

Site Inspection

Wednesday, December 31, 2025

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

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Managers:

<u>Receipts</u>					Inspected by				
	Dec 2025	Nov 2025	Oct 2025	Sep 2025	Facility	Dec 2025	Nov 2025	Oct 2025	Sep 2025
Cash	1,575.28	705.50	846.50	2,212.16	Occupied	189	190	190	189
Check	1,664.00	1,913.00	2,428.00	1,795.48	Vacant*	23	22	22	23
ACH Debit	4,392.00	1,842.00	1,842.00	1,842.00	Unrentable	10	10	10	10
Debit Card	0.00	0.00	0.00	0.00	Complimentary	7	7	7	7
Charge Card	15,802.20	11,906.26	14,463.47	12,083.24	Total Units	222	222	222	222
Misc Deposit	0.00	0.00	0.00	0.00	Total Area	19,195	19,195	19,195	19,195
Total	23,433.48	16,366.76	19,579.97	17,932.88					

Payment Receipts

Rent	21,834.83	15,075.05	18,066.89	16,412.27	Move-Ins	4	1	3	4
Recurring	0.00	0.00	0.00	0.00	Move-Outs	5	1	2	2
Late Fee	90.00	140.00	150.00	251.00	Net	-1	0	1	2
NSF Fee	0.00	0.00	0.00	0.00	Occupied Units	189	190	190	189
Admin Fee	40.00	20.00	30.00	40.00	Occupied Area	16,597	17,205	17,205	17,205
Insurance	1,429.65	1,041.71	1,151.74	1,035.95	% of Occupied Units	85.1%	85.6%	85.6%	85.1%
Other	0.00	90.00	181.34	193.66	% of Occupied Area	86.5%	89.6%	89.6%	89.6%
Misc Deposit	0.00	0.00	0.00	0.00					
Security Deposit	0.00	0.00	0.00	0.00					
Merchandise	39.00	0.00	0.00	0.00					
Tax 1	0.00	0.00	0.00	0.00					
Tax 2	0.00	0.00	0.00	0.00					
Total	23,433.48	16,366.76	19,579.97	17,932.88					

Collections

(Receipts collected towards rent.)				
Prepaid Rent	6,634.44	833.24	3,036.86	818.52
Current Rent	13,901.89	13,205.81	14,544.87	14,219.96
Past Due Rent	1,298.50	1,036.00	485.16	1,373.79

Charges

Rent	19,206.23	18,513.71	18,462.40	18,317.47
Late Fee	480.00	475.00	430.00	400.00
Other	279.00	75.00	580.00	300.00
Taxes	0.00	0.00	0.00	0.00
Total	19,965.23	19,063.71	19,472.40	19,017.47

Concessions

(Credits applied to reporting period's charges)				
Rent	1,378.30	582.43	985.66	1,049.50
Late Fee	280.00	195.00	210.00	254.00
Other	235.50	357.16	355.50	391.00
Total	1,893.80	1,134.59	1,551.16	1,694.50

Discounts

(Variances from standard rates.)				
Rent	4,719.70	4,967.12	4,229.54	4,415.80

Report Explanation

*Vacancies do not include unrentable units.
Complimentary units are counted as rented.

Ratios (%): Rent

Prepaid Collect/GrPot	25.0%	3.1%	11.5%	3.2%
Current Collect/GrPot	52.4%	49.8%	54.9%	56.2%
Past Collect/GrPot	4.9%	3.9%	1.8%	5.4%
Rent Charges/GrPot	72.5%	69.8%	69.7%	72.3%

GrPot = Gross Potential
Economic Occupancy = Actual Occupied/Gross Potential rates.

Comments:
