HORN FARM CENTER
FOR AGRICULTURAL EDUCATION
FINANCIAL STATEMENTS
FOR THE YEAR ENDED
DECEMBER 31, 2025
AND
INDEPENDENT ACCOUNTANT'S REVIEW REPORT

HAMILTON & MUSSER, P.C.
Certified Public Accountants

HORN FARM CENTER FOR AGRICULTURAL EDUCATION
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INDEPENDENT ACCOUNTANT'S REVIEW REPORT

To the Members of
Horn Farm Center for Agricultural Education
York, Pennsylvania

We have reviewed the accompanying financial statements of Horn Farm Center for Agricultural Education (a nonprofit organization), which comprise the statement of assets, liabilities, and net assets – modified cash basis as of December 31, 2025, and the related statements of support, revenues, and expenses – modified cash basis and functional expenses – modified cash basis for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the modified cash basis of accounting; this includes determining that the modified cash basis of accounting is an acceptable basis for the preparation of financial statements in the circumstances. Management is also responsible 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.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with the modified cash basis of accounting. The procedures we performed were based on professional judgment and consisted primarily of analytical procedures and inquiries. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of Horn Farm Center for Agricultural Education and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with the modified cash basis of accounting.

Basis of Accounting

We draw attention to Note 1 of the financial statements, which describes the basis of accounting. The financial statements are prepared in accordance with the modified cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our conclusion is not modified with respect to this matter.

Hamilton & Musser, P.C.

November 3, 2026

Mechanicsburg, Pennsylvania *Certified Public Accountants*

HORN FARM CENTER FOR AGRICULTURAL EDUCATION

Statement of Assets, Liabilities, and Net Assets – Modified Cash Basis

December 31, 2025

Assets	
Cash and Cash Equivalents	$ 631,399
Investments (Note 3)	51,034
Fixed Assets, Net (Note 4)	1,180,249
Beneficial Interest in Perpetual Trust (Note 5)	2,698,571
Total Assets	$ 4,561,253
Liabilities	
Payroll Liabilities	$ 4,309
Total Liabilities	4,309
Net Assets	
Without Donor Restrictions	1,854,438
With Donor Restrictions (Note 8)	2,702,506
Total Net Assets	4,556,944
Total Liabilities and Net Assets	$ 4,561,253

See Accompanying Notes and Independent Accountant's Review Report

HORN FARM CENTER FOR AGRICULTURAL EDUCATION

Statement of Support, Revenues, and Expenses – Modified Cash Basis

For the Year Ended December 31, 2025

	Without Donor Restrictions	With Donor Restrictions	Total
Support and Revenues			
Contributions	$ 14,876	$ 318,216	$ 333,092
Nonfinancial Contributions (Note 6)	68,246	-	68,246
Rental Income	25,719	-	25,719
Special Events	31,179	-	31,179
Grants	140,123	-	140,123
Interest	30,795	-	30,795
Investment Income (Note 3)	1,772	-	1,772
Distributions from Perpetual Trust (Note 5)	98,000	-	98,000
Education Programs	94,740	-	94,740
Product Sales Income	42,129	-	42,129
Change in Value of Beneficial Interest in Perpetual Trust (Note 5)	-	334,224	334,224
Net Assets Released from Restrictions	737,249	(737,249)	-
Total Support and Revenues	1,284,828	(84,809)	1,200,019
Expenses			
Program Services	413,713	-	413,713
Supporting Services			
Management and General	86,365	-	86,365
Fundraising	19,914	-	19,914
Total Expenses	519,992	-	519,992
Change in Net Assets	764,836	(84,809)	680,027
Net Assets, Beginning of Year	1,089,602	2,787,315	3,876,917
Net Assets, End of Year	$ 1,854,438	$ 2,702,506	$ 4,556,944

See Accompanying Notes and Independent Accountant's Review Report

HORN FARM CENTER FOR AGRICULTURAL EDUCATION

Statement of Functional Expenses – Modified Cash Basis

For the Year Ended December 31, 2025

		Supporting Services		
	Program Services	Management and General	Fundraising	Total
Advertising	$ 1,556	$ -	$ 380	$ 1,936
Conferences and Meetings	149	149	149	447
Contracted Services	1,194	-	-	1,194
Depreciation	15,146	3,787	-	18,933
Dues and Memberships	1,950	-	-	1,950
Education Programs	21,458	-	-	21,458
Fundraising Expense	-	-	2,408	2,408
Non-Financial Contributions Expense	1,371	-	-	1,371
Non-Financial Rent Expense	27,900	13,950	-	41,850
Information Technology	1,806	1,805	1,805	5,416
Insurance	5,611	7,287	-	12,898
Occupancy	14,519	1,316	-	15,835
Office Expenses	6,827	3,724	1,862	12,413
Payroll Taxes	9,161	1,718	572	11,451
Produce Cost of Goods Sold	23,900	-	-	23,900
Professional Fees	23,296	12,014	1,040	36,350
Salaries	187,163	35,092	11,698	233,953
Staff Development	-	5,523	-	5,523
Travel and Vehicle Maintenance	377	-	-	377
Utilities	50	-	-	50
Watershed Protection	70,279	-	-	70,279
Total Expenses	$ 413,713	$ 86,365	$ 19,914	$ 519,992

See Accompanying Notes and Independent Accountant's Review Report

NOTE 1 – NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES

Nature of Activities:
The Horn Farm Center for Agricultural Education (the Organization) is a non-profit organization formed for the purpose of fostering ecological learning through land stewardship, community partnership, and hands-on experiences. The Organization is supported primarily through contributions, grants, and educational programs.

Basis of Accounting:
The accompanying financial statements have been prepared on the modified cash basis of accounting, which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America. Under the modified cash basis of accounting, certain revenues and the related assets are recognized when received rather than when earned and certain expenses are recognized when paid rather than when the obligations are incurred. The Organization has elected to record investments, fixed assets, beneficial interest in a perpetual trust, payroll liabilities, and nonfinancial contributions.

Basis of Presentation:
Financial statement presentation follows the *Not-for-Profit Entities* topic of the Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) which requires the Organization to report information regarding its assets, liabilities, and net assets and its support, revenues, and expenses according to two classes of net assets: net assets without donor restrictions and net assets with donor restrictions.

Contributions:
Contributions received are recorded as increases in net assets with or without donor restrictions, depending on the existence and/or nature of any donor restrictions. When a restriction expires (i.e., 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 Statement of Support, Revenues, and Expenses – Modified Cash Basis as net assets released from restrictions. Grant income received also follows contribution revenue recognition standards.

Nonfinancial Contributions – The Organization records various types of nonfinancial contributions. Contributed services are recognized at fair value if the services received (a) create or enhance long-lived assets or (b) require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation. Donated supplies are also valued at market values obtained during the year. The amounts reflected in the accompanying financial statements as nonfinancial contributions are offset by like amounts included in expenses or recorded as additions to fixed assets. In addition, about 344 individuals donated approximately 2,215 hours to the Organization's program and supporting services during the year ended December 31, 2025. These nonfinancial contributions are not reflected in the financial statements since these services do not meet the criteria for recognition.

Revenue Recognition – Exchange Transactions:
The Organization recognizes revenue from exchange transactions when received rather than when earned in accordance with the modified cash basis of accounting. The Organization's rental income, special events, education programs, and product sales income follow exchange transaction revenue recognition standards.

NOTE 1 – NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cash and Cash Equivalents:
Cash and cash equivalents include all highly liquid investments with an initial maturity of three months or less.

Fair Value Measurements:
Financial instruments are valued at fair market value on a recurring basis in the Statement of Assets, Liabilities, and Net Assets – Modified Cash Basis.

Fair Value Reporting requires an establishment of a hierarchy that ranks the quality and reliability of inputs, or assumptions, used in the determination of fair value and requires financial assets and liabilities carried at fair value to be classified and disclosed in one of the following three categories:

Level 1 – Quoted prices in active markets for identical assets and liabilities
Level 2 – Directly or indirectly observable inputs other than Level 1 quoted prices
Level 3 – Unobservable inputs not corroborated by market data

For financial instruments that have quoted market prices in active markets, the Organization uses the quoted market prices as fair values and includes those financial instruments in Level 1 of the fair value hierarchy. When quoted market prices in active markets are not available, various pricing services are used to determine fair value of financial instruments that are included in Level 2 of the fair value hierarchy. Level 3 represents financial assets whose fair value is determined based upon inputs that are unobservable and include the Organization's own determinations of the assumptions that a market participant would use in pricing the asset.

Investment income restricted by donors, including realized and unrealized gains, is reported as an increase in net assets with donor restrictions in the reporting period in which the income and gains are recognized.

Financial instruments are exposed to various risks, such as interest rate, market and credit. Due to the level of risk associated with certain financial instruments and the level of uncertainty related to changes in the value of financial instruments, it is at least reasonably possible changes in risks in the near term would materially affect investment assets reported in the Statement of Assets, Liabilities, and Net Assets – Modified Cash Basis and the Statement of Support, Revenues, and Expenses – Modified Cash Basis.

Fixed Assets:
It is the policy of the Organization to record purchased fixed assets at cost and donated assets at their fair value at the date of donation. Depreciation is provided on the straight-line method over the estimated useful lives of the assets. During 2014, the Organization modified its capitalization policy to be in compliance with tangible property regulations. New acquisitions of fixed assets having a low cost, or which are not expected to last for more than a year, are expensed in the year of acquisition. Repairs and maintenance charges are capitalized and depreciated when they materially extend the useful life of the related assets.

Taxation:
The Organization is exempt from federal income tax as provided by Code Section 501(c)(3) of the Internal Revenue Code. Donors are entitled to deductions for federal income tax purposes for contributions made to the Organization in accordance with the Internal Revenue Code. Accordingly, no income tax is incurred unless the Organization earns income considered to be unrelated business income. The Organization conducted no activities that were subject to income taxes.

NOTE 1 – NATURE OF ACTIVITIES AND SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Taxation (Continued):
Management evaluated the tax positions taken and concluded that the Organization had taken no uncertain tax positions that require recognition or disclosure in the financial statements. With few exceptions, the Organization is no longer subject to income tax examinations by the U.S. federal, state or local tax authorities for years before December 31, 2022.

Leases:
The Organization leases farmable land and kitchen space to individuals. Leases with individuals are typically for a period of one year; however, some leases are for three or five years. The Organization elects to not separate lease components from non-lease components.

Use of Estimates:
The preparation of financial statements in conformity with the modified cash basis of accounting requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Functional Allocation of Expenses:
The costs of providing various programs and activities have been summarized on a functional basis in the Statement of Support, Revenues, and Expenses – Modified Cash Basis. Accordingly, certain costs have been allocated among the programs and supporting services benefited.

NOTE 2 – AVAILABILITY AND LIQUIDITY

The following represents the Organization's financial assets at December 31, 2025:

Financial Assets:	
Cash and Cash Equivalents	$ 631,399
Investments	51,034
Total Financial Assets	682,433
Less Amounts Not Available to Be Used Within One Year:	
Net Assets with Donor Restrictions (Excluding Beneficial Interest in Perpetual Trust)	3,935
Financial Assets Available to Meet Expenses Over the Next Year	$ 678,498

The Organization's plan is generally to maintain financial assets to meet 90 days of operating expenses.

NOTE 3 – INVESTMENTS

Investments at December 31, 2025 are as follows:

	Cost	Market Value
Bond Funds	$ 45,781	$ 41,034
Private Equity	10,000	10,000
Total	$ 55,781	$ 51,034

Fair values of investments are summarized as follows at June 30, 2025:

	Level 1	Level 2	Level 3	Total
Investments				
Bond Funds	$ 41,034	$ -	$ -	$ 41,034
Private Equity	-	-	10,000	10,000
Total Investments	$ 41,034	$ -	$ 10,000	$ 51,034

Investment income is summarized for the year ended December 31, 2025 as follows:

Interest and Dividends	$ 1,575
Unrealized/Realized Gain on Investments	197
Total	$ 1,772

Level 3 – Private Equity
The fair values of the private equity holdings are determined by the investment advisor based on the fair market values of underlying investments.

Changes in private equity funds for the year ended December 31, 2025 are as follows:

	Level 3
Beginning Balance	$ -
Contributions	10,000
Unrealized Gains/Losses	-
Withdrawals	-
Ending Balance	$ 10,000

NOTE 4 – FIXED ASSETS

Fixed assets at December 31, 2025 are summarized as follows:

Buildings and Improvements	$ 266,970
Construction in Progress	910,531
Leasehold Improvements	23,842
Furniture and Equipment	106,058
	1,307,401
Less: Accumulated Depreciation	(127,152)
Total Fixed Assets, Net	$ 1,180,249

The useful lives for purposes of computing depreciation are as follows:

Buildings and Improvements	10-30 Years
Leasehold Improvements	15-30 Years
Furniture and Equipment	5-30 Years

Depreciation expense was $18,933 for the year ended December 31, 2025.

NOTE 5 – BENEFICIAL INTEREST IN PERPETUAL TRUST

The Organization is named as beneficiary under an irrevocable perpetual trust. The Organization's beneficiary interest allocation for this trust was 50% for the year ended December 31, 2025. The total amount of the distribution from the trust received by the Organization during the year was $98,000. The following is a summary of the activity for the year ended December 31, 2025:

Beginning Balance	$ 2,364,347
Change in Value of Beneficial Interest in Perpetual Trust	334,224
Ending Balance	$ 2,698,571

The fair value of the Organization's beneficial interest in perpetual trust is determined based on the Organization's interest in the fair values of the underlying assets, which approximates the present value of the estimated cash flows to be received from the trust. The present value measured is utilized, as the underlying assets of the trust are not in the Organization's control. The assumptions are developed based on the best information available, which is a Level 3 valuation input, as described in Note 1 – "Fair Value Measurements."

NOTE 6 – NONFINANCIAL CONTRIBUTIONS

The Organization received the following nonfinancial contributions during the year ended December 31, 2025:

Miscellaneous	$	1,371
Wellness Services		5,025
Construction Management Services		20,000
Land Lease		41,850
Total Nonfinancial Contributions	$	68,246

The Organization's operations are conducted through donated use of land and facilities. The value of the donated use of land and facilities is recorded in the Statement of Support, Revenues, and Expenses – Modified Cash Basis. In May 2007, the Organization entered into a lease agreement with York County. The Organization leases its 186 acres of land and facilities from York County for $1 per year and a lease term of 30 years. In April 2016, York County amended the lease for 99 years and removed the cancellation clause.

Contributions of tangible assets are recognized at fair market value when received. The fair value of donated land is estimated based on the Organization's estimate of the fair rental value per acre of comparable land in Hellam Township. All nonfinancial contributions are utilized for program services as well as supporting services and are allocated based on estimated usage. No donor-restricted non-financial contributions were received during the year ended December 31, 2025.

NOTE 7 – RENTAL INCOME

The Organization subleases a portion of the land leased from York County to a local farmer. The Organization entered into a five-year lease agreement with the farmer effective January 1, 2020. The lease is for 94.5 acres to be paid in two equal installments of $8,006 due in April and November of each year. These payments are included in rental income on the Statement of Support, Revenues, and Expenses – Modified Cash Basis. This agreement was renewed for a five-year term beginning on January 1, 2025. Payments will be made in two equal installments of $9,450, due in April and November of each year. The Organization received $18,900 for the year ended December 31, 2025.

The Organization subleases a portion of the land leased from York County to a local farmer. The Organization entered into a three-year lease agreement with the farmer effective December 12, 2024. The lease is for 3.75 acres to be paid in two equal installments of $375 due in May and November of each year. These payments are included in rental income on the Statement of Support, Revenues, and Expenses – Modified Cash Basis. The Organization received $750 for the year ended December 31, 2025. The Organization has additional short-term leases (i.e., twelve months or less) with various other individuals.

Future minimum rentals for the years ended December 31 are as follows:

2026	$	19,650
2027		19,650
2028		18,900
2029		18,900
Total	$	77,100

NOTE 8 – NET ASSETS WITH DONOR RESTRICTIONS

Time and purpose restricted net assets are comprised of the following at December 31, 2025:

Legal Defense Fund	$ 3,176
Compostable Toilets	759
Total Time and Purpose Restricted Net Assets	3,935

Perpetually restricted net assets consist of the following at December 31, 2025:

Beneficial Interest in Perpetual Trust (Note 5)	2,698,571
Total	2,698,571
Total Net Assets With Donor Restrictions	$ 2,702,506

NOTE 9 – CONCENTRATED CREDIT RISK

Financial instruments that potentially subject the Organization to concentrations of credit risk consist principally of cash and cash equivalents held with financial institutions. Accounts at financial institutions are insured by the Federal Deposit Insurance Corporation (FDIC). Organization accounts at one financial institution may have exceeded the insurance obtained through the FDIC at various times throughout the year. The amount in excess of the FDIC limit was $292,557 at December 31, 2025. Additionally, the Organization held $110,082 in a money market account which is not FDIC insured.

NOTE 10 – ADVERTISING

The Organization expenses advertising costs as incurred. Advertising costs were $1,936 for the year ended December 31, 2025.

NOTE 11 – CONCENTRATION OF REVENUE

For the year ended December 31, 2025, the Organization received approximately 14% of its total revenue from a single donor. The contribution represented a one-time, donor-restricted gift designated for a capital project rather than ongoing operations. As such, management does not expect this contribution to be a recurring source of revenue.

NOTE 12 – SUBSEQUENT EVENTS

Subsequent events have been evaluated through November 3, 2026, which is the date the financial statements were available to be issued.