

TO: MARIA MARTINEZ

FROM: JOAN REPINSKI

CC: KOFFARNUS, R.; WEST, CONYUNN,; DEE, P.; REPINSKI, J.; HICKS, T.

SUBJECT: VISUAL HOMES WRITE-OFFS – July 1st, 2017 – Sept. 30th, 2017

Listed below is a breakdown of the Visual Homes Write-off by development from July 1, 2017 to September 30th 2017 for the May 9, 2017 HACM Meeting.

<u>VETS</u>	<u>AMOUNT</u>
Northlawn	\$ 5,604.93
Southlawn	6,275.88
Berryland	5,498.89
Southlawn Park	-0-
TOTAL VETS	\$17,379.70

TOTAL WRITE-OFF REQUEST - \$17,379.70

TOTAL NUMBER OF WRITE-OFFS - 13

PROJECT LEVEL WRITE OFF ANALYSIS REPORT
VISUAL HOMES -VETS
QUARTER ENDING- SEPTEMBER 30, 2017

R/C	PROJECT	RENT	LATE FEES	LEGAL CHARGES	SALES & SERVICE	OTHER CHARGES	TOTAL UNCOLLECTABLE	NUMBER OF ACCOUNTS
900	NORTHLAWN	3,302.90	596.00	264.50	320.00	1,121.53	5,604.93	5
901	SOUTHLAWN	4,769.34	585.00	274.50	200.00	447.04	6,275.88	4
902	BERRYLAND	4,476.71	270.10	274.50	60.00	417.58	5,498.89	4
907	SOUTHLAWN PARK	0.00	0.00	0.00	0.00	0.00	0.00	

GRAND TOTALS	12,548.95	1,451.10	813.50	580.00	1,986.15	17,379.70	13
---------------------	------------------	-----------------	---------------	---------------	-----------------	------------------	-----------

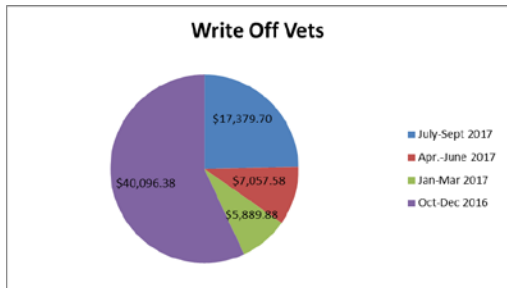
PERCENTAGES	72.205%	8.349%	4.681%	3.337%	11.428%
--------------------	----------------	---------------	---------------	---------------	----------------

Move-outs with outstanding balances between July 1, 2017 and September 30, 2017.

WRITE-OFF/COLLECTION ANALYSIS JULY 2017 TO SEPT 2017



Collection Total Last 4 Quarters	Write-off Total Last 4 Quarters	Collection % of Write- off
\$74,834.73	\$298,582.11	4%



Quarter	Collection-TRIP	Collection-Non-TRIP	Total Collection	Total write off As % of Total Collect	Write Off Low Rent	Write Off Vets	Total Write-Off
July-Sept 2017	\$1,536.23	\$5,240.21	\$6,776.44	18	\$106,787.66	\$17,379.70	\$124,167.36
Apr- June 2017	\$12,589.59	\$2,544.00	\$15,133.59	2	\$26,761.96	\$7,057.58	\$33,819.54
Jan-Mar 2017	\$42,515.16	\$4,178.00	\$46,693.16	1	\$41,160.40	\$5,889.88	\$47,050.28
Oct-Dec 2016	\$651.00	\$5,580.54	6231.54	15	\$53,448.55	\$40,096.38	\$93,544.93

