

# Management Summary

Friday, October 31, 2025

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

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TEL: 916-777-7786

	Daily	Month-To-Date	Fiscal YTD
From	Oct-31-2025	Oct-01-2025	Jan-01-2025
To	Oct-31-2025	Oct-31-2025	Oct-31-2025
<b>Deposits</b>			
Cash	63.00	846.50	26,162.16
Check	0.00	2,428.00	26,177.02
ACH Debit	0.00	1,842.00	12,527.00
Debit Card	0.00	0.00	0.00
Charge Card	354.00	14,463.47	120,497.00
SubTotal	417.00	19,579.97	185,363.18
Misc Deposit	0.00	0.00	0.00
Total	417.00	19,579.97	185,363.18

## Payment Receipts

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

Rent	319.00	18,066.89	171,780.69
Recurring	0.00	0.00	0.00
Late Fee	20.00	150.00	1,672.00
NSF Fee	0.00	0.00	295.00
Admin Fee	0.00	30.00	340.00
Insurance	33.00	1,151.74	9,922.99
Other	45.00	181.34	1,295.50
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	417.00	19,579.97	185,363.18

## Collections (Receipts collected towards rent and late fees.)

Prepaid Rent	63.00	3,036.86	
Current Rent	128.00	14,544.87	
Past Due Rent	128.00	485.16	
Total	319.00	18,066.89	
Current Late Fee	10.00	110.00	
Past Due Late Fee	10.00	40.00	
Total	20.00	150.00	

NSF Reversals	0	0	2
	0.00	0.00	453.00

## Concessions (Credits Issued)

Rent	0.00	985.66	12,822.76
Rent (Bad Debt)	0.00	99.00	3,782.24
Late Fees	0.00	210.00	2,223.00
Taxes	0.00	0.00	0.00
Other	0.00	355.50	3,156.99
Total	0.00	1,650.16	21,984.99

## Discounts (Variances from standard rates.)

Rent (Expiring)	0.00	1,212.70	9,345.21
Rent (Non-Expiring)	0.00	3,016.84	35,703.51

Bad Debts	0.00	0.00	0.00
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## Activity

Move-Ins	0	3	41
Insurance	0	6	101
Move-Outs	0	2	38
Transfers	0	0	10
Rented Area Increase	0	0	-435
Collection Notes	0	23	733
Auctions	0	0	4

## Leads

SpareFoot Leads	0	0	0
Phone Leads	0	3	29
Web Leads	0	3	20
Walk-In Leads	0	0	21
Leads Converted	0	3	38

## As of Friday, October 31, 2025

Occupancy	Units	%Units	Area	%Area
Occupied	190	85.6%	17,205	89.6 %
Vacant*	22	9.9%	1,250	6.5 %
Unrentable	10	4.5%	740	3.9 %
Complimentary	7		200	
Total	222	100.0%	19,195	100.0 %

Waiting List	1	Autobilled**	88	
Overlocked**	10	Insurance**	79	Per Area

Gross Potential Rates <sup>1</sup>	26,506	100.0%	1.38
Gross Unrentable Unit Rates	1,175	4.4%	1.59
Gross Vacant Unit Rates	1,825	6.9%	1.46
Gross Occupied Unit Rates	23,506	88.7%	1.37
Gross Complimentary Unit Rates	620	2.3%	3.10
Actual Occupied Unit Rates <sup>2</sup>	19,494	73.5%	1.13
Occupied Rate Variance	4,013	15.1%	0.20
Effective Rate after Concessions <sup>3</sup>	17,295	65.3%	1.01

## Unpaid Charges (Current tenants)

Days	Amount	Units	%Units	%GrossPot	%Actual
0-10	336.58	1	0.5	1.3	1.7
11-30	1,973.31	9	4.7	7.4	10.1
31-60	1,147.64	7	3.7	4.3	5.9
61-90	80.00	0	0.0	0.3	0.4
91-120	440.80	2	1.1	1.7	2.3
121-180	231.50	1	0.5	0.9	1.2
181-360	0.00	0	0.0	0.0	0.0
>360	0.00	0	0.0	0.0	0.0
Total	4,209.83	20	10.5	15.9	21.6

## Delinquency (Current tenants >30 days)

Rent	1,367.94	10	5.30	5.20	7.00
Other	532.00				
Taxes	0.00				
Total	1,899.94				

Liabilities	Units	Amount
Prepaid Rent	26	5,838.54
Prepaid Insurance	3	57.74
Prepaid Recurring Charges	0	0.00
Security Deposits (Cash)	0	0.00

Rent Last Change	Units	Rent Variances	Units
0 - 6 Months	56	< 0%	12
6 - 12 Months	46	0 - 15%	118
12 - 18 Months	68	15 - 30%	31
18 - 24 Months	15	30 - 50%	20
> 24 Months	5	> 50%	9
Total	190	Total	190

Owners' Alert	Total	Tenants
Standard rates unchanged > 360 days	27	Occupied 190
Tenants rates unchanged > 360 days	52	Insurance 77 84%
Days with payments and no daily close	0	ACH Billed 7 4%
Backdated payments	0	Credit Card 75 39%
Backdated charges	0	Paid Online 5 3%
Deleted payments	1	
Deleted charges	0	
Deleted units	0	Insurance
Unit size changes	0	Premiums 1,270.50
Program defaults changes	0	Coverage 385,000.00

## 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