

CSU Channel Islands Site Authority
Common Area Maintenance F

Common Area Maintenance	Actual July 2021 to June 2022								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					200,638	886,416	1,087,054	1,087,054	
Rental CAM	851,855	150,633	36,360	1,038,847				1,038,847	
Misc. Income (late fee, misc.)							2,619	2,619	
PY CAM Reconciliation							43,868	43,868	
Total Income	851,855	150,633	36,360	1,038,847	200,638	886,416	1,133,541	2,172,389	
Expense									
Landscaping	200,335	35,425	8,551	244,310	43,976	122,155	166,131	410,442	
Electric - Common Area	48,027	8,493	2,050	58,570	10,543	29,285	39,827	98,397	1
Gas - Common Area	13,862	2,451	592	16,904	3,043	8,452	11,495	28,399	
Water	65,008	11,495	2,775	79,278	14,270	39,639	53,909	133,188	2
Water- reclaimed	33,906	5,996	1,447	41,349	7,443	20,674	28,117	69,466	
Sewer	40,259	7,119	1,718	49,097	8,837	24,548	33,386	82,482	
Trash Removal	99,253	15,826	3,820	118,899	21,622	60,061	81,683	200,582	
Maintenance	151,853	26,852	6,482	185,187	33,334	127,882	161,216	346,402	3
Insurance- Property				0	0	52,651	52,651	52,651	
Insurance- General Liabil	0	0	0	0	0	0	0	0	4
Insurance- Earthquake	0	0	0	0	0	88,413	88,413	88,413	
Management Fees	143,140	25,311	6,110	174,561	31,421	87,280	118,701	293,262	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	851,809	148,900	35,941	1,036,650	196,822	904,953	1,101,775	2,138,426	
Net Income (Loss)	45.54	1,733.01	418.31	2,196.87	3,815.67	(18,536.72)	(14,721.05)	(12,524.18)	

- 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-Farm.
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	36.37	36.37	36.37		36.37	36.37
Maintenance and Other Operational Costs	38.58	38.58	38.58		38.58	53.28
Utilities	76.30	73.82	73.82		76.11	76.11
Landscaping	50.90	50.90	50.90		50.90	50.90
Insurance- Property	-	-	-		-	21.94
Insurance- General L	-	-	-		-	-
Insurance- Earthqua	-	-	-		-	36.84
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	216.41	213.94	213.94		227.80	377.06

- 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

2021/2022 Monthly Charge:	216.43	216.43	216.43	232.22	369.34	2,125,901
Total Per Unit Cost (line 49)	216.41	213.94	213.94	227.80	377.06	2,138,426
Total Amount due per unit:	(0.14)	(29.88)	(29.88)	(53.00)	92.68	12,524

University Glen Reserve Balance

As of 6/30/22

Preliminary Unaudited

Reserve Type	Balance as of 5/31/22	Jun 2022 Contribution	Jun 2022 Expenses	Adjustments	Investment Activity	Balance as of 6/30/22
Common Area	996,404.51	9,589.44	-		(7,498.88)	998,495.07
Single Family Homes	83,590.94	833.76	-		(300.04)	84,124.66
Townhomes	2,149,087.42	17,472.00	(8,116.56)		(4,121.28)	2,154,321.58
Total	3,229,082.87	27,895.20	(8,116.56)	-	(11,920.20)	3,236,941.31

Reserve Expenditures June 2022: 8,116.56

Common Area (9CSA11) 0.00

Single Family (9CSA05) 0.00

Townhomes (9CSA14) 8,116.56

711 CI (CAM181) Door Rail/Rehang Garage Doc	330.00
357 LC (CAM073) Torsion Spring Conversion	585.00
711 CI (CAM181) Garage Door Cable	145.00
337 LC (CAM259) Window Sash Balancers	538.94
337 LC (CAM069) Window Sash Balancers	255.03
445 CI (CAM028) Locate & Re-route Cold Water	2,892.50
309 SC (CAM119) Locate and re-route hot water	2,870.09
445 CI (CAM028) Reimburse deductible for slat	500.00

Detail of invoices held at UGCAM office

June 2022 Activity	
Contributions	27,895.20
Expenses	(8,116.56)
Adjustments	-
Investments	(11,920.20)
Total	\$ 7,858.44
Net Change in Balance	
CAM - 9CSA11	2,090.56
Single Family - 9CSA05	533.72
Townhomes 9CSA14	5,234.16

Bank Balance as of 12/31/21	3,080,286.10
<i>Pending activity:</i>	
Due from UG for Oct20-Mar21	126,526.76
Paid to UG for Apr-Jun21 Expense	(125,392.11)
Due from UG for Jul-Dec 2021	122,816.25
Due from UG for Jan-Mar 2022	45,227.31
Due from UG for Apr 2022	17,671.65
Due from UG for May 2022	(135,917.99)
Due from UG for Jun 2022	19,778.64
Total Due from UGCAM	70,710.51
<i>(accounts receivable)</i>	
Wells Fargo Statement as of 6/30/22	24,951.76
CalTRUST Statement as of 6/30/22	3,141,279.04
Bank Balance as of 6/30/22	3,166,230.80
Reserve Total as of 6/30/22	3,236,941.31

Actuals Transactions by Period

Business U	Fiscal Ye	Period	Accounting Date	Doc ID	Doc Src Fdescr	Doc Ln Descr	Amount	Account Fdescr	Fund Fdescr	Dept Fdescr	Jrnl Descr
CICSA - Cha	2021	10	04/30/2022	0001944065	MJE - Manual	Cal Trust Activity Apr22	(11,696.12)	101841 - CICSA CalTRUST	XSA37 - SA -	-	Record Cal Trust Activity Apr22
CICSA - Cha	2021	10	04/30/2022	0001944065	MJE - Manual	Cal Trust Activity Apr22	(45.55)	508800 - Dividend	XSA37 - SA -	9CSA05 - Single Family	Record Cal Trust Activity Apr22
CICSA - Cha	2021	10	04/30/2022	0001944065	MJE - Manual	Cal Trust Activity Apr22	(625.71)	508800 - Dividend	XSA37 - SA -	9CSA11 - CAMS	Record Cal Trust Activity Apr22
CICSA - Cha	2021	10	04/30/2022	0001944065	MJE - Manual	Cal Trust Activity Apr22	(1,142.11)	508800 - Dividend	XSA37 - SA -	9CSA14 - Town Homes	Record Cal Trust Activity Apr22
CICSA - Cha	2021	10	04/30/2022	0001944065	MJE - Manual	Cal Trust Activity Apr22	345.18	508802 - Unrealized (Gain)/Loss	XSA37 - SA -	9CSA05 - Single Family	Record Cal Trust Activity Apr22
CICSA - Cha	2021	10	04/30/2022	0001944065	MJE - Manual	Cal Trust Activity Apr22	4,739.46	508802 - Unrealized (Gain)/Loss	XSA37 - SA -	9CSA11 - CAMS	Record Cal Trust Activity Apr22
CICSA - Cha	2021	10	04/30/2022	0001944065	MJE - Manual	Cal Trust Activity Apr22	8,424.85	508802 - Unrealized (Gain)/Loss	XSA37 - SA -	9CSA14 - Town Homes	Record Cal Trust Activity Apr22
CICSA - Cha	2021	10	04/30/2022	0001954307	MJE - Manual	22-04 CAM Reserve Expense	8,372.00	660851 - Maintenance	XSA37 - SA -	9CSA11 - CAMS	Apr22 CAM Reserve Contrib & Exp
CICSA - Cha	2021	10	04/30/2022	0001954307	MJE - Manual	22-04 SF Reserve Expense	485.00	660851 - Maintenance	XSA37 - SA -	9CSA05 - Single Family	Apr22 CAM Reserve Contrib & Exp
CICSA - Cha	2021	10	04/30/2022	0001954307	MJE - Manual	22-04 TH Reserve Expense	1,366.55	660851 - Maintenance	XSA37 - SA -	9CSA14 - Town Homes	Apr22 CAM Reserve Contrib & Exp
CICSA - Cha	2021	10	04/30/2022	0001954307	MJE - Manual	Apr22 CAM Rsrv Contrib	(9,589.44)	660854 - Reserves	XSA37 - SA -	9CSA11 - CAMS	Apr22 CAM Reserve Contrib & Exp
CICSA - Cha	2021	10	04/30/2022	0001954307	MJE - Manual	Apr22 Reserve Receivable	17,671.65	103007 - A/R - Other	XSA37 - SA -	-	Apr22 CAM Reserve Contrib & Exp
CICSA - Cha	2021	10	04/30/2022	0001954307	MJE - Manual	Apr22 SF Rsrv Contribution	(833.76)	660854 - Reserves	XSA37 - SA -	9CSA05 - Single Family	Apr22 CAM Reserve Contrib & Exp
CICSA - Cha	2021	10	04/30/2022	0001954307	MJE - Manual	Apr22 TH Rsrv Contribution	(17,472.00)	660854 - Reserves	XSA37 - SA -	9CSA14 - Town Homes	Apr22 CAM Reserve Contrib & Exp
CICSA - Cha	2021	10	04/30/2022	0001954314	MJE - Manual	WF Bank Fees Apr22	(20.25)	101840 - Wells Fargo -SA Uglen	XSA37 - SA -	-	Wells Fargo Bank Fees Apr22
CICSA - Cha	2021	10	04/30/2022	0001954314	MJE - Manual	WF Bank Fees Apr22	0.50	660875 - Bank Charges	XSA37 - SA -	9CSA05 - Single Family	Wells Fargo Bank Fees Apr22
CICSA - Cha	2021	10	04/30/2022	0001954314	MJE - Manual	WF Bank Fees Apr22	6.94	660875 - Bank Charges	XSA37 - SA -	9CSA11 - CAMS	Wells Fargo Bank Fees Apr22
CICSA - Cha	2021	10	04/30/2022	0001954314	MJE - Manual	WF Bank Fees Apr22	12.81	660875 - Bank Charges	XSA37 - SA -	9CSA14 - Town Homes	Wells Fargo Bank Fees Apr22
Grand Total							0.00				

Fund Fdescr is equal to **XSA37 - SA - Reserves - Common Area**

and Bus Unit Fdescr is equal to **CICSA - Channel Islands Site Authority**

and Fiscal Year is equal to **2021**

and Period is between **10** and **10**