

TREASURER'S REPORT
PERIOD ENDING APRIL 30, 2018

BANK BALANCES						
BANK	Account	#	Balances at April 30		Variances	
			2018	2017	\$	%
CLIPPER	POPULAR Operating	407	66,536.16	148,830.82	(83,294.66)	-56.0
	POPULAR Petty Cash		277.00	277.00		
	POPULAR Special Assessment GARAGE	9823	287,189.50	379,257.55		
	POPULAR Special Assessment	6662	CLOSED	CLOSED	#VALUE!	#VALUE!
	POPULAR Special Assessment - Vendor Balance	6644	CLOSED	CLOSED	#VALUE!	#VALUE!
	POPULAR Money Market - Comcast	3036	CLOSED	188.22	#VALUE!	#VALUE!
	COCONUT GROVE Escrow NEW		191,675.81	177,565.81	14,110.00	7.9
	CITY NATIONAL Reserves	6637	179,185.66	170,001.62	9,183.94	5.4
	WELLS FARGO Reserves	1639	188,621.22	173,236.87	(3,716.65)	-2.1
	POPULAR Money Market	6072	CLOSED	CLOSED	#VALUE!	#VALUE!
	TOTAL CLIPPER		893,385.25	1,049,357.89	(156,972.64)	-14.9

Total Reserves (Included above)			348,706.78	343,238.49	5,468.29	1.6
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TOWER	POPULAR Operating	408	278,232.55	367,627.11	(89,394.56)	-24.3
	POPULAR Petty Cash		223.00	223.00		
	POPULAR Special Assessment GARAGE	9831	290,754.84	408,221.53		
	POPULAR Special Assessment	6670	CLOSED	CLOSED	#VALUE!	#VALUE!
	POPULAR Special Assessment - Vendor Balance	6651	CLOSED	CLOSED	#VALUE!	#VALUE!
	POPULAR Money Market - Comcast	3010	CLOSED	CLOSED	#VALUE!	#VALUE!
	COCONUT GROVE Escrow NEW		153,282.67	136,612.67	16,640.00	12.2
	CITY NATIONAL Reserves	6624	257,870.91	244,412.52	13,458.39	5.5
	WELLS FARGO Reserves	4407	234,671.20	231,967.28	2,613.92	1.1
	POPULAR MONEY MARKET -NEW		23,234.31	86,332.25	(63,097.94)	-73.1
	TOTAL TOWER		1,238,139.48	1,475,386.36	(237,246.88)	-16.1

Total Reserves (Included above)			492,442.11	476,369.80	16,072.31	3.4
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OTHER CASH	POPULAR CHASE					
	Money Market - Association			479.33	(479.33)	-100.0
	TOTAL OTHER CASH			479.33	(479.33)	-100.0

Combined Total - All Cash			2,131,524.73	2,525,223.68	(393,698.85)	-15.6
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DELINQUENCY REPORT

	Balances at April 30		Variances		
	2018	2017	\$	%	
CLIPPER	Maintenance Fees	67,509.81	38,437.44	19,072.37	49.6
	Special Assessments	14,308.00	8,067.00	6,241.00	77.4
	Total	71,817.81	46,504.44	25,313.37	54.4

Liens/Foreclosure Recelpts	66,389.81	41,093.95	25,295.86	61.6
Net Delinquency	5,428.00	5,410.49	17.51	0.3

TOWER	Maintenance Fees	21,079.68	11,768.35	9,311.33	79.1
	Special Assessments	6,148.00	2,398.00	3,750.00	166.4
	Total	27,227.68	14,166.35	13,061.33	92.2

Liens/Foreclosure Recelpts	19,794.68	10,422.01	9,372.67	89.9
Net Delinquency	7,433.00	3,744.34	3,688.66	98.6

Combined Delinquency	12,861.00	8,154.83	3,706.17	40.5
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ANNUAL WRITE OFFS

	2008	2009	2010	2011	2012	2013/14/15	2016/17
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, 2018

	Added to Reserves	Monthly Payments		Balances
		Loan Note	Insurance Note	
CLIPPER	5,000.00			-
TOWER	6,250.00			-
ASSOC.		Laundry Loan	5,467.63	135,956.66
ASSOC.		S/A LOAN	117,608.63	2,182,938.21
ASSOC.		Insurance	59,584.35	59,584.35
TOTAL	11,250.00		123,078.26	59,584.35

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COMBINED AGING SUMMARY REPORT

Months Outstanding	30-Apr			
	2018		2017	
	# Units	\$	# Units	\$
0 - 1	16	3,695.00	18	4,946.00
1 - 2	7	10,439.67	4	4,438.83
2 - 3	1	3,808.02	2	3,897.00
3 - 4	1	2,634.00		
4+	5	76,936.80	5	45,696.96
Other	3	1,732.00	6	1,752.00
Total	32	99,045.49	35	60,670.79