

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 FOR JANUARY 2024

* M&T OPERATING ON 1/31/24 (reduced by \$38,595.94 for sewer):	= \$	351.46
* (On 2/20/24 after bills on hand are paid = \$13,728.53)		
* PNC INSURANCE/CONTINGENCY ON 1/31/24:	= \$	6,909.41
* PNC NCC SEWER ACCT. ON 1/31/24:	= \$	43,261.79
(OPERATING FUNDS ON 1/31/24 = \$50,522.66)		
* RESERVES:		
* CAPITAL ONE RESERVE 1752 ON 1/31/24:	= \$	147,281.58
* FCCB CERTIFICATES (5) OF DEPOSIT/RESERVE ON 1/31/24:		
* \$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 1/31/24 = \$335,570.03)		
* TOTAL OF ALL FUNDS ON JANUARY 31, 2024:	= \$	386,092.69
* INCOME FOR JANUARY 2024 ON JANUARY 31, 2024:	= \$	47,224.71
* BUDGETED INCOME FOR JANUARY 2024 ON 1/31/24:	= \$	46,250.01
* (Difference is \$974.70 MORE INCOME)		
* RENTAL RESOLUTION FEES IN JANUARY 2024:	= \$	6,500.00
* ACTUAL EXPENSE FOR JANUARY 2024 ON 1/31/24:	= \$	38,189.18
* BUDGETED EXPENSE FOR JANUARY 2024 ON 1/31/24:	= \$	47,625.00
(Difference is \$9,435.82 LESS EXPENSE)		
* CAPITAL IMPROVEMENTS FOR JANUARY 2024:	= \$	12,584.00
(Concrete work entrance to 6600=6700 and wall packs/lighting/drains)		
* FUNDS FROM OPERATING TO RESERVE FOR JANUARY:	= \$	7,500.00