

LARMAC Financial Report

January 14, 2026

Financial Statements prepared by FirstService Residential (FSR):

- Completed for month-end – November 30, 2025
- Performed a review of statements for accuracy & integrity

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Cash Summary

	Master	Slope 1	Front Yard /Driveway	Slope 2	Covenant Hills	Christopher Homes
Operating Cash	\$2,362,823	\$73,400	\$107,884	\$94,259	\$905,262	\$37,541
Reserve Cash	\$10,150,323	\$142,254	\$2,990,828	\$173,315	\$2,681,983	\$128,009
Avg. # of Months in Cash	1.28	4.75	0.61	1.36	2.0	11.40

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Operating Summary

	Master	Slope 1	Front Yard /Driveway	Slope 2	Covenant Hills	Christopher Homes
Nov Revenue	\$1,520,634	\$12,086	\$129,383	\$48,042	\$259,822	\$1,451
YTD Revenue	\$9,285,910	\$73,208	\$778,508	\$289,639	\$784,010	\$8,706
YTD Budget	\$9,308,850	\$72,816	\$777,708	\$289,548	\$776,298	\$8,706
YTD Variance	(\$22,940)	(\$392)	\$800	\$91	\$7,712	\$0
Nov Expenses	\$1,730,628	\$11,754	\$138,192	\$49,878	\$242,560	\$1,264
YTD Expenses	\$9,590,902	\$70,326	\$913,276	\$316,559	\$1,743,974	\$7,939
YTD Budget	\$9,308,850	\$72,816	\$777,708	\$289,548	\$1,552,956	\$8,706
YTD Variance	(\$282,052)	\$2,490	(\$135,568)	(\$27,011)	(\$191,378)	\$767
YTD Profit/ (Loss)	(\$304,992)	\$2,881	(\$134,768)	(\$26,920)	(\$146,765)	\$767
Exp. Variance Contributors	- Pool Monitors - Capital Imprv - Access System	+ Landscape Replace + Insurance	- Concrete Repairs - Tree Removals	- Water -Tree Maint	- Concrete Repairs	- Minor Repairs

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Reserve Summary

	Master	Slope 1	Front Yard & Driveway	Slope 2	Cov Hills	Chris Homes
FY 2026 R.S. Budget	\$5,523,749	\$105,000	\$554,355	\$230,000	\$1,004,496	\$10,793
YTD Contrib.	\$1,516,908	\$20,322	\$240,084	\$122,898	\$1,131,664	\$9,654
YTD Expense	\$1,987,661	\$0	\$47,621	\$47,520	\$234,967	\$2,658
YTD Interest on Reserve Funds	\$221,132	\$2,905	\$38,931	\$2,308	\$29,731	\$2,219
% funded per Reserve Study	62%	108%	87%	3%	7%	158%