

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
Delaware Broker

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 YTD ON OCTOBER 31, 2022

MANAGING AGENT FINANCIAL REPORT:

* M&T OPERATING ON 10/31/22:	= \$	38,391.23
* PNC INSURANCE/CONTINGENCY ON 10/31/22:	= \$	27,522.91
* PNC NCC SEWER ACCT. ON 10/31/22 (2022 was \$37,490.) (OPERATING FUNDS ON 10/31/22 = \$105,197.99)	= \$	39,283.85
* RESERVES:		
* CAPITAL ONE RESERVE 1752 ON 10/31/22:	= \$	160,480.31
* MIDCOAST BANK CERTIFICATES (5) OF DEPOSIT/RESERVE ON 10/31/22: * \$56,938.64 (9/26/24), \$32,018.12 (2/23/23), \$36,698.93 (5/26/24), * \$30,917.16 (1/2/23), \$30,157.92 (7/2/26). TOTAL = \$186,730.77 (RESERVE FUNDS ON 10/31/22 = \$347,211.08)		
* TOTAL OF ALL FUNDS ON OCTOBER 31, 2022:	= \$	452,409.07
* INCOME YTD ON OCTOBER 31, 2022:	= \$	471,379.81
* BUDGETED INCOME YTD ON OCTOBER 31, 2022: (Difference is \$35,129.85 MORE INCOME)	= \$	436,249.96
* RENTAL RESOLUTION FEES COLLECTED YTD ON 10/31/22	= \$	41,146.42
* CAPITAL RESERVE FEES FROM NEW OWNERS ON 10/31/22	= \$	4,346.00
* ACTUAL EXPENSE YTD ON OCTOBER 31, 2022:	= \$	385,697.49
* BUDGETED EXPENSE YTD ON OCTOBER 31, 2022: (Difference is \$22,364.24 MORE EXPENSE mainly repairs & maintenance)	= \$	363,333.25
* SNOW SAVINGS UNDER BUDGET YTD ON 10/31/22	= \$	23,486.00
* CAPITAL IMPROVEMENTS YTD ON OCTOBER 31, 2022: (Window caulk work, dryer vents, shrubbery - see report included)	= \$	41,489.00
* FUNDS FROM OPERATING TO RESERVE YTD ON 10/31/22:	= \$	74,750.00