RONALD MCDONALD HOUSE CHARITIES NEW YORK METRO, INC.

FINANCIAL STATEMENTS

YEAR ENDED DECEMBER 31, 2019

RONALD MCDONALD HOUSE CHARITIES NEW YORK METRO, INC.
TABLE OF CONTENTS
AS OF AND FOR THE YEAR ENDED
DECEMBER 31, 2019

INDEX

NawrockiSmith
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
Ronald McDonald House Charities New York Metro, Inc.:

We have audited the accompanying financial statements of Ronald McDonald House Charities New York Metro, Inc. (the "Organization", a nonprofit organization), which comprise the statement of financial position as of December 31, 2019, and the related statements of activities and changes in net assets, functional expenses and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Ronald McDonald House Charities New York Metro, Inc. as of December 31, 2019, and the changes in its net assets, functional expenses and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Melville, New York
May 1, 2020

Nawrocki Smith LLP

RONALD MCDONALD HOUSE CHARITIES NEW YORK METRO, INC.
STATEMENT OF FINANCIAL POSITION
AS OF DECEMBER 31, 2019

ASSETS

CURRENT ASSETS:	
Cash and cash equivalents	$ 7,481,023
Accounts receivable	277,202
Contributions receivable, net	1,064,550
Investments	1,370,527
Prepaid expenses	69,736
Total current assets	10,263,038
NONCURRENT ASSETS:	
Property and equipment, net of accumulated depreciation of $9,112,692	6,538,455
Contributions receivable, net	889,996
Investments	4,291,631
Restricted investments	500,000
Total assets	$ 22,483,120

LIABILITIES AND NET ASSETS

CURRENT LIABILITIES:	
Accounts payable and accrued expenses	$ 143,697
Grants payable	750,000
Deferred revenue	1,546
Total current liabilities	895,243
NET ASSETS:	
Without donor restrictions	
Board designated for property and equipment	6,538,455
Board designated for Stony Brook House	3,000,000
Endowment Fund	1,291,631
Board designated for Family Room	511,923
Undesignated	7,791,322
Total net assets without donor restrictions	19,133,331
With donor restrictions	2,454,546
Total net assets	21,587,877
Total liabilities and net assets	$ 22,483,120

The accompanying notes to financial statements
are an integral part of this statement.

RONALD MCDONALD HOUSE CHARITIES NEW YORK METRO, INC.
STATEMENT OF ACTIVITIES AND CHANGES IN NET ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2019

	Without Donor Restrictions	With Donor Restrictions	Total
REVENUES AND OTHER SUPPORT:			
Contributions	$ 2,838,708	$ 1,924,946	$ 4,763,654
Donated rent, supplies and services	1,178,930	-	1,178,930
Special events revenue, net of cost of direct benefits to donors	885,971	-	885,971
Ronald McDonald store cannisters	509,074	-	509,074
Room fees, net of discounts	424,102	-	424,102
Miscellaneous income	38,963	-	38,963
Net assets released from restrictions	108,803	(108,803)	-
Total revenues and other support	5,984,551	1,816,143	7,800,694
EXPENSES:			
Program services	4,996,982	-	4,996,982
Management and general	487,961	-	487,961
Fundraising	840,273	-	840,273
Total expenses	6,325,216	-	6,325,216
CHANGE IN NET ASSETS FROM OPERATIONS	(340,665)	1,816,143	1,475,478
Investment income, net	1,287,186	-	1,287,186
Loss on disposal of fixed assets	(15,773)	-	(15,773)
CHANGE IN NET ASSETS	930,748	1,816,143	2,746,891
NET ASSETS, BEGINNING OF YEAR	13,796,626	638,403	14,435,029
EXCESS OF ASSETS OVER LIABILITIES ASSUMED IN MERGER WITH RONALD MCDONALD HOUSE CHARITIES TRI-STATE AREA, INC.	4,405,957	-	4,405,957
NET ASSETS, END OF YEAR	$ 19,133,331	$ 2,454,546	$ 21,587,877

The accompanying notes to financial statements
are an integral part of this statement.

RONALD MCDONALD HOUSE CHARITIES NEW YORK METRO, INC.
STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2019

		Supporting Services		
	Program Services	Management and General	Fundraising	Total
Salaries	$ 1,083,656	$ 207,400	$ 377,080	$ 1,668,136
Payroll taxes and employee benefits	216,201	27,948	71,982	316,131
Total salaries and related expenses	1,299,857	235,348	449,062	1,984,267
Grants	1,359,600	-	-	1,359,600
Depreciation	582,548	4,713	8,737	595,998
Professional fees	164,545	175,097	103,353	442,995
Resident gifts	364,606	-	-	364,606
In-house events	236,149	-	420	236,569
Supplies	197,599	6,285	2,266	206,150
Family room	109,087	-	48,282	157,369
Maintenance and repairs	147,377	1,192	2,210	150,779
Computer support	57,067	30,430	32,639	120,136
Scholarships	101,000	-	-	101,000
Utilities	97,492	789	1,462	99,743
Travel	36,542	6,051	30,715	73,308
Donated rent	68,420	554	1,026	70,000
Insurance	61,782	500	927	63,209
Public relations	37,839	-	22,409	60,248
Board meetings and seminars	6,117	5,572	31,930	43,619
Newsletter and printing	1,213	455	36,078	37,746
Security	37,551	-	-	37,551
Bank charges	-	-	26,298	26,298
Bad debts	-	-	16,950	16,950
Postage and delivery	1,915	1,249	12,096	15,260
Telephone	8,286	1,507	4,063	13,856
Miscellaneous	3,368	5,809	1,819	10,996
Donor and volunteer recognition	8,334	-	1,658	9,992
Taxes and licenses	-	9,900	-	9,900
Dues and subscriptions	1,589	895	4,258	6,742
Advertising	5,484	-	-	5,484
Equipment lease	1,615	1,615	1,615	4,845
Total expenses	$ 4,996,982	$ 487,961	$ 840,273	$ 6,325,216

The accompanying notes to financial statements are an integral part of this statement.

RONALD MCDONALD HOUSE CHARITIES NEW YORK METRO, INC.
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2019

CASH FLOWS FROM OPERATING ACTIVITIES:		
Change in net assets	$	2,746,891
Adjustments to reconcile change in net assets		
to net cash provided by operating activities:		
Depreciation expense		595,998
Net unrealized investment gain		(932,236)
Loss on disposal of fixed assets		15,773
(Increase) decrease in assets:		
Accounts receivable		(277,202)
Contributions receivable		(1,816,143)
Prepaid expenses		(2,296)
Increase (decrease) in liabilities:		
Accounts payable and accrued expenses		28,164
Grants payable		750,000
Deferred income		(58,853)
Net cash provided by operating activities		1,050,096
CASH FLOWS FROM INVESTING ACTIVITIES:		
Proceeds from sale of investments		2,519,793
Purchases of investments		(1,639,335)
Purchases of property and equipment		(352,729)
Cash acquired in merger with Ronald McDonald House Charities Tri-State Area, Inc.		4,405,957
Net cash provided by investing activities		4,933,686
NET INCREASE IN CASH AND CASH EQUIVALENTS		5,983,782
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR		1,497,241
CASH AND CASH EQUIVALENTS, END OF YEAR	$	7,481,023
SUPPLEMENTAL CASH FLOW INFORMATION:		
Retirement of fully depreciated fixed assets	$	14,755

The accompanying notes to financial statements
are an integral part of this statement.

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

Ronald McDonald House Charities New York Metro, Inc. (the "Organization") is a New York nonprofit charitable corporation formed in May 1985. On August 30, 2019, the Ronald McDonald House of Long Island, Inc. effectuated a merger with Ronald McDonald House Charities New York Tri-State Area, Inc., a New Jersey nonprofit corporation, with Ronald McDonald House of Long Island, Inc. being the surviving corporation. The new organization was renamed Ronald McDonald House Charities New York Metro, Inc., and the Board of Directors is comprised of members from both of these organizations. The accompanying financial statements reflect the transfer of net assets in connection with this merger agreement.

The mission of Ronald McDonald House Charities ("RMHC") is to create, find and support programs that directly improve the health and well-being of children and their families. Collectively, RMHC 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 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 New York Metro, 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 New Hyde Park, NY 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 Stony Brook, NY serves 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.

Ronald McDonald House Charities Grants

The Organization provides community grants to regional children's charities, as well as financial support through McDonald's fundraising to three independent Ronald McDonald Houses in the greater New York metro area.

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 statement 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.

Accounts Receivable

Accounts receivable are stated at the amount management expects to collect from outstanding balances. Management provides for probable uncollectible amounts through a provision for bad debt expense and an adjustment to a valuation allowance based on its assessment of the current status of individual accounts. Balances that are still outstanding after management has used reasonable collection efforts are written off through a charge to the valuation allowance and a credit to accounts receivable.

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.

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 statement of financial position. Realized and unrealized gains and losses and income are included in the statement 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.

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 $2,500 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:

Building	30 years
Building improvements	10 years
Furniture and fixtures	10 years
Vehicles	7 years
Computers and equipment	5 years

A half-year of depreciation is generally provided in the years of acquisition and disposal.

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. These principles did not have a material impact on the Organization's financial position, results of activities or liquidity during the year ended December 31, 2019.

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.

Deferred Revenue

Income from sponsorships received in advance of future special events, which the resource provider is receiving commensurate value in return or a right of return exists if the event does not occur, is deferred and recognized over the periods to which the sponsorships relate.

Net Assets

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

Without Donor Restrictions

Net assets that are not subject to donor-imposed restrictions or law. The Board of Directors has designated, from net assets without donor restrictions, net assets for property and equipment, Stonybrook House, Family Room, and the Endowment Fund.

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.

Conditional grants and contract funds are recorded as revenue when earned. Revenue is earned when eligible expenditures or deliverables, as defined in each contract, are met. Funds received but not yet earned are shown as deferred revenue. Expenditures under contracts are subject to review by the granting authority. To the extent, if any, that such a review reduces expenditures allowable under these contracts, the Organization will record such disallowance at the time the final assessment is made.

Sponsorship Revenue

The portion of sponsorship revenue that relates to the commensurate value the sponsor received in return is recognized when the related events are held and performance obligations are met.

Special Event Revenue - Ticket Sales

The portion of 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.

Third-party Reimbursements

Third-party reimbursements are reported at the amount that reflects the consideration to which the Organization expects to be entitled in exchange for providing housing to eligible families. These amounts are due from third party payors, as applicable, and include variable consideration and price concessions due to coverage. Revenue is recognized as performance obligations are satisfied based on actual charges incurred in relation to total expected collections.

Functional Expenses

The statement of functional expenses reports certain categories of expenses that are attributable to one or more program or supporting functions of the Organization. Therefore, these expenses require allocation on a reasonable basis that is consistently applied. The expenses that are allocated include: depreciation, insurance, maintenance and repairs, rent, and utilities, which are allocated on a square footage basis, meetings, education and training, office supplies, technology and telephone, which are allocated based on actual usage; and salaries and wages, payroll taxes and employee benefits, which are allocated on the basis of estimates of time and effort.

Income Tax Status

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) LIQUIDITY

Quantitative

The Organization has $10,263,038 of financial assets available to meet cash needs for general expenditures within one year of the statement of financial position date, as noted in the current assets section of the statement. None of the financial assets are subject to donor or other contractual restrictions that make them unavailable for general expenditure within one year of the statement of financial position date. The current contributions receivable are subject to time restrictions, but will be collected within one year.

Qualitative

The Organization has a goal to maintain financial assets, which consist of cash and short-term investments, on hand to meet 60 days of normal operating expenses, which are, on average, approximately $1,000,000.

Board Designated Endowment

In addition, although the Organization does not intend to spend from its Board-designated endowment, other than amounts appropriated for general expenditure as part of its annual budget approval and appropriation, amounts from its Board designated-endowment could be made available if necessary. The Board may tap into the Endowment Fund from time-to-time based on the Organization’s needs.

(3) CONTRIBUTIONS RECEIVABLE

Contributions receivable consist primarily of pledges and bequests as of the year ended December 31, 2019, which are mostly related to future expansion plans in Suffolk County:

Amounts due in:	
Less than one year	$ 1,064,550
One to five years	1,000,000
Total contributions receivable	2,064,550
Unamortized discount	110,004
Contributions receivable, net	$ 1,954,546

The discount rate used for the year ended December 31, 2019 was 6%.

(4) FAIR VALUE MEASUREMENT

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.

Investments:

Overall Investment Objective

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 incorporating multiple strategies and managers. Major investment decisions are authorized by the Board of Directors which oversees the Organization's investment program in accordance with established guidelines. The following is a description of the Organization's assets that are subject to fair value measurement:

U.S. Equities

U.S. equities are invested principally in stocks, which can be actively or passively (index fund) managed. U.S. equities are principally categorized according to company size, the investment style of the holdings in the portfolio and geography. Size is determined by a company's market capitalization, while the investment style, reflected in the fund's stock holdings, is also used to categorize equity mutual funds.

Money Market and Mutual Funds

These funds are invested in savings accounts at various financial institutions and a money market mutual fund. Funds invested in savings accounts are valued based on the amount of deposited funds and net investment earnings, less withdrawals and fees. The money market mutual fund consists primarily of domestic commercial paper and other cash management instruments, such as repurchase agreements and master notes, U.S. government and corporate obligations and other securities of foreign issuers. The fund seeks to maintain a stable net asset value ("NAV") of $1.

The Organization uses NAV per share, or its equivalent, such as member units or an ownership interest in partners' capital, as a practical expedient to estimate fair values of certain hedge funds, private equity funds, funds of funds, and limited partnerships, which do not have readily determinable fair values. Investments that are measured at fair value using NAV per share as a practical expedient are not classified in the fair value hierarchy.

Developed International

Developed international mutual funds seek to replicate the returns and characteristics of an international index composed of securities from developed countries. The fund invests most of its net assets in securities listed in the MSCI Europe, Australia, and Far East Indies.

Emerging Markets

Emerging market funds seek long-term capital growth by investing most of their assets in equity securities of companies organized in countries considered to be in emerging markets.

The fair values of assets measured on a recurring and nonrecurring basis as of December 31, 2019 are as follows:

	Quoted Prices in Active Markets or Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Investments Measured at NAV	Total
Investments					
Mutual Funds:					
U.S. equities	$ 4,050,927	$ -	$ -	$ -	$ 4,050,927
Money market and mutual funds	-	-	-	1,996,022	1,996,022
Exchange-Traded Funds:					
Developed international	-	88,929	-	-	88,929
Emerging markets	-	26,280	-	-	26,280
Total investments	$ 4,050,927	$ 115,209	$ -	$ 1,996,022	$ 6,162,158

Fair values for Level 1 investments are determined by reference to quoted market prices and other relevant information generated by market transactions. Fair value of Level 2 investments are determined by reference to quoted prices for similar assets in less active markets. Fair value of Level 3 investments are determined from valuation techniques in which one or more inputs are unobservable. The carrying amounts of all other assets and liabilities reflected in the statements of financial position for the Organization's financial instruments approximate their respective fair value due to the short-term maturities of those instruments. There have been no changes in valuation techniques and related inputs.

The composition of investment income on the Organization's investment portfolio for the year ended December 31, 2019 is as follows:

Interest and dividend income	$ 177,343
Realized and unrealized gains, net	1,183,981
Less investment expenses	(74,138)
Investment income, net	$ 1,287,186

(5) PROPERTY AND EQUIPMENT

Property and equipment consist of the following as of as of December 31, 2019:

Building	$ 2,754,453
Building improvements	12,142,238
Furniture and fixtures	548,127
Vehicles	121,277
Computers and equipment	85,052
Total, at cost	15,651,147
Accumulated depreciation	9,112,692
Total property and equipment	$ 6,538,455

(6) BENEFICIAL USE OF LAND

The land in New Hyde Park upon which the Organization is situated is leased from North Shore/Long Island Jewish Medical Center (the "Hospital"). The lease requires a nominal charge for the use of the land and, therefore, is essentially donated by the Hospital. The use of the land is recorded at fair market value in the statements of functional expenses as donated rent. For the year ended December 31, 2019, donated rent of $70,000 was included within donated rent, supplies and services in connection with this lease agreement.

(7) ENDOWMENT FUND

The Organization's endowment consists of one individual fund established by a donor to provide annual funding for specific activities and general operations. The Endowment also includes certain net assets without donor restrictions that have been designated for endowment by the Board of Directors.

Before Raymond Albert Kroc, former owner of McDonald's, passed away in 1984, he set aside money for all of the Ronald McDonald Houses in the United States. The Organization opened in 1986 and was the 100th house in the Ronald McDonald House Corporate System. His estate donated $500,000 to the Organization, which is donor restricted. As the endowment agreement is silent as to the Organization's ability to utilize the corpus of the endowment, the Organization follows the provisions of the Uniform Prudent Management of Institutional Funds Act (“UPMIFA”). Pursuant to UPMIFA, the Organization's Board of Directors can designate the spending policy on endowments where the donor is silent with respect to such. As a result, the Organization has opted to retain the full $500,000 as net assets with donor restrictions at all times. The Organization is required to segregate the donation in a separate investment account, and only the related investment income will be used for operations.

The Organization's endowment net assets of $500,000 at December 31, 2019 are entirely net assets with donor restrictions. This balance is designated for long-term investment purposes.

Investment Return Objectives, Risk Parameters and Strategies

The Organization has adopted investment and spending policies, approved by the Board of Directors, for endowment assets. Those policies attempt to provide a predictable stream of funding to programs supported by its endowment funds while also maintaining the purchasing power of those endowment assets over the long-term. Accordingly, the investment process seeks to achieve an after-cost total real rate of return, including investment income as well as capital appreciation, which exceeds the annual distribution with acceptable levels of risk. Endowment assets are invested in a well-diversified asset mix, which includes equity and debt securities, that is intended to result in a consistent inflation-protected rate of return while minimizing risk. Actual returns in any given year may vary from this amount. Investment risk is measured in terms of the total endowment fund; investment assets and allocation between asset classes and strategies are managed to prevent exposing the fund to unacceptable levels of risk.

The Organization has a policy of spending the investment income generated from its donor restricted funds, which is allowable under the donor guidelines. At December 31, 2019, the Organization had accumulated investment returns which had not been segregated from the donor restricted investments. As such, these amounts have been reflected as net assets without donor restriction endowment funds.

Changes in endowment net assets and net assets by type of fund were as follows for the fiscal year ended December 31, 2019:

	Without Donor Restrictions	With Donor Restrictions	Total
Endowment fund, beginning of year	$ 918,519	$ 500,000	$ 1,418,519
Investment return, net	373,112	-	373,112
Endowment fund, end of year	$ 1,291,631	$ 500,000	$ 1,791,631

(8) NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions are restricted for the following purposes and periods as of December 31, 2019:

Program Activities:	
Ronald McDonald House	$ 2,454,546

(9) NET ASSETS RELEASED FROM DONOR RESTRICTIONS

Net assets were released from donor restrictions by incurring expenses satisfying the restricted purpose or by occurrence of the passage of time or other events specified by donors as follows for the year ended December 31, 2019:

Purpose restrictions accomplished:	
Ronald McDonald House	$ 108,803

(10) NET ASSETS WITHOUT DONOR RESTRICTIONS

The Organization’s governing Board of Directors has designated net assets without donor restrictions for the following purposes as of December 31, 2019:

Property and equipment	$ 6,538,455
Stony Brook House	3,000,000
Endownment Fund	1,291,631
Family Room	511,923
Undesignated	7,791,322
Total net assets with donor restrictions	$ 19,133,331

(11) DONATED GOODS AND SERVICES

The fair value of donated goods and services included as contributions in the financial statements and the corresponding expense categories for the year ended December 31, 2019 are as follows:

Dinner/brunch program food supplies	$ 552,530
In-kind corporate donations	459,093
House supplies	81,527
Rent	70,000
In-kind donations for fundraising events	15,780
	$ 1,178,930

(12) TAX-DEFERRED ANNUITY PLAN

The Organization has a tax-deferred annuity plan qualified under Section 403(b) of the Internal Revenue Code. The plan covers full-time employees of the Organization. The Organization contribution matches the employee's contribution at 100% of the first 1% contributed, and then 50% of the next 5% contributed. Employees may make contributions to the plan up to the maximum amount allowed by the Internal Revenue Code if they wish. Employer contributions to the plan were $46,958 for the year ended December 31, 2019.

(13) OPERATING LEASES

The Organization has several non-cancelable operating leases, primarily for various forms of office equipment that expire at various dates through December 2022. Rental expense was $4,845 for the year ended December 31, 2019.

Future minimum lease payments under operating leases that have remaining terms in excess of one year are as follows:

Year Ending December 31,	Amount
2020	$ 5,160
2021	5,160
2022	4,200
Total	$ 14,520

(14) 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.

(15) SUBSEQUENT EVENTS

Management evaluated subsequent events through May 1, 2020, the date the financial statements were available to be issued, noting the following:

Subsequent to year-end, the World Health Organization declared the spread of Coronavirus Disease ("COVID-19") a worldwide pandemic. The COVID-19 pandemic is having significant effects on global markets, supply chains, businesses, and communities. Specific to the Organization, COVID-19 may impact various parts of its 2020 operations and financial results, including the receipt of contributions and collections on outstanding pledges receivable. In addition, both domestic and international equity markets have experienced significant declines since December 31, 2019. Management believes the Organization is taking appropriate actions to mitigate the negative impact. In connection therewith, the Organization applied for and received a Paycheck Protection Program ("PPP") loan in connection with the CARES Act in the amount of $357,300. However, the full impact of COVID-19 is unknown and cannot be reasonably estimated as these events occurring subsequent to year-end are still developing.

(16) CHANGE IN ACCOUNTING PRINCIPLES

In May 2014, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2014-09, *Revenue from Contracts with Customers (Topic 606).* Subsequent to May 2014, the FASB issued six ASUs to clarify certain matters related to Topic 606. Topic 606 supersedes the revenue recognition requirements in FASB ASC 605, *Revenue Recognition*, and requires the recognition of revenue when promised goods or services are transferred to customers in an amount that reflects the consideration to which an entity expects to be entitled in exchange for those goods or services. The updates address the complexity of revenue recognition and provide sufficient information to enable financial statement users to understand the nature, amount, timing, and uncertainty of revenue and cash flows arising from contracts with customers.

The Organization's financial statements reflect the application of ASC 606 guidance beginning in 2018. No cumulative-effect adjustment in net assets was recorded because the adoption of ASU 2014-09 did not significantly impact the Organization's reported historical revenue.

(17) RECENT ACCOUNTING PRONOUNCEMENTS

Leases

In February 2016, the FASB issued amended guidance for the treatment of leases. The guidance requires lessees to recognize a right-of-use asset and a corresponding lease liability for all operating and finance leases with lease terms greater than one year. The guidance also requires both qualitative and quantitative disclosures regarding the nature of the Organization's leasing activities. The guidance will initially be applied using a modified retrospective approach. The amendments in the guidance will be effective for the year ending December 31, 2021. Early adoption is permitted. Management is evaluating the impact of the amended lease guidance on the Organization's financial statements.