Management History

Wednesday, December 31, 2025

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

	Dec 2025	Nov 2025	Oct 2025	Sep 2025	Aug 2025	Jul 2025	Jun 2025	May 2025	Apr 2025	Mar 2025	Feb 2025	Jan 2025	Dec 2024	Nov 2024
Deposits														
Cash	1,575	706	847	2,212	1,425	1,595	2,080	891	2,688	3,428	4,841	6,156	5,379	5,435
Checks	1,664	1,913	2,428	1,795	2,909	1,896	2,601	2,288	2,530	4,707	2,404	2,619	2,917	2,358
ACH Debit	4,392	1,842	1,842	1,842	1,842	1,857	1,857	2,173	285	285	272	272	395	1,005
Debit Cards	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Charge Card	15,435	11,906	14,463	12,083	12,776	11,358	10,614	10,591	12,342	11,242	11,610	13,417	13,484	12,055
Misc Deposit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	23,067	16,367	19,580	17,933	18,952	16,706	17,153	15,944	17,844	19,662	19,126	22,464	22,174	20,853
Payment Receipts														
Rent	21,835	15,075	18,067	16,412	17,491	15,502	15,865	14,928	16,636	18,522	17,414	20,945	21,215	19,535
Recurring	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Late Fee	90	140	150	251	220	180	220	120	100	191	160	80	60	180
NSF Fee	0	0	0	0	0	35	0	35	0	0	225	0	0	100
Admin Fee	40	20	30	40	40	50	30	20	60	0	30	40	20	0
Insurance	1,430	1,042	1,152	1,036	1,002	940	918	786	958	879	1,060	1,194	846	923
Other	0	90	181	194	200	0	120	40	60	70	237	194	30	115
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	39	0	0	0	0	0	0	15	30	0	0	12	3	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
Total	23,433	16,367	19,580	17,933	18,952	16,706	17,153	15,944	17,844	19,662	19,126	22,464	22,174	20,853
Charges														
Rent	19,206	18,514	18,462	18,317	18,017	17,779	17,433	18,372	17,942	18,164	22,629	20,762	20,619	21,316
Late Fee	480	475	430	400	480	320	350	510	320	420	270	415	240	420
Admin Fee	40	20	50	60	60	50	30	40	80	0	50	80	20	20
Merchandise	39	0	0	0	0	0	0	15	30	0	0	18	3	0
Insurance	1,232	1,281	1,290	1,253	1,288	944	932	1,002	987	1,019	1,017	999	974	1,031
Other	240	75	580	300	580	60	35	455	615	950	130	315	410	404
Taxes														
Total	21,237	20,365	20,812	20,331	20,425	19,153	18,780	20,395	19,974	20,552	24,096	22,590	22,266	23,191
Collections														
Prepaid Rent	6,634	833	3,037	819	2,605	745	1,284	1,239	1,803	3,665	849	2,784	3,406	891
Current Rent	13,902	13,206	14,545	14,220	14,000	14,277	13,662	13,117	14,225	14,133	14,630	17,023	17,204	17,258
Past Due Rent	1,299	1,036	485	1,374	886	480	920	572	608	723	1,935	1,139	605	1,386
Total	21,835	15,075	18,067	16,412	17,491	15,502	15,865	14,928	16,636	18,522	17,414	20,945	21,215	19,535

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Concessions (Credits Issued to Waive Charges)

	Dec 2025	Nov 2025	Oct 2025	Sep 2025	Aug 2025	Jul 2025	Jun 2025	May 2025	Apr 2025	Mar 2025	Feb 2025	Jan 2025	Dec 2024	Nov 2024
Rent	1,378	582	986	1,050	596	786	574	626	1,206	917	5,283	801	334	634
Late Fee	250	150	200	160	80	40	140	210	190	229	200	250	100	250
Administrative Fee	0	20	0	20	0	0	0	20	20	0	0	20	0	20
Other	138	96	356	227	50	0	45	203	312	282	156	336	173	182
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	1,766	848	1,541	1,456	726	826	759	1,058	1,728	1,428	5,639	1,407	606	1,085

Bad Debt Write Of (Credits Issued to Clear Bad Debt)

	Dec 2025	Nov 2025	Oct 2025	Sep 2025	Aug 2025	Jul 2025	Jun 2025	May 2025	Apr 2025	Mar 2025	Feb 2025	Jan 2025	Dec 2024	Nov 2024
Rent	731	379	99	539	792	0	142	1,070	75	119	856	90	0	1,274
Late Fee	30	45	10	94	125	0	10	170	0	10	105	0	0	115
Administrative Fee	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other	98	242	0	145	221	0	0	560	0	14	174	0	0	144
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	859	665	109	778	1,138	0	152	1,800	75	143	1,135	90	0	1,533

Discounts (Variances from Standard Rates)

	Dec 2025	Nov 2025	Oct 2025	Sep 2025	Aug 2025	Jul 2025	Jun 2025	May 2025	Apr 2025	Mar 2025	Feb 2025	Jan 2025	Dec 2024	Nov 2024
Rent	4,720	4.967	4.230	4.416	4.398	4.095	4.058	4.302	3.916	4.038	6.040	5.557	5.331	5.541

Facility

	Dec 2025	Nov 2025	Oct 2025	Sep 2025	Aug 2025	Jul 2025	Jun 2025	May 2025	Apr 2025	Mar 2025	Feb 2025	Jan 2025	Dec 2024	Nov 2024
Occupied	189	190	190	189	187	184	177	178	180	181	185	191	187	186
Vacant	23	22	22	23	26	30	35	34	34	33	29	24	29	29
Unrentable	10	10	10	10	9	8	10	10	8	8	8	8	7	8
Total Units	222	222	222	222	222	222	222	222	222	222	222	223	223	223
Total Area	19,195	19,195	19,195	19,195	19,195	19,195	19,195	19,195	19,195	18,345	18,345	19,595	19,595	19,595

Activity

	Dec 2025	Nov 2025	Oct 2025	Sep 2025	Aug 2025	Jul 2025	Jun 2025	May 2025	Apr 2025	Mar 2025	Feb 2025	Jan 2025	Dec 2024	Nov 2024
Move-Ins	4	1	3	4	6	7	2	7	4	0	3	5	1	3
Move-Outs	5	1	2	2	3	0	3	9	5	4	9	1	0	6
Net	-1	0	1	2	3	7	-1	-2	-1	-4	-6	4	1	-3

Occupancy

	Dec 2025	Nov 2025	Oct 2025	Sep 2025	Aug 2025	Jul 2025	Jun 2025	May 2025	Apr 2025	Mar 2025	Feb 2025	Jan 2025	Dec 2024	Nov 2024
Occupied Area	16,597	17,205	17,205	17,205	17,165	17,275	16,775	16,575	16,900	15,890	16,250	17,450	16,890	16,730
Occ % of Total Units	85	86	86	85	84	83	80	80	81	82	83	86	84	83
Occ % of Total Area	86	90	90	90	89	90	87	86	88	87	89	89	86	85

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Rate Analysis														
Gross Potential	26,506	26,506	26,506	25,321	25,321	25,321	25,321	25,321	25,321	25,321	25,321	29,321	29,321	29,321
Gross Unrentable	1,355	1,175	1,175	1,105	945	785	1,125	1,125	785	785	785	785	625	745
Gross Vacant	2,185	1,825	1,825	1,880	2,190	2,445	2,910	2,980	2,945	3,030	2,590	2,330	3,120	3,160
Gross Occupied	22,966	23,506	23,506	22,336	22,186	22,091	21,286	21,216	21,591	21,506	21,946	26,206	25,576	25,416
Gross Complimentary	620	620	620	585	585	605	605	605	485	485	465	2,090	2,090	2,090
Actual Occupied Rates	19,313	19,727	19,494	19,405	19,221	19,067	18,280	18,141	18,536	18,347	18,653	21,628	20,988	20,818
Occupied Rate Variance	3,654	3,780	4,013	2,931	2,965	3,025	3,007	3,075	3,055	3,159	3,293	4,578	4,588	4,598
Effective Rate after Concessions	16,913	17,896	17,295	16,941	17,311	17,328	16,809	16,634	16,650	16,783	12,476	20,375	20,433	19,944
Economic Occupancy (%)	73	74	74	77	76	75	72	72	73	72	74	74	72	71
Unpaid Charges (Current Tenants)														
0-10	0	0	337	205	225	0	0	240	0	255	75	210	75	0
11-30	2,217	3,288	1,973	1,792	2,610	1,133	1,439	1,703	1,286	1,297	1,434	1,782	2,374	1,437
31-60	1,915	1,358	1,148	768	55	901	555	571	406	444	331	322	1,173	360
61-90	230	652	80	25	259	120	580	0	331	186	0	1,052	179	192
91-120	1,094	25	441	156	298	460	0	0	184	0	0	769	370	10
121-180	625	163	232	76	346	400	0	0	0	0	0	422	374	531
181-360	0	0	0	0	0	0	0	0	0	0	0	0	249	0
>360	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Owners' Alerts														
Standard rates unchanged > 360 days	27	27	27	218	169	169	98	98	97	85	81	1	1	1
Tenants rates unchanged > 360 days	48	58	88	76	37	35	29	37	37	29	37	30	12	12
Days with payments and no close														
Backdated payments								1		2				
Backdated charges											5			2
Deleted payments	1	1	1				1	1		1		2	1	
Deleted charges														
Deleted units											1			
Unit size changes									17					
Program defaults changes					3		2	2						
Waived late fees (credits)	280	150	210	209	160	40	150	290	190	239	260	160	100	320
Cash in deposit (%)	7	4	4	13	8	10	12	6	15	17	25	27	24	26
Tenants														
Occupied	189	190	190	189	187	184	177	178	180	181	185	191	187	186
Insurance	69	73	77	75	76	4	68	69	72	74	73	74	71	73
ACH Billed	5	7	7	7	7	7	7	8	3	3	3	3	4	7
Credit Card Billed	62	57	61	58	54	49	48	47	59	59	61	61	61	58
Paid on Web	5	5	3	5	10	4	8	4	6	4	6	7	5	5