

THE GARRISON INSTITUTE

**Financial Statements
for the year ended
December 31, 2025
(with Summarized Comparative Information
for the year ended December 31, 2024)**

Independent Auditor's Report

To the Board of Trustees of
The Garrison Institute

We have audited the accompanying financial statements of The Garrison Institute (the "Institute"), which comprise the statement of financial position as of December 31, 2025, and the related statements of activities, functional expenses and cash flows for the year 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 Institute as of December 31, 2025 and the results of its activities and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit 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 Institute and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Institute'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 Institute'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 Institute'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.

Report on Summarized Comparative Information

We have previously audited the Institute's 2024 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated June 5, 2025. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2024, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Condon O'Meara McGinty & Donnelly LLP

July 17, 2026

The Garrison Institute

STATEMENT OF FINANCIAL POSITION

As of December 31,	2025	2024
ASSETS:		
Cash and cash equivalents	\$ 1,670,136	\$ 542,311
Grants and contributions receivable	86,413	219,792
Prepaid expenses and other assets	33,137	34,306
Property and equipment, at cost, net	558,114	327,597
TOTAL ASSETS	\$2,347,800	\$1,124,006
LIABILITIES AND NET ASSETS		
LIABILITIES:		
Accounts payable and accrued expenses	\$ 332,161	\$ 323,650
Unearned revenue	1,282,595	265,236
TOTAL LIABILITIES	1,614,756	588,886
Net assets:		
Without donor restrictions	272,976	14,287
With donor restrictions	460,068	520,833
TOTAL NET ASSETS	733,044	535,120
TOTAL LIABILITIES AND NET ASSETS	\$2,347,800	\$1,124,006

See notes to financial statements.

The Garrison Institute

STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2025

(with Summarized Comparative Totals for the Year Ended December 31, 2024)

	2025			2024
	Without Donor Restrictions	With Donor Restrictions	Total	Total
Support and revenue:				
Registration fees	\$2,402,461	\$ -	\$2,402,461	\$1,846,352
Foundation and corporate contributions of cash	1,040,770	590,000	1,630,770	1,980,855
Individual contributions of cash	157,629	-	157,629	120,193
Contributed nonfinancial assets	400,000	-	400,000	400,000
Scholarship donations, net	41,056	-	41,056	29,813
Program	42,816	-	42,816	56,006
Other	90,191	-	90,191	29,690
Net assets released from restrictions	650,765	(650,765)	-	-
Total support and revenue	4,825,688	(60,765)	4,764,923	4,462,909
Expenses:				
Program services	3,726,160	-	3,726,160	3,614,506
Supporting activities				
Development	167,230	-	167,230	379,998
Management and general	673,609	-	673,609	565,553
Total expenses	4,566,999	-	4,566,999	4,560,057
Increase (decrease) in net assets	258,689	(60,765)	197,924	(97,148)
Net assets, beginning of year	14,287	520,833	535,120	632,268
Net assets, end of year	\$ 272,976	\$ 460,068	\$ 733,044	\$ 535,120

See notes to financial statements.

The Garrison Institute

STATEMENT OF FUNCTIONAL EXPENSES
For the Year Ended December 31, 2025
(with Summarized Comparative Totals for the Year Ended December 31, 2024)

Expenses:	2025										2024	
	Program Services								Supporting Activities			Total
	Retreats	Virtual	Contemplative Based Resilience	Healing-Centered Project	Pathways to Planetary Health	Spirituality and Social Impact	Other	Total Program Services	Development	Management and General	Total	
Salaries and benefits	\$ 589,507	\$ 16,330	\$ 209,187	\$ -	\$ 143,857	\$ -	\$ -	\$ 958,881	\$ 106,389	\$ 367,289	\$1,432,559	\$1,685,123
Other employment expenses	10,216	279	3,208	7,000	37,744	-	-	58,447	3,360	121,296	183,103	61,056
Professional fees/contract services	169,160	1,519	1,519	11,000	1,520	-	1,519	186,237	16,634	102,879	305,750	321,757
Direct program costs	734,448	23,571	65,803	205,750	24,730	130,049	39,370	1,223,721	1,537	53,913	1,279,171	1,098,926
Communications	112,188	3,336	5,427	-	4,303	2,557	3,047	130,858	17,593	7,880	156,331	110,366
Consultants	-	-	-	-	-	-	-	-	-	-	-	22,227
Vehicle	1,828	-	-	-	-	-	-	1,828	-	-	1,828	5,899
Housekeeping	106,762	-	-	-	-	-	-	106,762	-	375	107,137	86,301
Information technology	115,110	5,059	5,198	-	3,088	-	2,902	131,357	14,938	7,256	153,551	230,608
Office and program supplies/equipment	9,047	224	194	-	89	-	95	9,649	3,300	2,836	15,785	23,045
Building	786,043	1,566	1,566	-	1,566	-	1,566	792,307	1,566	2,288	796,161	804,508
Other, including depreciation and amortization	120,571	1,183	1,432	-	2,888	17	22	126,113	1,913	7,597	135,623	110,241
Total expenses	<u>\$2,754,880</u>	<u>\$ 53,067</u>	<u>\$ 293,534</u>	<u>\$ 223,750</u>	<u>\$ 219,785</u>	<u>\$ 132,623</u>	<u>\$ 48,521</u>	<u>\$3,726,160</u>	<u>\$ 167,230</u>	<u>\$ 673,609</u>	<u>\$4,566,999</u>	<u>\$4,560,057</u>

See notes to financial statements.

The Garrison Institute

STATEMENT OF CASH FLOWS

Year Ended December 31,	2025	2024
Cash flows from operating activities		
Increase (decrease) increase in net assets	\$ 197,924	\$ (97,148)
Adjustments to reconcile increase (decrease) in net assets to net cash provided by operating activities		
Depreciation and amortization	64,493	56,291
Change in operating assets and liabilities:		
Decrease in grants and contributions receivable	133,379	435,768
Decrease in prepaid expenses and other assets	1,169	27,243
Increase in accounts payable and accrued expenses	8,511	9,907
Increase (decrease) in unearned revenue	1,017,359	(33,962)
Net cash provided by operating activities	1,422,835	398,099
Cash flows (used in) investing activities		
Purchases of property and equipment	(295,010)	(115,793)
Net increase in cash and cash equivalents	1,127,825	282,306
Cash and cash equivalents, beginning of year	542,311	260,005
Cash and cash equivalents, end of year	\$1,670,136	\$ 542,311

See notes to financial statements.

The Garrison Institute
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2025

**1. PRINCIPAL
BUSINESS
ACTIVITY AND
SUMMARY OF
SIGNIFICANT
ACCOUNTING
POLICIES:**

The Garrison Institute (the "Institute") is a not-for-profit organization incorporated in June 2001 under the laws of the State of New York. The Internal Revenue Service has determined that the Institute is exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code.

The Institute's mission is to apply the wisdom that arises from contemplation and insights derived from science to today's pressing social and environmental issues to create a more compassionate, resilient future.

The Institute maintains its net assets as follows:

Without donor restrictions

Net assets that are not subject to donor-imposed restrictions and are available for the general operations of the Institute.

With donor restrictions

The Institute reports gifts of cash and other assets as support with donor restrictions if they are received with donor-imposed restrictions that limit the use of the donated assets. When a donor 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 statement of activities as net assets released from restrictions. The balance in the Institute's net assets with donor restrictions have time and purpose restrictions and will be used to fund the Institute's mission. Contributions received with donor stipulations that limit their uses, which are fulfilled in the same reporting period, are recorded as being without donor restrictions.

The Institute records contributions as revenue when the pledged gift or cash is received.

Registration fees and program fees income are recognized as revenue when earned, which is at the time an event or retreat occurs. Unearned revenue consists of fees that will be earned in future periods.

Total revenue recognized at a point in time for the years ended December 31, 2025 and December 31, 2024 amounted to \$2,535,468 and \$1,932,048, respectively. The Institute does not have any revenue recognized over time.

The Garrison Institute

NOTES TO THE FINANCIAL STATEMENTS (continued)

December 31, 2025

**1. PRINCIPAL
BUSINESS
ACTIVITY AND
SUMMARY OF
SIGNIFICANT
ACCOUNTING
POLICIES:
(continued)**

The costs of providing the various programs and other activities have been summarized on a functional basis. Accordingly, certain costs have been allocated among the program services and supporting activities benefitted. Natural expenses attributable to more than one functional expense category are allocated based on salary and wages and time and effort reporting.

For purposes of the statement of cash flows, the Institute considers all highly liquid assets with an original maturity of three months or less to be cash equivalents.

Grants and contributions receivable as of December 31, 2025 are expected to be collected in 2026.

The Institute deems all receivables to be collectible and accordingly, does not have an allowance for credit losses. Such estimate is based on management's experience, the aging of the receivables, subsequent receipts and current and future anticipated economic conditions. The Institute did not have any bad debt write-offs in 2025 or 2024.

The Institute capitalizes expenditures in excess of \$1,000 and with a useful life greater than one year. Depreciation of property and equipment is being provided for by the straight-line method over the estimated useful lives of the related assets. Amortization of leasehold improvements is being provided for by the straight-line method over the estimated useful life of the improvement being that the lease is with a related party. The cost of routine maintenance, repairs and minor renewals is expensed as incurred.

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 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 these estimates.

The Institute's financial instruments that are potentially exposed to concentrations of credit risk consist primarily of cash, cash equivalents and receivables. The Institute places its cash and cash equivalents with a quality financial institution. At times during the year, cash balances were in excess of the FDIC insurance limits. However, the Institute has not incurred any losses on such accounts to date. The Institute monitors the collectability of its receivables and they are deemed collectible by management. The Institute believes no significant concentration of credit risk exists with respect to its cash, cash equivalents and receivables.

The Garrison Institute
NOTES TO THE FINANCIAL STATEMENTS (continued)
December 31, 2025

1. **PRINCIPAL BUSINESS ACTIVITY AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:**
(continued)
- The financial statements include certain prior year summarized comparative information in total, but not by net asset or functional classification. Such information does not include sufficient detail to constitute a presentation in conformity with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the Institute's financial statements for the year ended December 31, 2024, from which the summarized information was derived.

The Institute has evaluated events and transactions for potential recognition or disclosure through July 17, 2026, which is the date the financial statements were available to be issued.

2. **LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS**
- As of December 31, 2025 and 2024, financial assets and liquidity resources available within one year of the statement of financial position date for general expenditures were as follows:

As of December 31,	2025	2024
Cash and cash equivalents	\$ 1,670,136	\$ 542,311
Grants and contributions receivable-current	<u>86,413</u>	<u>219,792</u>
Total financial assets	\$ 1,756,549	\$ 762,103

3. **UNEARNED REVENUE**
- The following is a summary of the Institute's unearned revenue for the years ended December 31, 2025 and December 31, 2024:

As of December 31,	2025	2024
Unearned revenue, beginning of year	\$ 265,236	\$ 299,198
Unearned revenue, end of year	\$ 1,282,595	\$ 265,236

The Garrison Institute

NOTES TO THE FINANCIAL STATEMENTS (continued)

December 31, 2025

4. **PROPERTY AND EQUIPMENT:** Property and equipment, at cost, consists of the following:

As of December 31,	2025	2024	Estimated Useful Life
Equipment	\$ 799,032	\$ 610,496	3-5 years
Furniture and fixtures	103,674	103,674	7 years
Leasehold improvements	<u>637,560</u>	<u>531,086</u>	10 years
Property and equipment, gross	1,540,266	1,245,256	
Less: accumulated depreciation and amortization	<u>982,152</u>	<u>917,659</u>	
PROPERTY AND EQUIPMENT, NET	\$ 558,114	\$ 327,597	

5. **LEASE:** The Institute leases its facilities from a related party under the terms of an agreement dated March 21, 2003. The lease requires \$1 in annual rent and is for a period of forty-nine years expiring March 20, 2052 (see note 6).

6. **CONTRIBUTED NONFINANCIAL ASSETS:** Contributed nonfinancial assets that meet the recognition criteria of Statement of Financial Accounting Standards, are recorded at their fair value when such goods are received or services are rendered.

Contributed goods and services meeting the criteria for recognition and recorded in the accompanying statement of activities consist of the Institute's use of the property and facilities, which has an estimated fair value of approximately \$400,000 per year. The property and facilities are used for the Institute's entire operation, including its program and supporting activities.

The Institute receives other contributed services that are not recognized because they do not meet the criteria for revenue recognition.

7. **403(b) PLAN:** The Institute maintains a 403(b) plan (the "Plan") covering substantially all employees. Under the Plan, employer contributions are based on a percentage of the employees' salaries as may be determined by the Institute's Board of Trustees. The rate of contribution was 3% of the employee's eligible compensation for 2025 and 2024. Contributions to the Plan were included in salaries and benefits in the statement of activities and amounted to approximately \$16,000 and \$11,000 during the years ended December 31, 2025 and 2024, respectively. Additionally, Plan participants may make voluntary contributions, subject to Internal Revenue Service limitations.

The Garrison Institute
NOTES TO THE FINANCIAL STATEMENTS (continued)
December 31, 2025
**8. NET ASSETS
WITH DONOR
RESTRICTIONS**

The following is a summary of the net assets with donor restrictions for the year ended December 31, 2025:

Description	Balance December 31, 2024	Contributi- ons	Net Assets Released from Restrictions	Balance December 31, 2025
Healing-Centered Projects	\$ 200,000	\$ -	\$ (200,000)	\$ -
Enhancing Collective Power for Systems Change and Belonging	245,833	-	(132,055)	113,778
Contemplative - Based Resilience	75,000	-	(75,000)	-
Gathering in Good Relation	-	50,000	(8,000)	42,000
Bio – Regional Resilience	-	400,000	(200,000)	200,000
Garrison Fellowship	-	140,000	(35,710)	104,290
Total	\$ 520,833	\$ 590,000	\$ (650,765)	\$ 460,068

**9. RELATED PARTY
TRANSACTIONS**

On October 1, 2018, the Institute entered into a license agreement with Garrison Institute International (“International”), a not-for-profit organization based in the Netherlands, to license to International the right to use the name “Garrison Institute” as well as the logo, trademarks and services of the Institute for non-profit purposes. International paid \$1 in full consideration for the rights granted by the Institute. International is responsible for all costs and expenses of its program. The Institute has no financial or operational responsibility to International. Two members of the Institute’s Board of Trustees are also members of the Board of International. The license is for five years and shall automatically renew for an additional five years unless either party terminates the license.

10. TAX STATUS:

The Institute is a not-for-profit corporation exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code. In addition, the Institute has been determined by the Internal Revenue Service to be a publicly supported organization and not a private foundation within the meaning of Section 509(a)(1) of the Internal Revenue Code.