

TREASURER'S REPORT
PERIOD ENDING APRIL 30, 2017

BANK BALANCES

BANK	Account	#	Balances at April 30		Variances	
			2017	2016	\$	%
CLIPPER	POPULAR Operating	407	148,830.82	141,780.59	7,050.23	5.0
	POPULAR Petty Cash		277.00	277.00		
	POPULAR Special Assessment GARAGE	9823	379,257.55			
	POPULAR Special Assessment	6662	CLOSED	4,490.50	#VALUE!	#VALUE!
	POPULAR Special Assessment - Vendor Balance	5644	CLOSED	1.59	#VALUE!	#VALUE!
	POPULAR Money Market - Comcast	3036	188.22	188.03	0.19	0.1
	COCONUT GROVE Escrow NEW		177,565.81	169,206.28	8,359.53	4.9
	CITY NATIONAL Reserves	6637	170,001.62	149,215.20	20,786.42	13.9
	WELLS FARGO Reserves	1539	173,236.87	163,300.50	9,936.37	6.1
	POPULAR Money Market	5072	CLOSED	3.35	#VALUE!	#VALUE!
	TOTAL CLIPPER		1,049,357.89	628,463.04	420,894.85	67.0

Total Reserves (Included above)			343,238.49	312,515.70	30,722.79	9.8
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TOWER	POPULAR Operating	408	367,627.11	336,019.56	31,607.55	9.4
	POPULAR Petty Cash		223.00	223.00		
	POPULAR Special Assessment GARAGE	9831	408,221.53			
	POPULAR Special Assessment	6670	CLOSED	3,574.47	#VALUE!	#VALUE!
	POPULAR Special Assessment - Vendor Balance	5651	CLOSED	0.83	#VALUE!	#VALUE!
	POPULAR Money Market - Comcast	3010	CLOSED	2.49	#VALUE!	#VALUE!
	COCONUT GROVE Escrow NEW		136,612.67	117,203.16	19,409.51	16.6
	CITY NATIONAL Reserves	6624	244,412.52	241,469.96	2,942.56	1.2
	WELLS FARGO Reserves	4407	231,957.28	201,263.17	30,694.11	15.3
	POPULAR MONEY MARKET -NEW		86,332.25		86,332.25	#DIV/0!
	TOTAL TOWER		1,475,366.36	899,766.64	575,629.72	64.0

OTHER CASH	POPULAR Association LOAN PROCEEDS	7355	2,751,043.72	-	2,751,043.72	
	CHASE Money Market - Association		204.45	479.33	(274.88)	-57.3
	TOTAL OTHER CASH		2,751,248.17	479.33	2,750,768.84	573877.9

Combined Total - All Cash			5,275,992.42	1,528,699.01	3,747,293.41	245.1
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DELINQUENCY REPORT

		Balances at April 30		Variances	
		2017	2016	\$	%
CLIPPER	Maintenance Fees	38,437.44	17,572.82	20,864.62	118.7
	Special Assessments	8,067.00	906.00	7,161.00	790.4
	Total	46,504.44	18,478.82	28,025.62	151.7

Liens/Foreclosure Receipts	41,093.95	14,437.56	26,656.39	184.6
Net Delinquency	5,410.49	4,041.26	1,369.23	33.9

TOWER	Maintenance Fees	11,768.35	20,861.72	(9,093.37)	(43.6)
	Special Assessments	2,398.00		2,398.00	#DIV/0!
	Total	14,166.35	20,861.72	(6,695.37)	(32.1)

Liens/Foreclosure Receipts	10,422.01	18,600.72	(8,178.71)	(44.0)
Net Delinquency	3,744.34	2,261.00	1,483.34	65.6

Combined Delinquency	9,154.83	6,302.26	2,852.57	45.3
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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 APRIL 30, 2017

	Added to Reserves	Monthly Payments		Balances	
		Loan Note	Insurance Note		
CLIPPER	5,000.00			-	
TOWER	6,250.00			-	
ASSOC. ASSOC.		LOAN Insurance	117,508.63	58,549.66	3,494,184.47
TOTAL	11,250.00		117,508.63	58,549.66	58,549.51

COMBINED AGING SUMMARY REPORT

Months Outstanding	30-Apr			
	2017		2016	
	# Units	\$	# Units	\$
0 - 1	18	4,946.00	6	2,388.00
1 - 2	4	4,438.83	4	3,996.00
2 - 3	2	3,837.00	3	4,693.26
3 - 4			1	5,870.72
4+	5	45,696.96	3	22,374.56
Other	6	1,752.00	1	18.00
Total	35	60,670.79	18	39,340.54