

CAMP SEWATARO, LLC

FINANCIAL STATEMENTS
AS OF SEPTEMBER 30, 2025
TOGETHER WITH
INDEPENDENT ACCOUNTANTS' REVIEW REPORT

CAMP SEWATARO, LLC

SEPTEMBER 30, 2025

INDEPENDENT ACCOUNTANTS' REVIEW REPORT.....	2
---	---

FINANCIAL STATEMENTS:

Statement of Assets and Liabilities	3
---	---

Statement of Revenues and Expenses	5
--	---

Statement of Cash Flows	6
-------------------------------	---

Notes to Financial Statements	7
-------------------------------------	---

SUPPLEMENTARY INFORMATION:

Schedule of Selling, General and Administrative Expense	14
---	----

INDEPENDENT ACCOUNTANTS' REVIEW REPORT

To Management
Camp Sewataro, LLC
Sudbury, Massachusetts

We have reviewed the accompanying financial statements of Camp Sewataro, LLC (a sole member limited liability company), which comprise the statement of assets and liabilities—contractual basis as of September 30, 2025, and the related statements of revenues and expenses—contractual basis, and cash flows—contractual basis for the twelve months 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 company 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.

Managements' Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the financial reporting provisions of Article 3 paragraph 3.2 of the contract between the Town of Sudbury, Massachusetts (a municipal corporation) and Camp Sewataro, LLC dated September 10, 2019 and subsequent amendments (the contract). 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.

Accountants' 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 financial reporting provisions of Article 3 paragraph 3.2 of the contract. We believe that the results of our procedures provide a reasonable basis for our conclusion.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements for them to be in accordance with the financial reporting provisions of Article 3 paragraph 3.2 and its subsequent amendments of the contract.

Basis of Accounting

We draw attention to Note A of the financial statements, which describes the basis of accounting. The financial statements are prepared in accordance with the financial reporting provisions of Article 3 paragraph 3.2 of the contract and subsequent amendments, which is a basis of accounting other than accounting principles generally accepted in the United States of America, to comply with the financial reporting provisions of the contract referred to above. Our conclusion is not modified with respect to this matter.

Restriction on Use

Our report is intended solely for the information and use of the managements of Camp Sewataro, LLC and the Article 3 paragraph 3.2 of the contract with the Town of Sudbury, Massachusetts through its Board of Selectmen and is not intended to be, and should not be, used by anyone other than these specified parties.

Korbey Lague, PLLP

November 13, 2025

CAMP SEWATARO, LLC

**STATEMENT OF ASSETS AND LIABILITIES - CONTRACTUAL BASIS
AS OF SEPTEMBER 30, 2025**

ASSETS

	<u>2025</u>
Current Assets	
Cash	\$ 721,776
Employee Benefit Funding	<u>1,552</u>
Total Current Assets	<u>723,328</u>
 Property & Equipment	
Office Furniture	7,697
Equipment	188,344
Vehicles	<u>68,103</u>
Total Property & Equipment	<u>264,144</u>
Less: Accumulated Depreciation	<u>(161,187)</u>
Net Property & Equipment	<u>102,957</u>
 Non-Current Assets	
Right -of-Use Asset	<u>549,737</u>
Total Non-Current Assets	<u>549,737</u>
 Other Assets	
Intangible Assets	7,136
Accumulated Amortization	(1,622)
Debit Balance in Accounts Payable (timing difference)	<u>20,003</u>
Total Other Assets	<u>25,517</u>
 Total Assets	<u><u>\$ 1,401,539</u></u>

See accompanying notes and independent accountants' review report.

CAMP SEWATARO, LLC

**STATEMENT OF ASSETS AND LIABILITIES - CONTRACTUAL BASIS
AS OF SEPTEMBER 30, 2025**

LIABILITIES AND MEMBER EQUITY

	<u>2025</u>
Current Liabilities	
Accounts Payable	\$ -
Accrued Expenses	9,889
Real Property -Annual Fee Commitment Current Portion	<u>106,090</u>
Total Current Liabilities	<u>115,979</u>
 Long Term Liabilities	
Real Property -Annual Fee Commitment Non-Current Portion	<u>443,647</u>
Total Long Term Liabilities	<u>443,647</u>
 Total Liabilities	 <u><u>559,626</u></u>
 Members' Capital	
Members' Capital and Retained Equity	893,014
Member Draws	(573,891)
Net Income	<u>522,790</u>
Total Members Capital and Retained Equity (Deficit)	<u><u>841,913</u></u>
 Total Liabilities and Members' Equity	 <u><u>\$ 1,401,539</u></u>

See accompanying notes and independent accountants' review report.

CAMP SEWATARO, LLC

**STATEMENT OF REVENUE AND EXPENSES - CONTRACTUAL BASIS
FOR THE TWELVE MONTH PERIOD BEGINNING OCTOBER 1, 2024
THROUGH SEPTEMBER 30, 2025**

	<u>2025</u>
Revenue	
Tuition Revenue	\$ 4,522,378
Refunds	<u>(800)</u>
Net Tuition Revenue	<u>4,521,578</u>
 Selling, General and Administrative Expenses	 <u>4,028,308</u>
 Income (Loss) from Operations	 <u>493,270</u>
 Other Income (Expense)	
Misc. Income	-
Grant Income	14,943
Interest Income	<u>14,577</u>
Total Other Income (Expense)	<u>29,520</u>
 Net Income (Loss) Before Taxes	 522,790
 Net Income (Loss)	 <u><u>\$ 522,790</u></u>

See accompanying notes and independent accountants' review report.

CAMP SEWATARO, LLC

**STATEMENT OF CASH FLOWS
FOR THE TWELVE MONTH PERIOD BEGINNING OCTOBER 1, 2024
THROUGH SEPTEMBER 30, 2025**

	<u>2025</u>
Cash Flows from Operating Activities	
Net Income (Loss)	\$ 522,790
<i>Adjustments to Reconcile Net Income to</i>	
<i>Net Cash Provided by (Used in) Operating Activities:</i>	
Depreciation	42,223
(Increase) Decrease in:	
Prepaid Expenses	18,691
Increase (Decrease) in:	
Accounts Payable	(26,468)
Accrued Expenses	3,699
Net Cash Provided by (Used in) Operating Activities	<u>560,935</u>
Cash Flows from Investing Activities	
Purchases of Property and Equipment	(81,042)
Net Cash Provided by (Used in) Investing Activities	<u>(81,042)</u>
Cash Flows from Financing Activities	
Owners Draws	(573,891)
Net Cash Provided by (Used in) Financing Activities	<u>(573,891)</u>
Net Increase (Decrease) in Cash	(93,998)
Cash, at Beginning of Year	815,775
Cash, at End of Year	<u><u>\$ 721,777</u></u>

Supplemental Information

Right-of-Use Asset Recognition: The initial recognition of the ROU asset and the related liability is a non-cash transaction and has no impact of the statement of cash flows.

CAMP SEWATARO, LLC
NOTES TO FINANCIAL STATEMENTS
For the 12 Month Period October 1, 2024 through September 30, 2025
(See Accountants' Review Report)

Note A - Summary of Significant Accounting Policies

This summary of significant accounting policies of Camp Sewataro, LLC (the Company) is presented to assist in understanding the Company's financial statements. The financial statements and notes are representations of the Company's management who are responsible for their integrity and objectivity. These accounting policies conform to generally accepted accounting principles and have been consistently applied in the preparation of the financial statements.

Business Activity

The Company is located in Massachusetts and is a seasonal day camp for children in preschool through 8th grade. The camp provides diverse, structured outdoor-focused programming to foster social and emotional learning, develop authentic friendships and exposure to nature.

Cash and Cash Equivalents

On September 30, 2025, cash consists of deposits in bank checking accounts; there are no cash equivalents.

Basis of Accounting

The Company has prepared the accompanying financial statements to present the assets, liabilities, revenues, expenses, and cash flows of Camp Sewataro, LLC pursuant to the provisions of Article 3 paragraph 3.2 of the contract dated September 10, 2019, as subsequently amended between Camp Sewataro, LLC and the Town of Sudbury Massachusetts. The contract specifies that Camp Sewataro, LLC prepare financial statements in which all assets are presented in accordance with accounting principles generally accepted in the United States of America and defines certain limitations expenditures to be used in the determination of net revenue to be used in the calculation of the management fee, and revenue share payments due to the Town of Sudbury.

Inventories

The company has no inventory.

Property and Equipment

Property and equipment are carried at cost. Depreciation of property and equipment is computed using straight-line and accelerated methods for financial reporting purposes at rates based on the following estimated useful lives:

	<u>Years</u>
Motor Vehicles	5
Machinery and Equipment	3 - 10
Furniture and Fixtures	3 - 10
Engineering Equipment	3 - 10
Buildings and Improvements	20 – 39

CAMP SEWATARO, LLC
NOTES TO FINANCIAL STATEMENTS
For the 12 Month Period October 1, 2024 through September 30, 2025
(See Accountants' Review Report)

Note A - Summary of Significant Accounting Policies (Continued)

Property and Equipment (Continued)

For federal income tax purposes, depreciation is computed using the accelerated cost recovery system and the modified accelerated cost recovery system. Expenditures for major renewals and betterments that extend the useful lives of property and equipment are capitalized. Expenditures for maintenance and repairs are charged to expense as incurred.

Use of Estimates

The presentation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts and disclosures of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Advertising

The Company follows the policy of charging the costs of advertising to expense as incurred.

Limited Liability Company / Income Taxes

The financial statements include only those assets, liabilities, and results of operations which relate to the business of the Company. The financial statements do not include any assets, liabilities, revenue, or expenses attributable to the members' individual activities. The Company files its income tax returns on the accrual basis as a Schedule C for federal and state income tax purposes. As such, the Company will not pay any federal income taxes, as any income or loss will be included in the federal tax returns of the individual member. Accordingly, no provision is made for federal income taxes in the financial statements.

Fair Values of Financial Instruments

The Company is required to disclose estimated fair values for its financial instruments. The carrying amounts of financial instruments including cash, and accounts payable and deferred revenue approximated fair value as of September 30, 2025.

Compensated Absences

The company does not accrue for compensated absences due to the seasonal nature of its employment and operations.

CAMP SEWATARO, LLC
NOTES TO FINANCIAL STATEMENTS
For the 12 Month Period October 1, 2024 through September 30, 2025
(See Accountants' Review Report)

Note A - Summary of Significant Accounting Policies (Continued)

Concentration of Credit Risk

The Company maintains cash balances at local financial institutions. The balances at times may exceed federally insured limits. Accounts that are held at local financial institutions are insured by the Federal Deposit Insurance Corporations (FDIC) up to \$250,000. As of September 30, 2025, Cash exceeded the FDIC insured limit by \$471,777.

Revenue Recognition

The Company adopted Accounting Standards Update (ASU) No 2014-09, Revenue from Contracts with Customers (Topic 606) as of September 30, 2021. The ASU provides a single principles-based revenue recognition model with a five-step analysis of transactions to determine when and how revenue is recognized. The adoption of the ASU did not have an impact on the Company's results of operations.

Accounts Receivable

The Company's registration policy requires that all tuition be paid in full prior to the camper's attendance at the camp.

Subsequent Events

The Company's management has evaluated the subsequent events through November 13, 2025, the date on which the financial statements were available to be issued and found no significant events requiring disclosure.

Note B- Intangible Assets

As of September 30, 2025, intangible assets comprised of legal fees associated with securing a trademark.

Note C – Accounts Payable

There were no trade payables on September 30, 2025.

Note D – Accrued Expenses

The Company has the following accrued expenses on September 30, 2025:

Credit Card	<u>\$ 9,889</u>
Total Accrued Expenses	<u>\$ 9,889</u>

CAMP SEWATARO, LLC
NOTES TO FINANCIAL STATEMENTS
For the 12 Month Period October 1, 2024 through September 30, 2025
(See Accountants' Review Report)

Note E – Long Term Contracts

On September 10, 2019, the Company entered a long-term contract with the Town of Sudbury, a Massachusetts municipal corporation for a day camp operator and management of real property. Under the terms of this agreement, Camp Sewataro, LLC, will manage the property located at 1 Liberty Ledge, Sudbury Massachusetts. The property consists of approximately 44.3 acres, various structures used for day-camp purposes, including tennis courts, basketball courts, swimming pool, a swimming pond, playing fields, horse riding stables and various other facilities used for day-camp purposes.

Control of the property will remain under the custody and control of the Town, acting by and through the Board of Selectmen. The term of the agreement is for three years beginning on September 10, 2019. The initial term may be extended for up to two (2) additional terms of five (5) years each by mutual written agreement of the Parties provided the Manger has substantially complied with all material terms and conditions of the agreement. Pursuant to the original agreement the contract was extended for an additional term of five (5) years (the extension term) commencing on September 10, 2022 and expiring on September 10, 2027.

The third amendment provides that each party shall continue to have the right to deliver a notice of intent to the other Party to further extend the Term for up to one (1) additional five (5) year period pursuant to the Agreement, provided that no such notice of intent to further extend the Term shall be delivered or be effective prior to January 1, 2027.

Under the terms of the agreement, management fees will be paid to the Town of Sudbury comprised of an annual fee and a variable revenue share payment as follows:

Annual Fee

An annual fee pursuant to the third amendment to the original contract dated September 10, 2019, has increased to \$200,000 per year for the extension term, paid in equal installments of \$100,000 each due on or before May 1st and December 1st of each year of the renewal term. Beginning with the first payment due on May 1, 2024, the annual fee will be increased by 3% per year.

Revenue Share

The revenue share payment is due on December 15th of each year and is calculated for the contract year ending September 30, 2025, as follows:

25.00% of the first \$1,000,000 of Net Revenue
33.33% of the Net Revenue above \$1,000,000

CAMP SEWATARO, LLC
NOTES TO FINANCIAL STATEMENTS
For the 12 Month Period October 1, 2024 through September 30, 2025
(See Accountants' Review Report)

Note E – Long Term Contracts (continued)

Revenue Share (continued)

On April 12, 2022, The Town of Sudbury and Camp Sewataro, LLC entered the third amendment to the original contract dated September 10, 2019. The significant modifications to the agreement are as follows:

- Extending the contract period commencing on September 10, 2022, and terminating on September 9, 2027, an additional 5-year term.
- The annual fee increased to \$212,180 per year to be paid in two equal installments of \$106,090 each, due on, May 1, 2025, and December 1, 2025, and on the same due dates for the subsequent extension period years.
- The annual fee will increase annually by 3% for each year after the first extension contract year ends September 30, 2025.
- The Revenue Share formula has changed to the following schedule commencing for the 2023 Camp Season as follows and continuing for the remainder of the Agreement
- - 25% of the first \$1,000,000 of all Managers' Net Revenue; plus
 - 33.33% of all Managers' Net Revenue in excess of \$1,000,000

Other operational amendments were made to increase the number of campers allowed, expansion of the public access areas, expanded camp season, public events, water quality enhancements, public swimming, and limitations on the deductible amount of fees paid to professional consultants to advise on camp operations.

Net revenue for purposes of calculating the revenue share calculation is defined as all revenues and receipts received during the fiscal year minus reasonable, usual, and customary operating expenses associated with day camp operations, programmatic activities on the property or other events on the property. There are specific restrictive provisions on compensation to the sole member and other expenditures. As of September 30, 2025, the restrictive covenants of the contract have been met.

The Revenue Share Calculation

Net Income (Loss) From Operations	\$ 522,790
Adjustments	
Revenue Share Fiscal Year End 9/30/2024	114,692
2024 Sub-Contractor Payment Adjustment	2,025
Less:	
2024 Manager Compensation Limitation	(173,891)
Net Income Available to Revenue Sharing	<u>\$ 465,616</u>
Revenue Share Factor	
25% of First \$1,000,000 of Net Revenue	\$ 116,404
33.33% of Net Revenue above \$1,000,000	0
Total Revenue Share Payment	<u>\$ 116,404</u>

CAMP SEWATARO, LLC
NOTES TO FINANCIAL STATEMENTS
For the 12 Month Period October 1, 2024 through September 30, 2025
(See Accountants' Review Report)

Note F: Adoption of ASC 842 – Lease / Management Fee Accounting for Land

Effective October 1, 2024, Camp Sewataro LLC adopted ASC 842, "Leases," which requires lessees to recognize a lease liability and a right-of-use asset for all leases on the balance sheet. The new standard aims to increase transparency and comparability among organizations by requiring more comprehensive disclosures regarding lease obligations. Under the terms of the Contract for Day Camp Operator and Management of Real Property there exist a continuing obligation to make an annual fee to the Town of Sudbury for the use of the real property.

Lease / Management of Real Party Obligation Description:

- **Nature of Agreement:** Real Property Management
- **Agreement Term:** 3 years
- **Initial Payment:** Camp Year 2024 \$206,000, with an annual increase of 3%

Financial Impact: Upon adoption, the Company recorded a right-of-use asset and lease liability on its balance sheet.

1. Lease Management Fees ROU Asset and Liability Recognition:

- **Camp Year 2025:** \$212,180 (3% increase from Camp Year 2024)
- **Camp Year 2026:** \$218,545 (3% increase from Camp Year 2025)
- **Camp Year 2027:** \$225,102 (3% increase from Camp Year 2026)

2. Right-of-Use Asset: Simultaneously, a right-of-use asset was recognized, equating the real property management fee liabilities for the remaining years of the current agreement.

3. Transition Method: The Company elected to adopt the new standard using the modified retrospective approach, applying the transition provisions at the beginning of the period of adoption, without restating comparative periods.

4. Practical Expedients: The Company elected the practical expedient package of three expedients that allows entities to:

- Not reassess whether any expired or existing contracts contain leases.
- Not reassess the lease classification for any expired or existing leases.
- Not reassess initial direct costs for any existing leases.

5. Other Disclosures:

- The weighted average remaining lease term and discount rate will be disclosed in the financial statements in accordance with ASC 842 requirements.
- The annual fee payments due are scheduled as above, with an increase applied annually.

This adoption of ASC 842 did not significantly impact on the financial position or results of operations

CAMP SEWATARO, LLC
NOTES TO FINANCIAL STATEMENTS
For the 12 Month Period October 1, 2024 through September 30, 2025
(See Accountants' Review Report)

Note F – Retirement Plan

The Company, by a Joinder Agreement with K & E Camp Corporation has elected to provide 401(k) safe harbor plan benefits that allow employees to defer up to elective deferral limits established each year by the Internal Revenue Service. The Company's matching contribution shall be allocated to eligible participants, except for the manager. The matching formula is as follows:

Rate One:

100% of the Participant's matched employee contributions are not more than 3% of the Participant's compensation plus,

Rate Two:

50% of the amount of the Participant's matched employee contributions that exceed 3% of the Participant's contributions but that do not exceed 5% of the participant's compensation.

As of September 30, 2025, the company's profit-sharing contributions related to the plan were \$18,955.

SUPPLEMENTARY INFORMATION

CAMP SEWATARO, LLC

SCHEDULE OF SELLING, GENERAL AND ADMINISTRATIVE EXPENSES
FOR THE TWELVE MONTH PERIOD BEGINNING OCTOBER 1, 2024
THROUGH SEPTEMBER 30, 2025

	<u>2025</u>
Selling, General and Administrative Expenses	
Advertising	\$ 50,851
Auto Expense	19,118
Bank Charges	30
Camp Activities	135,533
Contract Services	84,302
Credit Card Processing	139,700
Depreciation & Amortization	42,223
Dues & Subscriptions	106,724
Employee Benefits	49,405
Insurance Expense	168,443
Rent & Revenue Share Paid to the Town of Sudbury	323,782
Office Expense	28,206
Payroll Processing	8,863
Pension Expense	18,955
Ponds and Pools	36,010
Professional Fees	28,558
Repairs & Maintenance	
Repairs & Maintenance - Building	36,000
Repairs & Maintenance Grounds	220,806
Repairs & Maintenance - Town Upgrades	<u>-</u>
Total Repairs & Maintenance	256,806
Salaries & Wages - Staff	1,895,676
Taxes - Other	187
Taxes - Payroll	212,358
Town Events	15,331
Transportation	299,279
Utilities	107,968
Total Selling, General and Administrative Expenses	<u><u>\$ 4,028,308</u></u>

See accompanying notes and independent accountants' review report.