

MASTRIANA PROPERTY MANAGEMENT, INC.

Pike Creek Professional Center
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JOHN J. MASTRIANA, JR.
Certified Property Manager

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

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

RE: MEETING ON NOVEMBER 28, 2018 @ 6:00 PM/CLUBHOUSE
INCOME & EXPENSE YEAR TO DATE (10 MO.) ON OCTOBER 31, 2018

MANAGING AGENT FINANCIAL REPORT:

* M&T OPERATING ON 10/31/18:	= \$	27,442.66
* PNC INSURANCE ON 10/31/18:	= \$	3,825.90
* PNC NCC SEWER ON 10/31/18:	= \$	16,346.91
OPERATING FUNDS ON OCTOBER 31, 2018:	= \$	47,615.47
* RESERVES:		
* CAPITAL ONE RESERVE 1752 ON 10/31/18:	= \$	347,516.78
* MIDCOAST BANK CERTIFICATES (5) OF DEPOSIT/RESERVE ON 10/31/18:		
* \$53,112.09, \$30,104.03, \$34,939.58, \$76,406.09, \$58,731.82 TOTAL =	= \$	253,293.61
(RESERVE FUNDS ON OCTOBER 31, 2018 = \$600,810.39)		
* TOTAL FUNDS ON OCTOBER 31, 2018:	= \$	648,425.86
* INCOME YTD (10 MO.) ON OCTOBER 31, 2018:	= \$	518,898.65
(Includes \$51,810.40 rental fees and \$4,001.16 new owner fees)		
* BUDGETED INCOME YTD (10 MO.) ON OCTOBER 31, 2018:	= \$	485,260.50
(Difference is \$33,638.15 more income)		
* EXPENSES YTD (10 MO.) ON 10/31/18:	= \$	428,446.49
* BUDGETED EXPENSE YTD (10 MO.) ON 10/31/18:	= \$	416,085.52
(Difference is \$12,360.97 more expense related mainly to water & landscape)		
* CAPITAL IMPROVEMENTS YTD ON 10/31/18 =		\$23,120.00
* LATE FEES COLLECTED YTD (10 MO.) ON 10/31/18:	= \$	4,861.14
* CONTINGENCY FUNDS YTD (10 MO.) ON 10/31/18:	= \$	4,166.60
* RESERVE FUNDS YTD (10 MO.) ON 10/31/18:	= \$	72,500.00