

# Management Summary

Tuesday, December 31, 2024

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

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				As of Tuesday, December 31, 2024				
	<u>Daily</u>	<u>Month-To-Date</u>	<u>Fiscal YTD</u>	<u>Occupancy</u>	<u>Units</u>	<u>%Units</u>	<u>Area</u>	<u>%Area</u>
From	Dec-31-2024	Dec-01-2024	Jan-01-2024					
To	Dec-31-2024	Dec-31-2024	Dec-31-2024					
<b>Deposits</b>				Occupied	187	83.9%	16,890	86.2 %
Cash	75.00	5,378.50	66,076.11	Vacant*	29	13.0%	2,445	12.5 %
Check	0.00	2,916.83	31,789.25	Unrentable	7	3.1%	260	1.3 %
ACH Debit	0.00	394.50	4,339.50	Complimentary	11		2,140	
Debit Card	0.00	0.00	0.00	Total	223	100.0%	19,595	100.0 %
Charge Card	0.00	13,483.89	137,663.67	Waiting List	2	Autobilled**	81	
SubTotal	75.00	22,173.72	239,868.53	Overlocked**	17	Insurance**	70	<b>Per Area</b>
Misc Deposit	0.00	0.00	0.00					
Total	75.00	22,173.72	239,868.53	Gross Potential Rates	1		29,321	100.0% 1.50
<b>Payment Receipts</b>				Gross Unrentable Unit Rates			625	2.1% 2.40
(Note: Receipts will only match deposits made within the same period.				Gross Vacant Unit Rates			3,120	10.6% 1.28
Deposits are based on fiscal dates. Receipts are calendar based.)				Gross Occupied Unit Rates			25,576	87.2% 1.51
Rent	61.50	21,214.90	225,876.55	Gross Complimentary Unit Rates			2,090	7.1% 0.98
Recurring	0.00	0.00	0.00	Actual Occupied Unit Rates	2		20,988	71.6% 1.24
Late Fee	0.00	60.00	2,090.00	Occupied Rate Variance			4,588	15.6% 0.15
NSF Fee	0.00	0.00	100.00	Effective Rate after Concessions	3		20,433	69.7% 1.21
Admin Fee	0.00	20.00	740.00	<b>Unpaid Charges (Current tenants)</b>				
Insurance	13.50	845.82	8,483.98	<b>Days</b>	<b>Amount</b>	<b>Units</b>	<b>%Units</b>	<b>%GrossPot</b>
Other	0.00	30.00	2,343.00	0-10	75.00	0	0.0	0.3
Misc Deposit	0.00	0.00	0.00	11-30	2,373.50	9	4.8	8.1
Security Deposit	0.00	0.00	0.00	31-60	1,172.50	5	2.7	4.0
Merchandise	0.00	3.00	235.00	61-90	178.50	0	0.0	0.6
Tax 1	0.00	0.00	0.00	91-120	369.50	3	1.6	1.3
Tax 2	0.00	0.00	0.00	121-180	373.50	1	0.5	1.3
Total	75.00	22,173.72	239,868.53	181-360	248.87	3	1.6	0.8
<b>Collections</b> (Receipts collected towards rent and late fees.)				>360	0.00	0	0.0	0.0
Prepaid Rent	0.00	3,405.97		Total	4,791.37	21	11.2	16.3
Current Rent	61.50	17,203.93		<b>Delinquency (Current tenants &gt;30 days)</b>				
Past Due Rent	0.00	605.00		Rent	1,686.87	12	6.40	5.80
Total	61.50	21,214.90		Other	656.00			8.00
Current Late Fee	0.00	40.00		Taxes	0.00			
Past Due Late Fee	0.00	20.00		Total	2,342.87			
Total	0.00	60.00		<b>Liabilities</b>				
<b>NSF Reversals</b>					<b>Units</b>	<b>Amount</b>		
	0	5	11	Prepaid Rent	30	6,589.08		
	0.00	855.50	1,499.00	Prepaid Insurance	5	96.90		
<b>Concessions</b> (Credits Issued)				Prepaid Recurring Charges	0	0.00		
Rent	96.00	333.50	3,945.45	Security Deposits (Cash)	0	0.00		
Rent (Bad Debt)	0.00	0.00	5,283.23	<b>Rent Last Change</b>				
Late Fees	10.00	100.00	2,061.00		<b>Units</b>	<b>Rent Variances</b>	<b>Units</b>	
Taxes	0.00	0.00	0.00	0 - 6 Months	107	< 0%	41	
Other	0.00	172.50	2,706.53	6 - 12 Months	68	0 - 15%	95	
Total	106.00	606.00	13,996.21	12 - 18 Months	9	15 - 30%	20	
<b>Discounts</b> (Variances from standard rates.)				18 - 24 Months	0	30 - 50%	22	
Rent (Expiring)	0.00	221.65	2,015.27	> 24 Months	3	> 50%	9	
Rent (Non-Expiring)	0.00	5,109.00	57,480.61	Total	187	Total	187	
<b>Bad Debts</b>				<b>Owners' Alert</b>				
	0.00	0.00	223.50		<b>Total</b>	<b>Tenants</b>		
<b>Activity</b>				Standard rates unchanged > 360 days	1	Occupied	187	
Move-Ins	0	1	71	Tenants rates unchanged > 360 days	8	Insurance	71	81%
Insurance	0	1	65	Days with payments and no daily close	0	ACH Billed	4	2%
Move-Outs	0	0	60	Backdated payments	0	Credit Card	76	41%
Transfers	0	0	31	Backdated charges	0	Paid Online	7	4%
Rented Area Increase	0	160	1,090	Deleted payments	1			
Collection Notes	0	94	539	Deleted charges	0			
Auctions	0	0	1	Deleted units	0	<b>Insurance</b>		
<b>Leads</b>				Unit size changes	0	Premiums		958.50
SpareFoot Leads	0	0	0	Program defaults changes	0	Coverage		355,000.00
Phone Leads	0	1	49	<b>Report Explanation</b>				
Web Leads	0	1	40	(*) Vacancies do not include unrentable units.				
Walk-In Leads	0	0	41	(**) Reported values reflect the current tenant status.				
Leads Converted	0	1	64	(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				