

TREASURER'S REPORT
PERIOD ENDING DECEMBER 31, 2016

		BANK BALANCES					
		Balances at December 31		Variances			
		2016	2015	\$	%		
CLIPPER	POPULAR	Operating	407	109,462.41	133,018.03	(23,555.62)	-17.7
	POPULAR	Petty Cash		277.00	277.00		
	POPULAR	Special Assessment	6662	610.22	3,346.82	(2,736.60)	-81.8
	POPULAR	Special Assessment NEW GARAGE	9823	254,611.39			
	POPULAR	Special Assessment - Vendor Balance	5644	CLOSED	1.59	#VALUE!	#VALUE!
	POPULAR	Money Market - Comcast	3036	188.15	187.97	0.18	0.1
	COCONUT GROVE	Escrow NEW		179,453.81	169,256.28	10,197.53	6.0
	CITY NATIONAL	Reserves	6637	159,818.33	139,053.58	20,764.75	14.9
	WELLS FARGO	Reserves	1539	177,691.10	153,247.73	24,443.37	16.0
	POPULAR	Money Market		CLOSED	3.35	#VALUE!	#VALUE!
	TOTAL CLIPPER			882,112.41	598,392.35	283,720.06	47.4
		Total Reserves (Included above)		337,509.43	292,301.31	45,208.12	15.5
TOWER	POPULAR	Operating	408	327,655.15	332,096.37	(4,441.22)	-1.3
	POPULAR	Petty Cash		223.00	223.00		
	POPULAR	Special Assessment	6670	100.07	3,415.89	(3,315.82)	-97.1
	POPULAR	Special Assessment NEW GARAGE	9831	293,950.92			
	POPULAR	Special Assessment - Vendor Balance	5651	CLOSED	0.83	#VALUE!	#VALUE!
	POPULAR	Money Market - Comcast	3010	CLOSED	2.49	#VALUE!	#VALUE!
	POPULAR	Money Market NEW		86,234.07			
	COCONUT GROVE	Escrow NEW		128,712.67	117,503.16	11,209.51	9.5
	CITY NATIONAL	Reserves	6624	237,406.26	228,705.66	8,700.60	3.8
	WELLS FARGO	Reserves	4407	226,407.72	188,698.15	37,709.57	20.0
	POPULAR	Special Assessment - Elevator	4400	CLOSED	0.16	#VALUE!	#VALUE!
	TOTAL TOWER			1,300,689.86	870,645.71	430,044.15	49.4
		Total Reserves (included above)		463,813.98	417,403.81	46,410.17	11.1
OTHER CASH	POPULAR	Association Operating	3524	1,000.11	-	1,000.11	
	CHASE	Money Market - Association	849	458.40	479.29	(20.89)	-4.4
	TOTAL OTHER CASH			1,458.51	479.29	979.22	204.3
Combined Total - All Cash				2,184,260.78	1,469,517.36	714,743.43	48.6

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 DECEMBER 31, 2016

	Added to Reserves	Spec. Assess. Note	Insurance Note	Balances
CLIPPER	5,000.00			-
TOWER	6,250.00			-
ASSOC.			Insurance 58,549.66	284,161.08
TOTAL	11,250.00		58,549.66	

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

		DELINQUENCY REPORT					
		Balances at December 31		Variances			
		2016	2015	\$	%		
CLIPPER	Maintenance Fees	32,694.99	15,544.47	17,150.52	110.3		
	Special Assessments	11,614.00	2,396.00	9,218.00	384.7		
	Total	44,308.99	17,940.47	26,368.52	147.0		
	Liens/Foreclosure Receipts	29,696.99	10,155.47	19,541.52	192.4		
	Net Delinquency	14,612.00	7,785.00	6,827.00	87.7		
TOWER	Maintenance Fees	18,499.01	18,897.00	(397.99)	(2.1)		
	Special Assessments	8,451.00	158.00	8,293.00	5248.7		
	Total	26,950.01	19,055.00	7,895.01	41.4		
	Liens/Foreclosure Receipts	14,230.01	16,399.00	(2,168.99)	(13.2)		
	Net Delinquency	12,720.00	2,656.00	10,064.00	378.9		
	Combined Delinquency	27,332.00	10,441.00	16,891.00	161.8		

COMBINED AGING SUMMARY REPORT

Months Outstanding	2016		2015	
	# Units	\$	# Units	\$
0 - 1	65	24,008.00	13	5,564.00
1 - 2	4	4,444.00	8	7,150.00
2 - 3	2	3,240.29	3	3,532.04
3 - 4			1	2,027.00
4+	7	39,416.71	3	19,818.43
Other	2	150.00	2	(1,096.00)
Total	80	71,269	30	36,995