

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 5/31/24
OPEN MEETING ON JUNE 18, 2024 @ 3:00 PM @ FIREHOUSE

* M&T OPERATING ON 5/31/24 (reduced by \$37,451.33 for sewer): = \$ 49,575.77

* RESERVES:

* CAPITAL ONE RESERVE 1752 ON 5/31/24: = \$ 170,504.67

* FCCB CERTIFICATES (5) OF DEPOSIT/RESERVE ON 5/31/24:

* \$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 5/31/24 = \$358,891.76)

* TOTAL OF ALL FUNDS ON MAY 31, 2024: = \$ 408,467.53

* INCOME YEAR TO DATE ON MAY 31, 2024: = \$ 243,518.15

* BUDGETED INCOME YEAR TO DATE ON 5/31/24: = \$ 231,250.04

* (Difference is \$12,266.11. MORE INCOME)

* RENTAL RESOLUTION FEES YTD ON 5/31/24: = \$ 22,841.10

* CAPITAL CHARGE TO NEW OWNERS ON 5/31/24: = \$ 1,682.00

* ACTUAL EXPENSE YEAR TO DATE ON 5/31/24: = \$ 213,021.14

* BUDGETED EXPENSE YEAR TO DATE ON 5/31/24: = \$ 234,125.01
(Difference is \$21,103.87 LESS EXPENSE)

* SNOW EXPENSE YEAR TO DATE ON 5/31/24 = \$17,196.00
(Under budget by 16,554.00)

* CAPITAL IMPROVEMENTS YEAR TO DATE ON 5/31/24: = \$ 15,984.00
(Concrete work entrance to 6600=6700 and wall packs/lighting/drains, trench job)

* FUNDS FROM OPERATING TO RESERVE YTD ON 5/31/24: = \$ 37,500.00