

# **University Glen**

## **PROPERTY MANAGEMENT REPORT**

**November 2023**

### ***Overview:***

California State University-Channel Islands (CSUCI), which opened its doors in 2002, is located between Camarillo, California to the north and the Pacific Ocean to the south. The CSUCI campus is constructed on land owned by the State of California and is leased back to the users. The governing body overseeing the CSUCI Campus is the CSUCI Site Authority. The CSUCI Site Authority governs the CSUCI campus through a Ground Sub Lease document.

University Glen (UG) is an affordable housing residential development adjacent to the academic campus of CSUCI which houses university faculty and staff as well as members of the public. Construction of UG was planned in two phases. Phase 1 was completed in three parts – Phase 1.A in 2002, Phase 1.B in 2004 and Phase 1.C in 2006. Phase 1 construction completed a total of 600 residential units – 328 apartments, 200 townhomes (TH), and 72 single family homes (SFH). The THs and SFHs are two stories high; the apartment buildings are 2 and 3-story high structures. Due to adverse economic conditions, Phase 2 construction was halted in 2008. Construction of this area (Anacapa Canyon) commenced again in 2022 by Kennedy Wilson Multi-Family, the corporation that acquired the rights to develop Phase 2 in 2016.

The CSUCI academic campus is the “West Campus” and UG is the “East Campus.” The property also has a 3-story Town Center comprised of 30,000 square feet of retail space on the ground floor (14 tenant spaces) and 2 levels of apartments above (58 units which are rented to the university for use as student housing).

During the month of October 2023, Kennedy Wilson Properties, LTD (KWP) continued as Agent for the CSUCI Site Authority providing Common Area Maintenance (CAM) management services for the UG residential community in the East Campus.

## ***CAM Management:***

- Acting as Agent for the CSUCI Site Authority is KWP's UGCAM Team which is comprised of:
  - Jake Friesen, CAM Manager (UGCAM Office, Camarillo)\*
  - Donna Clark, Senior Managing Director (KWP)
  - Monica Ponce, Chief Financial Officer( KWP)
  - Cris Campbell, Senior Property Accountant (KWP)
  - Natasha Nedd, Office Assistant (UGCAM Office, Camarillo)\*

\*UGCAM Office employees are UG homeowners who reside in the community.

- The KWP UGCAM Team:
  - collected and processed Maintenance Rent (CAM fee) payments in-house and addressed delinquencies either in-house or in partnership with Site Authority staff.
  - participated in various monthly meetings including:
    - the UGCAM Team meeting with the Executive Director of Operations for the Site Authority and the Site Authority Resource Specialist;
    - the Budget Advisory Group (BAG); and
    - the Community Advisory Group (CAG) meeting; and
    - the Homeowners Advisory Council (HAC) meeting;
  - worked with various Site Authority and CSUCI Facility Services personnel to process building permits, property improvement applications, certificates of completion, and Site Authority authorizations for reserve spending;
  - addressed individual owner's accounting issues, maintenance work order requests, parking pass and security FOB replacements, and Site Authority Casualty insurance claims; and
  - disseminated various Eblast communications to owners.

## ***Operations:***

- Accounts Receivable
  - The monthly Maintenance Rent charges for UGCAM FY 2023-2024 Budget are being collected at the amounts as follows:  
Single-Family Homes=\$313.86; Townhomes=\$484.76.

- As directed by Site Authority staff, UGCAM prepared and distributed the FY 2022-2023 CAM Budget reconciliation. The following is the 2022-2023 Budget Reconciliation by owner category.

|                          | 328               | 58                     | 14                 |  | 72                       | 200                  |
|--------------------------|-------------------|------------------------|--------------------|--|--------------------------|----------------------|
|                          | Apartments        | Town Center Apartments | Town Center Retail |  | Single Family Residences | Townhomes            |
| <b>Net Income (Loss)</b> | <b>\$9,564.46</b> | <b>\$2,401.78</b>      | <b>\$579.75</b>    |  | <b>(\$1,000.22)</b>      | <b>(\$61,330.56)</b> |

**(Refund)**

**Charge per**

**Reconciliation:           (29.16)           (\$41.41)           (\$41.41)           \$13.89           \$306.65**

Per the Ground Sublease, UGCAM mailed letters to the owners in University Glen notifying them of the FY 2022-2023 UGCAM Budget Reconciliation. At the direction of Site Authority personnel, the due date for 2022-2023 reconciliation charges was extended through March 31, 2024.

- Projects
  - The majority of the fall portion of the annual tree trimming and tree removal project was completed. The sumac trees were trimmed along Landing Cove, Frenchy’s Cove, Smugglers Cove, and Cathedral Cove. The willows were trimmed in the alley behind 700-1000 blocks of N. Channel Islands Drive.
- Community Events
  - On Friday, November 3<sup>rd</sup>, four food trucks parked at the corner of Rincon Drive and Channel Islands Drive serving the community a variety of cuisines. This was the first food truck event in UG and was well attended.
  - On Saturday, November 18<sup>th</sup>, the community enjoyed an evening of Trivia competition in the Event Room of the Town Center Community Center. Both of these events were coordinated by the HAC’s community activity’s group with assistance from the Mission Hills Management Team.
- Landscaping
  - UGCAM continued to work with Gothic Landscape to post signs for the cars to be relocated (street gutter cleaning) on the streets with sycamore trees on a more frequent schedule. The streets most impacted are Landing Cove, Smugglers Cove, and E Platts Harbor Drive. It was stated that if an occasional car is not moved per the signs, the car(s) will NOT be towed or fined.

- Water Intrusion
  - On Thursday, November 30<sup>th</sup> an owner in the townhouse in the 300-block of Smugglers Cove informed UGCAM there was water coming from their first floor wall. The owner turned the water off. UGCAM directed our plumbing vendor to address the issue expeditiously. A pinhole was found in the copper pipe and was repaired.
- Property Loss/Damage Claims
  - List of Property Loss/Damage Claims for FY 2023-2024 to submitted to the Site Authority for processing to date :

| 2023-2024                  | July | August | Sept | October | Nov. | Total |
|----------------------------|------|--------|------|---------|------|-------|
| Townhouse Insurance Claims | 1    | 2      | 0    | 3       | 0    | 6     |

- Work Orders
  - The following is a list by Yardi category of the work orders (WO) placed during the month of November:

28 WO submitted via Yardi.

31 WO submitted via Text.

**59 Total Work Orders**

| WORK ORDERS IN YARDI         | In Progress | Cancelled | Completed | Reassigned | Totals |
|------------------------------|-------------|-----------|-----------|------------|--------|
| Electrical                   |             |           | 1         |            | 1      |
| Landscaping                  | 6           |           | 7         |            | 13     |
| Plumbing                     |             |           | 2         |            | 2      |
| Gutter & Downspouts          | 1           |           |           |            | 1      |
| Roofing                      |             |           |           |            | 0      |
| Heaters                      |             |           |           |            | 0      |
| Painting/Stucco Repair       | 2           |           | 1         |            | 3      |
| Janitorial                   |             |           |           |            | 0      |
| Gates/Fences                 | 1           |           | 1         |            | 2      |
| Other-TH Windows/Sliding Drs | 5           |           |           |            | 5      |
| Other- TH Garage Drs         |             |           |           |            | 0      |
| Other – Pest Control         |             |           | 1         |            | 0      |
| Cancelled                    |             | 1         |           |            | 1      |
| Subtotal                     | 15          | 1         | 13        | 0          | 28     |

| WORK ORDERS SENT BY TEXT | In Progress | Cancelled | Completed | Reassigned | Totals    |
|--------------------------|-------------|-----------|-----------|------------|-----------|
| Pest Control             |             |           | 8         |            | <b>8</b>  |
| Landscaping              |             |           | 23        |            | <b>23</b> |
| Subtotal                 |             |           | 31        |            | <b>31</b> |

|                                 |           |          |           |          |           |
|---------------------------------|-----------|----------|-----------|----------|-----------|
| TOTAL Work Orders for the Month | <b>15</b> | <b>1</b> | <b>44</b> | <b>0</b> | <b>59</b> |
|---------------------------------|-----------|----------|-----------|----------|-----------|

- Property Improvement Applications & Building Permit Application(s) to for FY 2023-2024 to

| 2023-2024         | July | August | Sept | October | Nov | Total |
|-------------------|------|--------|------|---------|-----|-------|
| PIAs              | 3    | 2      | 1    | 0       | 1   | 7     |
| Bldg. Permit Apps | 3    | 0      | 1    | 1       | 1   | 6     |
| Total Apps/Month  | 6    | 2      | 2    | 1       | 2   | 13    |

## Work Order Status Details

Property : CSUCI Site Authority (wa300700)

| WO#    | Unit   | Call Date  | Status         | Completed Date | Category               | Problem Description   |
|--------|--------|------------|----------------|----------------|------------------------|---|
| 228966 | CAM043 | 12/4/2023  | Work Completed | 1/6/2024       | Gutters and Downspouts | Owner requests the downspout be reattached to the gutter in the alley. Also replace "0" at alley side house number.   |
| 229685 | CAM013 | 12/5/2023  | Work Completed | 1/6/2024       | Gates & Fences         | Owner reports her fence needs to be repaired/replaced.  |
| 229687 | CAM184 | 12/5/2023  | Work Completed | 1/6/2024       | Electrical             | Owner at 741 N Channel Islands Drive reports the door bell does not work. Also the owner mentioned there are several electrical outlets which are "loose". Please investigate and make the necessary repairs. |
| 229688 | CAM163 | 12/5/2023  | In Progress    |                | Landscaping            | Remove two bay laurels at the front of 731 Santa Cruz Island Drive. Provide Proposal.   |
| 231094 | CAM276 | 12/7/2023  | Work Completed | 1/6/2024       | Landscaping            | Mission Hills maintenance requests the landscaping be cleaned up behind 1120 Santa Cruz Island Drive  |
| 233840 | CAM150 | 12/11/2023 | Work Completed | 1/6/2024       | HVAC                   | Owner reports the heater is not working.  |
| 235212 | CAM228 | 12/13/2023 | Work Completed | 1/6/2024       | Landscaping            | Owner requests the vines in the common area by her patio wall be removed do they do not grow into her patio area.   |
| 235215 | CAM019 | 12/13/2023 | Work Completed | 1/6/2024       | Landscaping            | Owner reports broken irrigation pipe near their patio. See the attached photo.  |
| 238591 | CAM188 | 12/18/2023 | Work Completed | 1/6/2024       | Landscaping            | Owner Reports broken sprinkler head.  |
| 239266 | CAM169 | 12/19/2023 | Work Completed | 1/6/2024       | Electrical             | Owner reports that light bulb fizzled, blew out and smoke filled room and multiple outlets in townhouse not working.  |
| 239945 | CAM029 | 12/20/2023 | Work Completed | 1/6/2024       | Gutters and Downspouts | Owner reports that the gutter is either extremely clogged or is just not working as it creates a waterfall effect whenever it rains.  |
| 240621 | CAM238 | 12/21/2023 | In Progress    |                | HVAC                   | Owner reports the dryer vent ductwork has a blockage. Request vendor clean ductwork.  |
| 241298 | CAM210 | 12/22/2023 | In Progress    |                | Gates & Fences         | Owner reports the gate latch needs to be replaced.  |
| 241300 | CAM021 | 12/22/2023 | In Progress    |                | Roof                   | Owner reports roof leak at floor in garage.   |
| 241302 | CAM220 | 12/22/2023 | Work Completed | 1/6/2024       | Landscaping            | Trim hibiscus at corner to height of retaining wall. This is a safety issue. We have discussed this trimming with the owner.  |
| 241303 | CAM265 | 12/22/2023 | Call           |                | Landscaping            | Trim the edge of the planter between 336 & 334 Twin Harbor.   |
| 245352 | CAM276 | 12/28/2023 | In Progress    |                | Landscaping            | Trim Shrub at covered parking structure in Hillcrest Apartments on Twin Harbor Drive. See photo.  |

**Total: 17**

CSUCI Site Authority (wa300700)

## Budget Comparison

Period = Nov 2023

Book = Accrual ; Tree = csuci\_is

|                                       | PTD Actual        | PTD Budget        | Variance         | % Var         | YTD Actual        | YTD Budget        | Variance          | Annual              | Note  |
|---------------------------------------|-------------------|-------------------|------------------|---------------|-------------------|-------------------|-------------------|---------------------|---|
| <b>REVENUE</b>                        |                   |                   |                  |               |                   |                   |                   |                     |   |
| <b>HOMEOWNER CAM</b>                  |                   |                   |                  |               |                   |                   |                   |                     |   |
| Townhome CAM                          | 70,364.00         | 70,364.12         | -0.12            | 0.00          | 351,820.00        | 351,820.60        | -0.60             | 844,369.49          |   |
| Single Family CAM                     | 19,889.28         | 19,889.28         | 0.00             | 0.00          | 99,446.40         | 99,446.40         | 0.00              | 238,671.36          |   |
| Apartment CAM                         | 98,673.93         | 98,673.93         | 0.00             | 0.00          | 493,369.65        | 493,369.65        | 0.00              | 1,184,087.16        |   |
| Miscellaneous Income                  | 175.00            | 0.00              | 175.00           | N/A           | 2,050.00          | 0.00              | 2,050.00          | 0.00                |   |
| Recovery - Past Yr. Operating/Commc   | 0.00              | 0.00              | 0.00             | N/A           | 19,309.56         | 0.00              | 19,309.56         | 0.00                | Positive variance due to 2022-2023 CAM Reconciliation.  |
| <b>HOMEOWNER CAM</b>                  | <b>189,102.21</b> | <b>188,927.33</b> | <b>174.88</b>    | <b>0.09</b>   | <b>965,995.61</b> | <b>944,636.65</b> | <b>21,358.96</b>  | <b>2,267,128.01</b> |   |
| <b>TOTAL REVENUE</b>                  | <b>189,102.21</b> | <b>188,927.33</b> | <b>174.88</b>    | <b>0.09</b>   | <b>965,995.61</b> | <b>944,636.65</b> | <b>21,358.96</b>  | <b>2,267,128.01</b> |   |
| <b>OPERATING EXPENSES</b>             |                   |                   |                  |               |                   |                   |                   |                     |   |
| <b>MANAGEMENT FEE</b>                 |                   |                   |                  |               |                   |                   |                   |                     |   |
| Management Fee                        | 29,034.34         | 26,318.00         | -2,716.34        | -10.32        | 137,038.30        | 137,305.00        | 266.70            | 339,966.00          | PTD negative variance due to actuals exceeding budgeted amount.   |
| <b>TOTAL MANAGEMENT FEE</b>           | <b>29,034.34</b>  | <b>26,318.00</b>  | <b>-2,716.34</b> | <b>-10.32</b> | <b>137,038.30</b> | <b>137,305.00</b> | <b>266.70</b>     | <b>339,966.00</b>   |   |
| <b>INSURANCE</b>                      |                   |                   |                  |               |                   |                   |                   |                     |   |
| Insurance - Property                  | 9,921.08          | 5,179.00          | -4,742.08        | -91.56        | 49,605.40         | 25,895.00         | -23,710.40        | 62,151.00           |   |
| Insurance-Earthquake                  | 6,842.95          | 6,842.95          | 0.00             | 0.00          | 34,214.75         | 34,214.75         | 0.00              | 82,115.35           |   |
| <b>TOTAL INSURANCE</b>                | <b>16,764.03</b>  | <b>12,021.95</b>  | <b>-4,742.08</b> | <b>-39.45</b> | <b>83,820.15</b>  | <b>60,109.75</b>  | <b>-23,710.40</b> | <b>144,266.35</b>   |   |
| <b>REPAIR &amp; MAINTENANCE</b>       |                   |                   |                  |               |                   |                   |                   |                     |   |
| Repair & Maintenance                  | 29,885.86         | 27,682.67         | -2,203.19        | -7.96         | 128,147.78        | 144,426.35        | 16,278.57         | 351,728.00          | PTD negative variance due to cumulative line item negative variances. YTD positive variance as repair items less than budgeted. |
| <b>TOTAL REPAIR &amp; MAINTENANCE</b> | <b>29,885.86</b>  | <b>27,682.67</b>  | <b>-2,203.19</b> | <b>-7.96</b>  | <b>128,147.78</b> | <b>144,426.35</b> | <b>16,278.57</b>  | <b>351,728.00</b>   |   |
| <b>UTILITIES</b>                      |                   |                   |                  |               |                   |                   |                   |                     |   |
| Electric - Common Area I              | -15.14            | 65.00             | 80.14            | 123.29        | 337.24            | 325.00            | -12.24            | 780.00              | PTD & YTD negative variance due to seasonal usage.  |
| Electric - Common Area II             | 9,130.89          | 8,942.00          | -188.89          | -2.11         | 48,018.95         | 44,706.00         | -3,312.95         | 107,300.00          | PTD negative variance due to seasonal usage.  |
| Gas - Common Area                     | 1,829.14          | 3,520.00          | 1,690.86         | 48.04         | 7,276.26          | 8,984.00          | 1,707.74          | 39,180.00           | PTD & YTD positive variance due to one pool being closed.   |

CSUCI Site Authority (wa300700)

## Budget Comparison

Period = Nov 2023

Book = Accrual ; Tree = csuci\_is

|                                      | PTD Actual        | PTD Budget        | Variance         | % Var          | YTD Actual        | YTD Budget        | Variance          | Annual              | Note   |
|--------------------------------------|-------------------|-------------------|------------------|----------------|-------------------|-------------------|-------------------|---------------------|--|
| Water                                | 15,264.74         | 14,153.31         | -1,111.43        | -7.85          | 68,044.82         | 70,766.56         | 2,721.74          | 169,839.76          | PTD negative variance due to bill exceeding budgeted amount.   |
| Sewer                                | 19,949.86         | 19,776.78         | -173.08          | -0.88          | 122,313.68        | 98,883.90         | -23,429.78        | 237,321.36          | PTD negative variance due to costs exceeded budget.<br>YTD negative variance due to FY 2021-2022 adjustment. |
| Water - Reclaimed                    | 12,586.06         | 14,039.99         | 1,453.93         | 10.36          | 66,903.01         | 70,199.95         | 3,296.94          | 168,479.83          |  |
| Trash Removal                        | 19,491.95         | 20,882.24         | 1,390.29         | 6.66           | 96,760.03         | 104,411.19        | 7,651.16          | 250,586.85          |  |
| <b>TOTAL UTILITIES - RECOVERABLE</b> | <b>78,237.50</b>  | <b>81,379.32</b>  | <b>3,141.82</b>  | <b>3.86</b>    | <b>409,653.99</b> | <b>398,276.60</b> | <b>-11,377.39</b> | <b>973,487.80</b>   |  |
| <b>LANDSCAPING</b>                   |                   |                   |                  |                |                   |                   |                   |                     |  |
| Landscaping - Exterior Contract      | 31,153.00         | 31,152.35         | -0.65            | 0.00           | 155,765.00        | 155,761.75        | -3.25             | 373,828.20          |  |
| Landscaping - Sprinkler System       | 0.00              | 2,540.58          | 2,540.58         | 100.00         | 8,671.00          | 12,702.90         | 4,031.90          | 30,486.96           | PTD & YTD positive variance due to Irrigation Tech included in Exterior Contract line item.                  |
| Landscaping-Equipment                | 450.00            | 2,000.00          | 1,550.00         | 77.50          | 7,565.00          | 20,500.00         | 12,935.00         | 34,500.00           |  |
| Landscaping - Other                  | 8,661.00          | 1,572.07          | -7,088.93        | -450.93        | 16,456.00         | 7,860.35          | -8,595.65         | 18,864.84           | PTD and YTD negative variance due to plantings exceeding budget.   |
| <b>TOTAL LANDSCAPING</b>             | <b>40,264.00</b>  | <b>37,265.00</b>  | <b>-2,999.00</b> | <b>-8.05</b>   | <b>188,457.00</b> | <b>196,825.00</b> | <b>8,368.00</b>   | <b>457,680.00</b>   |  |
| <b>TOTAL OPERATING EXPENSES</b>      | <b>194,185.73</b> | <b>184,666.94</b> | <b>-9,518.79</b> | <b>-5.15</b>   | <b>947,117.22</b> | <b>936,942.70</b> | <b>-10,174.52</b> | <b>2,267,128.15</b> |  |
| <b>NET OPERATING INCOME</b>          | <b>-5,083.52</b>  | <b>4,260.39</b>   | <b>-9,343.91</b> | <b>-219.32</b> | <b>18,878.39</b>  | <b>7,693.95</b>   | <b>11,184.44</b>  | <b>-0.14</b>        |  |
| <b>NET INCOME</b>                    | <b>-5,083.52</b>  | <b>4,260.39</b>   | <b>-9,343.91</b> | <b>-219.32</b> | <b>18,878.39</b>  | <b>7,693.95</b>   | <b>11,184.44</b>  | <b>-0.14</b>        |  |



**University Glen Reserve Balance**

**October 31, 2023**

*Preliminary Unaudited*

| <b>Reconciliation</b> | <b>Balance as of</b> | <b>Oct 2023</b>  | <b>Oct 2023</b>    | <b>Oct 2023</b> | <b>Investment</b> | <b>Balance as of</b> |
|-----------------------|----------------------|------------------|--------------------|-----------------|-------------------|----------------------|
| Reserve Type          | <b>9/30/23</b>       | Contributions    | Expenses           | Adjustments     | Activity          | <b>10/31/23</b>      |
| Common Area           | 1,298,207.91         | 17,498.88        | (9,298.95)         |                 | 4,256.25          | 1,310,664.09         |
| Single Family Homes   | 102,015.90           | 833.76           |                    |                 | 293.08            | 103,142.74           |
| Townhomes             | 2,412,927.38         | 21,380.00        | (6,203.97)         |                 | 7,274.63          | 2,435,378.04         |
| <b>Total</b>          | <b>3,813,151.19</b>  | <b>39,712.64</b> | <b>(15,502.92)</b> | <b>-</b>        | <b>11,823.96</b>  | <b>3,849,184.87</b>  |

**Total Reserve Expenditures 10/31/23** **15,502.92**

**Common Area (9CSA11)** **9,298.95**  
 DG Path Repair @ CI Dr near Playground 4,437.00  
 Heater Installation @ Hillcrest Pool 4,861.95

**Single Family (9CSA05)** -

**Townhomes (9CSA14)** **6,203.97**  
 217 LC - Trolley Arm Operator Bracket 85.00  
 322 TH - Torsion Spring Replacement 565.00  
 200 LC - Screen repairs 333.97  
 326 SC Post-Remedial Inspection 1,375.00  
 375 CI - Torsion Spring Conversion 445.00  
 249 SC: Post-Remedial Inspection 900.00  
 379 SC Post-Remedial Inspection 900.00  
 302 PH: Patio gates repair 850.00  
 326 SCI - Paint Garage Door 750.00

| <b>Activity Oct-23</b> |                     |
|------------------------|---------------------|
| Contributions          | 39,712.64           |
| Expenses               | (15,502.92)         |
| Adjustments            | -                   |
| Investments            | 11,823.96           |
| <b>Total Activity</b>  | <b>\$ 36,033.68</b> |

| <b>Net Change in Balance</b>  |                     |
|-------------------------------|---------------------|
| CAM - 9CSA11                  | 12,456.18           |
| Single Family - 9CSA05        | 1,126.84            |
| Townhomes 9CSA14              | 22,450.66           |
| <b>Total Activity by Type</b> | <b>\$ 36,033.68</b> |

|                                     |                     |
|-------------------------------------|---------------------|
| Due from UGCAM for Oct 2023         | 24,209.72           |
| <b>Total Due from UGCAM</b>         | <b>24,209.72</b>    |
| <i>(accounts receivable)</i>        |                     |
| Wells Fargo                         | 17,308.52           |
| CalTRUST                            | 3,807,666.63        |
| <b>Acct Balances as of 10/31/23</b> | <b>3,824,975.15</b> |
| <b>Reserve Total as of 10/31/23</b> | <b>3,849,184.87</b> |

*Detail of invoices held at UGCAM office*

**Actuals Transactions by Period**

Time run: 12/8/2023 9:08:44 AM

| Business Unit                          | Fiscal Year | Period | Accounting Date | Doc ID     | Doc Src Fdescr             | Doc Ln Descr               | Amount       | Account Fdescr             | Fund Fdescr | Dept Fdescr                  |
|--|-------------|--------|-----------------|------------|----------------------------|----------------------------|--------------|----------------------------|-------------|------------------------------|
| CICSA - Channel Islands Site Authority | 2023        | 4      | 10/31/2023      | 0002233467 | MJE - Manual Journal Entry | AR received from KW        | 103,713.56   | 101840 - Wells Fargo - SA  | XSA37 - SA  | -                            |
| CICSA - Channel Islands Site Authority | 2023        | 4      | 10/31/2023      | 0002233467 | MJE - Manual Journal Entry | AR received from KW        | (103,713.56) | 103007 - A/R - Other       | XSA37 - SA  | -                            |
| CICSA - Channel Islands Site Authority | 2023        | 4      | 10/31/2023      | 0002233467 | MJE - Manual Journal Entry | Record interest Oct23      | 4.91         | 101840 - Wells Fargo - SA  | XSA37 - SA  | -                            |
| CICSA - Channel Islands Site Authority | 2023        | 4      | 10/31/2023      | 0002233467 | MJE - Manual Journal Entry | Record interest Oct23      | (0.13)       | 508001 - Interest from Ext | XSA37 - SA  | 9CSA05 - Single Family Homes |
| CICSA - Channel Islands Site Authority | 2023        | 4      | 10/31/2023      | 0002233467 | MJE - Manual Journal Entry | Record interest Oct23      | (1.67)       | 508001 - Interest from Ext | XSA37 - SA  | 9CSA11 - CAMS                |
| CICSA - Channel Islands Site Authority | 2023        | 4      | 10/31/2023      | 0002233467 | MJE - Manual Journal Entry | Record interest Oct23      | (3.11)       | 508001 - Interest from Ext | XSA37 - SA  | 9CSA14 - Town Homes          |
| CICSA - Channel Islands Site Authority | 2023        | 4      | 10/31/2023      | 0002233467 | MJE - Manual Journal Entry | Transfer WF to CalTrust    | (120,000.00) | 101840 - Wells Fargo - SA  | XSA37 - SA  | -                            |
| CICSA - Channel Islands Site Authority | 2023        | 4      | 10/31/2023      | 0002233467 | MJE - Manual Journal Entry | Transfer WF to CalTrust    | 120,000.00   | 101841 - CICSA CalTRUST    | XSA37 - SA  | -                            |
| CICSA - Channel Islands Site Authority | 2023        | 4      | 10/31/2023      | 0002233647 | MJE - Manual Journal Entry | Cal Trust Activity Oct23   | 11,819.05    | 101841 - CICSA CalTRUST    | XSA37 - SA  | -                            |
| CICSA - Channel Islands Site Authority | 2023        | 4      | 10/31/2023      | 0002233647 | MJE - Manual Journal Entry | Cal Trust Activity Oct23   | (350.93)     | 508800 - Dividend          | XSA37 - SA  | 9CSA05 - Single Family Homes |
| CICSA - Channel Islands Site Authority | 2023        | 4      | 10/31/2023      | 0002233647 | MJE - Manual Journal Entry | Cal Trust Activity Oct23   | (5,050.57)   | 508800 - Dividend          | XSA37 - SA  | 9CSA11 - CAMS                |
| CICSA - Channel Islands Site Authority | 2023        | 4      | 10/31/2023      | 0002233647 | MJE - Manual Journal Entry | Cal Trust Activity Oct23   | (8,664.12)   | 508800 - Dividend          | XSA37 - SA  | 9CSA14 - Town Homes          |
| CICSA - Channel Islands Site Authority | 2023        | 4      | 10/31/2023      | 0002233647 | MJE - Manual Journal Entry | Cal Trust Activity Oct23   | 57.98        | 508802 - Unrealized Gain   | XSA37 - SA  | 9CSA05 - Single Family Homes |
| CICSA - Channel Islands Site Authority | 2023        | 4      | 10/31/2023      | 0002233647 | MJE - Manual Journal Entry | Cal Trust Activity Oct23   | 795.99       | 508802 - Unrealized Gain   | XSA37 - SA  | 9CSA11 - CAMS                |
| CICSA - Channel Islands Site Authority | 2023        | 4      | 10/31/2023      | 0002233647 | MJE - Manual Journal Entry | Cal Trust Activity Oct23   | 1,392.60     | 508802 - Unrealized Gain   | XSA37 - SA  | 9CSA14 - Town Homes          |
| CICSA - Channel Islands Site Authority | 2023        | 4      | 10/31/2023      | 0002239020 | MJE - Manual Journal Entry | Oct23 CAM Reserve Expense  | 9,298.95     | 660851 - Maintenance       | XSA37 - SA  | 9CSA11 - CAMS                |
| CICSA - Channel Islands Site Authority | 2023        | 4      | 10/31/2023      | 0002239020 | MJE - Manual Journal Entry | Oct23 CAM Rsrv Contrib     | (17,498.88)  | 660854 - Reserves          | XSA37 - SA  | 9CSA11 - CAMS                |
| CICSA - Channel Islands Site Authority | 2023        | 4      | 10/31/2023      | 0002239020 | MJE - Manual Journal Entry | Oct23 Reserve Receivable   | 24,209.72    | 103007 - A/R - Other       | XSA37 - SA  | -                            |
| CICSA - Channel Islands Site Authority | 2023        | 4      | 10/31/2023      | 0002239020 | MJE - Manual Journal Entry | Oct23 SF Rsrv Contribution | (833.76)     | 660854 - Reserves          | XSA37 - SA  | 9CSA05 - Single Family Homes |
| CICSA - Channel Islands Site Authority | 2023        | 4      | 10/31/2023      | 0002239020 | MJE - Manual Journal Entry | Oct23 TH Reserve Expense   | 6,203.97     | 660851 - Maintenance       | XSA37 - SA  | 9CSA14 - Town Homes          |
| CICSA - Channel Islands Site Authority | 2023        | 4      | 10/31/2023      | 0002239020 | MJE - Manual Journal Entry | Oct23 TH Rsrv Contribution | (21,380.00)  | 660854 - Reserves          | XSA37 - SA  | 9CSA14 - Town Homes          |
| Grand Total                            |             |        |                 |            |                            |                            | 0.00         |                            |             |                              |

(1,126.84) 9CSA05 - Single Family Homes

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

(12,456.18) 9CSA11 - CAMS

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

(22,450.66) 9CSA14 - Town Homes

and Fiscal Year is equal to 2023

(36,033.68)

and Period is between 4 and 4