

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 7/31/24

* M&T OPERATING ON 7/31/24:	= \$	28,563.75
* RESERVES:		
* CAPITAL ONE RESERVE 1752 ON 7/31/24:	= \$	175,606.44
* FCCB CERTIFICATES (5) OF DEPOSIT/RESERVE ON 7/31/24:		
* \$57,369.26 (9/26/24), \$32,416.27 (2/23/25), \$36,975.79 (5/26/24),		
* \$31,149.51 (7/2/24), \$30,476.26 (7/2/26):	= \$	188,387.09
(RESERVE FUNDS ON 7/31/24 = \$363,993.53)		
* TOTAL OF ALL FUNDS ON JULY 31, 2024:	= \$	392,557.28
* INCOME YEAR TO DATE ON JULY 31, 2024:	= \$	341,577.08
* BUDGETED INCOME YEAR TO DATE ON 7/31/24:	= \$	323,750.04
* (Difference is \$17,827.04 MORE INCOME)		
* RENTAL RESOLUTION FEES YTD ON 7/31/24:	= \$	22,187.10
* CAPITAL CHARGE TO NEW OWNERS ON 7/31/24:	= \$	3,856.00
* ACTUAL EXPENSE YEAR TO DATE ON 7/31/24:	= \$	328,339.74
* BUDGETED EXPENSE YEAR TO DATE ON 7/31/24:	= \$	296,875.01
(Difference is \$31,464.73 MORE EXPENSE but that has to be adjusted for capital improvements of \$15,984.00 or MORE EXPENSE of \$15,480.73 related to repairs and maintenance)		
* NEW CASTLE COUNTY SEWER BILL PAID WAS \$37,451.33 AND IS BASED ON WATER CONSUMPTION FROM 2023. PAID FROM THE OPERATING ACCOUNT IN MARCH 2024.		
* CAPITAL IMPROVEMENTS YEAR TO DATE ON 7/31/24:	= \$	15,984.00
(Concrete work entrance to 6600=6700 and wall packs/lighting/drains, trench job)		