

Believe in Tomorrow National Children's Foundation, Inc.

Financial Report
December 31, 2019

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RSM US LLP

Independent Auditor's Report

Board of Directors
Believe in Tomorrow National Children's Foundation, Inc.

Report on the Financial Statements

We have audited the accompanying financial statements of Believe in Tomorrow National Children's Foundation, Inc. (the Foundation), which comprise the statements of financial position as of December 31, 2019 and 2018, the related statements of activities, functional expenses, and cash flows for the years 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 audits. We conducted our audits 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 Believe in Tomorrow National Children's Foundation, Inc. as of December 31, 2019 and 2018, 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.

Emphasis of Matter

As discussed in Note 1 to the financial statements for the year ended December 31, 2019, the Foundation adopted new accounting guidance, Accounting Standards Update 2018-08, *Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made*. The adoption of this standard resulted in additional footnote disclosures. Our opinion is not modified with respect to this matter.

RSM US LLP

Baltimore, Maryland
July 22, 2020

Believe in Tomorrow National Children's Foundation, Inc.

**Statements of Financial Position
December 31, 2019 and 2018**

	2019	2018
Assets		
Current assets:		
Cash and cash equivalents (Note 2)	\$ 4,031,087	\$ 2,426,695
Promises to give, net of allowance for uncollectible promises (2019 – \$9,206; 2018 – \$5,970) (Notes 2 and 5)	37,923	18,065
Other receivables	47,823	62,604
Prepaid expenses	2,821	3,131
Due from related party (Note 4)	108,127	-
Total current assets	4,227,781	2,510,495
Property and equipment, net (Notes 6 and 7)	3,949,447	4,544,231
Total assets	\$ 8,177,228	\$ 7,054,726
Liabilities and Net Assets		
Current liabilities:		
Current portion of notes payable (Note 7)	\$ 25,745	\$ 24,570
Accounts payable and accrued expenses	53,001	49,580
Due to related party (Note 4)	-	27,006
Deferred revenue	84,672	45,473
Total current liabilities	163,418	146,629
Notes payable, less current portion (Note 7)	210,894	236,711
Total liabilities	374,312	383,340
Commitments (Notes 7 and 9)		
Net assets:		
Without donor restrictions	7,586,705	6,433,654
With donor restrictions (Note 8)	216,211	237,732
Total net assets	7,802,916	6,671,386
Total liabilities and net assets	\$ 8,177,228	\$ 7,054,726

See notes to financial statements.

Believe in Tomorrow National Children's Foundation, Inc.

**Statements of Activities
Years Ended December 31, 2019 and 2018**

	2019			2018		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
Revenue, support and gains:						
In-kind contributions	\$ 960,631	\$ -	\$ 960,631	\$ 943,405	\$ -	\$ 943,405
Public contributions	1,148,196	-	1,148,196	955,160	-	955,160
Fundraisers	481,658	-	481,658	605,718	-	605,718
Indirect public support	78,654	-	78,654	77,117	-	77,117
Investment income (Note 3)	33,797	-	33,797	4,266	-	4,266
Gain on disposal of property and equipment (Note 6)	614,168	-	614,168	-	-	-
Net assets released from restrictions (Note 8)	21,521	(21,521)	-	3,876	(3,876)	-
Total revenue, support and gains	3,338,625	(21,521)	3,317,104	2,589,542	(3,876)	2,585,666
Expenses:						
Program services						
Children's housing	2,072,114	-	2,072,114	2,147,837	-	2,147,837
Total program services	2,072,114	-	2,072,114	2,147,837	-	2,147,837
Supporting services:						
Management and general	65,855	-	65,855	61,736	-	61,736
Fundraising and development	47,605	-	47,605	57,225	-	57,225
Total supporting services	113,460	-	113,460	118,961	-	118,961
Total expenses	2,185,574	-	2,185,574	2,266,798	-	2,266,798
Change in net assets	1,153,051	(21,521)	1,131,530	322,744	(3,876)	318,868
Net assets:						
Beginning of year	6,433,654	237,732	6,671,386	6,110,910	241,608	6,352,518
End of year	\$ 7,586,705	\$ 216,211	\$ 7,802,916	\$ 6,433,654	\$ 237,732	\$ 6,671,386

See notes to financial statements.

Believe in Tomorrow National Children's Foundation, Inc.

**Statement of Functional Expenses
Year Ended December 31, 2019**

	<u>Program Services</u>	<u>Supporting Services</u>		Total
	Children's Housing	Management and General	Fundraising and Development	
Salaries	\$ 458,762	\$ 15,888	\$ 21,846	\$ 496,496
Donation to affiliate	460,810	-	-	460,810
Resident activities	356,234	-	-	356,234
Depreciation (Note 6)	136,888	2,704	676	140,268
Payroll taxes and employee benefits (Note 9)	110,193	3,816	5,247	119,256
Occupancy	107,533	1,771	443	109,747
Volunteer services	99,859	5,708	146	105,713
Miscellaneous	79,569	12,040	126	91,735
Office supplies and equipment	55,411	5,491	1,073	61,975
Professional fees	35,189	5,865	5,865	46,919
Insurance	36,308	7,075	372	43,755
Janitorial	38,785	557	139	39,481
Maintenance and repairs	34,505	878	219	35,602
Automobile and travel	24,640	1,235	617	26,492
Dues and subscriptions	23,238	1,940	50	25,228
Publicity	14,190	887	2,661	17,738
Fundraising	-	-	8,125	8,125
Total functional expenses	\$ 2,072,114	\$ 65,855	\$ 47,605	\$ 2,185,574

See notes to financial statements.

Believe in Tomorrow National Children's Foundation, Inc.

**Statement of Functional Expenses
Year Ended December 31, 2018**

	Program Services	Supporting Services		Total
	Children's Housing	Management and General	Fundraising and Development	
Donation to affiliate	\$ 592,745	\$ -	\$ -	\$ 592,745
Salaries	454,924	18,217	19,201	492,342
Resident activities	407,395	-	-	407,395
Depreciation (Note 6)	129,296	2,704	676	132,676
Payroll taxes and employee benefits (Note 9)	118,141	4,731	4,986	127,858
Volunteer services	107,048	10,070	258	117,376
Occupancy	108,719	1,379	345	110,443
Office supplies and equipment	53,104	3,902	1,038	58,044
Insurance	38,813	7,606	400	46,819
Maintenance and repairs	31,176	612	153	31,941
Professional fees	21,801	3,633	3,633	29,067
Miscellaneous	18,755	5,509	109	24,373
Janitorial	23,811	447	112	24,370
Fundraising	-	-	23,902	23,902
Automobile and travel	18,087	693	347	19,127
Dues and subscriptions	13,219	1,558	40	14,817
Publicity	10,803	675	2,025	13,503
Total functional expenses	<u>\$ 2,147,837</u>	<u>\$ 61,736</u>	<u>\$ 57,225</u>	<u>\$ 2,266,798</u>

See notes to financial statements.

Believe in Tomorrow National Children's Foundation, Inc.

Statements of Cash Flows
Years Ended December 31, 2019 and 2018

	2019	2018
Cash flows from operating activities:		
Change in net assets	\$ 1,131,530	\$ 318,868
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Depreciation	140,268	132,676
Decrease in allowance for promises to give	3,236	(1,829)
In-kind contributions of fixed assets	(115,520)	(117,177)
Gain on disposal of property and equipment	(614,168)	-
Changes in assets and liabilities:		
Decrease (increase) in:		
Promises to give	(23,094)	9,302
Other receivables	14,781	(22,377)
Prepaid expenses	310	(298)
Due to/from related party	(135,133)	59,745
Increase (decrease) in:		
Accounts payable and accrued expenses	(27,043)	(2,017)
Deferred revenue	39,199	11,070
Net cash provided by operating activities	414,366	387,963
Cash flows from investing activities:		
Sales of investments	-	301,253
Proceeds from sale of property and equipment	1,301,693	-
Purchase of property and equipment	(87,025)	(178,011)
Net cash provided by investing activities	1,214,668	123,242
Cash flows from financing activities:		
Principal payments on note payable	(24,642)	(23,491)
Net cash used in financing activities	(24,642)	(23,491)
Net increase in cash and cash equivalents	1,604,392	487,714
Cash and cash equivalents:		
Beginning of year	2,426,695	1,938,981
End of year	\$ 4,031,087	\$ 2,426,695
Supplemental disclosure of cash flow information:		
Cash paid for interest	\$ 11,940	\$ 13,091
Supplemental disclosures of noncash investing activities:		
Donations of property and equipment	\$ 115,520	\$ 117,177
Property and equipment additions included in accounts payable	\$ 30,464	\$ -

See notes to financial statements.

Believe in Tomorrow National Children's Foundation, Inc.

Notes to Financial Statements

Note 1. Nature of Activities and Significant Accounting Policies

Nature of activities: Founded in 1982, Believe in Tomorrow National Children's Foundation, Inc. (the Foundation) provides comprehensive hospital and respite housing services to critically ill children and their families. The source of funds is primarily from public contributions, various fundraising events and federal, state, corporate and United Way employee giving campaigns.

A summary of the Foundation's significant accounting policies follows:

Basis of presentation: The financial statement presentation follows the recommendations of the Financial Accounting Standards Board (FASB). As required by the Not-for-Profit Entities Topic of the FASB Accounting Standards Codification (ASC), the Foundation is required to report information regarding its financial position and activities according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions.

Net assets without donor restrictions are the net assets that are neither invested in perpetuity, nor purpose or time restricted by donor-imposed stipulations.

Net assets with donor restrictions are contributions whose use is limited by donor-imposed stipulations that either expire by passage of time or can be fulfilled and removed by actions of the Foundation pursuant to these stipulations. Net assets may be restricted for various purposes, such as use in future periods or use for specified purposes

Cash and cash equivalents: Cash and cash equivalents consist of demand deposits and short-term investments with original maturities at acquisition of three months or less.

Credit risk: The Foundation has deposits in financial institutions in excess of amounts insured by the Federal Deposit Insurance Corporation (FDIC). The Foundation has not experienced any losses in such accounts and management believes the Foundation is not exposed to any significant credit risk on cash.

Promises to give: Promises to give are recognized when the donor makes a promise to give to the Foundation that is, in substance, unconditional. The Foundation uses the allowance method to determine uncollectible promises to give. Promises to give are written off at the time they are determined to be uncollectible. Net promises to give are expected to be collected over the next two years.

Investments: Investment securities are carried at fair value. Accordingly, the change in net unrealized appreciation (depreciation) of marketable securities for the year is reflected in the statements of activities. Realized gains and losses on sales of investments are computed on a specific identification basis and are recorded on the settlement date of the transaction in the appropriate net asset category.

Investment risk and uncertainties: The Foundation invests in a portfolio that contains certificates of deposit. Such investments are exposed to various risks such as interest rate, market and credit.

Property and equipment: Property and equipment purchased by the Foundation is recorded at cost. Donated property and equipment is recorded at the fair value at the date of the gift. Depreciation is provided on the straight-line method over the estimated useful lives of the depreciable assets, which range from five to 40 years.

Believe in Tomorrow National Children's Foundation, Inc.

Notes to Financial Statements

Note 1. Nature of Activities and Significant Accounting Policies (Continued)

Valuation of long-lived assets: The Foundation reviews the valuation of long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. Recoverability of the long-lived asset is measured by a comparison of the carrying amount of the asset to future undiscounted net cash flows expected to be generated by the asset. If such assets are considered to be impaired, the impairment to be recognized is measured by the amount by which the carrying amount of the assets exceeds the estimated fair value of the assets. Assets to be disposed of are reportable at the lower of the carrying amount or fair value, less costs to sell.

Functional allocation of expenses: The costs of providing various program and supporting activities have been presented on a detailed functional bases in the statements of functional expenses. Accordingly, certain costs have been allocated among the programs and supporting services benefited. Certain expenses are attributable to more than one program or supporting function. These expenses are allocated consistently based on the following:

- Volunteer services, personnel related costs and other miscellaneous costs are allocated based on estimates of time and effort for each functional area
- Depreciation, occupancy, and janitorial costs are allocated based on the percentage of fixed assets utilized by each functional area
- Donation to affiliate costs and resident activities costs are allocated entirely to program services provided to participants
- Fundraising costs are allocated entirely to fundraising and development supporting services

Income taxes: The Foundation is exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code (IRC) as a charitable organization, whereby only unrelated business income, as defined by Section 512(a)(1) of the IRC, is subject to federal income tax. The Foundation is not considered to be a private foundation. Income which is not related to exempt purposes, less applicable deductions, may be subject to federal and state corporate income taxes. For the years ended December 31, 2019 and 2018, the Foundation concluded it has no such unrelated business income.

The Foundation adopted the accounting standard on accounting for uncertainty in income taxes, which addresses the determination of whether tax benefits claimed or expected to be claimed on a tax return should be recorded in the financial statements. Under this guidance, the Foundation may recognize the tax benefit from an uncertain tax position only if it is more likely than not that the tax position will be sustained on examination by taxing authorities, based on the technical merits of the position. The tax benefits recognized in the financial statements from such a position are measured based on the largest benefit that has a greater than 50% likelihood of being realized upon ultimate settlement. The guidance on accounting for uncertainty in income taxes also addresses derecognition classification, interest and penalties on income taxes and accounting in interim periods.

Management evaluated the Foundation's tax positions and concluded that the Foundation has taken no uncertain tax positions that require adjustment to the financial statements to comply with the provisions of the guidance. Generally, the Foundation is no longer subject to income tax examinations by the U.S. federal, state or local tax authorities for years before 2016.

Believe in Tomorrow National Children's Foundation, Inc.

Notes to Financial Statements

Note 1. Nature of Activities and Significant Accounting Policies (Continued)

Support and revenue – contributions: Unconditional contributions received, including grants and contracts deemed to be non-exchange transactions, are recorded as support to net assets with or without donor restrictions, depending on the existence and/or nature of donor restrictions. All donor restricted support is reported as an increase in net assets with donor restrictions. 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 and reported in the statements of activities as net assets released from restrictions. Conditional contributions are those contributions that contain donor imposed rights of refund/return and barriers (performance obligations and/or controlling stipulations). Conditional contributions are recognized into revenue when conditions are satisfied and then follow the above policies for unconditional contributions. Conditional contributions received in advance of satisfying conditions are recorded as deferred revenue.

Fundraising revenue is generated by events that take place throughout the year. The Foundation recognizes revenue for events in the fiscal year that the event occurs. Monies received prior to year-end that is related to an event occurring in the following fiscal year is recorded as deferred revenue until the earnings process is complete.

In-kind contributions: Contributions of donated noncash assets are recorded at their estimated fair values in the period received. Contributions of donated services that create or enhance nonfinancial assets or that require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation, are recorded at their fair values in the period received.

The Foundation, through fundraising efforts, generated donated goods and services aggregating \$960,631 and \$943,405 for the years ended December 31, 2019 and 2018, respectively.

Use of estimates: The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results may differ from those estimates.

Accounting pronouncements adopted: In June 2018, the FASB issued ASU 2018-08, *Not-for-Profit Entities (Topic 958): Clarifying the Scope and the Accounting Guidance for Contributions Received and Contributions Made*. ASU 2018-08 clarifies the guidance for evaluating whether a transaction is reciprocal (i.e., an exchange transaction) or nonreciprocal (i.e., a contribution), and for distinguishing between conditional and unconditional contributions. The ASU also clarifies the guidance used by entities other than not-for-profits to identify and account for contributions made. The adoption of this ASU did not materially impact the financial statements.

Believe in Tomorrow National Children's Foundation, Inc.

Notes to Financial Statements

Note 2. Liquidity and Availability

The Foundation is primarily supported by contributions, fundraising events and giving campaigns. As part of the Foundation's liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities and other obligations come due. In the event of financial distress or an immediate liquidity need resulting from events outside of the typical life cycle of converting financial assets to cash or settling financial liabilities, the Foundation would attempt to obtain a loan, secured by its real estate assets.

Financial assets available to meet cash needs for general expenditures within one year as of December 31, 2019 and 2018 are as follows:

	2019	2018
Cash and cash equivalents	\$ 4,031,087	\$ 2,426,695
Other receivables	47,823	62,604
Total liquidity	4,078,910	2,489,299
Less financial assets with donor restrictions	(216,211)	(237,732)
Financial assets available to meet cash needs for general expenditures within one year	<u>\$ 3,862,699</u>	<u>\$ 2,251,567</u>

Note 3. Investments Income

Investment income was composed of the following for the years ended December 31, 2019 and 2018:

	2019	2018
Interest and dividends	\$ 33,564	\$ 17,995
Net realized and unrealized gain (loss)	233	(13,729)
Total	<u>\$ 33,797</u>	<u>\$ 4,266</u>

Note 4. Related Party Transactions

The Children's House at The Johns Hopkins Hospital, Inc. (The Children's House) is a related party that provides temporary housing to children with life-threatening illnesses and their families. The Foundation's Board of Directors has committed to provide substantial support to The Children's House by assisting in its fundraising efforts, including the solicitation of donated goods and services. The Foundation manages the operations of The Children's House and there is no formal payment arrangement.

In 2016, the Foundation began recording salary expense related to operation of The Children's House as an in-kind contribution from the Foundation to The Children's House rather than requiring The Children's House to reimburse the Foundation for the related expenses. The contribution totaled \$122,980 for each of the years ended December 31, 2019 and 2018. The following table reflects the activity of such support and outstanding balances due to/from The Children's House at December 31, 2019 and 2018:

	2019	2018
Due (to) from related party, beginning of year:	\$ (27,006)	\$ 32,739
Advances to related party	319,955	292,067
Advances from related party	(184,822)	(351,812)
Due from (to) related party, end of year	<u>\$ 108,127</u>	<u>\$ (27,006)</u>

Believe in Tomorrow National Children's Foundation, Inc.

Notes to Financial Statements

Note 5. Promises to Give

Promises to give of \$37,923 and \$18,605 at December 31, 2019 and 2018, respectively, consisted of gross promises to give of \$47,129 and \$24,035, net of allowances for doubtful promises to give of \$9,206 and \$5,970, respectively, for the years then ended. Promises to gives are expected to be received over the next two years.

Note 6. Property and Equipment

Property and equipment consisted of the following at December 31, 2019 and 2018:

	Depreciable Life (Range)	2019	2018
Buildings and improvements	5-40 years	\$ 3,593,151	\$ 4,404,981
Automobile	5 years	75,811	165,079
Equipment	5-10 years	360,057	434,061
Construction in progress	N/A	157,821	65,904
		<u>4,186,840</u>	<u>5,070,025</u>
Less accumulated depreciation		<u>(1,524,684)</u>	<u>(1,906,687)</u>
		2,662,156	3,163,338
Land		1,287,291	1,380,893
		<u>\$ 3,949,447</u>	<u>\$ 4,544,231</u>

On July 9, 2019, the Foundation sold the property at St. Casimir for \$1,300,000. The resulting net gain on disposal of the property totaled \$611,611.

Note 7. Notes Payable

The Foundation has a note payable to a bank at a fixed interest rate of 4.73%, whereby monthly principal and interest payments of \$3,049 commenced on October 13, 2012. The note matures on September 13, 2027, whereby all remaining principal and accrued interest become due. The loan is collateralized by a mortgage on the property.

Notes payable consisted of the following at December 31, 2019 and 2018:

	2019	2018
Mortgage loan	\$ 236,639	\$ 261,281
Less current portion	<u>(25,745)</u>	<u>(24,570)</u>
	<u>\$ 210,894</u>	<u>\$ 236,711</u>

Believe in Tomorrow National Children’s Foundation, Inc.

Notes to Financial Statements

Note 7. Notes Payable (Continued)

Maturities of long-term debt at December 31, 2019, are due in future years as follows:

Years ending December 31:		
2020	\$	25,745
2021		27,041
2022		28,369
2023		29,763
2024		31,209
Thereafter		94,512
	\$	<u>236,639</u>

Note 8. Net Assets with Donor Restrictions

At December 31, 2019 and 2018, the Foundation had net assets with donor restrictions of \$216,211 and \$237,732, respectively, which are restricted for The Children’s House Cottage by the Sea. Net assets with donor restrictions released from restrictions for the years ended December 31, 2019 and 2018, were \$21,521 and \$3,876, respectively, for expenditures related to The Children’s House Cottage by the Sea.

Note 9. Pension Plan

The Foundation has a defined contribution pension plan that covers substantially all of its full-time employees. The Foundation may contribute a discretionary amount each plan year and employees can contribute a percentage of their compensation to the Plan. Contributions by the Foundation for the years ended December 31, 2019 and 2018, were \$12,635 and \$15,823, respectively.

Note 10. Subsequent Events

Subsequent events have been evaluated through July 22, 2020, which is the date the financial statements were available to be issued.

On January 30, 2020, the World Health Organization declared the coronavirus (COVID-19) outbreak a “Public Health Emergency of International Concern” and on March 10, 2020, declared it to be a pandemic. Actions taken around the world to help mitigate the spread of the coronavirus include restrictions on travel, and quarantines in certain areas, and forced closures for certain types of public places and businesses. The coronavirus and actions taken to mitigate it have had and are expected to continue to have an adverse impact on the economies and financial markets of many countries. It is unknown how long these conditions will last and what the complete financial effect will be on the Foundation. The extent of the impact of COVID-19 on the Foundation’s operations and financial performance are uncertain and cannot be predicted. Management is continually monitoring the impact of COVID-19.

Believe in Tomorrow National Children's Foundation, Inc.

Notes to Financial Statements

Note 10. Subsequent Events (Continued)

The Foundation applied for and received a loan (the Loan) of \$189,223 from Truist Bank on April 23, 2020, pursuant to the Paycheck Protection Program (the PPP) under Division A, Title I of the CARES Act, which was enacted March 27, 2020. The interest rate is 1.0% per annum, payable monthly commencing on November 23, 2020. The loan is guaranteed by the Small Business Administration and matures on April 23, 2022. There is no application or other fees associated with this Loan. Proceeds may be used to pay compensation and benefit costs in order to retain workers and to make mortgage interest payments, lease payments and utility payments. The Foundation intends to use the entire Loan amount for qualifying expenses. Under the terms of the Loan, some or all of the Loan may be forgiven if the funds are used for qualifying expenses as described in the CARES Act and the Loan may be prepaid at any time without penalty.

The Foundation also applied for and received an Economic Injury Disaster Loan (the Loan) of \$150,000 from the Small Business Administration on May 13, 2020. The interest rate is 2.75% per annum, payable monthly commencing on May 13, 2021. The loan matures on May 13, 2050. The loan is collateralized by the Foundation's tangible and intangible personal property.