

MASTRIANA PROPERTY MANAGEMENT, INC.

Pike Creek Professional Center
5500 Skyline Drive, Suite 6
Wilmington, Delaware 19808-1772

JOHN J. MASTRIANA, JR.
Certified Property Manager

(302) 234-4860

TO: DEBORAH TRALA, PRESIDENT AND THE PALADIN CLUB XI COUNCIL

FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT
JON J. MASTRIANA, MANAGER & JOHN J. MASTRIANA, JR., CPM

RE: REPORTING OF INCOME/EXPENSE YEAR TO DATE ON 2/29/24

* M&T OPERATING ON 2/29/24 (reduced by \$38,595.94 for sewer):	= \$	21,934.12
* PNC INSURANCE/CONTINGENCY ON 2/29/24:	= \$	6,909.41
* PNC NCC SEWER ACCT. ON 2/29/24:	= \$	43,261.79
(OPERATING FUNDS ON 2/29/24 = \$72,105.32)		
* RESERVES:		
* CAPITAL ONE RESERVE 1752 ON 2/29/24:	= \$	147,981.58
* FCCB CERTIFICATES (5) OF DEPOSIT/RESERVE ON 2/29/24:		
* \$57,325.52 (9/26/24), \$32,361.37 (2/23/25), \$36,975.79 (5/26/24),		
* \$31,149.51 (7/2/24), \$30,476.26 (7/2/26):	= \$	188,288.45
(RESERVE FUNDS ON 2/29/24 = \$336,270.03)		
* TOTAL OF ALL FUNDS ON FEBRUARY 29, 2024:	= \$	408,375.35
* INCOME YEAR TO DATE ON FEBRUARY 29, 2024:		
* BUDGETED INCOME YEAR TO DATE ON 2/29/24:	= \$	100,687.72
* (Difference is \$8,187.70 MORE INCOME)	= \$	92,500.02
* RENTAL RESOLUTION FEES YTD ON 2/29/24:		
* CAPITAL CHARGE TO NEW OWNERS ON 2/29/24:	= \$	11,750.00
	= \$	492.00
* ACTUAL EXPENSE YEAR TO DATE ON 2/29/24:		
* BUDGETED EXPENSE YEAR TO DATE ON 2/29/24:	= \$	77,458.59
(Difference is \$51,291.41 LESS EXPENSE)	= \$	128,750.00
* SNOW EXPENSE YEAR TO DATE ON 2/29/24 = \$15,209.00		
(Under budget by 7,291.00)		
* CAPITAL IMPROVEMENTS YEAR TO DATE ON 2/29/24:		
(Concrete work entrance to 6600=6700 and wall packs/lighting/drains)	= \$	12,584.00
* FUNDS FROM OPERATING TO RESERVE YTD ON 2/29/24:	= \$	15,000.00