

TREASURER'S REPORT
PERIOD ENDING OCTOBER 31, 2016

BANK BALANCES						
BANK	Account	#	Balances at October 31		Variances	
			2016	2015	\$	%
CLIPPER	POPULAR Operating	407	106,770.72	123,977.45	(17,206.73)	-13.9
	POPULAR Petty Cash		277.00	277.00		
	POPULAR Special Assessment/Pipes	6662	610.17	1,790.61	(1,180.44)	-65.9
	POPULAR Special Assessment - Vendor Balance	5644		1.59	(1.59)	-100.0
	POPULAR Money Market - Comcast	3036		3.35	(3.35)	-100.0
	BANK OF AMERICA Escrow CLOSED	5950		162,401.28	(162,401.28)	-100.0
	Coconut Grove NEW Escrow		175,473.81		175,473.81	100.0
	CITY NATIONAL Reserves	6637	154,729.85	133,974.67	20,755.18	15.5
	WELLS FARGO Reserves	1539	172,661.61	148,222.61	24,439.10	16.5
	POPULAR Money Market	5072	188.12	187.93	0.19	0.1
	TOTAL CLIPPER		610,711.28	670,936.39	39,874.89	7.0

BANK BALANCES						
BANK	Account	#	Balances at October 31		Variances	
			2016	2015	\$	%
	Total Reserves (Included above)		327,391.46	282,197.18	45,194.28	16.0
TOWER	POPULAR Operating	408	324,429.54	323,515.12	914.42	0.3
	POPULAR Petty Cash		223.00	223.00		
	POPULAR Special Assessment	6670	100.06	1,428.68	(1,328.62)	-93.0
	POPULAR Special Assessment - Vendor Balance	5651		0.83	(0.83)	-100.0
	POPULAR Money Market -	3010	86,184.61	2.49	86,182.12	#####
	CHASE Escrow CLOSED	8705		118,978.16	(118,978.16)	-100.0
	Coconut Grove NEW Escrow		127,147.67		127,147.67	100.0
	CITY NATIONAL Reserves	6624	238,330.27	222,324.88	16,005.39	7.2
	WELLS FARGO Reserves	4407	220,120.15	182,417.12	37,703.03	20.7
	POPULAR Special Assessment - Elevator	4400		0.16	(0.16)	-100.0
	TOTAL TOWER		998,636.30	848,990.44	147,644.86	17.4

OTHER CASH						
BANK	Account	#	Balances at October 31		Variances	
			2016	2015	\$	%
	Total Reserves (included above)		458,450.42	404,742.00	53,708.42	13.3
	POPULAR Association Operating	410				
	CHASE Money Market - Association	849	479.39	479.27	0.12	0.0
	TOTAL OTHER CASH		479.39	479.27	0.12	0.0

Combined Total - All Cash 1,007,725.97 1,420,208.10 187,619.87 13.2

DELINQUENCY REPORT					
		Balances at October 31		Variances	
		2016	2015	\$	%
CLIPPER	Maintenance Fees	28,334.70	14,204.04	14,130.66	99.5
	Special Assessments		3,979.00	(3,979.00)	(100.0)
	Total	28,334.70	18,183.04	10,151.66	55.8
	Liens/Foreclosure Receipts	23,889.00	8,655.04	15,233.96	176.0
	Net Delinquency	4,445.70	9,528.00	(5,082.30)	(53.3)
TOWER	Maintenance Fees	17,094.01	23,240.00	(6,145.99)	(26.4)
	Special Assessments	396.00	3,165.00	(2,769.00)	(87.5)
	Total	17,490.01	26,405.00	(8,914.99)	(33.8)
	Liens/Foreclosure Receipts	10,520.00	21,055.00	(10,535.00)	(50.0)
	Net Delinquency	6,970.01	5,350.00	1,620.01	30.3
	Combined Delinquency	11,415.71	14,878.00	(3,462.29)	(23.3)

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				
	Added to Reserves	Monthly Payments		Balances
		Spec. Assess. Note	Insurance Note	
CLIPPER	5,000.00			
TOWER	6,250.00		58,549.66	353,230.24
ASSOC.			58,549.66	
TOTAL	11,250.00	-	58,549.66	

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

COMBINED AGING SUMMARY REPORT				
Months Outstanding	2016		2015	
	# Units	\$	# Units	\$
0 - 1	9	2,904.00	29	7,487.00
1 - 2	6	5,445.00	8	7,107.00
2 - 3	2	3,068.00	4	7,462.04
3 - 4				
4+	5	34,407.70	3	21,957.00
Other			2	575.00
Total	22	45,825	46	44,588.04