenue streams.

8. NET ASSETS WITH DONOR RESTRITIONS

Net assets with donor restrictions consist of the following:

December 31,	**2025**	2024
Subject to the passage of time:		
Use of land and building	**$ 5,433,169**	$ 5,636,275
Subject to the Organization's spending policy and appropriation:		
House operations:		
Original donor-restricted gifts required to be maintained in perpetuity	**660,000**	660,000
Total	**$ 6,093,169**	$ 6,296,275

Releases of net assets with donor restrictions for the years ended December 31, 2025 and 2024 are as follows:

Year ended December 31,	**2025**	2024
Time restriction expired:		
Building use	**$ 203,106**	$ 193,435
House supplies	**–**	4,521
Purpose restrictions accomplished:		
Capital expenditures	**–**	22,350
Total	**$ 203,106**	$ 220,306

9. CONTRIBUTED NONFINANCIAL ASSETS

The following table shows the Organization's revenue disaggregated according to the timing of the transfer of goods or services.

Year ended December 31,	**2025**	2024
Expenses		
Program supplies, donated	**$ 279,819**	$ 293,788
Media time, donated	**320,000**	320,000
Total	**$ 599,819**	$ 613,788

10. SUBSEQUENT EVENTS

The Organization has evaluated events and transactions for potential recognition or disclosure through July 23, 2026, which is the date the financial statements were available to be issued. There were no material subsequent events that required recognition or additional disclosure in the financial statements.