

TREASURER'S REPORT
PERIOD ENDING FEBRUARY 28, 2017

BANK BALANCES			Balances at February 28		Variances		
BANK	Account	#	2017	2016	\$	%	
CLIPPER	POPULAR Operating	407	70,207.48	110,801.19	(40,593.71)	-36.6	
	POPULAR Petty Cash		277.00	277.00			
	POPULAR Special Assessment GARAGE	9823	374,717.15				
	POPULAR Special Assessment	6662	742.27	4,343.14	(3,600.87)	-82.9	
	POPULAR Special Assessment - Vendor Balance	5644	CLOSED	1.59	(1.59)	-100.0	
	POPULAR Money Market - Comcast	3036	188.19	188.00	0.19	0.1	
	COCONUT GROVE Escrow NEW		174,990.81	172,386.28	2,604.53	1.5	
	CITY NATIONAL Reserves	6637	164,909.64	144,132.98	20,776.66	14.4	
	WELLS FARGO Reserves	1539	177,269.65	158,260.84	19,008.81	12.0	
	POPULAR Money Market	5072	CLOSED	3.35	(3.35)	-100.0	
	TOTAL CLIPPER			963,302.19	590,394.37	372,907.82	63.2
		Total Reserves (Included above)		342,179.29	302,393.82	39,785.47	13.2
	TOWER	POPULAR Operating	408	305,187.62	306,650.20	(1,462.58)	-0.5
POPULAR Petty Cash			223.00	306,650.20			
POPULAR Special Assessment GARAGE			397,186.23				
POPULAR Special Assessment		6670	100.08	3,574.18	(3,474.10)	-97.2	
POPULAR Special Assessment - Vendor Balance		5651	CLOSED	0.83	(0.83)	-100.0	
POPULAR Money Market NEW			86,283.56				
POPULAR Money Market - Comcast		3010	CLOSED	2.49	(2.49)	-100.0	
COCONUT GROVE Escrow NEW			131,522.67	116,803.16	14,719.51	12.6	
CITY NATIONAL Reserves		6624	243,791.75	235,086.03	8,705.72	3.7	
WELLS FARGO Reserves		4407	232,694.91	194,964.30	37,730.61	19.4	
POPULAR Special Assessment - Elevator		4400	CLOSED	0.16	(0.16)	-100.0	
TOTAL TOWER				1,396,989.82	1,163,731.55	233,258.27	20.0
		Total Reserves (included above)		476,486.66	430,050.33	46,436.33	10.8
OTHER CASH	POPULAR Association Operating	3334		-	-	-	
	CHASE Money Market - Association	849	428.40	479.31	(50.91)	-10.6	
	POPULAR LOAN PROCEEDS	7355	3,132,401.05				
	TOTAL OTHER CASH		3,132,829.45	479.31	3,132,350.14	653,512.37	
Combined Total - All Cash			5,493,121.46	1,754,605.23	3,738,516.23	213.1	

	ANNUAL WRITE OFFS						
	2008	2009	2010	2011	2012	2013	2014/15/16
CLIPPER	66,767.00	117,155.16	54,027.00	34,048.00	11,226.31	0.00	0.00
TOWER	151,572.00	147,809.23	121,352.00	46,340.00	34,519.60	0.00	0.00
TOTAL	218,339.00	264,964.39	175,379.00	80,388.00	45,745.91	0.00	0.00
% Previous Year		1.21	0.66	0.46	0.57	0.00	0.00%

FINANCIAL NOTES FEBRUARY 28, 2017					
	Added to Reserves		Spec. Assess. Note	Insurance Note	Balances
CLIPPER	5,000.00	GARAGE LOAN	3,734,606.00		3,131,829.00
TOWER ASSOC.	6,250.00	Insurance		58,549.66	167,061.96
TOTAL	11,250.00		3,734,606.00	58,549.66	

NB Insurance renewal with Wells Fargo including wind effective 6-13-2016

DELINQUENCY REPORT					
	Balances at February 28		Variances		
	2017	2016	\$	%	
CLIPPER	Maintenance Fees	36,744.44	19,515.75	17,228.69	88.3
	Special Assessments	9,148.00	1,053.00	8,095.00	768.8
	Total	45,892.44	20,568.75	25,323.69	123.1
	Liens/Foreclosure Receipts	34,850.95	11,142.00	23,708.95	212.8
	Net Delinquency	11,041.49	9,426.75	1,614.74	17.1
TOWER	Maintenance Fees	13,758.01	20,087.00	(6,328.99)	(31.5)
	Special Assessments	8,373.00		8,373.00	
	Total	22,131.01	20,087.00	2,044.01	10.2
	Liens/Foreclosure Receipts	14,338.01	16,155.00	(1,816.99)	(11.2)
	Net Delinquency	7,793.00	3,932.00	3,861.00	98.2
Combined Delinquency		18,834.49	13,358.75	5,475.74	41.0

COMBINED AGING SUMMARY REPORT					
Months Outstanding	2017		2016		
	# Units	\$	# Units	\$	
0 - 1	24	6,335.00	13	5,020.93	
1 - 2	16	15,430.49	7	8,170.26	
2 - 3	2	3,921.00	3	6,571.00	
3 - 4					
4+	4	40,967.96	3	20,872.56	
Other	3	1,369.00	1	21.00	
Total	49	68,023.45	27	40,655.75	