

Management History

Friday, January 31, 2025

L043 - Isleton River RV Boat Storage, 101 H. Street, Isleton CA 95641

TEL: 916-777-7786

Printed on Friday, February 21, 2025 6:15:10AM

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	Jan 2025	Dec 2024	Nov 2024	Oct 2024	Sep 2024	Aug 2024	Jul 2024	Jun 2024	May 2024	Apr 2024	Mar 2024	Feb 2024	Jan 2024	Dec 2023
Deposits														
Cash	6,156	5,379	5,435	6,687	4,923	5,807	5,988	4,954	5,883	4,768	5,340	5,337	5,576	5,526
Checks	2,619	2,917	2,358	3,106	3,695	2,247	3,721	2,157	2,384	2,134	2,476	2,334	2,262	4,215
ACH Debit	272	395	1,005	324	324	324	316	316	316	438	195	195	195	195
Debit Cards	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Charge Card	13,417	13,484	12,055	11,906	12,913	12,951	11,831	10,684	10,145	9,703	10,351	10,579	11,061	8,966
Misc Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	22,464	22,174	20,853	22,023	21,855	21,329	21,855	18,111	18,727	17,043	18,362	18,444	19,094	18,901

Payment Receipts														
Rent	20,945	21,215	19,535	20,566	20,287	19,755	20,500	16,911	17,639	16,336	17,660	17,600	17,873	18,143
Recurring	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Late Fee	80	60	180	170	230	240	170	220	100	150	130	160	280	234
NSF Fee	0	0	100	0	0	0	0	0	0	0	0	0	0	0
Admin Fee	40	20	0	100	60	160	20	60	100	20	80	60	60	20
Insurance	1,194	846	923	890	868	872	829	770	742	379	422	448	497	428
Other	194	30	115	273	410	260	330	135	70	155	55	92	419	60
Misc Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Security Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Merchandise	12	3	0	24	0	42	6	15	76	3	15	12	39	15
Tax 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tax 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	22,464	22,174	20,853	22,023	21,855	21,329	21,855	18,111	18,727	17,043	18,362	18,371	19,167	18,901

Charges														
Rent	20,762	20,619	21,316	21,373	19,828	19,913	19,050	19,071	19,211	18,960	18,416	18,342	18,220	17,592
Late Fee	415	240	420	425	320	405	340	440	405	420	290	270	260	430
Admin Fee	80	20	20	120	160	160	20	60	120	40	100	60	60	20
Merchandise	18	3	0	24	0	42	3	18	69	0	33	12	39	15
Insurance	999	974	1,031	1,009	977	957	932	922	967	467	467	440	421	411
Other	315	410	404	303	620	345	525	375	525	335	160	37	480	210
Taxes														
Total	22,590	22,266	23,191	23,254	21,904	21,821	20,871	20,886	21,297	20,222	19,465	19,161	19,480	18,678

Collections														
Prepaid Rent	2,784	3,406	891	2,465	2,617	3,100	2,306	1,233	1,050	1,025	1,451	1,110	1,192	2,174
Current Rent	17,023	17,204	17,258	16,833	16,171	15,665	15,970	14,772	15,386	14,933	15,880	16,037	15,674	14,831
Past Due Rent	1,139	605	1,386	1,268	1,498	989	2,225	906	1,204	378	330	453	1,008	1,139
Total	20,945	21,215	19,535	20,566	20,287	19,755	20,500	16,911	17,639	16,336	17,660	17,600	17,873	18,143

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<u>Concessions (Credits Issued to Waive Charges)</u>														
Rent	801	334	634	791	699	144	131	277	113	236	100	208	279	141
Late Fee	250	100	250	210	70	30	200	110	40	180	140	110	76	120
Administrative Fee	20	0	20	20	80	0	0	0	20	20	20	0	0	0
Other	336	173	182	140	98	112	557	135	85	34	30	7	45	30
Tax 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tax 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	1,407	606	1,085	1,161	947	286	888	522	257	470	290	325	400	291
<u>Bad Debt Write Offs (Credits Issued to Clear Bad Debt)</u>														
Rent	90	0	1,274	486	559	925	332	350	529	261	207	102	260	0
Late Fee	0	0	115	20	80	115	20	50	95	0	20	0	30	0
Administrative Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	144	54	75	205	29	60	258	10	19	35	45	0
Tax 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tax 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	90	0	1,533	560	714	1,245	381	460	882	271	246	137	335	0
<u>Discounts (Variances from Standard Rates)</u>														
Rent	5,557	5,331	5,541	5,430	5,415	5,040	4,789	4,596	4,558	4,580	4,411	4,430	5,375	5,390
<u>Facility</u>														
Occupied	191	187	186	189	188	178	171	173	174	176	173	167	169	176
Vacant	24	29	29	26	27	37	42	29	26	25	28	30	33	23
Unrentable	8	7	8	8	8	6	6	6	6	5	4	4	8	3
Total Units	223	223	223	223	223	221	219	208	206	206	205	201	210	202
Total Area	19,595	19,595	19,595	19,595	19,595	19,435	19,467	17,707	17,387	17,427	17,427	17,387	18,347	18,747
<u>Activity</u>														
Move-Ins	5	1	3	7	14	12	2	4	7	7	8	3	3	1
Move-Outs	1	0	6	6	4	5	4	5	9	4	2	5	10	1
Net	4	1	-3	1	10	7	-2	-1	-2	3	6	-2	-7	0
<u>Occupancy</u>														
Occupied Area	17,450	16,890	16,730	17,135	17,200	17,100	16,532	16,272	15,792	15,462	15,402	14,450	14,752	16,752
Occ % of Total Units	86	84	83	85	84	81	78	83	84	85	84	83	80	87
Occ % of Total Area	89	86	85	87	88	88	85	92	91	89	88	83	80	89

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Rate Analysis														
Gross Potential	29,321	29,321	29,321	29,260	29,321	28,741	28,237	26,413	26,157	26,127	26,103	25,731	25,782	25,415
Gross Unrentable	785	625	745	745	745	600	600	600	600	500	380	380	605	265
Gross Vacant	2,330	3,120	3,160	2,655	2,745	3,370	4,075	2,275	2,155	2,345	2,635	3,220	3,063	2,250
Gross Occupied	26,206	25,576	25,416	25,860	25,831	24,771	23,562	23,538	23,402	23,282	23,088	22,131	22,114	22,900
Gross Complimentary	2,090	2,090	2,090	2,090	2,090	2,085	1,955	1,955	1,955	330	390	330	330	400
Actual Occupied Rates	21,628	20,988	20,818	21,083	20,442	19,599	19,038	19,137	19,039	19,039	18,682	17,870	17,713	17,605
Occupied Rate Variance	4,578	4,588	4,598	4,777	5,389	5,172	4,524	4,401	4,363	4,243	4,406	4,261	4,401	5,295
Effective Rate after Concessions	20,375	20,433	19,944	20,098	19,523	19,111	18,654	18,701	18,719	18,655	18,555	17,662	17,434	17,464
Economic Occupancy (%)	74	72	71	72	70	68	67	72	73	73	72	69	69	69

Unpaid Charges (Current Tenants)

0-10	210	75	0	75	0	0	75	375	210	120	108	0	30	135
11-30	1,782	2,374	1,437	1,391	2,028	2,509	1,968	2,360	2,662	2,220	649	502	552	1,463
31-60	322	1,173	360	710	868	140	855	1,864	913	285	82	104	24	120
61-90	1,052	179	192	30	70	901	100	323	50	72	0	0	128	6
91-120	769	370	10	499	538	339	544	25	177	0	0	0	2	0
121-180	422	374	531	674	390	363	308	144	0	0	0	0	0	0
181-360	0	249	0	174	0	134	62	0	0	0	0	0	0	0
>360	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Owners' Alerts

Standard rates unchanged > 360 days	1	1	1	1	1	1	14	14	14	14	14	14	106	106
Tenants rates unchanged > 360 days	30	12	12	17	50	52	19	13	10	29	27	20	25	24

Days with payments and no close

Backdated payments

Backdated charges	2													
Deleted payments	2	1						1	2	2	3			
Deleted charges				10					1					
Deleted units									1		1	10		
Unit size changes						14					2	2	19	
Program defaults changes										3				
Waived late fees (credits)	160	100	320	230	150	100	220	160	90	180	160	110	106	120
Cash in deposit (%)	27	24	26	30	23	27	23	27	31	28	29	29	29	29

Tenants

Occupied	191	187	186	189	188	178	171	173	174	176	173	167	169	176
Insurance	74	71	73	74	71	72	66	67	67	43	44	43	42	42
ACH Billed	3	4	7	3	3	3	3	3	3	2	2	2	2	2
Credit Card Billed	61	61	58	54	54	51	48	50	54	55	54	48	52	51
Paid on Web	7	5	5	6	6	7	5	3	7	3	5	5	6	5