

# 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 & PALADIN CLUB XI COUNCIL

FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT  
JON J. MASTRIANA, MANAGER & JOHN J. MASTRIANA, JR., CPM

RE: MEETING ON FEBRUARY 17, 2016 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR JANUARY 2016

## MANAGING AGENT FINANCIAL REPORT:

* M & T BANK, OPERATING ON 1/31/16:	= \$ 7,350.17
* PNC OPERATING ACCOUNT ON 1/31/16:	= \$ 5,087.07
* PNC NCC SEWER ACCOUNT ON 1/31/16:	= \$ 17,992.16
* RESERVES:	
* M & T BANK, C.D./RESERVES (#0216, 5/19/16) ON 1/31/16:	= \$ 55,719.25
* CAPITAL ONE RESERVE 1752 ON 1/31/16:	= \$ 323,520.41
* MIDCOAST BANK C.D./RESERVE (9/26/14 R) ON 1/31/16:	= \$ 51,943.25
* MIDCOAST BANK C.D./RESERVE #2 (2/23/15R) ON 1/31/16:	= \$ 29,610.55
* MIDCOAST BANK C.D./RESERVE #3 (11/21/14 R) ON 1/31/16:	= \$ 34,398.51
* MIDCOAST BANK C.D./RESERVE #4 (6/28/16) ON 1/31/16: (RESERVE FUNDS ON JANUARY 31, 2016 = \$568,966.20)	= \$ 73,774.23
* TOTAL FUNDS ON JANUARY 31, 2016:	= \$599,395.60
* JANUARY INCOME ON 1/31/16:	
* JANUARY BUDGETED INCOME ON 1/31/16: (Difference is \$252.24 more income)	= \$ 46,538.29 = \$ 46,286.05
* JANUARY EXPENSES ON 1/31/16:	
* JANUARY BUDGETED EXPENSES ON 1/31/16: (Difference is \$2,897.76 more expense relating to insurance & maintenance)	= \$ 41,433.81 = \$ 38,536.05
* LATE FEES COLLECTED IN JANUARY ON 1/31/16:	= \$ 1,021.94
*RESERVE FUND TRANSFERS ON 1/31/16:	= \$ 6,917.00
*NO CONTINGENCY FUND TRANSFERS ON 1/31/16:	-----
*TOTAL RESERVE JANUARY TRANSFERS ON 1/31/16:	= \$ 6,917.00

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FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT  
JON J. MASTRIANA, MANAGER & JOHN J. MASTRIANA, JR., CPM

RE: MEETING ON MARCH 16, 2016 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR FEBRUARY AND YTD TO 2/29/16

## MANAGING AGENT FINANCIAL REPORT:

* M & T BANK, OPERATING ON 2/29/16:	= \$	6,729.04
* PNC OPERATING ACCOUNT ON 2/29/16:	= \$	5,087.07
* PNC NCC SEWER ACCT. ON 2/29/16 (paid \$24,155.31 2/11/16):	= \$	492.39
OPERATING FUNDS ON 2/29/16:	= \$	12,308.50
* RESERVES:		
* M & T BANK, C.D./RESERVES (#0216, 5/19/16) ON 2/29/16:	= \$	55,719.25
* CAPITAL ONE RESERVE 1752 ON 2/29/16:	= \$	330,539.77
* MIDCOAST BANK C.D./RESERVE (9/24/14R) ON 2/29/16:	= \$	51,943.25
* MIDCOAST BANK C.D./RESERVE #2 (2/23/15R) ON 2/29/16:	= \$	29,610.55
* MIDCOAST BANK C.D./RESERVE #3 (11/21/14 R) ON 2/29/16:	= \$	34,398.51
* MIDCOAST BANK C.D./RESERVE #4 (6/28/16) ON 2/29/16:	= \$	73,774.23
(RESERVE FUNDS ON FEBRUARY 29, 2016 = \$575,985.56)		
* TOTAL FUNDS ON FEBRUARY 29, 2016:	=	\$588,294.06
* FEBRUARY INCOME ON 2/29/16:	= \$	48,718.28
* FEBRUARY BUDGETED INCOME ON 2/29/16:	= \$	46,286.05
(Difference is \$2,432.23 more income)		
* FEBRUARY EXPENSES ON 2/29/16:	= \$	68,241.58
* FEBRUARY BUDGETED EXPENSES ON 2/29/16:	= \$	70,036.05
* (Difference is \$1,794.47 less expense)		
* INCOME YTD (2 MO.) TO 2/29/16:	= \$	95,256.57
* INCOME BUDGETED YTD (2 MO.) TO 2/29/16:	= \$	92,572.10
(Difference is \$2,684.47 more income)		
* EXPENSE YTD (2 MO.) TO 2/29/16:	= \$	109,675.39
* EXPENSE BUDGETED YTD (2 MO.) TO 2/29/16:	= \$	108,572.10
(Difference is \$1,103.29 more expense & relates to insurance)		
* LATE FEES COLLECTED YTD ON 2/29/16:	= \$	1,899.71
* RESERVE FUND TRANSFERS ON 2/29/16:	= \$	13,834.00
* NO CONTINGENCY FUND TRANSFERS ON 2/29/16:	=	-----

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TO: DEBORAH TRALA, PRESIDENT & PALADIN CLUB XI COUNCIL  
FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT  
JON J. MASTRIANA, MANAGER & JOHN J. MASTRIANA, JR., CPM

RE: MEETING ON APRIL 13, 2016 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR MARCH AND YTD TO 3/31/16

## MANAGING AGENT FINANCIAL REPORT:

* M & T BANK, OPERATING ON 3/31/16:	= \$	3,817.22
* PNC OPERATING ACCOUNT ON 3/31/16:	= \$	5,087.07
* PNC NCC SEWER ACCT. ON 3/31/16 (paid \$24,155.31, 2/11/16):	= \$	492.39
OPERATING FUNDS ON 3/31/16:	= \$	9,396.68
* RESERVES:		
* M & T BANK, C.D./RESERVES (#0216, 5/19/16) ON 3/31/16:	= \$	55,719.25
* CAPITAL ONE RESERVE 1752 ON 3/31/16:	= \$	330,617.95
* MIDCOAST BANK C.D./RESERVE (9/26/14R) ON 3/31/16:	= \$	52,007.86
* MIDCOAST BANK C.D./RESERVE #2 (2/23/15R) ON 3/31/16:	= \$	29,658.08
* MIDCOAST BANK C.D./RESERVE #3 (11/21/14 R) ON 3/31/16:	= \$	34,441.30
* MIDCOAST BANK C.D./RESERVE #4 (6/28/16) ON 3/31/16:	= \$	73,902.65
(RESERVE FUNDS ON MARCH 31, 2016 = \$576,347.09)		
* TOTAL FUNDS ON MARCH 31, 2016:	= \$	585,743.77
* MARCH INCOME ON 3/31/16:	= \$	45,107.49
* MARCH BUDGETED INCOME ON 3/31/16:	= \$	46,286.05
(Difference is \$1,178.56 less income. Last month was \$2,432.23 more income)		
* MARCH EXPENSES ON 3/31/16:	= \$	59,678.45
* MARCH BUDGETED EXPENSES ON 3/31/16:	= \$	62,536.05
* (Difference is \$2,857.60 less expense)		
* INCOME YTD (3 MO.) TO 3/31/16:	= \$	140,364.15
* INCOME BUDGETED YTD (3 MO.) TO 3/31/16:	= \$	138,858.15
(Difference is \$1,506.00 more income)		
* EXPENSE YTD (3 MO.) TO 3/31/16:	= \$	169,353.84
* EXPENSE BUDGETED YTD (3 MO.) TO 3/31/16:	= \$	171,108.15
(Difference is \$1,754.31 less expense)		
* LATE FEES COLLECTED YTD ON 3/31/16:	= \$	2,435.84
* RESERVE FUND TRANSFERS ON 3/31/16:	= \$	20,751.00
* NO CONTINGENCY FUND TRANSFERS ON 3/31/16:		-----

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TO: DEBORAH TRALA, PRESIDENT & PALADIN CLUB XI COUNCIL  
FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT  
JON J. MASTRIANA, MANAGER & JOHN J. MASTRIANA, JR., CPM

RE: MEETING ON MAY 18, 2016 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR APRIL AND YTD TO 4/30/16

## MANAGING AGENT FINANCIAL REPORT:

* M & T BANK, OPERATING ON 4/30/16:	= \$	9,313.00
* PNC OPERATING ACCOUNT ON 4/30/16:	= \$	5,087.07
* PNC NCC SEWER ACCT. ON 4/30/16 (paid \$24,155.31, 2/11/16):	= \$	480.39
OPERATING FUNDS ON 4/30/16:	= \$	14,880.46
* RESERVES:		
* M & T BANK, C.D./RESERVES (#0216, 5/19/16) ON 4/30/16:	= \$	55,719.25
* CAPITAL ONE RESERVE 1752 ON 4/30/16:	= \$	337,643.39
* MIDCOAST BANK C.D./RESERVE (9/26/14R) ON 4/30/16:	= \$	52,007.86
* MIDCOAST BANK C.D./RESERVE #2 (2/23/15R) ON 4/30/16:	= \$	29,658.08
* MIDCOAST BANK C.D./RESERVE #3 (11/21/14 R) ON 4/30/16:	= \$	34,441.30
* MIDCOAST BANK C.D./RESERVE #4 (6/28/16) ON 4/30/16:	= \$	73,902.65
(RESERVE FUNDS ON APRIL 30, 2016 = \$583,372.53)		
* TOTAL FUNDS ON APRIL 30, 2016:	= \$	598,252.99
* APRIL INCOME ON 4/30/16:	= \$	58,893.26
* APRIL BUDGETED INCOME ON 4/30/16:	= \$	46,286.05
(Difference is \$12,607.21 more income from collection work)		
* APRIL EXPENSES ON 4/30/16:	= \$	26,507.15
* APRIL BUDGETED EXPENSES ON 4/30/16:	= \$	32,536.06
* (Difference is \$6,028.90 less expense)		
* INCOME YTD (4 MO.) TO 4/30/16:	= \$	202,824.68
* INCOME BUDGETED YTD (4 MO.) TO 4/30/16:	= \$	185,144.20
(Difference is \$17,680.48 more income from collection work)		
* EXPENSE YTD (4 MO.) TO 4/30/16:	= \$	199,428.26
* EXPENSE BUDGETED YTD (4 MO.) TO 4/30/16:	= \$	203,644.20
(Difference is \$4,215.94 less expense)		
* LATE FEES COLLECTED YTD ON 4/30/16:	= \$	4,589.23
* RESERVE FUND TRANSFERS ON 4/30/16:	= \$	27,668.00
* NO CONTINGENCY FUND TRANSFERS YTD ON 4/30/16:		-0-

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

TO: DEBORAH TRALA, PRESIDENT & PALADIN CLUB XI COUNCIL  
FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT  
JON J. MASTRIANA, MANAGER & JOHN J. MASTRIANA, JR., CPM

RE: MEETING ON JUNE 15, 2016 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR MAY AND YTD TO 5/31/16

## MANAGING AGENT FINANCIAL REPORT:

* M & T BANK, OPERATING ON 5/31/16:	= \$ 79,704.06
(Includes a temporary C.D. & capital improvement transfer)	
* PNC OPERATING ACCOUNT ON 5/31/16:	= \$ 5,087.07
* PNC NCC SEWER ACCT. ON 5/31/16 (paid \$24,155.31, 2/11/16):	= \$ 468.40
OPERATING FUNDS ON MAY 30, 2016:	= \$ 85,259.53
* RESERVES:	
* CAPITAL ONE RESERVE 1752 ON 5/31/16:	= \$ 315,725.39
* MIDCOAST BANK C.D./RESERVE (9/26/14R) ON 5/31/16:	= \$ 52,007.86
* MIDCOAST BANK C.D./RESERVE #2 (2/23/15R) ON 5/31/16:	= \$ 29,658.08
* MIDCOAST BANK C.D./RESERVE #3 (11/21/14 R) ON 5/31/16:	= \$ 34,441.30
* MIDCOAST BANK C.D./RESERVE #4 (6/28/16) ON 5/31/16:	= \$ 73,902.65
(RESERVE FUNDS ON MAY 31, 2016 = \$505,735.28)	
* TOTAL FUNDS ON MAY 31, 2016:	= \$ 590,994.81
* MAY INCOME ON 5/31/16:	= \$ 46,673.59
* MAY BUDGETED INCOME ON 5/31/16:	= \$ 46,286.05
(Difference is \$387.54 more income)	
* MAY EXPENSES ON 5/31/16:	= \$ 54,449.79
* MAY BUDGETED EXPENSES ON 5/31/16:	= \$ 26,536.05
(Difference is \$27,913.74 more expense & relates to capital improvements of \$28,835.)	
* INCOME YTD (5 MO.) TO 5/31/16:	= \$ 249,667.91
* INCOME BUDGETED YTD (5 MO.) TO 5/31/16:	= \$ 231,430.25
(Difference is \$18,237.66 more income from collection work)	
* EXPENSE YTD (5 MO.) TO 5/31/16:	= \$ 253,878.05
* EXPENSE BUDGETED YTD (5 MO.) TO 5/31/16:	= \$ 230,180.25
(Difference is \$23,697.80 more expense relating to YTD capital work of \$40,184.)	
* LATE FEES COLLECTED YTD ON 5/31/16:	= \$ 5,302.85
* RESERVE FUND TRANSFERS ON 5/31/16:	= \$ 34,585.00
* NO CONTINGENCY FUND TRANSFERS YTD ON 5/31/16:	-0-

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TO: DEBORAH TRALA, PRESIDENT & PALADIN CLUB XI COUNCIL  
FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT  
JON J. MASTRIANA, MANAGER & JOHN J. MASTRIANA, JR., CPM

RE: MEETING ON JULY 20, 2016 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR JUNE AND YTD TO 6/30/16

## MANAGING AGENT FINANCIAL REPORT:

* M & T BANK, OPERATING ON 6/30/16:	= \$	24,999.86
* PNC OPERATING ACCOUNT ON 6/30/16:	= \$	5,545.40
* PNC NCC SEWER ACCT. ON 6/30/16 (paid \$24,155.31- 2/11/16):	= \$	2,456.40
OPERATING FUNDS ON JUNE 30, 2016:	= \$	33,001.66
* RESERVES:		
* CAPITAL ONE RESERVE 1752 ON 6/30/16:	= \$	322,642.39
* MIDCOAST BANK C.D./RESERVE (from C.D. expired 5/19/16):	= \$	57,050.00
* MIDCOAST BANK C.D./RESERVE (9/26/14R) ON 6/30/16:	= \$	52,072.55
* MIDCOAST BANK C.D./RESERVE #2 (2/23/15R) ON 6/30/16:	= \$	29,694.97
* MIDCOAST BANK C.D./RESERVE #3 (11/21/14 R) ON 6/30/16:	= \$	34,484.14
* MIDCOAST BANK C.D./RESERVE #4 (6/28/16R) ON 6/30/16:	= \$	74,034.01
(RESERVE FUNDS ON JUNE 30, 2016 = \$569,978.06)		
* TOTAL FUNDS ON JUNE 30, 2016:	= \$	602,979.72
* JUNE INCOME ON 6/30/16:	= \$	57,483.15
* JUNE BUDGETED INCOME ON 6/30/16:	= \$	46,286.05
(Difference is \$11,197.10 more income from collections)		
* JUNE EXPENSES ON 6/30/16:	= \$	52,489.39
* JUNE BUDGETED EXPENSES ON 6/30/16:	= \$	41,536.05
* (Difference is \$10,953.34 more expense relating to capital improvements)		
* INCOME YTD (6 MO.) TO 6/30/16:	= \$	307,154.98
* INCOME BUDGETED YTD (6 MO.) TO 6/30/16:	= \$	277,716.30
(Difference is \$29,438.68 more income from collection work)		
* EXPENSE YTD (6 MO.) TO 6/30/16:	= \$	306,367.44
* EXPENSE BUDGETED YTD (6 MO.) TO 6/30/16:	= \$	271,716.30
(Difference is \$34,651.14 more expense relating to YTD capital work of \$40,409.96.)		
* LATE FEES COLLECTED YTD ON 6/30/16:	= \$	7,344.83
* RESERVE FUND TRANSFERS ON 6/30/16:	= \$	41,502.00
* CONTINGENCY FUND TRANSFERS YTD ON 6/30/16:	= \$	458.33

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TO: DEBORAH TRALA, PRESIDENT & PALADIN CLUB XI COUNCIL

FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT  
JON J. MASTRIANA, MANAGER & JOHN J. MASTRIANA, JR., CPM

RE: MEETING ON AUGUST 17, 2016 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR JULY AND YTD TO 7/31/16

## MANAGING AGENT FINANCIAL REPORT:

* M & T BANK, OPERATING ON 7/31/16:	= \$	9,707.16
* PNC OPERATING ACCOUNT ON 7/31/16:	= \$	6,003.73
* PNC NCC SEWER ACCT. ON 7/31/16:	= \$	4,444.42
OPERATING FUNDS ON JULY 31, 2016:	= \$	20,155.31
* RESERVES:		
* CAPITAL ONE RESERVE 1752 ON 7/31/16:	= \$	337,834.01
* MIDCOAST BANK CERTIFICATES OF DEPOSIT/RESERVE ON 7/31/16 = \$57,050.00, \$52,072.55, \$29,694.97, \$34,484.14, \$74,034.01, TOTAL = \$ 247,335.67 (RESERVE FUNDS ON JULY 31, 2016 = \$585,169.68)		
* TOTAL FUNDS ON JULY 31, 2016:	= \$	605,324.99
* JULY INCOME ON 7/31/16:	= \$	45,884.45
* JULY BUDGETED INCOME ON 7/31/16: (Difference is \$401.60 less income. Last month was \$11,197.10 more income)	= \$	46,286.05
* JULY EXPENSES ON 7/31/16:	= \$	42,329.38
* JULY BUDGETED EXPENSES ON 7/31/16: (Difference is \$15,793.33 more expense relating to grounds & capital improvements)	= \$	26,536.05
* INCOME YTD (7 MO.) TO 7/31/16:	= \$	353,253.52
* INCOME BUDGETED YTD (7 MO.) TO 7/31/16: (Difference is \$29,251.17 more income from collection work)	= \$	324,002.35
* EXPENSE YTD (7 MO.) TO 7/31/16:	= \$	348,696.82
* LESS CAPITAL IMPROVEMENTS ON 7/31/16:	- \$	47,864.96
* ADJUSTED EXPENSES ON 7/31/16:	= \$	300,831.86
* EXPENSE BUDGETED YTD (7 MO.) TO 7/31/16: (Difference is \$2,579.51 more expense)	= \$	298,252.35
* LATE FEES COLLECTED YTD ON 7/31/16:	= \$	7,956.69
* RESERVE FUND TRANSFERS ON 7/31/16:	= \$	48,419.00
* CONTINGENCY FUND TRANSFERS YTD ON 7/31/16:	= \$	916.66

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FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT  
JON J. MASTRIANA, MANAGER & JOHN J. MASTRIANA, JR., CPM

RE: MEETING ON SEPTEMBER 21, 2016 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR AUGUST AND YTD TO 8/31/16

## MANAGING AGENT FINANCIAL REPORT:

* M & T BANK, OPERATING ON 8/31/16:	= \$ 18,806.33
* PNC OPERATING ACCOUNT ON 8/31/16:	= \$ 6,462.06
* PNC NCC SEWER ACCT. ON 8/31/16:	= \$ 6,432.46
OPERATING FUNDS ON AUGUST 31, 2016:	= \$ 31,700.85
* RESERVES:	
* CAPITAL ONE RESERVE 1752 ON 8/31/16:	= \$ 344,751.01
* MIDCOAST BANK CERTIFICATES (5) OF DEPOSIT/RESERVE ON 8/31/16 = \$57,050.00, \$52,072.55, \$29,694.97, \$34,484.14, \$74,034.01, TOTAL = \$ 247,335.67 (RESERVE FUNDS ON AUGUST 31, 2016 = \$592,086.68)	
* TOTAL FUNDS ON AUGUST 31, 2016:	= \$ 623,787.53
* AUGUST INCOME ON 8/31/16: = \$ 48,614.31	
* AUGUST BUDGETED INCOME ON 8/31/16: (Difference is \$2,328.26 more income)	= \$ 46,286.05
* AUGUST EXPENSES ON 8/31/16:	= \$ 28,844.17
* AUGUST BUDGETED EXPENSES ON 8/31/16: (Difference is \$2,308.12 more expense)	= \$ 26,536.05
* INCOME YTD (8 MO.) TO 8/31/16: = \$ 401,867.94	
* INCOME BUDGETED YTD (8 MO.) TO 8/31/16: (Difference is \$31,579.54 more income from extensive collection work)	= \$ 370,288.40
* EXPENSE YTD (8 MO.) TO 8/31/16:	= \$ 377,540.99
* LESS CAPITAL IMPROVEMENTS ON 8/31/16:	- \$ 47,864.96
* ADJUSTED EXPENSES ON 8/31/16:	= \$ 329,676.03
* EXPENSE BUDGETED YTD (8 MO.) TO 8/31/16: (Difference is \$4,887.63 more expense)	= \$324,788.40
* LATE FEES COLLECTED YTD ON 8/31/16:	= \$ 8,897.33
* RESERVE FUND TRANSFERS ON 8/31/16:	= \$ 55,336.00
* CONTINGENCY FUND & RESERVES YTD ON 8/31/16:	= \$ 56,710.99



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FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT  
JON J. MASTRIANA, MANAGER & JOHN J. MASTRIANA, JR., CPM

RE: MEETING ON OCTOBER 19, 2016 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR SEPTEMBER AND YTD TO 9/30/16

## MANAGING AGENT FINANCIAL REPORT:

* M & T BANK, OPERATING ON 9/30/16:	= \$ 15,903.92
* PNC OPERATING ACCOUNT ON 9/30/16:	= \$ 6,920.39
* PNC NCC SEWER ACCT. ON 9/30/16:	= \$ 8,432.50
OPERATING FUNDS ON SEPTEMBER 30, 2016:	= \$ 31,256.81
* RESERVES:	
* CAPITAL ONE RESERVE 1752 ON 9/30/16:	= \$ 351,782.42
* MIDCOAST BANK CERTIFICATES (5) OF DEPOSIT/RESERVE ON 9/30/16 = \$57,238.06, \$52,138.03, \$29,732.31, \$34,527.50, \$74,247.70, TOTAL = \$ 247,883.60 (RESERVE FUNDS ON SEPTEMBER 30, 2016 = \$599,666.02)	
* TOTAL FUNDS ON SEPTEMBER 30, 2016:	= \$ 630,922.83
* SEPTEMBER INCOME ON 9/30/16:	= \$ 47,520.07
* SEPTEMBER BUDGETED INCOME ON 9/30/16: (Difference is \$1,234.02 more income)	= \$ 46,286.05
* SEPTEMBER EXPENSES ON 9/30/16:	= \$ 43,441.76
* SEPTEMBER BUDGETED EXPENSES ON 9/30/16: (Difference is \$1,905.71 more expense relating to repairs/maintenance)	= \$ 41,536.05
* INCOME YTD (9 MO.) TO 9/30/16:	= \$ 448,198.37
* INCOME BUDGETED YTD (9 MO.) TO 9/30/16: (Difference is \$31,623.92 more income from collection work)	= \$ 416,574.45
* EXPENSE YTD (9 MO.) TO 9/30/16:	= \$ 418,579.48
* LESS CAPITAL IMPROVEMENTS ON 9/30/16:	- \$ 47,864.96
* ADJUSTED EXPENSES ON 9/30/16:	= \$ 370,714.52
* EXPENSE BUDGETED YTD (9 MO.) TO 9/30/16: (Difference is \$4,390.07 more expense and relates to bad debt expense)	= \$ 366,324.45
* LATE FEES COLLECTED YTD ON 9/30/16:	= \$ 9,333.93
* RESERVE FUND TRANSFERS ON 9/30/16:	= \$ 62,253.00
* CONTINGENCY FUND & RESERVES YTD ON 9/30/16:	= \$ 64,086.32

# 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 & PALADIN CLUB XI COUNCIL

FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT  
JON J. MASTRIANA, MANAGER & JOHN J. MASTRIANA, JR., CPM

RE: MEETING ON NOVEMBER 16, 2016 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR OCTOBER AND YTD TO 10/31/16

## MANAGING AGENT FINANCIAL REPORT:

* M & T BANK, OPERATING ON 10/31/16:	= \$ 21,364.54
* PNC OPERATING ACCOUNT ON 10/31/16:	= \$ 7,378.72
* PNC NCC SEWER ACCT. ON 10/31/16:	= \$ 10,432.57
OPERATING FUNDS ON OCTOBER 31, 2016:	= \$ 39,175.83
* RESERVES:	
* CAPITAL ONE RESERVE 1752 ON 10/31/16:	= \$ 358,931.83
* MIDCOAST BANK CERTIFICATES (5) OF DEPOSIT/RESERVE ON 10/31/16 = \$57,238.06, \$52,138.03, \$29,732.31, \$34,527.50, \$74,247.70, TOTAL = \$ 247,883.60 (RESERVE FUNDS ON OCTOBER 31, 2016 = \$606,815.43)	
* TOTAL FUNDS ON OCTOBER 31, 2016:	= \$ 645,991.26
* OCTOBER INCOME ON 10/31/16:	= \$ 45,370.63
* OCTOBER BUDGETED INCOME ON 10/31/16: (Difference is \$915.42 less income. Last month was \$1,234.02 more income)	= \$ 46,286.05
* OCTOBER EXPENSES ON 10/31/16:	= \$ 23,081.67
* OCTOBER BUDGETED EXPENSES ON 10/31/16: (Difference is \$3,454.38 less expense)	= \$ 26,536.05
* INCOME YTD (10 MO.) TO 10/31/16	= \$ 493,682.10
* INCOME BUDGETED YTD (10 MO.) TO 10/31/16: (Difference is \$30,821.60 more income from collection work)	= \$ 462,860.50
* EXPENSE YTD (10 MO.) TO 10/31/16:	= \$ 441,661.15
* LESS CAPITAL IMPROVEMENTS ON 10/31/16:	- \$ 50,211.66
* ADJUSTED EXPENSES ON 10/31/16:	= \$ 391,449.49
* EXPENSE BUDGETED YTD (10 MO.) TO 10/31/16: (Difference is \$1,411.01 less expense)	= \$ 392,860.50
* LATE FEES COLLECTED YTD ON 10/31/16:	= \$ 9,830.64
* RESERVE FUND TRANSFERS ON 10/31/16:	= \$ 69,170.00
* CONTINGENCY FUND & RESERVES YTD ON 10/31/16:	= \$ 71,461.65

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FAX: (302) 234-1250

TO: DEBORAH TRALA, PRESIDENT, PALADIN CLUB XI CONDOMINIUMS  
PALADIN CLUB XI COUNCIL AND ATTENDING UNIT OWNERS

FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT  
JON J. MASTRIANA, MANAGER & JOHN J. MASTRIANA, JR., CPM

RE: ANNUAL MEETING ON DECEMBER 21, 2016 @ 7:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR NOVEMBER AND YTD TO 11/30/16

## MANAGING AGENT FINANCIAL REPORT:

* M & T BANK, OPERATING ON 11/30/16:	= \$ 24,601.07
* PNC OPERATING ACCOUNT ON 11/30/16:	= \$ 7,837.05
* PNC NCC SEWER ACCT. ON 11/30/16 (last year was \$24,155.31):	= \$ 20,432.64
OPERATING FUNDS ON NOVEMBER 30, 2016:	= \$ 52,870.76
* RESERVES:	
* CAPITAL ONE RESERVE 1752 ON 11/30/16:	= \$ 365,966.46
* MIDCOAST BANK CERTIFICATES (5) OF DEPOSIT/RESERVE ON 11/30/16 = \$57,238.06, \$52,138.03, \$29,732.31, \$34,527.50, \$74,247.70, TOTAL	= \$ 247,883.60
(RESERVE FUNDS ON NOVEMBER 30, 2016 = \$613,850.06)	
* TOTAL FUNDS ON NOVEMBER 30, 2016:	= \$ 666,720.82
* NOVEMBER INCOME ON 11/30/16:	= \$ 45,370.63
* NOVEMBER BUDGETED INCOME ON 11/30/16:	= \$ 46,286.05
(Difference is \$1,316.41 less income)	
* NOVEMBER EXPENSES ON 11/30/16:	= \$ 24,590.79
* NOVEMBER BUDGETED EXPENSES ON 11/30/16:	= \$ 26,536.05
* (Difference is \$1,945.26 less expense)	
* INCOME YTD (11 MO.) TO 11/30/16	= \$ 538,651.74
* INCOME BUDGETED YTD (11 MO.) TO 11/30/16:	= \$ 509,146.55
(Difference is \$29,505.19 more income from collection work)	
* EXPENSE YTD (11 MO.) TO 11/30/16:	= \$ 466,231.94
* LESS CAPITAL IMPROVEMENTS ON 11/30/16:	- \$ 49,611.66
* ADJUSTED EXPENSES ON 11/30/16:	= \$ 416,620.28
* EXPENSE BUDGETED YTD (11 MO.) TO 11/30/16:	= \$ 419,396.55
(Difference is \$2,776.27 more expense or one-half percent of the budget)	
* LATE FEES COLLECTED YTD ON 11/30/16:	= \$ 10,319.98
* RESERVE/CONT. FUNDS TRANSFERRED YTD ON 11/30/16:	= \$ 78,836.98

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Certified Property Manager

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

TO: DEBORAH TRALA, PRESIDENT, PALADIN CLUB XI CONDOMINIUMS  
PALADIN CLUB XI COUNCIL AND ATTENDING UNIT OWNERS

FROM: MASTRIANA PROPERTY MANAGEMENT, INC., MANAGING AGENT  
JON J. MASTRIANA, MANAGER & JOHN J. MASTRIANA, JR., CPM

RE: MEETING ON JANUARY 18, 2017 @ 6:00 PM/ CLUBHOUSE  
INCOME & EXPENSE FOR DECEMBER AND YTD TO 12/31/16

## MANAGING AGENT FINANCIAL REPORT:

* M & T BANK, OPERATING ON 12/31/16:	= \$	9,911.76
* PNC OPERATING ACCOUNT ON 12/31/16:	= \$	8,295.38
* PNC NCC SEWER ACCT. ON 12/31/16 (last year was \$24,155.31):	= \$	22,432.96
OPERATING FUNDS ON DECEMBER 31, 2016:	= \$	40,640.10
* RESERVES:		
* CAPITAL ONE RESERVE 1752 ON 12/31/16:	= \$	362,433.57
* MIDCOAST BANK CERTIFICATES (5) OF DEPOSIT/RESERVE ON 12/31/16 =		
* \$52,202.88, 29,769.29, 34,570.44, 74,459.67, 57,422.69 (5): TOTAL	= \$	248,424.97
(RESERVE FUNDS ON DECEMBER 31, 2016 = \$610,858.54, reduced \$10,572./ roof)		
* TOTAL FUNDS ON DECEMBER 31, 2016:	= \$	651,498.64
* DECEMBER INCOME ON 12/31/16:	= \$	43,151.93
* DECEMBER BUDGETED INCOME ON 12/31/16:	= \$	46,286.05
(Difference is \$3,134.12 less income)		
* DECEMBER EXPENSES ON 12/31/16:	= \$	58,216.51
* DECEMBER BUDGETED EXPENSES ON 12/31/16:	= \$	47,536.05
(Difference is \$10,680.46 more expense relating to capital improvements of \$12,516.)		
* INCOME YTD (12 MO.) TO 12/31/16	= \$	581,868.52
* INCOME BUDGETED YTD (12 MO.) TO 12/31/16:	= \$	555,432.60
(Difference is \$26,435.92 more income from collection work)		
* EXPENSE YTD (12 MO.) TO 12/31/16:	= \$	523,698.45
* LESS CAPITAL IMPROVEMENTS ON 12/31/16:	- \$	62,127.66
* ADJUSTED EXPENSES ON 12/31/16:	= \$	461,570.79
* EXPENSE BUDGETED YTD (12 MO.) TO 12/31/16:	= \$	466,932.60
(Difference is \$5,361.81 more expense or less than 1% of the budget)		
* LATE FEES COLLECTED YTD ON 12/31/16:	= \$	10,696.54
* RESERVE/CONT. FUNDS TRANSFERRED YTD ON 12/31/16:	= \$	86,212.31