

LARMAC Financial Report

September 10, 2025

Financial Statements prepared by FirstService Residential (FSR):

- Completed for month-end – July 31, 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	\$3,050,798	\$73,577	\$159,519	\$126,808	\$1,072,262	\$33,738
Reserve Cash	\$10,082,557	\$127,133	\$2,869,877	\$137,257	\$2,078,881	\$122,638
Avg. # of Months in Cash	1.66	4.76	0.90	1.83	2.37	10.25

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Operating Summary

	Master	Slope 1	Front Yard /Driveway	Slope 2	Covenant Hills	Christopher Homes
July Revenue	\$1,546,134	\$12,108	\$129,392	\$46,789	\$264,517	\$1,451
YTD Revenue	\$3,111,397	\$24,216	\$258,806	\$502,988	\$524,188	\$2,902
YTD Budget	\$3,102,950	\$24,272	\$259,236	\$500,599	\$517,532	\$2,902
YTD Variance	\$8,447	(\$56)	(\$430)	\$2,389	\$6,659	\$0
July Expenses	\$1,398,100	\$8,734	\$186,724	\$38,208	\$299,864	\$1,084
YTD Expenses	\$2,987,795	\$22,969	\$332,382	\$529,443	\$573,614	\$3,146
YTD Budget	\$3,102,950	\$24,272	\$259,236	\$500,599	\$517,532	\$2,902
YTD Variance	\$115,155	\$1,303	(\$73,146)	(\$28,844)	(\$56,082)	(\$244)
YTD Profit/ (Loss)	\$123,602	\$1,247	(\$73,576)	(\$26,455)	(\$49,426)	(\$244)
Exp. Variance Contributors	+ Staffing + Patrol Service + Reservation Deposit	+ 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.	\$505,636	\$39,407	\$481,052	\$133,581	\$2,187,627	\$17,985
YTD Expense	\$1,459,348	\$0	\$588,339	\$170,062	\$3,727,107	\$8,124
YTD Interest on Reserve Funds	\$94,981	\$4,494	\$95,989	\$4,673	\$87,782	\$3,553
% funded per Reserve Study	62%	108%	87%	3%	7%	158%