

TO: PATRICIA DEE

FROM: JOAN REPINSKI

CC: KOFFARNUS, R.; BIEDRZYCKI, M.; DOLLY BURNHAM; HICKS, T.;

SUBJECT: VISUAL HOMES WRITE-OFFS – Apr 1, 2016 – Jun. 30, 2016

Listed below is a breakdown of the Visual Homes Write-off by development from April 1, 2016 to June 30th 2016 for the January HACM Meeting.

<u>VETS</u>	<u>AMOUNT</u>
Northlawn	\$ 7,495.25
Southlawn	\$ 1,847.79
Berryland	\$ 3,868.83
TOTAL VETS	\$13,211.87

TOTAL WRITE-OFF REQUEST - \$13,211.87

TOTAL NUMBER OF WRITE-OFFS - 9

**PROJECT LEVEL WRITE OFF ANALYSIS REPORT
VISUAL HOMES -VETS
QUARTER ENDING-**

R/C	PROJECT	RENT	LATE FEES	LEGAL CHARGES	SALES & SERVICE	OTHER CHARGES	TOTAL UNCOLLECTABLE	NUMBER OF ACCOUNTS
900	NORTHLAWN	4,519.80	440.00	1,752.95	75.00	707.50	7,495.25	4
901	SOUTHLAWN	682.02	90.00		15.00	1,060.77	1,847.79	2
902	BERRYLAND	3,021.83	210.00	562.00	50.00	25.00	3,868.83	3
907	SOUTHLAWN PARK						0.00	

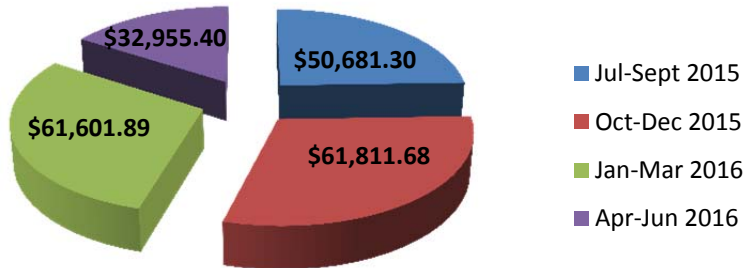
GRAND TOTALS	8,223.65	740.00	2,314.95	140.00	1,793.27	13,211.87	9
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PERCENTAGES	62.244%	5.601%	17.522%	1.060%	13.573%
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Move-outs with outstanding balances between

WRITE-OFF/COLLECTION ANALYSIS JULY 2015 TO JUNE 2016

Write-off



Collection Total Last 4 Quarters	Write-off Total Last 4 Quarters	Collection % of Write-off
\$83,891.26	\$207,050.27	41%

Quarter	Collection-TRIP	TRIP Collect As % of Total Collect	Collection-Other	Collection-Total	Total Collection As % of Qtr Write-off
Jul-Sep 2015	\$3,685.74	28.5	\$9,220.57	\$12,906.31	25.5
Oct-Dec 2015	\$706.27	5.1	\$13,015.01	\$13,721.28	22.2
Jan-Mar 2016	\$27,070.98	72	\$10,516.59	\$37,587.57	61.0
Apr-Jun 2016	\$16,031.66	81.5	\$3,644.44	\$19,676.10	60.0

