

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 3/31/24

* M&T OPERATING ON 3/31/24 (reduced by \$38,595.94 for sewer): = \$ 23,041.16
* PNC INSURANCE/CONTINGENCY ON 3/31/24: = \$ 6,909.41
* PNC NCC SEWER ACCT. ON 3/31/24: = \$ 43,261.79
(OPERATING FUNDS ON 3/31/24 = \$73,212.36)

* RESERVES:

* CAPITAL ONE RESERVE 1752 ON 3/31/24: = \$ 118,041.87
* FCCB CERTIFICATES (5) OF DEPOSIT/RESERVE ON 3/31/24:
* \$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 3/31/24 = \$306,428.96)
* TOTAL OF ALL FUNDS ON MARCH 31, 2024: = \$ 379,641.32

* INCOME YEAR TO DATE ON MARCH 31, 2024: = \$ 154,911.77
* BUDGETED INCOME YEAR TO DATE ON 3/31/24: = \$ 138,750.03
* (Difference is \$16,161.74 MORE INCOME)

* RENTAL RESOLUTION FEES YTD ON 3/31/24: = \$ 21,321.10
* CAPITAL CHARGE TO NEW OWNERS ON 3/31/24: = \$ 760.00

* ACTUAL EXPENSE YEAR TO DATE ON 3/31/24: = \$ 158,790.61
* BUDGETED EXPENSE YEAR TO DATE ON 3/31/24: = \$ 171,375.00
(Difference is \$12,584.39 LESS EXPENSE)

* SNOW EXPENSE YEAR TO DATE ON 3/31/24 = \$17,196.00
(Under budget by 16,554.00)

* CAPITAL IMPROVEMENTS YEAR TO DATE ON 3/31/24: = \$ 12,584.00
(Concrete work entrance to 6600=6700 and wall packs/lighting/drains)

* FUNDS FROM OPERATING TO RESERVE YTD ON 3/31/24: = \$ 22,500.00