

# Management History

Friday, October 31, 2025

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

TEL: 916-777-7786

Printed on Sunday, November 16, 2025 11:20:06PM

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|                 | Oct<br>2025   | Sep<br>2025   | Aug<br>2025   | Jul<br>2025   | Jun<br>2025   | May<br>2025   | Apr<br>2025   | Mar<br>2025   | Feb<br>2025   | Jan<br>2025   | Dec<br>2024   | Nov<br>2024   | Oct<br>2024   | Sep<br>2024   |
|-----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| <b>Deposits</b> |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| Cash            | 847           | 2,212         | 1,425         | 1,595         | 2,080         | 891           | 2,688         | 3,428         | 4,841         | 6,156         | 5,379         | 5,435         | 6,687         | 4,923         |
| Checks          | 2,428         | 1,795         | 2,909         | 1,896         | 2,601         | 2,288         | 2,530         | 4,707         | 2,404         | 2,619         | 2,917         | 2,358         | 3,106         | 3,695         |
| ACH Debit       | 1,842         | 1,842         | 1,842         | 1,857         | 1,857         | 2,173         | 285           | 285           | 272           | 272           | 395           | 1,005         | 324           | 324           |
| Debit Cards     | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             |
| Charge Card     | 14,463        | 12,083        | 12,776        | 11,358        | 10,614        | 10,591        | 12,342        | 11,242        | 11,610        | 13,417        | 13,484        | 12,055        | 11,906        | 12,913        |
| Misc Deposit    | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             |
| <b>Total</b>    | <b>19,580</b> | <b>17,933</b> | <b>18,952</b> | <b>16,706</b> | <b>17,153</b> | <b>15,944</b> | <b>17,844</b> | <b>19,662</b> | <b>19,126</b> | <b>22,464</b> | <b>22,174</b> | <b>20,853</b> | <b>22,023</b> | <b>21,855</b> |

|                         |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
|-------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| <b>Payment Receipts</b> |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| Rent                    | 18,067        | 16,412        | 17,491        | 15,502        | 15,865        | 14,928        | 16,636        | 18,522        | 17,414        | 20,945        | 21,215        | 19,535        | 20,566        | 20,287        |
| Recurring               | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             | 0             |
| Late Fee                | 150           | 251           | 220           | 180           | 220           | 120           | 100           | 191           | 160           | 80            | 60            | 180           | 170           | 230           |
| NSF Fee                 | 0             | 0             | 0             | 35            | 0             | 35            | 0             | 0             | 225           | 0             | 0             | 100           | 0             | 0             |
| Admin Fee               | 30            | 40            | 40            | 50            | 30            | 20            | 60            | 0             | 30            | 40            | 20            | 0             | 100           | 60            |
| Insurance               | 1,152         | 1,036         | 1,002         | 940           | 918           | 786           | 958           | 879           | 1,060         | 1,194         | 846           | 923           | 890           | 868           |
| Other                   | 181           | 194           | 200           | 0             | 120           | 40            | 60            | 70            | 237           | 194           | 30            | 115           | 273           | 410           |
| 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             | 0             | 0             | 0             | 0             | 0             | 15            | 30            | 0             | 0             | 12            | 3             | 0             | 24            | 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             |
| <b>Total</b>            | <b>19,580</b> | <b>17,933</b> | <b>18,952</b> | <b>16,706</b> | <b>17,153</b> | <b>15,944</b> | <b>17,844</b> | <b>19,662</b> | <b>19,126</b> | <b>22,464</b> | <b>22,174</b> | <b>20,853</b> | <b>22,023</b> | <b>21,855</b> |

|                |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
|----------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| <b>Charges</b> |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| Rent           | 18,462        | 18,317        | 18,017        | 17,779        | 17,433        | 18,372        | 17,942        | 18,164        | 22,629        | 20,762        | 20,619        | 21,316        | 21,373        | 19,828        |
| Late Fee       | 430           | 400           | 480           | 320           | 350           | 510           | 320           | 420           | 270           | 415           | 240           | 420           | 425           | 320           |
| Admin Fee      | 50            | 60            | 60            | 50            | 30            | 40            | 80            | 0             | 50            | 80            | 20            | 20            | 120           | 160           |
| Merchandise    | 0             | 0             | 0             | 0             | 0             | 15            | 30            | 0             | 0             | 18            | 3             | 0             | 24            | 0             |
| Insurance      | 1,290         | 1,253         | 1,288         | 944           | 932           | 1,002         | 987           | 1,019         | 1,017         | 999           | 974           | 1,031         | 1,009         | 977           |
| Other          | 580           | 300           | 580           | 60            | 35            | 455           | 615           | 950           | 130           | 315           | 410           | 404           | 303           | 620           |
| <b>Taxes</b>   |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| <b>Total</b>   | <b>20,812</b> | <b>20,331</b> | <b>20,425</b> | <b>19,153</b> | <b>18,780</b> | <b>20,395</b> | <b>19,974</b> | <b>20,552</b> | <b>24,096</b> | <b>22,590</b> | <b>22,266</b> | <b>23,191</b> | <b>23,254</b> | <b>21,904</b> |

|                    |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
|--------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| <b>Collections</b> |               |               |               |               |               |               |               |               |               |               |               |               |               |               |
| Prepaid Rent       | 3,037         | 819           | 2,605         | 745           | 1,284         | 1,239         | 1,803         | 3,665         | 849           | 2,784         | 3,406         | 891           | 2,465         | 2,617         |
| Current Rent       | 14,545        | 14,220        | 14,000        | 14,277        | 13,662        | 13,117        | 14,225        | 14,133        | 14,630        | 17,023        | 17,204        | 17,258        | 16,833        | 16,171        |
| Past Due Rent      | 485           | 1,374         | 886           | 480           | 920           | 572           | 608           | 723           | 1,935         | 1,139         | 605           | 1,386         | 1,268         | 1,498         |
| <b>Total</b>       | <b>18,067</b> | <b>16,412</b> | <b>17,491</b> | <b>15,502</b> | <b>15,865</b> | <b>14,928</b> | <b>16,636</b> | <b>18,522</b> | <b>17,414</b> | <b>20,945</b> | <b>21,215</b> | <b>19,535</b> | <b>20,566</b> | <b>20,287</b> |

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|                                                               | Oct<br>2025 | Sep<br>2025 | Aug<br>2025 | Jul<br>2025 | Jun<br>2025 | May<br>2025 | Apr<br>2025 | Mar<br>2025 | Feb<br>2025 | Jan<br>2025 | Dec<br>2024 | Nov<br>2024 | Oct<br>2024 | Sep<br>2024 |
|---------------------------------------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| <u>Concessions (Credits Issued to Waive Charges)</u>          |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| Rent                                                          | 986         | 1,050       | 596         | 786         | 574         | 626         | 1,206       | 917         | 5,283       | 801         | 334         | 634         | 791         | 699         |
| Late Fee                                                      | 200         | 160         | 80          | 40          | 140         | 210         | 190         | 229         | 200         | 250         | 100         | 250         | 210         | 70          |
| Administrative Fee                                            | 0           | 20          | 0           | 0           | 0           | 20          | 20          | 0           | 0           | 20          | 0           | 20          | 20          | 80          |
| Other                                                         | 356         | 227         | 50          | 0           | 45          | 203         | 312         | 282         | 156         | 336         | 173         | 182         | 140         | 98          |
| 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                                                         | 1,541       | 1,456       | 726         | 826         | 759         | 1,058       | 1,728       | 1,428       | 5,639       | 1,407       | 606         | 1,085       | 1,161       | 947         |
| <u>Bad Debt Write Offs (Credits Issued to Clear Bad Debt)</u> |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| Rent                                                          | 99          | 539         | 792         | 0           | 142         | 1,070       | 75          | 119         | 856         | 90          | 0           | 1,274       | 486         | 559         |
| Late Fee                                                      | 10          | 94          | 125         | 0           | 10          | 170         | 0           | 10          | 105         | 0           | 0           | 115         | 20          | 80          |
| Administrative Fee                                            | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           | 0           |
| Other                                                         | 0           | 145         | 221         | 0           | 0           | 560         | 0           | 14          | 174         | 0           | 0           | 144         | 54          | 75          |
| 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                                                         | 109         | 778         | 1,138       | 0           | 152         | 1,800       | 75          | 143         | 1,135       | 90          | 0           | 1,533       | 560         | 714         |
| <u>Discounts (Variances from Standard Rates)</u>              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| Rent                                                          | 4,230       | 4,416       | 4,398       | 4,095       | 4,058       | 4,302       | 3,916       | 4,038       | 6,040       | 5,557       | 5,331       | 5,541       | 5,430       | 5,415       |
| <u>Facility</u>                                               |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| Occupied                                                      | 190         | 189         | 187         | 184         | 177         | 178         | 180         | 181         | 185         | 191         | 187         | 186         | 189         | 188         |
| Vacant                                                        | 22          | 23          | 26          | 30          | 35          | 34          | 34          | 33          | 29          | 24          | 29          | 29          | 26          | 27          |
| Unrentable                                                    | 10          | 10          | 9           | 8           | 10          | 10          | 8           | 8           | 8           | 8           | 7           | 8           | 8           | 8           |
| Total Units                                                   | 222         | 222         | 222         | 222         | 222         | 222         | 222         | 222         | 222         | 223         | 223         | 223         | 223         | 223         |
| Total Area                                                    | 19,195      | 19,195      | 19,195      | 19,195      | 19,195      | 19,195      | 19,195      | 18,345      | 18,345      | 19,595      | 19,595      | 19,595      | 19,595      | 19,595      |
| <u>Activity</u>                                               |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| Move-Ins                                                      | 3           | 4           | 6           | 7           | 2           | 7           | 4           | 0           | 3           | 5           | 1           | 3           | 7           | 14          |
| Move-Outs                                                     | 2           | 2           | 3           | 0           | 3           | 9           | 5           | 4           | 9           | 1           | 0           | 6           | 6           | 4           |
| Net                                                           | 1           | 2           | 3           | 7           | -1          | -2          | -1          | -4          | -6          | 4           | 1           | -3          | 1           | 10          |
| <u>Occupancy</u>                                              |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| Occupied Area                                                 | 17,205      | 17,205      | 17,165      | 17,275      | 16,775      | 16,575      | 16,900      | 15,890      | 16,250      | 17,450      | 16,890      | 16,730      | 17,135      | 17,200      |
| Occ % of Total Units                                          | 86          | 85          | 84          | 83          | 80          | 80          | 81          | 82          | 83          | 86          | 84          | 83          | 85          | 84          |
| Occ % of Total Area                                           | 90          | 90          | 89          | 90          | 87          | 86          | 88          | 87          | 89          | 89          | 86          | 85          | 87          | 88          |

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|                                  | Oct<br>2025 | Sep<br>2025 | Aug<br>2025 | Jul<br>2025 | Jun<br>2025 | May<br>2025 | Apr<br>2025 | Mar<br>2025 | Feb<br>2025 | Jan<br>2025 | Dec<br>2024 | Nov<br>2024 | Oct<br>2024 | Sep<br>2024 |
|----------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| <b>Rate Analysis</b>             |             |             |             |             |             |             |             |             |             |             |             |             |             |             |
| Gross Potential                  | 26,506      | 25,321      | 25,321      | 25,321      | 25,321      | 25,321      | 25,321      | 25,321      | 25,321      | 29,321      | 29,321      | 29,321      | 29,260      | 29,321      |
| Gross Unrentable                 | 1,175       | 1,105       | 945         | 785         | 1,125       | 1,125       | 785         | 785         | 785         | 785         | 625         | 745         | 745         | 745         |
| Gross Vacant                     | 1,825       | 1,880       | 2,190       | 2,445       | 2,910       | 2,980       | 2,945       | 3,030       | 2,590       | 2,330       | 3,120       | 3,160       | 2,655       | 2,745       |
| Gross Occupied                   | 23,506      | 22,336      | 22,186      | 22,091      | 21,286      | 21,216      | 21,591      | 21,506      | 21,946      | 26,206      | 25,576      | 25,416      | 25,860      | 25,831      |
| Gross Complimentary              | 620         | 585         | 585         | 605         | 605         | 605         | 485         | 485         | 465         | 2,090       | 2,090       | 2,090       | 2,090       | 2,090       |
| Actual Occupied Rates            | 19,494      | 19,405      | 19,221      | 19,067      | 18,280      | 18,141      | 18,536      | 18,347      | 18,653      | 21,628      | 20,988      | 20,818      | 21,083      | 20,442      |
| Occupied Rate Variance           | 4,013       | 2,931       | 2,965       | 3,025       | 3,007       | 3,075       | 3,055       | 3,159       | 3,293       | 4,578       | 4,588       | 4,598       | 4,777       | 5,389       |
| Effective Rate after Concessions | 17,295      | 16,941      | 17,311      | 17,328      | 16,809      | 16,634      | 16,650      | 16,783      | 12,476      | 20,375      | 20,433      | 19,944      | 20,098      | 19,523      |
| Economic Occupancy (%)           | 74          | 77          | 76          | 75          | 72          | 72          | 73          | 72          | 74          | 74          | 72          | 71          | 72          | 70          |

## Unpaid Charges (Current Tenants)

|         |       |       |       |       |       |       |       |       |       |       |       |       |       |       |
|---------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 0-10    | 337   | 205   | 225   | 0     | 0     | 240   | 0     | 255   | 75    | 210   | 75    | 0     | 75    | 0     |
| 11-30   | 1,973 | 1,792 | 2,610 | 1,133 | 1,439 | 1,703 | 1,286 | 1,297 | 1,434 | 1,782 | 2,374 | 1,437 | 1,391 | 2,028 |
| 31-60   | 1,148 | 768   | 55    | 901   | 555   | 571   | 406   | 444   | 331   | 322   | 1,173 | 360   | 710   | 868   |
| 61-90   | 80    | 25    | 259   | 120   | 580   | 0     | 331   | 186   | 0     | 1,052 | 179   | 192   | 30    | 70    |
| 91-120  | 441   | 156   | 298   | 460   | 0     | 0     | 184   | 0     | 0     | 769   | 370   | 10    | 499   | 538   |
| 121-180 | 232   | 76    | 346   | 400   | 0     | 0     | 0     | 0     | 0     | 422   | 374   | 531   | 674   | 390   |
| 181-360 | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 249   | 0     | 174   | 0     |
| >360    | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     | 0     |

## Owners' Alerts

|                                     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
|-------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Standard rates unchanged > 360 days | 27  | 218 | 169 | 169 | 98  | 98  | 97  | 85  | 81  | 1   | 1   | 1   | 1   | 1   |
| Tenants rates unchanged > 360 days  | 88  | 76  | 37  | 35  | 29  | 37  | 37  | 29  | 37  | 30  | 12  | 12  | 17  | 50  |
| Days with payments and no close     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
| Backdated payments                  |     |     |     |     |     | 1   |     | 2   |     |     |     |     |     |     |
| Backdated charges                   |     |     |     |     |     |     |     |     | 5   |     |     | 2   |     |     |
| Deleted payments                    | 1   |     |     |     | 1   | 1   |     | 1   |     | 2   | 1   |     |     |     |
| Deleted charges                     |     |     |     |     |     |     |     |     |     |     |     |     | 10  |     |
| Deleted units                       |     |     |     |     |     |     |     |     | 1   |     |     |     |     |     |
| Unit size changes                   |     |     |     |     |     |     | 17  |     |     |     |     |     |     |     |
| Program defaults changes            |     |     | 3   |     | 2   | 2   |     |     |     |     |     |     |     |     |
| Waived late fees (credits)          | 210 | 209 | 160 | 40  | 150 | 290 | 190 | 239 | 260 | 160 | 100 | 320 | 230 | 150 |
| Cash in deposit (%)                 | 4   | 13  | 8   | 10  | 12  | 6   | 15  | 17  | 25  | 27  | 24  | 26  | 30  | 23  |

## Tenants

|                    |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
|--------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Occupied           | 190 | 189 | 187 | 184 | 177 | 178 | 180 | 181 | 185 | 191 | 187 | 186 | 189 | 188 |
| Insurance          | 77  | 75  | 76  | 4   | 68  | 69  | 72  | 74  | 73  | 74  | 71  | 73  | 74  | 71  |
| ACH Billed         | 7   | 7   | 7   | 7   | 7   | 8   | 3   | 3   | 3   | 3   | 4   | 7   | 3   | 3   |
| Credit Card Billed | 61  | 58  | 54  | 49  | 48  | 47  | 59  | 59  | 61  | 61  | 61  | 58  | 54  | 54  |
| Paid on Web        | 3   | 5   | 10  | 4   | 8   | 4   | 6   | 4   | 6   | 7   | 5   | 5   | 6   | 6   |