

CSU Channel Islands Site Authority
Common Area Maintenance

Common Area Maintenance	Actual July 2020 to June 2021								Footnote
	328	58	14	400	72	200	272		
	Apartments	Town Center Apartments	Town Center Retail	Kennedy Wilson Rental Program Total	Single Family Residences	Townhomes	SFH and TH Program Total	Total CAM	
Income									
Homeowner CAM					191,661	869,232	1,060,893	1,060,893	
Rental CAM	814,042	143,946	34,746	992,734				992,734	
Misc. Income (late fee, misc.)							1,351	1,351	
PY CAM Reconciliation							-12,912	-12,912	
Total Income	814,042	143,946	34,746	992,734	191,661	869,232	1,049,332	2,042,066	
Expense									
Landscaping	214,657	37,958	9,162	261,777	47,120	130,888	178,008	439,785	
Electric - Common Area	47,360	8,375	2,021	57,756	10,396	28,878	39,274	97,030	1
Gas - Common Area	10,749	1,901	459	13,108	2,359	6,554	8,914	22,022	
Water	46,810	8,277	1,998	57,086	10,275	28,543	38,818	95,904	2
Water- reclaimed	42,476	7,511	1,813	51,800	9,324	25,900	35,224	87,025	
Sewer	53,565	9,472	2,286	65,323	11,758	32,662	44,420	109,743	
Trash Removal	95,590	15,341	3,703	114,634	21,591	59,976	81,567	196,202	
Maintenance	154,634	27,344	6,600	188,578	34,584	129,959	164,543	353,121	3
Insurance- Property				0	0	40,870	40,870	40,870	
Insurance- General Liabil	0	0	0	0	0	0	0	0	4
Insurance- Earthquake	0	0	0	0	0	78,088	78,088	78,088	
Management Fees	118,589	20,970	5,062	144,620	26,032	72,310	98,342	242,962	5
Reserves									
Common Space	56,167	9,932	2,397	68,496	12,329	34,248	46,577	115,073	
Single Family Residences				0	10,005		10,005	10,005	
Townhomes				0		209,664	209,664	209,664	
Total Expense	840,597	147,080	35,502	1,023,180	195,775	878,541	1,074,316	2,097,495	
Net Income (Loss)	(26,555.18)	(3,134.03)	(756.49)	(30,445.69)	(4,114)	(9,309)	(13,422)	(43,868)	

- FN: 1 Additional invoice for Common Area Street Lights not included in 2020/2021 Budget.
2 Water usage & rates higher than anticipated in 2020/2021 budget.
3 Includes charges for pool monitor and additional cleaning due to COVID, offset by unused sewer cleaning budget.
4 General Liability policy paid by KW-Multi-Fam.
5 CAM Office Assistant and Additional Services exceeded budget.

	328	58	14		72	200
	Apartments	Town Center Apartments	Town Center Retail		Single Family Residences	Townhomes

Pro Rata Share	328	58	14		72	200
	Apartments	Town Center Apartments	Town Center Retail		Single Family Residences	Townhomes
Administrative	30.13	30.13	30.13		30.13	30.13
Maintenance and Other Operational Costs	39.29	39.29	39.29		40.03	54.15
Utilities	75.34	73.10	73.10		76.05	76.05
Landscaping	54.54	54.54	54.54		54.54	54.54
Insurance- Property	-	-	-		-	17.03
Insurance- General L	-	-	-		-	-
Insurance- Earthqua	-	-	-		-	32.54
Reserves- Common	14.27	14.27	14.27		14.27	14.27
Reserves- Single Family					11.58	
Reserves- Townhom	-	-	-		-	87.36
Total Per Unit Cost	213.57	211.32	211.32		226.59	366.06

- Notes: 1. All expenses for the common area benefit the common area and are allocated by unit type
2. Maintenance and Other Operating Costs include annual maintenance for Security, Pest Control
3. Office Supplies, Telephone & Postage are in Management Fees

2020/2021 Monthly Charge:	206.82	206.82	206.82		221.83	362.18	2,053,627
Total Per Unit Cost (line 49)	213.57	211.32	211.32		226.59	366.06	2,097,495
Total Amount due per unit:	80.96	54.03	54.03		57.13	46.54	43,868

University Glen
as of 06/30/21 Reserve Balance
Preliminary Unaudited

Reserve Type	3/31/2021	4th Qtr Contribution	Adjustment	Expenses	6/30/2021
Common Area	1,260,400.15	28,768.32		196,342.90	1,092,825.57
Homes	77,114.38	2,501.28			79,615.66
TownHomes	1,869,536.84	52,416.00		12,734.81	1,909,218.03
	3,207,051.37	83,685.60	-	209,077.71	3,081,659.26

Common Area Projects: (9CSA11)- \$196,342.90

June 2021 Reserve Exp

- ID 1108-Replace HC Spa Water Heater- \$4,408
- ID 1812 -Landscape Refurbish- \$169,212.40
- ID 403- Concrete/Sidewalk hazard work- \$20,873.75
- ID 1502- Hillcrest Flooring- \$1,848.75

Town Homes: (9CSA14)-\$14,170.61

Jun 2021 Reserve Exp-12,734.81

- ID 2301- Window/ Sash Bal Repairs- \$2,032.06
- ID 502-329 SC Garage Door Repair- \$1,665
- ID 1602 -Repair Electrical Outlet-\$200
- ID 706- Cleaning Dryer Vent- \$650
- Insurance remediation-\$8,187.75

Single Family (9CSA05)

No Reserve Expenditures

Detail of invoices held at UGCAM office

Q4-2021 (June 2021)	
Transfer:	\$ 83,685.60
Q2 Expenses & Adjustm	\$ 209,077.71
Total Xfr to WF:	\$ (125,392.11)
TH 9CSA14	39,681.19
SF 9CSA05	2,501.28
CAM 9CSA11	(167,574.58)

WF Bank Reserves as of	3,080,524.61
Q2 & Q3-December 2021	126,526.16
Deposit:	\$ (125,392.11)
Reserve Total:	3,081,658.66

Bank Statement as 6/30/2021: \$3,080,524.61

Actuals Trial Balance
as of 6/30/2021 Reserve Balance
Preliminary Unaudited

Fund Fdescr XSA37 - SA - Reserves - Common Area

900 - CSU Auxiliary Organization Funds

Account Fdescr	Year to Date Actuals	Month End Adjustmetns posted not refelected on report	Year to Date Actuals 09/30/20
101840-Wells Fargo	2,913,740.90		2,913,740.90
103004 - AR Operating Revenue	0.00		0.00
103007 - A/R - Other	388,732.08	(220,813.72)	167,918.36
201001 - Accounts Payable	146.03		146.03
201801-Other Current Liabilities	(220,813.72)	220,813.72	
304010 - Designated for Capital Improv	(2,720,431.53)		(2,720,431.53)
305700 - Unrestricted	(157,907.03)		(157,907.03)
508001- Interest from Extrnl Investment	0.00		0.00
660061 - Repairs & Maint - Building	0.00		0.00
660851 - Maintenance	260,870.21		260,870.21
660852 - Management Fees	0.00		0.00
660854 - Reserves	(464,229.40)		(464,229.40)
660915 - Reserve Expenditures	(107.54)		(107.54)
Grand Total	0.00	0.00	0.00

1. Adjustment to offset quarter end reserve expenditures

CSUCI Site Authority
Fund XSA37- Reserves
Income Statement- Preliminary Unaudited

Time run: 8/11/2021 8:54:01 AM

Fund Fdescr	Dept Fdescr	Acct Fdescr	Actuals	
XSA37 - SA - Reserves - Common Area	9CSA05 - Single Family Homes	508001 - Interest from Extnl Investment	0.00	
		660851-Maintenance	0.00	
		660854 - Reserves	(10,005.12)	
		660915 - Reserve Expenditures	(107.54)	
	9CSA05 - Single Family Homes Total			(10,112.66)
	9CSA11 - CAMS	508001 - Interest from Extnl Investment	0.00	
		660851 - Maintenance	194,484.15	
		660854 - Reserves	(115,073.28)	
		660915 - Reserve Expenditures	0.00	
	9CSA11 - CAMS Total			79,410.87
	9CSA14 - Town Homes	508001 - Interest from Extnl Investment	0.00	
		660061 - Repairs & Maint - Building	0.00	
		660851 - Maintenance	66,386.06	
		660854 - Reserves	(339,151.00)	
	9CSA14 - Town Homes Total			(272,764.94)
	XSA37 - SA - Reserves - Common Area Total			(203,466.73)
Grand Total			(203,466.73)	

1. CAM adjustment for rounding error
2. 2019-2020 CAM Recon Over/Short
3. Q4 to reflect \$1725 CAM expense adjustment

Actuals Transactions by Period

Time run: 8/13/2021 1:42:49 PM

Business Unit	Fiscal Year	Accounting Date	Doc Src Fdescr	Doc Ln Descr	Amount	Account Fdescr	Fund Fdescr	Dept Fdescr
CICSA - Channel Islar	2020	04/01/2021	MJE - Manual Journal	A/R - Other	1.80	103007 - A/R - Other	XSA37 - SA - Reserve	-
CICSA - Channel Islar	2020	04/01/2021	MJE - Manual Journal	Maintenance	1,725.00	660851 - Maintenance	XSA37 - SA - Reserve	9CSA11 - CAMS
CICSA - Channel Islar	2020	04/01/2021	MJE - Manual Journal	Maintenance	(1,725.00)	660851 - Maintenance	XSA37 - SA - Reserve	9CSA11 - CAMS
CICSA - Channel Islar	2020	04/01/2021	MJE - Manual Journal	Maintenance	107.54	660851 - Maintenance	XSA37 - SA - Reserve	9CSA14 - Town Homes
CICSA - Channel Islar	2020	04/01/2021	MJE - Manual Journal	Reserve Expenditures	(107.54)	660915 - Reserve Ex	XSA37 - SA - Reserve	9CSA05 - Single Family Homes
CICSA - Channel Islar	2020	04/01/2021	MJE - Manual Journal	Reserves	(0.84)	660854 - Reserves	XSA37 - SA - Reserve	9CSA05 - Single Family Homes
CICSA - Channel Islar	2020	04/01/2021	MJE - Manual Journal	Reserves	(0.96)	660854 - Reserves	XSA37 - SA - Reserve	9CSA11 - CAMS
CICSA - Channel Islar	2020	06/30/2021	MJE - Manual Journal	21-04 TH reserve Exp	350.00	660851 - Maintenance	XSA37 - SA - Reserve	9CSA14 - Town Homes
CICSA - Channel Islar	2020	06/30/2021	MJE - Manual Journal	21-05 TH Reserve Expense	12,201.50	660851 - Maintenance	XSA37 - SA - Reserve	9CSA14 - Town Homes
CICSA - Channel Islar	2020	06/30/2021	MJE - Manual Journal	21-06 CAM Reserve Exp	194,494.15	660851 - Maintenance	XSA37 - SA - Reserve	9CSA11 - CAMS
CICSA - Channel Islar	2020	06/30/2021	MJE - Manual Journal	21-06 TH Reserve Exp	2,032.06	660851 - Maintenance	XSA37 - SA - Reserve	9CSA14 - Town Homes
CICSA - Channel Islar	2020	06/30/2021	MJE - Manual Journal	CAM Q4 Contribution	(28,768.32)	660854 - Reserves	XSA37 - SA - Reserve	9CSA11 - CAMS
CICSA - Channel Islar	2020	06/30/2021	MJE - Manual Journal	Other Current Liabilities	(125,392.11)	250004 - Other Current	XSA37 - SA - Reserve	-
CICSA - Channel Islar	2020	06/30/2021	MJE - Manual Journal	SF Q4 Contribution	(2,501.28)	660854 - Reserves	XSA37 - SA - Reserve	9CSA05 - Single Family Homes
CICSA - Channel Islar	2020	06/30/2021	MJE - Manual Journal	TH Q4 Contribution	(52,416.00)	660854 - Reserves	XSA37 - SA - Reserve	9CSA14 - Town Homes
CICSA - Channel Islar	2020	06/30/2021	MJE - Manual Journal	A/R - Other	(125,392.11)	103007 - A/R - Other	XSA37 - SA - Reserve	-
CICSA - Channel Islar	2020	06/30/2021	MJE - Manual Journal	A/R - Other	220,813.72	103007 - A/R - Other	XSA37 - SA - Reserve	-
CICSA - Channel Islar	2020	06/30/2021	MJE - Manual Journal	Other Current Liabilities	125,392.11	250004 - Other Current	XSA37 - SA - Reserve	-
CICSA - Channel Islar	2020	06/30/2021	MJE - Manual Journal	Other Current Liabilities	(4,396.00)	250004 - Other Current	XSA37 - SA - Reserve	-
CICSA - Channel Islar	2020	06/30/2021	MJE - Manual Journal	Other Current Liabilities	(216,417.72)	250004 - Other Current	XSA37 - SA - Reserve	-
Grand Total					(0.00)			