

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 8/31/24

* M&T OPERATING ON 8/31/24: = \$ 49,179.64

* RESERVES:

* CAPITAL ONE RESERVE 1752 ON 8/31/24: = \$ 144,692.44

* (Reduced by 38,414.00 for capital improvements paid in August)

* FCCB CERTIFICATES (5) OF DEPOSIT/RESERVE ON 8/31/24:

* \$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 8/31/24 = \$333,079.53)

* TOTAL OF ALL FUNDS ON AUGUST 31, 2024: = \$ 382,259.17

* INCOME YEAR TO DATE ON AUGUST 31, 2024: = \$ 385,770.29

* BUDGETED INCOME YEAR TO DATE ON 8/31/24: = \$ 370,000.00

* (Difference is \$15,770.25 MORE INCOME)

* RENTAL RESOLUTION FEES YTD ON 8/31/24: = \$ 23,187.10

* CAPITAL CHARGE TO NEW OWNERS ON 8/31/24: = \$ 4,958.00

* ACTUAL EXPENSE YEAR TO DATE ON 8/31/24: = \$ 339,328.81

* BUDGETED EXPENSE YEAR TO DATE ON 8/31/24: = \$ 328,250.01

(Difference is \$11,078.80 MORE EXPENSE but that has to be adjusted
for capital improvements of \$54,818.00 or LESS EXPENSE of \$43,739.20)

* 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 8/31/24: = \$ 58,818.00

(Concrete work entrance to 6600=6700 and wall packs/lighting/drains, trench job,
brick pointing, chimney pointing. See detail on report included)

* FUNDS FROM OPERATING TO RESERVE YTD ON 8/31/24: = \$ 60,000.00