

TREASURER'S REPORT
PERIOD ENDING MARCH 31, 2017

BANK BALANCES						
BANK	Account	#	Balances at March 31		Variances	
			2017	2016	\$	%
CLIPPER	POPULAR Operating	407	92,658.30	118,637.58	(25,979.28)	-21.9
	POPULAR Petty Cash		277.00	277.00		
	POPULAR Special Assessment GARAGE	9823	373,715.10			
	POPULAR Special Assessment	6662	0.02	4,490.33	(4,490.31)	-100.0
	POPULAR Special Assessment - Vendor Balance	5644	CLOSED	1.59	#VALUE!	#VALUE!
	POPULAR Money Market - Comcast	3036	188.20	188.01	0.19	0.1
	COCONUT GROVE Escrow-NEW		175,365.81	172,186.28	3,179.53	1.8
	CITY NATIONAL Reserves	6637	164,957.96	144,175.21	20,782.75	14.4
	WELLS FARGO Reserves	1539	173,222.63	163,287.07	9,935.56	6.1
	POPULAR Money Market	5072		3.35	(3.35)	-100.0
	TOTAL CLIPPER		980,385.02	603,246.42	377,138.60	62.5

TOWER						
Total Reserves (Included above)			338,180.59	307,462.28	30,718.31	10.0
POPULAR	Operating	408	315,024.98	310,010.23	5,014.75	1.6
POPULAR	Petty Cash		223.00	223.00		
POPULAR	Special Assessment GARAGE	9831	408,768.28			
POPULAR	Special Assessment	6670		3,574.33	(3,574.33)	-100.0
POPULAR	Special Assessment - Vendor Balance	5651	CLOSED	0.83	#VALUE!	#VALUE!
POPULAR	Money Market-NEW		86,309.14			
POPULAR	Money Market -COMCAST	3010	CLOSED	2.49	#VALUE!	#VALUE!
COCONUT GROVE	Escrow-NEW		131,147.67	115,853.16	15,294.51	13.2
CITY NATIONAL	Reserves	6624	238,099.51	235,154.91	2,944.60	1.3
WELLS FARGO	Reserves	4407	237,586.84	201,246.62	36,340.22	18.1
POPULAR	Special Assessment - Elevator	4400		0.16	(0.16)	-100.0
	TOTAL TOWER		1,417,159.42	866,065.73	551,093.69	63.6
Total Reserves (included above)			475,686.35	436,401.53	39,284.82	9.0

OTHER CASH						
POPULAR	Association Operating	410	-	-	-	-
CHASE	Money Market - Association	849	204.45	479.32	(274.87)	-57.3
	TOTAL OTHER CASH			479.32	(479.32)	-100.0

Combined Total - All Cash	2,397,544.44	1,469,791.47	927,752.97	63.1
----------------------------------	---------------------	---------------------	-------------------	-------------

DELINQUENCY REPORT					
	Balances at March 31	2017	2016	Variances	
				\$	%
CLIPPER	Maintenance Fees	38,217.44	17,572.82	20,644.62	117.5
	Special Assessments	7,271.00	906.00	6,365.00	702.5
	Total	45,488.44	18,478.82	27,009.62	146.2
	Liens/Foreclosure Receipts	37,442.95	14,437.56	23,005.39	159.3
	Net Delinquency	8,045.49	4,041.26	4,004.23	99.1
TOWER	Maintenance Fees	14,024.68	20,861.72	(6,837.04)	(32.8)
	Special Assessments	4,390.00		4,390.00	#DIV/0!
	Total	18,414.68	20,861.72	(2,447.04)	(11.7)
	Liens/Foreclosure Receipts	13,405.00	18,600.72	(5,195.72)	(27.9)
	Net Delinquency	5,009.68	2,261.00	2,748.68	121.6
	Combined Delinquency	13,055.17	6,302.26	6,752.91	107.2

ANNUAL WRITE OFFS							
	2008	2009	2010	2011	2012	2013/14/15	2016
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 MARCH 31, 2017				
	Added to Reserves	Monthly Payments		Balances
		Loan Note	Insurance Note	
CLIPPER	5,000.00			-
TOWER	6,250.00			-
ASSOC.		LOAN		3,622,053.99
ASSOC.		INSURANCE	58,549.66	117,099.17
TOTAL	11,250.00		117,508.63	58,549.66

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

COMBINED AGING SUMMARY REPORT				
31-Mar				
Months Outstanding	2017		2016	
	# Units	\$	# Units	\$
0 - 1	26	10,922.16	6	2,388.00
1 - 2	5	5,438.00	4	3,996.00
2 - 3	1	2,382.00	3	4,693.26
3 - 4	1	3,481.00	1	5,870.72
4+	4	40,433.96	3	22,374.56
Other	4	1,246.00	1	18.00
Total	41	63,903.12	18	39,341