

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 4/30/24

* M&T OPERATING ON 4/30/24 (reduced by \$38,595.94 for sewer): = \$ 92,692.50
(OPERATING FUNDS ON 4/30/24 = \$92,692.50)

* RESERVES:

* CAPITAL ONE RESERVE 1752 ON 4/30/24: = \$ 125,553.34

* FCCB CERTIFICATES (5) OF DEPOSIT/RESERVE ON 4/30/24:

* \$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 4/30/24 = \$313,940.43)

* TOTAL OF ALL FUNDS ON APRIL 30, 2024: = \$ 406,632.93

* INCOME YEAR TO DATE ON APRIL 30, 2024: = \$ 200,447.04

* BUDGETED INCOME YEAR TO DATE ON 4/30/24: = \$ 185,000.04

* (Difference is \$15,447.00 MORE INCOME)

* RENTAL RESOLUTION FEES YTD ON 4/30/24: = \$ 22,841.10

* CAPITAL CHARGE TO NEW OWNERS ON 4/30/24: = \$ 1,682.00

* ACTUAL EXPENSE YEAR TO DATE ON 4/30/24: = \$ 177,603.15

* BUDGETED EXPENSE YEAR TO DATE ON 4/30/24: = \$ 202,750.01

(Difference is \$25,146.86 LESS EXPENSE)

* SNOW EXPENSE YEAR TO DATE ON 4/30/24 = \$17,196.00

(Under budget by 16,554.00)

* CAPITAL IMPROVEMENTS YEAR TO DATE ON 4/30/24: = \$ 15,984.00

(Concrete work entrance to 6600=6700 and wall packs/lighting/drains, trench job)

* FUNDS FROM OPERATING TO RESERVE YTD ON 4/30/24: = \$ 30,000.00