

Management Summary

Sunday, August 31, 2025

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

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	<u>Daily</u>	<u>Month-To-Date</u>	<u>Fiscal YTD</u>
From	Aug-31-2025	Aug-01-2025	Jan-01-2025
To	Aug-31-2025	Aug-31-2025	Aug-31-2025
Deposits			
Cash	0.00	1,425.00	23,103.50
Check	0.00	2,909.08	21,953.54
ACH Debit	0.00	1,842.00	8,843.00
Debit Card	0.00	0.00	0.00
Charge Card	257.42	12,776.10	93,950.29
SubTotal	257.42	18,952.18	147,850.33
Misc Deposit	0.00	0.00	0.00
Total	257.42	18,952.18	147,850.33

Payment Receipts

(Note: Receipts will only match deposits made within the same period.
Deposits are based on fiscal dates. Receipts are calendar based.)

Rent	0.00	17,490.65	137,301.53
Recurring	0.00	0.00	0.00
Late Fee	0.00	220.00	1,271.00
NSF Fee	0.00	0.00	295.00
Admin Fee	0.00	40.00	270.00
Insurance	0.00	1,001.53	7,735.30
Other	0.00	200.00	920.50
Misc Deposit	0.00	0.00	0.00
Security Deposit	0.00	0.00	0.00
Merchandise	0.00	0.00	57.00
Tax 1	0.00	0.00	0.00
Tax 2	0.00	0.00	0.00
Total	0.00	18,952.18	147,850.33

Collections (Receipts collected towards rent and late fees.)

Prepaid Rent	0.00	2,605.00
Current Rent	0.00	13,999.65
Past Due Rent	0.00	886.00
Total	0.00	17,490.65
Current Late Fee	0.00	90.00
Past Due Late Fee	0.00	130.00
Total	0.00	220.00

NSF Reversals	0	0	2
	0.00	0.00	453.00

Concessions (Credits Issued)

Rent	0.00	596.33	10,787.60
Rent (Bad Debt)	0.00	792.00	3,144.24
Late Fees	0.00	205.00	1,759.00
Taxes	0.00	0.00	0.00
Other	0.00	270.00	2,410.49
Total	0.00	1,863.33	18,101.33

Discounts (Variances from standard rates.)

Rent (Expiring)	0.00	1,249.74	6,653.41
Rent (Non-Expiring)	0.00	3,083.93	29,685.97

Bad Debts	0.00	0.00	0.00
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Activity

Move-Ins	0	6	34
Insurance	0	75	94
Move-Outs	0	3	34
Transfers	0	2	8
Rented Area Increase	0	-110	-475
Collection Notes	0	40	584
Auctions	0	1	4

Leads

SpareFoot Leads	0	0	0
Phone Leads	0	8	23
Web Leads	0	2	16
Walk-In Leads	0	7	19
Leads Converted	0	6	31

<u>As of Sunday, August 31, 2025</u>				
<u>Occupancy</u>	<u>Units</u>	<u>%Units</u>	<u>Area</u>	<u>%Area</u>
Occupied	187	84.2%	17,165	89.4 %
Vacant*	26	11.7%	1,450	7.6 %
Unrentable	9	4.1%	580	3.0 %
Complimentary	7		200	
Total	222	100.0%	19,195	100.0 %

Waiting List	9	Autobilled**	89	
Overlocked**	6	Insurance**	77	Per Area

Gross Potential Rates	1	25,321	100.0%	1.32
Gross Unrentable Unit Rates		945	3.7%	1.63
Gross Vacant Unit Rates		2,190	8.6%	1.51
Gross Occupied Unit Rates		22,186	87.6%	1.29
Gross Complimentary Unit Rates		585	2.3%	2.93
Actual Occupied Unit Rates	2	19,221	75.9%	1.12
Occupied Rate Variance		2,965	11.7%	0.14
Effective Rate after Concessions	3	17,375	68.6%	1.01

Unpaid Charges (Current tenants)

<u>Days</u>	<u>Amount</u>	<u>Units</u>	<u>%Units</u>	<u>%GrossPot</u>	<u>%Actual</u>
0-10	225.00	0	0.0	0.9	1.2
11-30	2,610.09	16	8.6	10.3	13.6
31-60	55.00	1	0.5	0.2	0.3
61-90	258.50	1	0.5	1.0	1.3
91-120	297.50	2	1.1	1.2	1.5
121-180	346.00	1	0.5	1.4	1.8
181-360	0.00	0	0.0	0.0	0.0
>360	0.00	0	0.0	0.0	0.0
Total	3,792.09	21	11.2	14.9	19.7

Delinquency (Current tenants >30 days)

Rent	739.50	4	2.10	2.90	3.80
Other	217.50				
Taxes	0.00				
Total	957.00				

<u>Liabilities</u>	<u>Units</u>	<u>Amount</u>
Prepaid Rent	23	4,899.20
Prepaid Insurance	4	60.00
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	0	0.00

<u>Rent Last Change</u>	<u>Units</u>	<u>Rent Variances</u>	<u>Units</u>
0 - 6 Months	53	< 0%	16
6 - 12 Months	97	0 - 15%	118
12 - 18 Months	22	15 - 30%	24
18 - 24 Months	12	30 - 50%	20
> 24 Months	3	> 50%	9
Total	187	Total	187

Owners' Alert

	<u>Total</u>	<u>Tenants</u>	
Standard rates unchanged > 360 days	169	Occupied	187
Tenants rates unchanged > 360 days	29	Insurance	76 84%
Days with payments and no daily close	0	ACH Billed	7 4%
Backdated payments	0	Credit Card	69 37%
Backdated charges	0	Paid Online	12 6%
Deleted payments	0		
Deleted charges	0		
Deleted units	0	Insurance	
Unit size changes	0	Premiums	1,254.00
Program defaults changes	3	Coverage	380,000.00

Report Explanation

(*) Vacancies do not include unrentable units.

(**) Reported values reflect the current tenant status.

(1) Gross Pot. Rent = sum of Std.Rental Rates as of the report date

(2) Actual Occ Rate = sum of actual rental rates for occupied units

(3) Effective Rate = Actual Occupied Rate - Credits Issued (Rent) -
- Expiring Discounts

(4) Leads Converted is a count of unique tenant move-ins