



Financial Statements

December 31, 2025 and 2024



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RONALD MCDONALD HOUSE CHARITIES OF RICHMOND, VIRGINIA, INC.

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
Ronald McDonald House Charities of Richmond, Virginia, Inc.
Richmond, Virginia

Opinion

We have audited the accompanying financial statements of Ronald McDonald House Charities of Richmond, Virginia, Inc. (the "Organization"), which comprise the statements of financial position as of December 31, 2025 and 2024, and the related statements of activities, cash flows, and functional expenses 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 the Organization 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 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 Organization and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. 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 the Organization'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 the Organization'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 the Organization'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.

August 13, 2026
Glen Allen, Virginia

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND, VIRGINIA, INC.

Statements of Financial Position December 31, 2025 and 2024

<u>Assets</u>	<u>2025</u>	<u>2024</u>
Current assets:		
Cash and cash equivalents	\$ 5,155,189	\$ 3,343,920
Contributions receivable	63,915	141,266
Pledges receivable - current	2,002,000	535,000
Prepaid expenses	<u>7,000</u>	<u>6,952</u>
Total current assets	7,228,104	4,027,138
Property and equipment - net	6,766,912	6,422,233
Other assets:		
Pledges receivable - noncurrent, net	3,956,748	1,110,036
Investments	1,260,419	1,136,979
Deposit	2,513	2,086
Right-of-use operating lease asset, net	<u>-</u>	<u>14,111</u>
Total other assets	<u>5,219,680</u>	<u>2,263,212</u>
Total assets	<u>\$ 19,214,696</u>	<u>\$ 12,712,583</u>
<u>Liabilities and Net Assets</u>		
Current liabilities:		
Accounts payable and accrued liabilities	\$ 78,142	\$ 64,109
Note payable	2,600,000	-
In-House Hospital payable - current portion	302,860	302,860
Operating lease liability	<u>-</u>	<u>14,592</u>
Total current liabilities	2,981,002	381,561
Long-term liabilities:		
Note payable	-	2,600,000
In-House Hospital payable - long-term	<u>302,860</u>	<u>605,719</u>
Total liabilities	<u>3,283,862</u>	<u>3,587,280</u>
Net assets:		
Without donor restrictions	4,035,131	4,503,598
With donor restrictions	<u>11,895,703</u>	<u>4,621,705</u>
Total net assets	<u>15,930,834</u>	<u>9,125,303</u>
Total liabilities and net assets	<u>\$ 19,214,696</u>	<u>\$ 12,712,583</u>

See accompanying notes to financial statements.

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND, VIRGINIA, INC.

Statements of Activities Year Ended December 31, 2025, with Comparative Totals for 2024

	2025			2024
	Without Donor Restrictions	With Donor Restrictions	Total	Total
Revenues, gains, and other support:				
Gross revenue from special events	\$ 821,558	\$ -	\$ 821,558	\$ 593,955
Less cost of direct benefits to donors	(320,839)	-	(320,839)	(223,360)
Net revenue from special events	500,719	-	500,719	370,595
Contributions	1,274,490	7,187,031	8,461,521	5,463,375
In-kind contributions	1,748,847	-	1,748,847	1,709,383
Investment income	123,449	39,027	162,476	142,866
Unrealized and realized gains on investments - net	27,421	75,187	102,608	258,339
Other income	1,627	-	1,627	8,195
Total revenues, gains, and other support	3,676,553	7,301,245	10,977,798	7,952,753
Net assets released from restriction	27,247	(27,247)	-	-
Expenses:				
Program services:				
House	647,589	-	647,589	729,269
Children's Hospital of Richmond	2,186,164	-	2,186,164	2,215,707
Family room and other program services	196,426	-	196,426	179,774
Supporting services:				
Management and general	271,667	-	271,667	262,958
Fund-raising	870,421	-	870,421	492,738
Total expenses	4,172,267	-	4,172,267	3,880,446
Change in net assets	(468,467)	7,273,998	6,805,531	4,072,307
Net assets, beginning of year	4,503,598	4,621,705	9,125,303	5,052,996
Net assets, end of year	\$ 4,035,131	\$ 11,895,703	\$ 15,930,834	\$ 9,125,303

See accompanying notes to financial statements.

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND, VIRGINIA, INC.

Statement of Activities
Year Ended December 31, 2024

	Without Donor Restrictions	With Donor Restrictions	Total
Revenues, gains (losses) and other support:			
Gross revenue from special events	\$ 593,955	\$ -	\$ 593,955
Less cost of direct benefits to donors	(223,360)	-	(223,360)
Net revenue from special events	370,595	-	370,595
Contributions	2,135,006	3,328,369	5,463,375
Room donations	-	-	-
In-kind contributions	1,709,383	-	1,709,383
Investment income	100,437	42,429	142,866
Unrealized and realized gains on investments - net	174,485	83,854	258,339
Other income	8,195	-	8,195
Total revenues, gains and other support	4,498,101	3,454,652	7,952,753
Net assets released from restriction	38,022	(38,022)	-
Expenses:			
Program services:			
House	729,269	-	729,269
Children's Hospital of Richmond	2,215,707	-	2,215,707
Family room and other program services	179,774	-	179,774
Supporting services:			
Management and general	262,958	-	262,958
Fund-raising	492,738	-	492,738
Total expenses	3,880,446	-	3,880,446
Change in net assets	655,677	3,416,630	4,072,307
Net assets, beginning of year	3,847,921	1,205,075	5,052,996
Net assets, end of year	\$ 4,503,598	\$ 4,621,705	\$ 9,125,303

See accompanying notes to financial statements.

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND, VIRGINIA, INC.

Statements of Cash Flows Years Ended December 31, 2025 and 2024

	<u>2025</u>	<u>2024</u>
Cash flows from operating activities:		
Change in net assets	\$ 6,805,531	\$ 4,072,307
Adjustments to reconcile change in net assets to net cash from operating activities:		
Depreciation	140,707	147,939
Cash collections for capital campaign for In-Hospital House	(70,000)	(70,000)
Cash collections for capital campaign for Campus Project	(2,790,046)	(2,150,000)
Unrealized and realized gains on investments - net	(102,608)	(258,339)
Securities donated	(251,655)	(24,152)
Changes in operating assets and liabilities:		
Contributions receivable	77,351	(22,632)
Pledges receivable	(4,313,712)	(1,508,369)
Prepaid expenses	(48)	(4,764)
Accounts payable and accrued liabilities	14,033	(28,747)
Deposit	(427)	-
Operating lease asset and liability, net	<u>(481)</u>	<u>(538)</u>
Net cash (used in) provided by operating activities	<u>(491,355)</u>	<u>152,705</u>
Cash flows from investing activities:		
Purchases of investments	(21,700)	(70,777)
Proceeds from sale and maturities of investments	252,523	1,969,236
Purchases of property and equipment	<u>(485,386)</u>	<u>(1,995,364)</u>
Net cash used in investing activities	<u>(254,563)</u>	<u>(96,905)</u>
Cash flow from financing activities:		
Payments on In-House Hospital payable	(302,859)	(302,860)
Cash collections for capital campaign for In-Hospital House	70,000	70,000
Cash collections for capital campaign for Campus Project	<u>2,790,046</u>	<u>2,150,000</u>
Net cash provided by financing activities	<u>2,557,187</u>	<u>1,917,140</u>
Net change in cash and cash equivalents	1,811,269	1,972,940
Cash and cash equivalents, beginning of year	<u>3,343,920</u>	<u>1,370,980</u>
Cash and cash equivalents, end of year	<u>\$ 5,155,189</u>	<u>\$ 3,343,920</u>
Supplemental Information:		
Cash paid during the year for interest - capitalized	<u>\$ 178,331</u>	<u>\$ -</u>
Issuance of long-term liability in exchange for property and equipment	<u>\$ -</u>	<u>\$ 2,600,000</u>

See accompanying notes to financial statements.

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND, VIRGINIA, INC.

Statements of Functional Expenses
Year Ended December 31, 2025, with Comparative Totals for 2024

	2025					2024	
	Program Services			Supporting Services			
	Children's Hospital of House	Family Room & Other Program Richmond	Services	Management and General	Fund-raising	Total Expenses	Total Expenses
Personnel	\$ 290,046	\$ 405,382	\$ 138,317	\$ 201,763	\$ 591,133	\$ 1,626,641	\$ 1,343,438
Advertising	-	-	-	-	203,699	203,699	162,186
Household and Admin Expense	216,586	205,584	45,879	14,829	31,889	514,767	490,285
Rent	6,176	1,490,631	2,945	4,252	12,587	1,516,591	1,514,244
Repairs and maintenance	30,080	-	-	-	-	30,080	26,692
Depreciation	65,323	75,384	-	-	-	140,707	147,939
Professional services	2,747	3,840	1,310	41,553	9,777	59,227	84,606
Utilities	21,309	-	-	-	-	21,309	23,525
Insurance	3,822	5,343	1,823	2,632	7,790	21,410	26,032
Travel and conference	-	-	1,319	3,769	1,823	6,911	16,675
Telephone	11,500	-	-	669	-	12,169	11,446
Interest	-	-	-	-	-	-	6,461
Miscellaneous	-	-	680	2,200	11,723	14,603	20,355
Volunteer	-	-	4,153	-	-	4,153	6,562
Total expenses	<u>\$ 647,589</u>	<u>\$ 2,186,164</u>	<u>\$ 196,426</u>	<u>\$ 271,667</u>	<u>\$ 870,421</u>	<u>\$ 4,172,267</u>	<u>\$ 3,880,446</u>

See accompanying notes to financial statements.

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND, VIRGINIA, INC.

Statement of Functional Expenses
Year Ended December 31, 2024

	Program Services			Supporting Services		
	Children's House	Family Room & Hospital of Richmond	Other Program Services	Management and General	Fund-raising	Total Expenses
Personnel	\$ 352,059	\$ 423,823	\$ 133,735	\$ 157,497	\$ 276,324	\$ 1,343,438
Advertising	-	-	411	833	160,942	162,186
Household and administrative	194,154	231,548	28,308	15,529	20,746	490,285
Rent	8,467	1,492,193	3,173	3,764	6,647	1,514,244
Repairs and maintenance	24,499	-	2,193	-	-	26,692
Depreciation	108,204	39,735	-	-	-	147,939
Professional services	-	13,430	-	71,176	-	84,606
Utilities	23,525	-	-	-	-	23,525
Insurance	6,836	8,230	2,561	3,039	5,366	26,032
Travel and conference	679	287	3,543	8,252	3,914	16,675
Telephone	10,846	-	-	600	-	11,446
Interest	-	6,461	-	-	-	6,461
Miscellaneous	-	-	4,234	2,178	13,943	20,355
Volunteer	-	-	1,616	90	4,856	6,562
Total expenses	<u>\$ 729,269</u>	<u>\$ 2,215,707</u>	<u>\$ 179,774</u>	<u>\$ 262,958</u>	<u>\$ 492,738</u>	<u>\$ 3,880,446</u>

See accompanying notes to financial statements.

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND, VIRGINIA, INC.

Notes to Financial Statements

1. **Organization and Nature of Activities:**

Ronald McDonald House Charities of Richmond, Virginia, Inc. (the "Organization") was incorporated as a nonprofit organization in 1978 for charitable purposes to provide temporary housing at the Richmond, Virginia Ronald McDonald House and other assistance to families of children with serious illnesses or other health issues.

2. **Summary of Significant Accounting Policies:**

Basis of Accounting: The financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America.

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 the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates and assumptions.

Cash and Cash Equivalents: For purposes of the statements of cash flows, the Organization considers all highly liquid debt instruments purchased with an original maturity of three months or less to be cash equivalents.

Investments: Investments in marketable securities with readily determinable fair values and all investments in debt securities are valued at their fair values in the statements of financial position. Dividends and interest are recorded as revenue when earned. Gains and losses on sales of securities are calculated using the specific identification method and recorded on the trade date.

Pledges and Contributions Receivable: Unconditional promises to give cash or other assets are reported at fair value at the date the promise is received. Conditional promises to give cash or other assets are not recognized until the conditions which they depend upon have been met. The gifts are reported as net assets with donor restrictions if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time restriction ends or a purpose restriction is accomplished, net assets with donor restrictions are reclassified as net assets without donor restrictions and reported in the statements of activities as net assets released from restriction. An allowance is provided for amounts estimated to be uncollectible. Management determined there was no allowance required at December 31, 2025 and 2024.

Pledges and contributions receivable that are due in the next year are recorded at their net realizable value. When required, pledges receivable that are due in subsequent years are reported at the estimated present value.

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND, VIRGINIA, INC.

Notes to Financial Statements, Continued

2. Summary of Significant Accounting Policies, Continued:

Property and Equipment: Property and equipment are recorded at cost or, if donated, at fair market value at the date of gift. Interest expense incurred on long-term debt and other financing used for construction of property is capitalized as incurred. Depreciation is provided for using the straight-line method over the estimated useful lives as follows for the major classes of assets:

Buildings and improvements	20 – 39 years
Furniture, fixtures, and equipment	3 – 15 years

Impairment of Long-Lived Assets: The Organization reviews the carrying value of its long-lived assets whenever significant events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Recovery is evaluated by measuring the carrying value of the assets against the associated estimated undiscounted cash flows. The Organization did not record any impairment charge for 2025 or 2024.

Advertising: Advertising costs are expensed as incurred and totaled \$203,699 for 2025 and \$24,437 for 2024.

Contributed Non-Financial Assets: The Organization receives non-financial asset contributions in the course of conducting its programs, including volunteer services. To qualify as in-kind contributions, contributed services must either (a) create or enhance a nonfinancial asset or (b) required specialized skills, was provided by individuals possessing those skills, and would typically need to be purchased if they had not been contributed. The Organization recognizes in-kind contribution revenue and a corresponding expense in an amount approximating fair value at the time of donation. Under certain circumstances, in-kind contributions are capitalized into property and equipment. In 2025, in-kind contributions of \$1,482,000 represent the estimated fair market value of in-kind rent and \$266,847 represent the fair market value of supplies used by the Organization in its programs at no cost. In 2024, in-kind contributions of \$1,482,000 represent the estimated fair market value of in-kind rent and \$227,383 represent the fair market value of supplies used by the Organization in its programs at no cost.

Income Tax: The Organization has been approved as a tax-exempt organization under the Internal Revenue Code Section 501(c)(3) and the tax statutes of the Commonwealth of Virginia.

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND, VIRGINIA, INC.

Notes to Financial Statements, Continued

2. Summary of Significant Accounting Policies, Continued:

Income Tax Uncertainties: The Organization follows the Financial Accounting Standards Board ("FASB") guidance related to accounting for uncertainty in income taxes, which clarifies the accounting for income taxes by prescribing the minimum recognition threshold that a tax position is required to meet before being recognized in the Organization's financial statements. In accordance with the guidance, the Organization discloses the expected future tax consequences of uncertain tax positions presuming the taxing authorities' full knowledge of the facts and the Organization's position and records unrecognized tax benefits or liabilities for known, or anticipated tax issues based on the Organization's analysis of whether additional taxes would be due to the authority given their full knowledge of the tax position. The Organization has completed its assessment and determined that there were no tax positions which would require recognition under the guidance. The Organization is not currently under audit by any tax jurisdiction.

Leases: Leases are classified as either finance or operating, with classification affecting expense recognition in the Organization's operations. Lease liabilities are initially measured at the present value of future lease payments, measured on a discounted basis, as of the lease commencement date or the adoption date, whichever is later. The right-of-use assets are initially measured at the value of the lease liability, adjusted for initial direct lease costs, lease incentives, and prepaid or deferred rent. The right-of-use assets and lease liabilities are calculated to include options to extend or terminate the lease when the Organization determines that it is reasonably certain it will exercise those options. In making those determinations, the Organization considers various existing economic and market factors, business strategies as well as the nature, length, and terms of the lease agreements. The Organization does not record a lease liability and corresponding right-of-use asset for leases with terms of 12 months or less, and accounts for lease and non-lease components as a single lease component.

Net Assets: The Organization classifies its net assets into two categories: net assets with donor restrictions and net assets without donor restrictions. The Organization reports amounts separately as follows.

Net assets without donor restrictions – Net assets currently available at the discretion of the Organization's Board of Directors for use in the Organization's operations and those resources invested in property or equipment.

Net assets with donor restrictions – Net assets resulting from support and revenue whose use by the Organization is limited by donor-imposed stipulations that either expire by passage of time, can be fulfilled and removed by actions of the Organization pursuant to those donor-imposed stipulations, or are restricted to investments in perpetuity, the income from which is expendable in accordance with the conditions of each specific donation.

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND, VIRGINIA, INC.

Notes to Financial Statements, Continued

2. Summary of Significant Accounting Policies, Continued:

Expense Allocation Methodology: The financial statements report certain categories of expenses that are attributable to more than one program or supporting function. Therefore, these expenses require allocation on a reasonable basis that is consistently applied. Personnel and other expenses are allocated based on time and effort of identified employees. The Organization's website and direct mail marketing campaign are allocated amongst program and fundraising expenses based on estimated use of their intended users. Other expenses are allocated based on management's estimate of time and effort of identified employees involved in those functions.

Concentration of Credit Risk: Financial instruments that potentially subject the Organization to concentrations of credit risk consist of cash and cash equivalents, receivables, and investments. The Organization maintains its cash in multiple financial institutions, one of which contains balances that periodically exceed federally insured limits. The Organization places its cash and cash equivalents and investments with high credit quality financial institutions whose credit ratings are monitored by management to minimize credit risk. Three pledges receivable consists of 64% of pledges receivable at December 31, 2025. One pledge receivable from a foundation consists of 92% of pledges receivable December 31, 2024. The Organization believes the credit risk related to these receivables is limited due to the nature of the donors. Investments consist primarily of marketable equity securities, certificates of deposit, mutual funds, and corporate obligations which are not concentrated in any one company or industry. Due to the level of risk associated with certain investment securities and the level of uncertainty related to changes in the value of investment securities, it is at least reasonably possible that changes in the near term would affect the investment balances and the amount reported in the financial statements.

Reclassifications: Certain prior year balances have been reclassified to confirm with current year presentation.

Subsequent Events: Management has evaluated subsequent events through August 13, 2026, the date the financial statements were available to be issued and has determined that there are no items to be disclosed.

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND, VIRGINIA, INC.

Notes to Financial Statements, Continued

3. Investments:

Investments are carried at fair value. The aggregate carrying amounts of investments by major type are summarized as follows at December 31:

	<u>2025</u>	<u>2024</u>
Corporate debt securities	\$ 22,977	\$ 23,112
Equity securities	25,110	25,240
Mutual funds	<u>1,212,332</u>	<u>1,088,627</u>
	<u>\$ 1,260,419</u>	<u>\$ 1,136,979</u>

4. Pledges Receivable:

Pledges receivable include capital pledges for the Organization's In-Hospital House and Campus Project capital campaigns.

Pledges receivable as of December 31 are expected to be received as follows:

	<u>2025</u>	<u>2024</u>
Receivable in less than one year	\$ 2,002,000	\$ 535,000
Receivable in two to five years	3,709,666	1,200,000
Thereafter	<u>640,616</u>	<u>-</u>
Total pledges receivable	6,352,282	1,735,000
Less discounts of 3.75% and 4.00% at December 31, 2025 and 2024, respectively.	<u>(393,534)</u>	<u>(89,964)</u>
	<u>\$ 5,958,748</u>	<u>\$ 1,645,036</u>

Conditional promises to give are recorded as promises to give once the condition has been satisfied. Conditional promises to give not included in pledges receivable were \$8,000,000 as of December 31, 2025 and 2024. The Organization must meet a percentage of its capital campaign goal in order for this promise to give to become unconditional, as specified in the donor letter.

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND, VIRGINIA, INC.

Notes to Financial Statements, Continued

5. Property and Equipment:

Property and equipment consist of the following as of December 31:

	2025	2024
Land	\$ 4,090,865	\$ 4,090,865
Buildings and improvements	1,018,717	1,018,717
Leasehold improvements	1,660,078	1,660,078
Furniture and fixtures	299,033	294,833
Equipment	205,669	200,341
Construction in progress	947,278	471,420
	8,221,640	7,736,254
Less accumulated depreciation	(1,454,728)	(1,314,021)
	<u>\$ 6,766,912</u>	<u>\$ 6,422,233</u>

Depreciation expense was \$140,707 for 2025 and \$147,939 for 2024.

6. Note Payable:

In December 2024, in connection with a land purchase intended to be used for its new campus, the Organization entered into a promissory note outstanding with a financial institution for the total principal amount of \$2,600,000. The note bears interest at the 1-month CME Term SOFR plus 2.5% with a floor of 5.5% (effectively 6.50% and 6.88% at December 31, 2025 and 2024, respectively) per annum, with accrued interest payable monthly. The principal balance is to be paid in full on or before the note matures on December 18, 2026. During 2025, interest expense totaling \$178,331 related to the note payable had been capitalized as construction in progress on the accompanying statement of financial condition. Interest expense amounted to \$6,461 during 2024. The note is secured by certain real property owned by the Organization.

Certain loan agreements include non-financial covenants for which the Organization must maintain compliance throughout the term of the loan. The Organization was in compliance with the covenants as of December 31, 2025. The Organization was not in compliance with these covenants as of December 31, 2024. The bank has waived these instances of non-compliance as of December 31, 2024.

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND, VIRGINIA, INC.

Notes to Financial Statements, Continued

7. Fair Value Measurements:

The Organization has adopted FASB guidance on fair value measurements. The provisions of the guidance provide a framework for measuring fair value under generally accepted accounting principles and defines fair value as the exchange price that would be received for an asset or paid to transfer a liability (an exit price) in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date. This guidance requires that valuation techniques maximize the use of observable inputs and minimize the use of unobservable inputs. This guidance also establishes a fair value hierarchy which prioritizes the valuation inputs into three broad levels. Based on the underlying inputs, each fair value measurement in its entirety is reported in one of three levels:

- | | |
|---------|---|
| Level 1 | Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Organization has the ability to access. |
| Level 2 | Quoted prices for similar instruments in active and inactive markets; and model driven valuations with significant inputs and drivers derived from observable active markets. |
| Level 3 | Inputs to the valuation methodology are unobservable for the instrument and significant to the fair value measurement. |

Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs. The following is a description of the valuation methodologies used for investments carried or disclosed at fair value:

Pledges receivable – Assets are valued at face value of amounts receivable from donors within one year. Assets are valued at the present value of cash flows receivable from donors in a time period greater than one year using a discount rate of 3.75% at December 31, 2025 and 4.00% at December 31, 2024.

Equity securities – Common and preferred stock are valued at the closing price reported on a national exchange.

Corporate debt securities – Commercial notes and bonds are valued at the closing price on a national exchange.

Mutual funds – Funds invested in mutual funds are valued at the closing price reported on a national exchange.

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND, VIRGINIA, INC.

Notes to Financial Statements, Continued

7. Fair Value Measurements, Continued:

The following tables set forth by level, within the fair value hierarchy, the Organization's investments measured at fair value:

Investments at Fair Value as of December 31, 2025:				
	Level 1	Level 2	Level 3	Total
Pledge receivable	\$ -	\$ -	\$ 5,958,748	\$ 5,958,748
Investments:				
Corporate debt securities	-	22,977	-	22,977
Equity securities	25,110	-	-	25,110
Mutual funds	1,212,332	-	-	1,212,332
Total	<u>\$ 1,237,442</u>	<u>\$ 22,977</u>	<u>\$ 5,958,748</u>	<u>\$ 7,219,167</u>

Investments at Fair Value as of December 31, 2024:				
	Level 1	Level 2	Level 3	Total
Pledge receivable	\$ -	\$ -	\$ 1,645,036	\$ 1,645,036
Investments:				
Corporate debt securities	-	23,112	-	23,112
Equity securities	25,240	-	-	25,240
Mutual funds	1,088,627	-	-	1,088,627
Total	<u>\$ 1,113,867</u>	<u>\$ 23,112</u>	<u>\$ 1,645,036</u>	<u>\$ 2,782,015</u>

8. In-Hospital House Rental Agreement:

In 2023, the Organization finalized an agreement with VCU Health System Authority for the use of a space that is used as the Organization's In-Hospital House for \$1 per year. The lease term is 20 years, beginning 30 days after the opening of the In-Hospital House, which occurred on July 18, 2023. The lease includes automatic five-year renewal periods unless terminated by either party. The estimated market value of the in-kind rent for 2025 and 2024 is \$1,482,000, which is included in the in-kind contributions and program expense on the statements of activities. The agreement includes use restrictions on the space as a Ronald McDonald House, and other limitations in certain circumstances, as detailed out in the agreement.

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND, VIRGINIA, INC.

Notes to Financial Statements, Continued

8. In-Hospital House Rental Agreement, Continued:

The Organization reimburses the Children's Hospital Foundation for costs of renovation of the space in 5 equal non-interest bearing annual payments beginning December 1, 2023. The total amount due under the agreement is \$1,514,299. The remaining payments over the term of the agreement are as follows:

Year	Amount
2026	\$ 302,860
2027	302,860
	<u>\$ 605,720</u>

9. Liquidity and Availability of Resources:

The following table reflects the Organization's financial assets as of December 31, 2025 and 2024, reduced by amounts not available for general expenditure within one year. Financial assets are considered unavailable when restricted by a donor for time or purpose or because the governing board has set aside the funds for a specific purpose. There are no board designated net assets as of December 31, 2025 or 2024.

	2025	2024
Financial assets:		
Cash	\$ 5,155,189	\$ 3,343,920
Contributions receivable	63,915	141,266
Pledges receivable	5,958,748	1,645,036
Investments	<u>1,260,419</u>	<u>1,136,979</u>
Total financial assets	12,438,271	6,267,201
Less those unavailable for general expenditure within one year due to:		
Donor imposed restrictions, where funds can only be used to support certain activities or programs	<u>11,895,703</u>	<u>4,621,705</u>
Financial assets available to meet cash needs for general expenditure within one year	<u>\$ 542,568</u>	<u>\$ 1,645,496</u>

The Organization has a policy to structure its financial assets as its general expenditures, liabilities, and other obligations come due.

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND, VIRGINIA, INC.

Notes to Financial Statements, Continued

10. Endowment Funds:

The Organization's endowment consists of two individual funds. The funds are donor-restricted endowment funds and were established for a variety of purposes. As required by generally accepted accounting principles, net assets associated with these endowment funds are classified and reported based on the existence or absence of donor-imposed restrictions.

The management of donor-restricted endowment funds is governed by state law under the Uniform Prudent Management of Institutional Funds Act ("UPMIFA") as adopted by the Virginia legislature in 2008. The law gives guidance for investments and spending practices, giving consideration of donor-intent and the Organization's overall resources and charitable purpose. Based on management's interpretation of law and in compliance with donor-intent, the Organization classifies as net assets with donor restrictions the original value of gifts donated to the permanent endowment. Amounts are periodically withdrawn when appropriated for expenditure.

A summary of the activity in endowment funds for the years ended December 31, 2025 and 2024 is as follows:

	Net Assets with Donor Restrictions
Endowment net assets - January 1, 2024	\$ 785,931
Investment return:	
Investment income	22,240
Net realized and unrealized gains	83,854
Amounts appropriated for expenditure	<u>(15,511)</u>
Endowment net assets - December 31, 2024	876,514
Investment return:	
Investment income	21,706
Net realized and unrealized gains	75,187
Amounts appropriated for expenditure	<u>(27,247)</u>
Endowment net assets - December 31, 2025	<u>\$ 946,160</u>

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND, VIRGINIA, INC.

Notes to Financial Statements, Continued

10. Endowment Funds, Continued:

At December 31, 2025 and 2024, the fair value of assets was above the level required to be held as net assets with donor restrictions. The minimum amounts required to be held in the endowment funds as of December 31 were as follows:

	2025	2024
Pickard fund	\$ 15,000	\$ 15,000
Kroc fund	518,750	518,750
	<u>\$ 533,750</u>	<u>\$ 533,750</u>

Endowment Investing and Spending Policies: The Organization has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of the endowment assets. Under this policy, as approved by the board of directors, the endowment assets are invested in a manner that is intended to provide long-term capital appreciation and total return. The Organization utilizes diversified investment classes that provide the opportunity to achieve the return objective without exposing the funds to unnecessary risk.

11. Net Assets with Donor Restrictions:

Net assets with donor restrictions consist of the following as of December 31:

	2025	2024
Operator's fund	\$ 456,654	\$ 439,334
Pickard fund	15,000	15,000
Kroc fund	931,160	861,514
Nourishing Families	13,274	-
Capital campaign for Campus Project	<u>10,479,615</u>	<u>3,305,857</u>
	<u>\$ 11,895,703</u>	<u>\$ 4,621,705</u>

Net assets within the Operator's fund have been provided by various McDonald restaurant owners/operators. The Organization must obtain approval from the owners/operators for expenditure of these funds. The Pickard and Kroc funds are endowment funds and are described in Note 10.

Net assets with donor restrictions released from restriction amounting to \$27,247 for 2025 and \$38,022 for 2024 and consist of amounts appropriated for expenditure from endowment funds and funds used for restricted purposes.

RONALD MCDONALD HOUSE CHARITIES OF RICHMOND, VIRGINIA, INC.

Notes to Financial Statements, Continued

12. Retirement Plan:

The Organization maintains a 403(b) plan for all employees who have met the applicable eligibility requirements and elect to participate. Employees are eligible to receive employer matching contributions upon completion of six months of full-time service. The Organization makes matching contributions, subject to service requirements, for participants in an amount equal to 100 percent of the first 4 percent of eligible compensation contributed to the plan. Both employee and employer contributions are subject to Internal Revenue Service maximum limits. The total expenses recorded for the Organization's match was \$27,924 for 2025 and \$27,524 for 2024.

13. Commitments:

The Organization has an office space lease agreement with monthly payments that range from \$2,299 to \$2,513, which expired on June 30, 2025. Following the expiration, the lease is renewed on a month-to-month basis. The rental expense related to the office lease amounted to \$29,231 and \$28,309 during 2025 and 2024, respectively. Cash paid under operating leases was \$29,712 and \$28,846 during 2025 and 2024, respectively.

Generally, the Organization has elected to use the risk-free rate as the rate to measure the right-of-use asset and lease liability. Lease with an initial term of 12 months or less are not recorded on the statements of financial position.

As of December 31, 2024, the weighted average remaining lease term and discount rate for operating leases was 0.5 years and 1.04%, respectively.

14. Related Party Transactions:

During 2025 and 2024, the Organization received funding from its national organization to support various programs, amounting to \$44,991 and \$152,528, respectively.