

# MASTRIANA PROPERTY MANAGEMENT, INC.

Pike Creek Professional Center  
5500 Skyline Drive, Suite 6  
Wilmington, Delaware 19808-1772  
302-234-4860

JOHN J. MASTRIANA, JR.  
Certified Property Manager

DE & NJ BROKER  
PA LICENSED  
FAX: (302) 239-9105

TO: DEBORAH TRALA, PRESIDENT & THE PALADIN CLUB XI COUNCIL

FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT

RE: MEETING ON FEBRUARY 19, 2014 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR JANUARY 2014

## MANAGING AGENT REPORT:

\* M & T BANK, OPERATING/CHECKING ON 1/31/14: = \$ 1,163.97  
\* PNC CHECKING/OPERATING ON 1/31/14: = \$ 51,392.99  
(Total of all operating funds on January 31, 2014 = \$52,556.96)

\* PNC NCC SEWER OPERATING/RESERVE ACCT. ON 1/31/14: = \$ 26,004.35  
(The New Castle County sewer bill for 2014 is \$25,510.03)

\* M & T BANK, C.D./RESERVES (#0216, 5/19/16) ON 1/31/14: = \$ 51,973.18  
\* ARTISAN'S BANK C.D./RESERVES (5/27/14) ON 1/31/14: = \$ 72,879.37  
\* CAPITAL ONE C.D. RESERVE ON 1/31/14: = \$ 220,832.30  
\* MIDCOAST BANK C.D./RESERVE ON 1/31/14: = \$ 51,371.44  
\* MIDCOAST BANK C.D./RESERVE #2 ON 1/31/14: = \$ 29,185.80  
\* MIDCOAST BANK C.D./RESERVE #3 ON 1/31/14: = \$ 33,907.13  
(Reserve funds on January 31, 2014 = \$460,149.22)  
\* TOTAL FUNDS ON JANUARY 31, 2014: = \$ 538,710.53

\* JANUARY 2014 INCOME: = \$ 42,863.03  
\* JANUARY 2014 BUDGET INCOME: = \$ 42,754.38  
(Difference is \$108.65 more income)

\* JANUARY 2014 EXPENSE: = \$ 52,277.91  
\* JANUARY 2014 BUDGET EXPENSE: = \$ 41,212.74

(Difference is \$11,065.17 more expense and relates to:

\* Quarterly water bills of \$15,780.88 or \$11,280.88 over the budget of \$4,500.00

\* Snow bills paid of \$17,079.70 or \$7,079.70 over the budget of \$10,000.00

\* LATE FEES COLLECTED IN JANUARY 2014: = \$ 803.63

\* RESERVE FUND TRANSFER IN JANUARY 2014: = \$ 6,000.00

\* CONTINGENCY FUND TRANSFER IN JANUARY 2014: = \$ 1,691.00

\* TOTAL RESERVE TRANSFERS IN JANUARY 2014: = \$ 7,691.00

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TO: DEBORAH TRALA, PRESIDENT & THE PALADIN CLUB XI COUNCIL  
FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT

RE: MEETING ON MARCH 19, 2014 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR FEBRUARY 2014 & YTD TO 2/28/14

## MANAGING AGENT REPORT:

* M & T BANK, OPERATING/CHECKING ON 2/28/14:	= \$ 10,146.85
* PNC CHECKING/OPERATING ON 2/28/14:	= \$ 11,804.27
(Total of all operating funds on February 28, 2014 = \$21,951.12)	
* PNC NCC SEWER SAVINGS SEWER ACCOUNT ON 2/28/14:	= \$ 2,488.41
* M & T BANK, C.D./RESERVES (#0216, 5/19/16) ON 2/28/14:	= \$ 51,973.18
* ARTISAN'S BANK C.D./RESERVES (5/27/14) ON 2/28/14:	= \$ 72,879.37
* CAPITAL ONE RESERVE ON 2/28/14:	= \$ 228,150.06
* MIDCOAST BANK C.D./RESERVE ON 2/28/14:	= \$ 51,371.44
* MIDCOAST BANK C.D./RESERVE #2 ON 2/28/14:	= \$ 29,185.80
* MIDCOAST BANK C.D./RESERVE #3 ON 2/28/14:	= \$ 33,907.13
(Reserve funds on February 28, 2014 = \$467,466.98)	
* TOTAL FUNDS ON FEBRUARY 28, 2014:	= \$ 491,906.51
* FEBRUARY 2014 INCOME:	= \$ 43,281.71
* FEBRUARY 2014 BUDGETED INCOME:	= \$ 42,754.38
(Difference is \$527.33 more income)	
* FEBRUARY 2014 EXPENSE:	= \$ 8,941.01
* FEBRUARY 2014 BUDGETED EXPENSE:	= \$ 8,000.01
(Difference is \$941.00 more expense)	
* INCOME YEAR TO DATE (2 MO.) TO 2/28/14:	= \$ 86,104.74
* BUDGETED INCOME YEAR TO DATE (2 MO.) TO 2/28/14:	= \$ 85,508.76
(Difference is \$595.98 more income)	
* EXPENSE YEAR TO DATE (2 MO.) TO 2/28/14:	= \$ 139,456.70
* BUDGETED EXPENSE YEAR TO DATE (2 MO.) TO 2/28/14:	= \$ 82,425.48
Difference is \$57,031.22 more expense relating to snow and sewer.	
Sewer was \$25,510.03, excess snow was \$35,567.54 over the budget of \$20,000.00.	
* LATE FEES COLLECTED IN YTD (2 MO.) TO 2/28/14:	= \$ 1,467.37
* RESERVE FUND TRANSFERS YTD (2 MO.) TO 2/28/14:	= \$ 13,250.01
* CONTINGENCY FUND TRANSFERS YTD (2 MO.) TO 2/28/14:	= \$ 3,382.00
* TOTAL RESERVE TRANSFERS YTD (2 MO.) TO 2/28/14:	= \$ 16,632.01

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TO: DEBORAH TRALA, PRESIDENT & THE PALADIN CLUB XI COUNCIL  
FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT

RE: MEETING ON APRIL 16, 2014 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR MARCH 2014 & YTD TO 3/31/14

## MANAGING AGENT REPORT:

* M & T BANK, OPERATING/CHECKING ON 3/31/14:	= \$	5,133.58
* PNC SAVINGS ACCOUNT ON 3/31/14 (Less \$10,000.00 for snow):	= \$	3,495.27
(Total of operating funds on 3/31/14 = \$8,628.85)		
* PNC NCC SEWER ON 3/31/14 (NCC sewer bill paid for \$25,510.03):	= \$	4,489.86
* M & T BANK, C.D./RESERVES (#0216, 5/19/16) ON 3/31/14:	= \$	51,973.18
* ARTISAN'S BANK C.D./RESERVES (5/27/14) ON 3/31/14:	= \$	72,879.37
* CAPITAL ONE RESERVE ON 3/31/14 (\$24,601.36 snow payments):	= \$	210,040.06
* MIDCOAST BANK C.D./RESERVE ON 3/31/14:	= \$	51,453.57
* MIDCOAST BANK C.D./RESERVE #2 ON 3/31/14:	= \$	29,238.16
* MIDCOAST BANK C.D./RESERVE #3 ON 3/31/14:	= \$	33,965.51
(Reserve funds on March 31, 2014 = \$449,549.85)		
* TOTAL FUNDS ON MARCH 31, 2014:	= \$	462,668.56
* MARCH 2014 INCOME:	= \$	41,739.95
* MARCH 2014 BUDGETED INCOME:	= \$	42,754.38
(Difference is \$1,014.43 less. Last month was 527.33 more income)		
* MARCH 2014 EXPENSE:	= \$	67,501.36
* MARCH 2014 BUDGETED EXPENSE:	= \$	39,212.74
(Difference is \$28,288.62 more relating to snow \$24,601.36 & water \$11,595.78)		
* INCOME YEAR TO DATE (3 MO.) TO 3/31/14:	= \$	125,897.05
* BUDGETED INCOME YEAR TO DATE (3 MO.) TO 3/31/14:	= \$	128,263.14
(Difference is \$2,366.09 less income)		
* EXPENSE YEAR TO DATE (3 MO.) TO 3/31/14:	= \$	206,958.06
* BUDGETED EXPENSE YEAR TO DATE (3 MO.) TO 3/31/14:	= \$	141,638.22
(Difference is \$65,319.84 more expense, excess snow \$60,168.90, water \$18,376.64)		
* LATE FEES COLLECTED IN YTD (3 MO.) TO 3/31/14:	= \$	2,008.51
* RESERVE FUND TRANSFERS YTD (3 MO.) TO 3/31/14:	= \$	19,666.68
* CONTINGENCY FUND TRANSFERS YTD (3 MO.) TO 3/31/14:	= \$	5,073.00
* TOTAL RESERVE TRANSFERS YTD (3 MO.) TO 3/31/14:	= \$	24,739.68

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TO: DEBORAH TRALA, PRESIDENT & THE PALADIN CLUB XI COUNCIL  
FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT

RE: MEETING ON MAY 21, 2014 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR APRIL 2014 & YTD TO 4/30/14

## MANAGING AGENT REPORT:

* M & T BANK, OPERATING/CHECKING ON 4/30/14:	= \$	4,497.86
* PNC SAVINGS ACCOUNT ON 4/30/14:	= \$	5,186.27
(Total of operating funds on 4/30/14 = \$9,684.13)		
* PNC NCC SEWER ON 4/30/14:	= \$	5,186.27
* M & T BANK, C.D./RESERVES (#0216, 5/19/16) ON 4/30/14:	= \$	51,973.18
* ARTISAN'S BANK C.D./RESERVES (5/27/14) ON 4/30/14:	= \$	72,879.37
* CAPITAL ONE RESERVE ON 4/30/14:	= \$	216,525.80
* MIDCOAST BANK C.D./RESERVE ON 4/30/14:	= \$	51,453.57
* MIDCOAST BANK C.D./RESERVE #2 ON 4/30/14:	= \$	29,238.16
* MIDCOAST BANK C.D./RESERVE #3 ON 4/30/14:	= \$	33,965.51
(Reserve funds on April 30, 2014 = \$456,035.59)		
* TOTAL FUNDS ON APRIL 30, 2014:	= \$	470,209.62
* APRIL 2014 INCOME:	= \$	41,035.84
* APRIL 2014 BUDGETED INCOME:	= \$	42,754.38
(Difference is \$1,718.54 less)		
* APRIL 2014 EXPENSE:	= \$	28,979.91
* APRIL 2014 BUDGETED EXPENSE:	= \$	31,712.74
(Difference is \$2,732.83 less)		
* INCOME YEAR TO DATE (4 MO.) TO 4/30/14:	= \$	166,932.89
* BUDGETED INCOME YEAR TO DATE (4 MO.) TO 4/30/14:	= \$	171,017.52
(Difference is \$4,084.63 less & relates to delinquents)		
* EXPENSE YEAR TO DATE (4 MO.) TO 4/30/14:	= \$	235,937.97
* BUDGETED EXPENSE YEAR TO DATE (4 MO.) TO 4/30/14:	= \$	173,350.96
(Difference is \$62,587.01 more expense relating to excess snow of \$60,168.90)		
* LATE FEES COLLECTED IN YTD (4 MO.) TO 4/30/14:	= \$	2,508.65
* RESERVE FUND TRANSFERS YTD (4 MO.) TO 4/30/14:	= \$	26,083.35
* CONTINGENCY FUND TRANSFERS YTD (4 MO.) TO 4/30/14:	= \$	6,764.00
* TOTAL RESERVE TRANSFERS YTD (4 MO.) TO 4/30/14:	= \$	32,847.35

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TO: DEBORAH TRALA, PRESIDENT & THE PALADIN CLUB XI COUNCIL  
FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT

RE: MEETING ON JUNE 18, 2014 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR MAY 2014 & YTD TO 5/31/14

## MANAGING AGENT REPORT:

* M & T BANK, OPERATING/CHECKING ON 5/31/14:	= \$ 18,143.34
* PNC SAVINGS ACCOUNT ON 5/31/14:	= \$ 6,877.27
(Total of operating funds on 5/31/14 = \$25,020.61)	
* PNC NCC SEWER ON 5/31/14:	= \$ 6,489.94
* M & T BANK, C.D./RESERVES (#0216, 5/19/16) ON 5/31/14:	= \$ 51,973.18
* ARTISAN'S BANK C.D./RESERVES (5/27/14) ON 5/31/14:	= \$ 72,879.37
* CAPITAL ONE RESERVE ON 5/31/14:	= \$ 223,016.18
* MIDCOAST BANK C.D./RESERVE (9/26/14) ON 5/31/14:	= \$ 51,453.57
* MIDCOAST BANK C.D./RESERVE #2 (2/23/15) ON 5/31/14:	= \$ 29,238.16
* MIDCOAST BANK C.D./RESERVE #3 (11/21/14) ON 5/31/14:	= \$ 33,965.51
(Reserve funds on May 31, 2014 = \$462,525.97)	
* TOTAL FUNDS ON MAY 31, 2014:	= \$ 494,036.52
* MAY 2014 INCOME:	= \$ 40,131.57
* MAY 2014 BUDGETED INCOME:	= \$ 42,754.38
(Difference is \$2,622.81 less income)	
* MAY 2014 EXPENSE:	= \$ 22,566.91
* MAY 2014 BUDGETED EXPENSE:	= \$ 29,212.74
(Difference is \$6,645.83 less expense)	
* INCOME YEAR TO DATE (5 MO.) TO 5/31/14:	= \$207,064.46
* BUDGETED INCOME YEAR TO DATE (5 MO.) TO 5/31/14:	= \$213,771.90
(Difference is \$6,707.44 less relating to delinquents \$4,554.61 & less interest \$2,152.83)	
* EXPENSE YEAR TO DATE (5 MO.) TO 5/31/14:	= \$258,419.88
* BUDGETED EXPENSE YEAR TO DATE (5 MO.) TO 5/31/14:	= \$202,563.70
(Difference is \$55,856.18 more expense relating to excess snow of \$60,168.90)	
* LATE FEES COLLECTED IN YTD (5 MO.) TO 5/31/14:	= \$ 2,997.37
* RESERVE FUND TRANSFERS YTD (5 MO.) TO 5/31/14:	= \$ 32,500.02
* CONTINGENCY FUND TRANSFERS YTD (5 MO.) TO 5/31/14:	= \$ 8,455.00
* TOTAL RESERVE TRANSFERS YTD (5 MO.) TO 5/31/14:	= \$ 40,955.02

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TO: DEBORAH TRALA, PRESIDENT & THE PALADIN CLUB XI COUNCIL  
FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT

RE: MEETING ON JULY 16, 2014 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR JUNE 2014 & YTD TO 6/30/14

## MANAGING AGENT REPORT:

* M & T BANK, OPERATING/CHECKING ON 6/30/14:	= \$ 1,717.14
* PNC SAVINGS ACCOUNT ON 6/30/14:	= \$ 8,627.02
(Total of operating funds on 6/30/14 = \$10,344.16)	
* PNC NCC SEWER ON 6/30/14:	= \$ 8,490.00
* RESERVES:	
* M & T BANK, C.D./RESERVES (#0216, 5/19/16) ON 6/30/14:	= \$ 54,441.48
* CAPITAL ONE RESERVE ON 6/30/14:	= \$ 229,506.11
* MIDCOAST BANK C.D./RESERVE (9/26/14) ON 6/30/14:	= \$ 51,536.75
* MIDCOAST BANK C.D./RESERVE #2 (2/23/15) ON 6/30/14:	= \$ 29,289.06
* MIDCOAST BANK C.D./RESERVE #3 (11/21/14) ON 6/30/14:	= \$ 34,024.63
* MIDCOAST BANK C.D./RESERVE #4 (6/28/16) ON 6/30/14:	= \$ 73,004.19
(Reserve funds on June 30, 2014 = \$471,802.22)	
* TOTAL FUNDS ON JUNE 30, 2014:	= \$ 490,636.38
* JUNE 2014 INCOME:	
* JUNE 2014 BUDGETED INCOME:	= \$ 40,991.34
(Difference is \$1,763.04 less income)	
* JUNE 2014 EXPENSE:	= \$ 43,324.76
* JUNE 2014 BUDGETED EXPENSE:	= \$ 29,212.74
(Difference is \$14,112.02 more expense relating to utilities)	
* INCOME YEAR TO DATE (6 MO.) TO 6/30/14: = \$248,055.68	
* BUDGETED INCOME YEAR TO DATE (6 MO.) TO 6/30/14: = \$256,526.28	
(Difference is \$8,470.60 less, relating to delinquents \$6,226.20 & less interest \$2,244.40)	
* EXPENSE YEAR TO DATE (6 MO.) TO 6/30/14: = \$301,744.64	
* BUDGETED EXPENSE YEAR TO DATE (6 MO.) TO 6/30/14: = \$231,776.44	
(Difference is \$69,968.20 more, relating to snow above budget of \$60,168.90 & water)	
* LATE FEES COLLECTED IN YTD (6 MO.) TO 6/30/14: = \$ 3,608.85	
* RESERVE FUND TRANSFERS YTD (6 MO.) TO 6/30/14: = \$ 38,916.69	
* CONTINGENCY FUND TRANSFERS YTD (6 MO.) TO 6/30/14: = \$ 10,146.00	
* TOTAL RESERVE TRANSFERS YTD (6 MO.) TO 6/30/14: = \$ 49,062.69	

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TO: DEBORAH TRALA, PRESIDENT & THE PALADIN CLUB XI COUNCIL  
FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT  
RE: MEETING ON AUGUST 26, 2014 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR JULY 2014 & YTD TO 7/31/14

## MANAGING AGENT REPORT:

* M & T BANK, OPERATING/CHECKING ON 7/31/14:	= \$ 8,070.18
* PNC SAVINGS ACCOUNT ON 7/31/14:	= \$ 8,627.02
(Total of operating funds on 7/31/14 = \$16,697.20)	
* PNC NCC SEWER ON 7/31/14:	= \$ 8,490.07
* RESERVES:	
* M & T BANK, C.D./RESERVES (#0216, 5/19/16) ON 7/31/14:	= \$ 54,441.48
* CAPITAL ONE RESERVE ON 7/31/14:	= \$ 226,144.75
* MIDCOAST BANK C.D./RESERVE (9/26/14) ON 7/31/14:	= \$ 51,536.75
* MIDCOAST BANK C.D./RESERVE #2 (2/23/15) ON 7/31/14:	= \$ 29,289.06
* MIDCOAST BANK C.D./RESERVE #3 (11/21/14) ON 7/31/14:	= \$ 34,024.63
* MIDCOAST BANK C.D./RESERVE #4 (6/28/16) ON 7/31/14:	= \$ 73,004.19
(Reserve funds on July 31, 2014 = \$468,440.86)	
* TOTAL FUNDS ON JULY 31, 2014:	= \$ 493,628.13
* JULY 2014 INCOME:	= \$ 39,327.55
* JULY 2014 BUDGETED INCOME:	= \$ 42,754.38
(Difference is \$3,426.83 less income)	
* JULY 2014 EXPENSE:	= \$ 35,984.94
* JULY 2014 BUDGETED EXPENSE:	= \$ 29,212.74
(Difference is \$6,772.20 more expense mainly quarterly water)	
* INCOME YEAR TO DATE (7 MO.) TO 7/31/14:	= \$287,383.23
* BUDGETED INCOME YEAR TO DATE (7 MO.) TO 7/31/14:	= \$299,280.66
(Difference is \$11,897.43 less, relating to less interest \$2,709.02 & delinquents)	
* EXPENSE YEAR TO DATE (7 MO.) TO 7/31/14:	= \$337,729.58
* LESS CAPITAL IMPROVEMENTS (ROOF):	- \$ 9,855.00
* ADJUSTED ACTUAL EXPENSE YEAR TO DATE TO 7/31/14:	= \$327,874.58
* BUDGETED EXPENSE YEAR TO DATE (7 MO.) TO 7/31/14:	= \$260,989.18
(Difference is \$76,740.40 more, snow over budget \$60,168.90 & water \$14,561.07)	
* LATE FEES COLLECTED IN YTD (7 MO.) TO 7/31/14:	= \$ 3,800.02
* RESERVE FUND TRANSFERS YTD (7 MO.) TO 7/31/14:	= \$ 45,333.36
* CONTINGENCY FUND TRANSFERS YTD (7 MO.) TO 7/31/14:	= \$ 11,083.38
* TOTAL RESERVE TRANSFERS YTD (7 MO.) TO 7/31/14:	= \$ 57,170.36

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TO: DEBORAH TRALA, PRESIDENT & THE PALADIN CLUB XI COUNCIL  
FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT  
RE: MEETING ON SEPTEMBER 17, 2014 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR AUGUST 2014 & YTD TO 8/31/14

## MANAGING AGENT REPORT:

* M & T BANK, OPERATING/CHECKING ON 8/31/14:	= \$ 20,126.62
* PNC CHECKING ACCOUNT ON 8/31/14:	= \$ 11,147.74
(Total of operating funds on 8/31/14 = \$31,274.36)	
* PNC NCC SEWER ON 8/31/14:	= \$ 12,490.15
* RESERVES:	
* M & T BANK, C.D./RESERVES (#0216, 5/19/16) ON 8/31/14:	= \$ 54,441.48
* CAPITAL ONE RESERVE ON 8/31/14:	= \$ 232,638.39
* MIDCOAST BANK C.D./RESERVE (9/26/14) ON 8/31/14:	= \$ 51,536.75
* MIDCOAST BANK C.D./RESERVE #2 (2/23/15) ON 8/31/14:	= \$ 29,289.06
* MIDCOAST BANK C.D./RESERVE #3 (11/21/14) ON 8/31/14:	= \$ 34,024.63
* MIDCOAST BANK C.D./RESERVE #4 (6/28/16) ON 8/31/14:	= \$ 73,004.19
(Reserve funds on August 31, 2014 = \$487,424.65)	
* TOTAL FUNDS ON AUGUST 31, 2014:	= \$ 518,699.01
* AUGUST 2014 INCOME:	= \$ 45,858.75
* AUGUST 2014 BUDGETED INCOME:	= \$ 42,754.38
(Difference is \$3,104.37 more income)	
* AUGUST 2014 EXPENSE:	= \$ 22,505.36
* AUGUST 2014 BUDGETED EXPENSE:	= \$ 29,212.74
(Difference is \$6,707.38 less expense)	
* INCOME YEAR TO DATE (8 MO.) TO 8/31/14:	= \$334,490.44
* BUDGETED INCOME YEAR TO DATE (8 MO.) TO 8/31/14:	= \$342,035.04
(Difference is \$7,544.60 less relating to less interest & delinquents)	
* EXPENSE YEAR TO DATE (8 MO.) TO 8/31/14:	= \$360,234.94
* LESS CAPITAL IMPROVEMENTS (ROOF):	- \$ 9,855.00
* ADJUSTED ACTUAL EXPENSE YEAR TO DATE TO 8/31/14:	= \$350,379.94
* BUDGETED EXPENSE YEAR TO DATE (8 MO.) TO 8/31/14:	= \$290,201.92
* (Difference is \$60,178.02 more expense & relates to snow over budget of \$60,168.90)	
* LATE FEES COLLECTED IN YTD (8 MO.) TO 8/31/14:	= \$ 4,953.36
* RESERVE FUND TRANSFERS YTD (8 MO.) TO 8/31/14:	= \$ 51,750.03
* CONTINGENCY FUND TRANSFERS YTD (8 MO.) TO 8/31/14:	= \$ 12,666.72
* TOTAL RESERVE TRANSFERS YTD (8 MO.) TO 8/31/14:	= \$ 64,416.75



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TO: DEBORAH TRALA, PRESIDENT & THE PALADIN CLUB XI COUNCIL  
FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT  
RE: MEETING ON OCTOBER 15, 2014 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR SEPTEMBER 2014 & YTD TO 9/30/14

## MANAGING AGENT REPORT:

* M & T BANK, OPERATING/CHECKING ON 9/30/14:	= \$ 3,419.73
* PNC CHECKING ACCOUNT ON 9/30/14:	= \$ 12,731.08
(Total of operating funds on 9/30/14 = \$16,150.81)	
* PNC NCC SEWER ON 9/30/14:	= \$ 14,490.50
* RESERVES:	
* M & T BANK, C.D./RESERVES (#0216, 5/19/16) ON 9/30/14:	= \$ 54,441.48
* CAPITAL ONE RESERVE ON 9/30/14:	= \$ 240,631.63
* MIDCOAST BANK C.D./RESERVE (9/26/14) ON 9/30/14:	= \$ 51,536.75
* MIDCOAST BANK C.D./RESERVE #2 (2/23/15) ON 9/30/14:	= \$ 29,289.06
* MIDCOAST BANK C.D./RESERVE #3 (11/21/14) ON 9/30/14:	= \$ 34,024.63
* MIDCOAST BANK C.D./RESERVE #4 (6/28/16) ON 9/30/14:	= \$ 73,004.19
(Reserve funds on September 30, 2014 = \$482,927.74 )	
* TOTAL FUNDS ON SEPTEMBER 30, 2014:	= \$ 513,569.05
* SEPTEMBER 2014 INCOME:	
* SEPTEMBER 2014 BUDGETED INCOME:	= \$ 39,680.34
(Difference is \$3,074.04 less. Last month was \$3,104.37 more income)	
* SEPTEMBER 2014 EXPENSE:	= \$ 42,754.38
* SEPTEMBER 2014 BUDGETED EXPENSE:	= \$ 39,787.59
(Difference is \$10,574.85 more. Last month was \$6,707.38 less expense)	
* INCOME YEAR TO DATE (9 MO.) TO 9/30/14:	= \$374,170.78
* BUDGETED INCOME YEAR TO DATE (9 MO.) TO 9/30/14:	= \$384,789.42
(Difference is \$10,618.64 less relating to less interest & delinquent accounts)	
* EXPENSE YEAR TO DATE (9 MO.) TO 9/30/14:	= \$400,022.53
* LESS CAPITAL IMPROVEMENTS (ROOF):	- \$ 9,855.00
* ADJUSTED ACTUAL EXPENSE YEAR TO DATE TO 9/30/14:	= \$390,167.53
* BUDGETED EXPENSE YEAR TO DATE (9 MO.) TO 9/30/14:	= \$319,414.66
* (Difference is \$80,607.87 more expense and relates to snow over budget by \$60,168.90 and quarterly water over \$22,008.81)	
* LATE FEES COLLECTED IN YTD (9 MO.) TO 9/30/14:	= \$ 5,339.58
* RESERVE FUND TRANSFERS YTD (9 MO.) TO 9/30/14:	= \$ 58,166.70
* CONTINGENCY FUND TRANSFERS YTD (9 MO.) TO 9/30/14:	= \$ 14,250.06
* TOTAL RESERVE TRANSFERS YTD (9 MO.) TO 9/30/14:	= \$ 72,416.76

# 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  
FAX: (302) 234-1250

TO: DEBORAH TRALA, PRESIDENT & THE PALADIN CLUB XI COUNCIL  
FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT  
RE: MEETING ON NOVEMBER 19, 2014 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR OCTOBER 2014 & YTD TO 10/31/14

## MANAGING AGENT REPORT:

* M & T BANK, OPERATING/CHECKING ON 10/31/14:	= \$ 14,124.73
* PNC CHECKING ACCOUNT ON 10/31/14:	= \$ 14,314.42
* PNC NCC SEWER ON 10/31/14:	= \$ 16,490.81
* RESERVES:	
* M & T BANK, C.D./RESERVES (#0216, 5/19/16) ON 10/31/14:	= \$ 54,441.48
* CAPITAL ONE RESERVE ON 10/31/14:	= \$ 252,130.62
* MIDCOAST BANK C.D./RESERVE (9/26/14) ON 10/31/14:	= \$ 51,619.93
* MIDCOAST BANK C.D./RESERVE #2 (2/23/15) ON 10/31/14:	= \$ 29,340.61
* MIDCOAST BANK C.D./RESERVE #3 (11/21/14) ON 10/31/14:	= \$ 34,084.50
* MIDCOAST BANK C.D./RESERVE #4 (6/28/16) ON 10/31/14:	= \$ 73,132.67
(Reserve funds on October 31, 2014 = \$494,749.81)	
* TOTAL FUNDS ON OCTOBER 31, 2014:	= \$ 539,679.77
* OCTOBER 2014 INCOME:	= \$ 41,479.69
* OCTOBER 2014 BUDGETED INCOME:	= \$ 42,754.38
(Difference is \$1,274.69 less income of which \$459.03 is less interest)	
* OCTOBER 2014 EXPENSE:	= \$ 22,179.07
* OCTOBER 2014 BUDGETED EXPENSE:	= \$ 29,212.74
(Difference is \$7,033.67 less expense)	
* INCOME YEAR TO DATE (10 MO.) TO 10/31/14:	= \$415,973.55
* BUDGETED INCOME YEAR TO DATE (10 MO.) TO 10/31/14:	= \$427,543.80
(Difference is \$11,570.25 less relating to less interest & delinquent accounts)	
* EXPENSE YEAR TO DATE (10 MO.) TO 10/31/14:	= \$420,230.60
* LESS CAPITAL IMPROVEMENTS (ROOF):	- \$ 9,855.00
* ADJUSTED ACTUAL EXPENSE YEAR TO DATE TO 10/31/14:	= \$410,375.60
* BUDGETED EXPENSE YEAR TO DATE (10 MO.) TO 10/31/14:	= \$348,627.40
* (Difference is \$71,603.20 more expense and relates to snow over budget by \$60,168.90 and maintenance over by \$9,855.00)	
* LATE FEES COLLECTED IN YTD (10 MO.) TO 10/31/14:	= \$ 5,949.47
* RESERVE FUND TRANSFERS YTD (10 MO.) TO 10/31/14:	= \$ 64,583.37
* CONTINGENCY FUND TRANSFERS YTD (10 MO.) TO 10/31/14:	= \$ 15,833.40
* TOTAL RESERVE TRANSFERS YTD (10 MO.) TO 10/31/14:	= \$ 80,416.77

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Certified Property Manager

(302) 234-4860  
FAX: (302) 234-1250

TO: DEBORAH TRALA, PRESIDENT, COUNCIL & ATTENDING OWNERS  
FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT  
RE: ANNUAL MEETING ON DECEMBER 17, 2014 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR NOVEMBER 2014 & YTD TO 11/30/14

## MANAGING AGENT REPORT:

* M & T BANK, OPERATING/CHECKING ON 11/30/14:	= \$ 4,021.98
* PNC CHECKING ACCOUNT ON 11/30/14: ✓	= \$ 15,897.76
* PNC NCC SEWER ON 11/30/14:	= \$ 18,491.07
* RESERVES:	
* M & T BANK, C.D./RESERVES (#0216, 5/19/16) ON 11/30/14:	= \$ 54,441.48
* CAPITAL ONE RESERVE ON 11/30/14:	= \$ 264,630.23
* MIDCOAST BANK C.D./RESERVE (9/26/14) ON 11/30/14:	= \$ 51,619.93
* MIDCOAST BANK C.D./RESERVE #2 (2/23/15) ON 11/30/14:	= \$ 29,340.61
* MIDCOAST BANK C.D./RESERVE #3 (11/21/14) ON 11/30/14:	= \$ 34,084.50
* MIDCOAST BANK C.D./RESERVE #4 (6/28/16) ON 11/30/14:	= \$ 73,132.67
(Reserve funds on November 30, 2014 = \$507,249.42)	
* TOTAL FUNDS ON NOVEMBER 30, 2014:	= \$ 545,660.23
* NOVEMBER 2014 INCOME:	= \$ 39,691.20
* NOVEMBER 2014 BUDGETED INCOME:	= \$ 42,754.40
(Difference is \$3,063.20 less income)	
* NOVEMBER 2014 EXPENSE:	= \$ 28,695.35
* NOVEMBER 2014 BUDGETED EXPENSE:	= \$ 29,212.60
(Difference is \$516.75 less expense)	
* INCOME YEAR TO DATE (11 MO.) TO 11/30/14:	= \$ 455,664.75
* BUDGETED INCOME YEAR TO DATE (11 MO.) TO 11/30/14:	= \$ 470,298.20
(Difference is \$14,633.45 less relating to delinquent accounts & less interest))	
* EXPENSE YEAR TO DATE (11 MO.) TO 11/30/14:	= \$ 448,926.45
* LESS CAPITAL IMPROVEMENTS (ROOF):	- \$ 9,855.00
* ADJUSTED ACTUAL EXPENSE YEAR TO DATE TO 11/30/14:	= \$ 439,071.45
* BUDGETED EXPENSE YEAR TO DATE (11 MO.) TO 11/30/14:	= \$ 377,840.00
* (Difference is \$71,086.45 more expense & relates mainly to snow over budget by \$60,168.90 and water over budget by \$13,008.81)	
* LATE FEES COLLECTED IN YTD (11 MO.) TO 11/30/14:	= \$ 6,544.41
* RESERVE FUND TRANSFERS YTD (11 MO.) TO 11/30/14:	= \$ 71,000.04
* CONTINGENCY FUND TRANSFERS YTD (11 MO.) TO 11/30/14:	= \$ 17,416.74
* TOTAL RESERVE TRANSFERS YTD (11 MO.) TO 11/30/14:	= \$ 88,416.78

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Certified Property Manager

(302) 234-4860  
FAX: (302) 234-1250

TO: DEBORAH TRALA, PRESIDENT, COUNCIL & ATTENDING OWNERS

FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT

RE: MEETING ON JANUARY 28, 2015 @ 6:30 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR 2014 TO 12/31/14

## MANAGING AGENT REPORT:

\* M & T BANK, OPERATING/CHECKING ON 12/31/14: = \$ 2,263.30  
\* PNC OPERATING ACCOUNT ON 12/31/14 (reduced by \$12,100.): = \$ 5,381.10  
\* PNC NCC SEWER ACCOUNT ON 12/31/14: = \$ 20,491.40

## \* RESERVES:

\* M & T BANK, C.D./RESERVES (#0216, 5/19/16) ON 12/31/14: = \$ 54,441.48  
\* CAPITAL ONE RESERVE ON 12/31/14: = \$ 283,236.78  
\* MIDCOAST BANK C.D./RESERVE (9/26/14 R) ON 12/31/14: = \$ 51,684.86  
\* MIDCOAST BANK C.D./RESERVE #2 (2/23/15) ON 12/31/14: = \$ 29,392.24  
\* MIDCOAST BANK C.D./RESERVE #3 (11/21/14 R) ON 12/31/14: = \$ 34,145.00  
\* MIDCOAST BANK C.D./RESERVE #4 (6/28/16) ON 12/31/14: = \$ 73,261.37  
(Reserve funds on December 31, 2014 = \$526,161.73)  
\* TOTAL FUNDS ON DECEMBER 31, 2014: = \$ 554,297.53

\* INCOME YEAR TO DATE (12 MO.) TO 12/31/14: = \$ 496,608.86  
\* BUDGETED INCOME YEAR TO DATE (12 MO.) TO 12/31/14: = \$ 513,052.60  
(Difference is \$16,443.74 less relating to delinquent accounts & less interest)

\* EXPENSE YEAR TO DATE (12 MO.) TO 12/31/14: = \$ 492,567.18  
\* LESS CAPITAL IMPROVEMENTS (ROOF): - \$ 9,855.00  
\* ADJUSTED ACTUAL EXPENSE YEAR TO DATE TO 12/31/14: = \$ 482,712.18  
\* BUDGETED EXPENSE YEAR TO DATE (12 MO.) TO 12/31/14: = \$ 417,052.60  
\* (Difference is \$65,659.58 more expense & relates mainly to snow over budget by \$50,168.900 and water over budget by \$25,408.26)

\* LATE FEES COLLECTED IN YTD (12 MO.) TO 12/31/14: = \$ 7,104.09  
\* RESERVE FUND TRANSFERS YTD (12 MO.) TO 12/31/14 (15.09%): = \$ 77,416.71  
\* CONTINGENCY FUND TRANSFERS YTD (12 MO.) TO 12/31/14: = \$ 19,000.08  
\* TOTAL RESERVE TRANSFERS YTD (12 MO.) TO 12/31/14: = \$ 96,416.79  
(Transfers for both reserves = 18.79 percent of the budget. Required DE State is 15 %)