



University Glen PROPERTY MANAGEMENT REPORT

December 2024

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 (UGlen) 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 UGlen 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).

Beginning July 1, 2024, Seabreeze Management Company began their contract as Agent for the CSUCI Site Authority providing Common Area Property Management Services for the University Glen residential community in the East Campus.

Common Area Property Management:

- Acting as Agent for the CSUCI Site Authority is the Seabreeze Management Company's Team which is comprised of:
 - Jake Friesen, UGlen Common Area Property Manager, is available in the onsite office 9:00-5:00 Monday through Friday*
 - Jessica Oakes, Director of Community Management
 - Seabreeze Customer Care contact phone number: 800-232-7517.

*Seabreeze Management Company employee who is a UGlen homeowner and resides in the community.

- The Seabreeze's Team:
 - collected and processed Maintenance Rent (monthly charges) payments through Seabreeze's online community portal and/or with the drop box at the UGlen office in the Town Center.
 - participated in various monthly meetings including:
 - the UGlen Team meeting with the Executive Director of Operations for the Site Authority and the Site Authority Resource Specialist.
 - the Budget Advisory Group (BAG). As Chair of the BAG, UGlen Common Area Property Manager, Friesen called a meeting of the BAG on Tuesday, December 17th at 3:00. Meeting minutes will be available for review.
 - the Community Advisory Group (CAG) met on December 12th at 4:00 PM. The Friesen attended and participated during this CAG meeting.
 - the Homeowners Advisory Council (HAC) meeting was held on Thursday, December 19th at 6:00 PM. Friesen attended this meeting and provided a Common Area Property Management Report for University Glen.
 - worked with various Site Authority and CSUCI Facility Services personnel to process building permits 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 of interest to the owners.

Operations:

- Fiscal Year 2023-2024 Budget Reconciliation. As of September 30, 2024 The FY 2023-2024 Budget Reconciliation was finalized. The UGlen Common Area Property Management office worked to provide the credits due by door. The reconciled budget resulted in a positive variance of \$97,575.52. The allocations are as follows per unit by category:
 - Mission Hills Apartments, \$70.79/door
 - Town Center Apartments, \$196.54/door
 - Town Center Retail, \$196.54/door
 - Single-Family Homes, \$429.95/door
 - Townhouses, \$146.23/doorSeabreeze mailed notifications to the owners in UGlen via USPS. The credits due to the Townhouse and Single-Family Homeowners were placed on their Seabreeze accounts. A check was sent to KW University Glen LLC, the owner of the Mission Hills Apartments and Town Center. Owners in UGlen who sold their homes during FY 2023-2024 received a pro-rated credit by check delivered by USPS. The pro-rated amount was based on occupancy during FY 2023-2024.
- Accounts Receivable
 - Seabreeze Management Company worked with community members through Eblast and direct communication with individual owners to procure the monthly maintenance rents from owners.
 - The monthly Maintenance Rent charges for UGCAM FY 2024-2025 Budget are being collected at the amounts as follows:
 - Single-Family Homes=\$313.10; Townhomes=\$532.77.
 - At this time the practice of assessing no late fee is continuing.
 - The November 2024 Monthly Operating Statement Summary was posted online for community members to access. The monthly operating statement summary includes a monthly statement from Sunwest Bank showing how funds exceeding the FDIC insurable amounts are rolled into a separate account daily.
- Projects
 - The additional 100-foot brush clearance along Long Grande Canyon Creek was completed before Thanksgiving. When the UGlen Management Office receives Gothic's invoice in the amount of \$7,994.00. We will send an invoice to CSCUI Site Authority for 85% of that number, \$6,794.90. The remainder \$1,199.10 will be paid from the Landscape Line of the UGlen operating budget.

- The two new treadmills for the Town Center Fitness Center were shipped from Washington state on December 9th. They are scheduled to be delivered on Monday, January 1, 2025.
- Regarding the non-combustible fencing at single-family homes, The UGlen Office received feedback from CSUCI Facility Services that steel plank horizontal fencing painted to match the existing trim/garage doors is acceptable for installation in UGlen. A sketch of an acceptable design is available. The sketch details a horizontal 2x6 square steel/metal bar design for replacement fencing. The metal members are to be painted the trim color of the home.
- Community Events
 - A Food Truck Event was held on Sunday December 8th from 12:00 to 3:00 PM.
 - The annual Holiday Cookie Exchange was held on Sunday, December 15th from 4:00 to 6:00 PM.
- Landscaping
 - Gothic Landscape's irrigation technician continued to make repairs to broken parts of the irrigation system components in University Glen. Owners continued to inform the UGlen Common Area Property Management office of locations where the irrigation system needed to be repaired. Many owners are now using Seabreeze's online University Glen portal to place work orders.
 - Gothic Landscape continues working with Management to address individual owner's landscape requests.
 - Gothic Landscape completed the additional brush clearance work along Long Grande Canyon Creek.
- Water Intrusion Events
 - No water intrusion issues were reported during November 2024.
- Notifications:
 - Beginning on December 26th through January 10, 2025, a 40-yard dumpster was placed in the 1000 block of North Channel Islands Drive for the disposal of live Christmas Trees. All non-organic decorations are to be removed before disposing of a tree in the 40-yard dumpster. The costs for this common area service are being shared with Anacapa Canyon. Each common area manager is anticipated to receive charges from EJ Harrison for one 40-yard dumpster.
 - On November 1, 2024, the natural gas heaters at the Hillcrest Pool/Spa were turned "OFF" for the winter season. The heaters will be turned back "ON" on April 1, 2025. The Townside Pool/Spa and Anacapa Pool/Spa continue to be available for the enjoyment of community members.

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

29 WO submitted via Seabreeze Portal (CINC).

03 WO submitted via Text.

33 Total Work Orders

WORK ORDERS IN CINC	In Progress	Cancelled	Completed	Totals
Electrical	2			2
Landscaping	6		7	13
Plumbing	1		2	3
Gutter & Downspouts				0
Roofing/Waterproofing				0
HVAC/Dryer Vents	1			1
Painting/Stucco Repair/Garage Door				0
Janitorial				0
Gates/Fences	1		1	2
TH Garage Doors			4	4
Other-TH Windows/Sliding Drs	1			1
Other- wall/concrete flatwork				0
Pest Control			3	3
Subtotal	12	0	17	29

WORK ORDERS SENT BY TEXT	In Progress	Cancelled	Completed	Totals
Electrical				0
Pest Control			1	1
Landscaping			2	2
Subtotal	0	0	3	3

TOTAL Work Orders for the Month	12	0	20	33
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- Property Loss/Damage Claims

- List of Property Loss/Damage Claims for FY 2024-2025 to submitted to the Site Authority for processing to date:

2024-2025	July	August	Sept	Oct	Nov.	Dec.	Jan.	Feb.	March	April	May	June	Total
Townhouse Insurance Claims	1	0	3	0	0	0							4

- Property Improvement Applications & Building Permit Application(s) to for FY 2024-2025

2024-2025	July	August	Sept	Oct	Nov	Dec.	Jan.	Feb.	March	April	May	June	Total
PIAs	2	0	0	0	1	0							3
Bldg. Permit Apps	0	1	3	0	0	3							7
Total Apps/Month	2	1	3	0	1	3							10

Work Orders from December 1st through December 31st, 2024

	Entered	WorkOrd	Address1	Status	WO Type	Description	Notes
1	12/02/2024	47442	360 Landing	Closed	Pest/Insect	Owner reports mice	Owner requests spraying for bugs. Owner
2	12/02/2024	47469	250 Landing	Pending	Windows	Replace balancers	Owner reports window balancer issues
3	12/03/2024	47529	45 Rincon Dr Ste	Closed	Irrigation	Quick Coupler	Replace Quick Coupler near Frenchies Cove
4	12/06/2024	47818	Cathedral Cove	Pending	Irrigation	Broken Sprinkler	At Cathedral Cove Building 210 unit 17 reports a
5	12/06/2024	47842	701 N. Channel	Closed	Pest/Insect	Spray for ants	Owner requested the exterior of the structure be
6	12/10/2024	48098	435 Channel	Closed	Garage Door	Reported bottom	Garage Door Doctor given as 805-302-2215.
7	12/10/2024	48152	334 E. Twin	Pending	Landscaping	WORKORDER:	The Mexican Sage bushes need to be winterized
8	12/11/2024	48186	208 Smuggler's	Closed	Fencing	Fix broken latch - 208	See attached photo. Please reattach/fix door latch
9	12/11/2024	48231	201 Smuggler's	Pending	Handrails	wrought iron railing	Owner reports the wrought iron railing in front of
10	12/12/2024	48334	270 Landing	Closed	Landscaping	At dog park fill in dirt	Between small and large dog park fill in low spot
11	12/12/2024	48349	Common Area	Closed	Plumbing	Toilet valve needs	At the Hillcrest Pool House, in the women's rest
12	12/12/2024	48350	Common Area	Closed	Plumbing	Shower drain not	At the Townside Pool, the drain at the ADA shower
13	12/12/2024	48389	Common Area	Pending	Maintenance/O	internet reported not	Resident reported the internet at the Townside
14	12/16/2024	48581	342 E. Santa	Closed	Pest/Insect	Spraying for ants	Owner requests spraying for ants around the
15	12/16/2024	48585	231 Landing	Closed	Landscaping	Trim weeds at front of	Trim Weeds to the right of the front door.
16	12/16/2024	48607	204 Smuggler's	Closed	Garage Door	Owner reports torsion	Owner at 206 Smugglers Cove reports the torsion
17	12/16/2024	48613	334 Smuggler's	Pending	Landscaping	Trim Tree away from	Trim Metrosidero away from Townhouse at the
18	12/18/2024	48754	Common Area	Closed	Trees	Downed Limb due to	Limb was blown down overnight due to Santa Ana
19	12/18/2024	48775	232 Anacapa	Closed	Landscaping	Clean up landscape	Clean up landscape debris around 232 Anacapa
20	12/18/2024	48826	230 Landing	Closed	Garage Door	Owner reports garage	Owner reported she heard a noise of something
21	12/18/2024	48833	334 E. Twin	Pending	Landscaping	LANDSCAPE: Dried	Jake
22	12/19/2024	48899	231 Landing	Pending	Landscaping	Tree Removal	Remove two tree between 231 and 227 Landing
23	12/22/2024	49001	334 E. Twin	Pending	Plumbing	WATER LEAK: Guest	To Seabreeze Managent to followup on the email
24	12/23/2024	49038	304 E. Platt's	Closed	Garage Door	Owner reports his	Owner called and reported his garage door does
25	12/26/2024	49121	320 E. Cuyler	Pending	Irrigation	Alley of the 10,20, 30	Owner reports what appears to be a irrigation
26	12/30/2024	49264	45 Rincon Dr Ste	Pending	Electric/Lighting	Street Light bulb	Placed WO with SCE, Confirmation No.
27	12/30/2024	49321	334 E. Twin	Pending	Landscaping	WORKORDER:LAND	LANDSCAPING: Trim dried Sage Hedges and
28	12/31/2024	49349	334 E. Platt's	Pending	HVAC/Air	Dryer Vent needs to	Owner reports installing a new dryer and the
29	12/31/2024	49350	237 Landing	Closed	Irrigation	Owner reports geyser	Owner reports a geyser in the irrigation system at

Balance Sheet Comparative - Combined

University Glen (Cal State University Channel Island Site Authority)

End Date: 12/31/2024

	Current Balance at 12/31/2024	Prior Month Balance at 11/30/2024	Change
Assets			
CASH - OPERATING			
01-1001-00 Sunwest - Operating - 3571	\$ 553,443.87	\$ 608,457.25	\$ (55,013.38)
Total CASH - OPERATING:	\$ 553,443.87	\$ 608,457.25	\$ (55,013.38)
ACCOUNTS RECEIVABLE			
12-1280-00 Accounts Receivable	\$ 33,319.00	\$ 29,823.46	\$ 3,495.54
Total ACCOUNTS RECEIVABLE:	\$ 33,319.00	\$ 29,823.46	\$ 3,495.54
OTHER ASSETS			
13-1300-00 Prepaid Insurance	\$ 82,229.48	\$ -	\$ 82,229.48
Total OTHER ASSETS:	\$ 82,229.48	\$ -	\$ 82,229.48
Total Assets:	\$ 668,992.35	\$ 638,280.71	\$ 30,711.64
Liabilities & Equity			
ACCOUNTS PAYABLE			
20-2001-00 Prepaid Dues	\$ 16,179.89	\$ 24,377.96	\$ (8,198.07)
Total ACCOUNTS PAYABLE:	\$ 16,179.89	\$ 24,377.96	\$ (8,198.07)
RESERVES			
40-4000-00 Reserve Liability	\$ 68,838.57	\$ 28,710.26	\$ 40,128.31
Total RESERVES:	\$ 68,838.57	\$ 28,710.26	\$ 40,128.31
EQUITY			
49-4998-00 Prior Year Equity	\$ 130,432.97	\$ 130,432.97	\$ -
Total EQUITY:	\$ 130,432.97	\$ 130,432.97	\$ -
Net Income / (Loss)	\$ 453,540.92	\$ 454,759.52	\$ (1,218.60)
Total Liabilities & Equity:	\$ 668,992.35	\$ 638,280.71	\$ 30,711.64

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 12/01/2024 to 12/31/2024

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME							
OPERATING INCOME							
5010-00 Townhomes Assessments	\$106,554.00	\$106,553.42	\$0.58	\$639,324.00	\$639,320.52	\$3.48	\$1,278,641.00
5013-00 Single family homes	\$22,543.20	\$22,542.92	\$0.28	\$135,259.20	\$135,257.52	\$1.68	\$270,515.00
5015-00 Apartment Assessment	\$113,983.91	\$113,983.92	(\$0.01)	\$683,903.46	\$683,903.52	(\$0.06)	\$1,367,807.00
5023-00 Bank Return Check/NSF Fees	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00
5030-00 Interest Income-Operating	\$0.00	\$0.00	\$0.00	\$631.18	\$0.00	\$631.18	\$0.00
5045-00 Parking Fees	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	\$0.00
5125-00 Revenue Related to Past Years	\$0.00	\$0.00	\$0.00	\$114,513.91	\$0.00	\$114,513.91	\$0.00
TOTAL OPERATING INCOME	\$243,081.11	\$243,080.26	\$0.85	\$1,574,031.75	\$1,458,481.56	\$115,550.19	\$2,916,963.00
TOTAL OPERATING INCOME	\$243,081.11	\$243,080.26	\$0.85	\$1,574,031.75	\$1,458,481.56	\$115,550.19	\$2,916,963.00
OPERATING EXPENSE							
ADMINISTRATION							
6015-00 Reserve Study	\$0.00	\$1,052.08	\$1,052.08	\$0.00	\$6,312.48	\$6,312.48	\$12,625.00
6035-00 Office & Postage	\$3,344.98	\$380.00	(\$2,964.98)	\$3,739.18	\$2,280.00	(\$1,459.18)	\$4,560.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$20,921.62	\$15,375.00	(\$5,546.62)	\$98,323.74	\$92,250.00	(\$6,073.74)	\$184,500.00
6041-00 Mgmt Office Rent	\$3,118.68	\$7,509.83	\$4,391.15	\$3,011.00	\$45,058.98	\$42,047.98	\$90,118.00
6045-00 Records Storage	\$0.00	\$80.00	\$80.00	\$0.00	\$480.00	\$480.00	\$960.00
6085-00 Miscellaneous Administration	\$0.00	\$510.00	\$510.00	\$0.00	\$3,060.00	\$3,060.00	\$6,120.00
TOTAL ADMINISTRATION	\$27,385.28	\$24,906.91	(\$2,478.37)	\$105,073.92	\$149,441.46	\$44,367.54	\$298,883.00
LANDSCAPE							
6405-00 Landscape Contract	\$0.00	\$28,100.00	\$28,100.00	\$128,352.00	\$168,600.00	\$40,248.00	\$337,200.00
6410-00 Landscape Extras	\$2,167.01	\$2,528.00	\$360.99	\$7,136.01	\$15,168.00	\$8,031.99	\$30,336.00
6420-00 Irrigation Repairs	\$0.00	\$3,525.00	\$3,525.00	\$18,472.00	\$21,150.00	\$2,678.00	\$42,300.00
6425-00 Tree Maintenance	\$0.00	\$3,369.17	\$3,369.17	\$0.00	\$20,215.02	\$20,215.02	\$40,430.00
TOTAL LANDSCAPE	\$2,167.01	\$37,522.17	\$35,355.16	\$153,960.01	\$225,133.02	\$71,173.01	\$450,266.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 12/01/2024 to 12/31/2024

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
COMMON AREA MAINTENANCE							
6509-00 Plumbing	\$535.98	\$166.67	(\$369.31)	\$949.29	\$1,000.02	\$50.73	\$2,000.00
6527-00 Electrical/Lighting - Townhomes Sconce Repairs	\$2,093.19	\$2,050.00	(\$43.19)	\$11,073.14	\$12,300.00	\$1,226.86	\$24,600.00
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$1,252.14	\$850.00	(\$402.14)	\$5,110.70	\$5,100.00	(\$10.70)	\$10,200.00
6532-00 Tot Lot Inspection	\$0.00	\$100.00	\$100.00	\$0.00	\$600.00	\$600.00	\$1,200.00
6534-00 Roof Repairs	\$0.00	\$708.33	\$708.33	\$0.00	\$4,249.98	\$4,249.98	\$8,500.00
6543-00 Pet Waste Supplies	\$0.00	\$850.00	\$850.00	\$1,265.83	\$5,100.00	\$3,834.17	\$10,200.00
6550-00 Janitorial Service	\$4,860.00	\$5,098.50	\$238.50	\$27,145.00	\$30,591.00	\$3,446.00	\$61,182.00
6553-00 Common Area Maintenance	\$2,225.00	\$1,125.00	(\$1,100.00)	\$4,660.00	\$6,750.00	\$2,090.00	\$13,500.00
6554-00 Common Area Supplies	\$2,015.75	\$450.00	(\$1,565.75)	\$6,181.43	\$2,700.00	(\$3,481.43)	\$5,400.00
6555-00 Pest Control	\$1,000.00	\$2,650.00	\$1,650.00	\$3,700.00	\$15,900.00	\$12,200.00	\$31,800.00
6570-00 Pool/Fountain Contract Services	\$1,300.00	\$5,516.67	\$4,216.67	\$16,250.00	\$33,100.02	\$16,850.02	\$66,200.00
6572-00 Pool/Fountain Extras	\$1,172.51	\$0.00	(\$1,172.51)	\$10,423.86	\$0.00	(\$10,423.86)	\$0.00
6588-00 Fitness Equipment	\$0.00	\$916.67	\$916.67	\$1,481.75	\$5,500.02	\$4,018.27	\$11,000.00
6595-00 Miscellaneous Maintenance	\$0.00	\$400.00	\$400.00	\$1,250.00	\$2,400.00	\$1,150.00	\$4,800.00
TOTAL COMMON AREA MAINTENANCE	\$16,454.57	\$20,881.84	\$4,427.27	\$89,491.00	\$125,291.04	\$35,800.04	\$250,582.00
PROPERTY PROTECTION							
6620-00 Security Services	\$7,966.67	\$7,966.67	\$0.00	\$47,800.02	\$47,800.02	\$0.00	\$95,600.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.67	\$0.00	\$47,800.02	\$47,800.02	\$0.00	\$95,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 12/01/2024 to 12/31/2024

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
UTILITIES							
6700-00 Water - Reclaimed (Landscape)	\$8,522.88	\$14,419.42	\$5,896.54	\$45,504.08	\$86,516.52	\$41,012.44	\$173,033.00
6701-00 Water-(Potable/Common Area Pools)	\$17,293.04	\$6,329.08	(\$10,963.96)	\$59,240.57	\$37,974.48	(\$21,266.09)	\$75,949.00
6702-00 Sewer	\$20,365.16	\$20,418.92	\$53.76	\$64,123.23	\$122,513.52	\$58,390.29	\$245,027.00
6703-00 Water/Sewer Infrastructrue Fee	\$7,799.19	\$8,080.75	\$281.56	\$26,482.24	\$48,484.50	\$22,002.26	\$96,969.00
6705-00 Electricity	\$2,866.05	\$9,757.58	\$6,891.53	\$37,025.56	\$58,545.48	\$21,519.92	\$117,091.00
6710-00 Gas	\$2,656.12	\$3,361.50	\$705.38	\$8,325.25	\$20,169.00	\$11,843.75	\$40,338.00
6720-00 Cable/Telephone	\$1,027.17	\$325.00	(\$702.17)	\$4,285.85	\$1,950.00	(\$2,335.85)	\$3,900.00
6725-00 Trash Removal	\$791.14	\$20,360.50	\$19,569.36	\$116,294.12	\$122,163.00	\$5,868.88	\$244,326.00
6730-00 Trash Extras	\$0.00	\$1,425.25	\$1,425.25	\$0.00	\$8,551.50	\$8,551.50	\$17,103.00
TOTAL UTILITIES	\$61,320.75	\$84,478.00	\$23,157.25	\$361,280.90	\$506,868.00	\$145,587.10	\$1,013,736.00
INSURANCE							
6800-00 Insurance Master Policy	\$82,229.52	\$13,382.08	(\$68,847.44)	\$82,229.52	\$80,292.48	(\$1,937.04)	\$160,585.00
6810-00 Earthquake Insurance	\$0.00	\$7,166.67	\$7,166.67	\$0.00	\$43,000.02	\$43,000.02	\$86,000.00
TOTAL INSURANCE	\$82,229.52	\$20,548.75	(\$61,680.77)	\$82,229.52	\$123,292.50	\$41,062.98	\$246,585.00
RESERVE ALLOCATION							
9005-00 Reserves-Common Space	\$22,995.83	\$22,995.83	\$0.00	\$137,974.98	\$137,974.98	\$0.00	\$275,950.00
9008-00 Reserves-Single Family	\$1,000.08	\$1,000.08	\$0.00	\$6,000.48	\$6,000.48	\$0.00	\$12,001.00
9009-00 Reserves- Townhouse	\$22,780.00	\$22,780.00	\$0.00	\$136,680.00	\$136,680.00	\$0.00	\$273,360.00
TOTAL RESERVE ALLOCATION	\$46,775.91	\$46,775.91	\$0.00	\$280,655.46	\$280,655.46	\$0.00	\$561,311.00
TOTAL OPERATING EXPENSE	\$244,299.71	\$243,080.25	(\$1,219.46)	\$1,120,490.83	\$1,458,481.50	\$337,990.67	\$2,916,963.00
Net Income:	(\$1,218.60)	\$0.01	(\$1,218.61)	\$453,540.92	\$0.06	\$453,540.86	\$0.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 12/31/2024

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
OPERATING INCOME														
OPERATING INCOME														
5010-00 Townhomes Assessments														
Budget	106,553.42	106,553.42	106,553.42	106,553.42	106,553.42	106,553.42	-	-	-	-	-	-	639,320.52	1,278,641.00
Actual	106,554.00	106,554.00	106,554.00	106,554.00	106,554.00	106,554.00	-	-	-	-	-	-	639,324.00	
Variance	0.58	0.58	0.58	0.58	0.58	0.58	-	-	-	-	-	-	3.48	
5013-00 Single family homes														
Budget	22,542.92	22,542.92	22,542.92	22,542.92	22,542.92	22,542.92	-	-	-	-	-	-	135,257.52	270,515.00
Actual	22,543.20	22,543.20	22,543.20	22,543.20	22,543.20	22,543.20	-	-	-	-	-	-	135,259.20	
Variance	0.28	0.28	0.28	0.28	0.28	0.28	-	-	-	-	-	-	1.68	
5015-00 Apartment Assessment														
Budget	113,983.92	113,983.92	113,983.92	113,983.92	113,983.92	113,983.92	-	-	-	-	-	-	683,903.52	1,367,807.00
Actual	113,983.91	113,983.91	113,983.91	113,983.91	113,983.91	113,983.91	-	-	-	-	-	-	683,903.46	
Variance	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	-	-	-	-	-	-	(0.06)	
5023-00 Bank Return Check/NSF Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	75.00	75.00	125.00	(25.00)	-	-	-	-	-	-	-	-	250.00	
Variance	75.00	75.00	125.00	(25.00)	-	-	-	-	-	-	-	-	250.00	
5030-00 Interest Income-Operating														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	631.18	-	-	-	-	-	-	-	-	-	-	-	631.18	
Variance	631.18	-	-	-	-	-	-	-	-	-	-	-	631.18	
5045-00 Parking Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	50.00	25.00	75.00	-	-	-	-	-	-	-	150.00	
Variance	-	-	50.00	25.00	75.00	-	-	-	-	-	-	-	150.00	
5125-00 Revenue Related to Past Years														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	114,513.91	-	-	-	-	-	-	-	-	114,513.91	
Variance	-	-	-	114,513.91	-	-	-	-	-	-	-	-	114,513.91	
Total 50 - OPERATING INCOME														
Budget	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	0.00	0.00	0.00	0.00	0.00	0.00	1,458,481.56	2,916,963.00
Actual	243,787.29	243,156.11	243,256.11	357,595.02	243,156.11	243,081.11	0.00	0.00	0.00	0.00	0.00	0.00	1,574,031.75	
Variance	707.03	75.85	175.85	114,514.76	75.85	0.85	0.00	0.00	0.00	0.00	0.00	0.00	115,550.19	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 12/31/2024

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Total OPERATING INCOME														
Budget	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	0.00	0.00	0.00	0.00	0.00	0.00	1,458,481.56	2,916,963.00
Actual	243,787.29	243,156.11	243,256.11	357,595.02	243,156.11	243,081.11	0.00	0.00	0.00	0.00	0.00	0.00	1,574,031.75	
Variance	707.03	75.85	175.85	114,514.76	75.85	0.85	0.00	0.00	0.00	0.00	0.00	0.00	115,550.19	
OPERATING EXPENSE														
ADMINISTRATION														
6015-00 Reserve Study														
Budget	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	-	-	-	-	-	-	6,312.48	12,625.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	-	-	-	-	-	-	6,312.48	
6035-00 Office & Postage														
Budget	380.00	380.00	380.00	380.00	380.00	380.00	-	-	-	-	-	-	2,280.00	4,560.00
Actual	-	489.65	(95.45)	-	-	3,344.98	-	-	-	-	-	-	3,739.18	
Variance	380.00	(109.65)	475.45	380.00	380.00	(2,964.98)	-	-	-	-	-	-	(1,459.18)	
6040-00 Mgmt Services & On-Site Staff Payroll														
Budget	15,375.00	15,375.00	15,375.00	15,375.00	15,375.00	15,375.00	-	-	-	-	-	-	92,250.00	184,500.00
Actual	12,815.34	18,764.13	15,085.85	20,802.60	9,934.20	20,921.62	-	-	-	-	-	-	98,323.74	
Variance	2,559.66	(3,389.13)	289.15	(5,427.60)	5,440.80	(5,546.62)	-	-	-	-	-	-	(6,073.74)	
6041-00 Mgmt Office Rent														
Budget	7,509.83	7,509.83	7,509.83	7,509.83	7,509.83	7,509.83	-	-	-	-	-	-	45,058.98	90,118.00
Actual	-	-	(107.68)	-	-	3,118.68	-	-	-	-	-	-	3,011.00	
Variance	7,509.83	7,509.83	7,617.51	7,509.83	7,509.83	4,391.15	-	-	-	-	-	-	42,047.98	
6045-00 Records Storage														
Budget	80.00	80.00	80.00	80.00	80.00	80.00	-	-	-	-	-	-	480.00	960.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	80.00	80.00	80.00	80.00	80.00	80.00	-	-	-	-	-	-	480.00	
6085-00 Miscellaneous Administration														
Budget	510.00	510.00	510.00	510.00	510.00	510.00	-	-	-	-	-	-	3,060.00	6,120.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	510.00	510.00	510.00	510.00	510.00	510.00	-	-	-	-	-	-	3,060.00	
Total 60 - ADMINISTRATION														
Budget	24,906.91	24,906.91	24,906.91	24,906.91	24,906.91	24,906.91	0.00	0.00	0.00	0.00	0.00	0.00	149,441.46	298,883.00
Actual	12,815.34	19,253.78	14,882.72	20,802.60	9,934.20	27,385.28	0.00	0.00	0.00	0.00	0.00	0.00	105,073.92	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 12/31/2024

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	12,091.57	5,653.13	10,024.19	4,104.31	14,972.71	(2,478.37)	0.00	0.00	0.00	0.00	0.00	0.00	44,367.54	
LANDSCAPE														
6405-00 Landscape Contract														
Budget	28,100.00	28,100.00	28,100.00	28,100.00	28,100.00	28,100.00	-	-	-	-	-	-	168,600.00	337,200.00
Actual	-	32,088.00	64,176.00	32,088.00	-	-	-	-	-	-	-	-	128,352.00	
Variance	28,100.00	(3,988.00)	(36,076.00)	(3,988.00)	28,100.00	28,100.00	-	-	-	-	-	-	40,248.00	
6410-00 Landscape Extras														
Budget	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	-	-	-	-	-	-	15,168.00	30,336.00
Actual	-	2,000.00	110.00	1,414.00	1,445.00	2,167.01	-	-	-	-	-	-	7,136.01	
Variance	2,528.00	528.00	2,418.00	1,114.00	1,083.00	360.99	-	-	-	-	-	-	8,031.99	
6420-00 Irrigation Repairs														
Budget	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	-	-	-	-	-	-	21,150.00	42,300.00
Actual	-	12,072.00	4,050.00	2,350.00	-	-	-	-	-	-	-	-	18,472.00	
Variance	3,525.00	(8,547.00)	(525.00)	1,175.00	3,525.00	3,525.00	-	-	-	-	-	-	2,678.00	
6425-00 Tree Maintenance														
Budget	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	-	-	-	-	-	-	20,215.02	40,430.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	-	-	-	-	-	-	20,215.02	
Total 64 - LANDSCAPE														
Budget	37,522.17	37,522.17	37,522.17	37,522.17	37,522.17	37,522.17	0.00	0.00	0.00	0.00	0.00	0.00	225,133.02	450,266.00
Actual	0.00	46,160.00	68,336.00	35,852.00	1,445.00	2,167.01	0.00	0.00	0.00	0.00	0.00	0.00	153,960.01	
Variance	37,522.17	(8,637.83)	(30,813.83)	1,670.17	36,077.17	35,355.16	0.00	0.00	0.00	0.00	0.00	0.00	71,173.01	
COMMON AREA MAINTENANCE														
6509-00 Plumbing														
Budget	166.67	166.67	166.67	166.67	166.67	166.67	-	-	-	-	-	-	1,000.02	2,000.00
Actual	-	-	-	413.31	-	535.98	-	-	-	-	-	-	949.29	
Variance	166.67	166.67	166.67	(246.64)	166.67	(369.31)	-	-	-	-	-	-	50.73	
6527-00 Electrical/Lighting - Townhomes Sconce Repairs														
Budget	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	-	-	-	-	-	-	12,300.00	24,600.00
Actual	-	2,880.39	3,382.60	3,008.17	(291.21)	2,093.19	-	-	-	-	-	-	11,073.14	
Variance	2,050.00	(830.39)	(1,332.60)	(958.17)	2,341.21	(43.19)	-	-	-	-	-	-	1,226.86	
6528-00 Electrical/Lighting Rpr - Common Area Bollards														
Budget	850.00	850.00	850.00	850.00	850.00	850.00	-	-	-	-	-	-	5,100.00	10,200.00
Actual	-	-	-	-	3,858.56	1,252.14	-	-	-	-	-	-	5,110.70	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 12/31/2024

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	850.00	850.00	850.00	850.00	(3,008.56)	(402.14)	-	-	-	-	-	-	(10.70)	
6532-00 Tot Lot Inspection														
Budget	100.00	100.00	100.00	100.00	100.00	100.00	-	-	-	-	-	-	600.00	1,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	100.00	100.00	100.00	100.00	100.00	100.00	-	-	-	-	-	-	600.00	
6534-00 Roof Repairs														
Budget	708.33	708.33	708.33	708.33	708.33	708.33	-	-	-	-	-	-	4,249.98	8,500.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	708.33	708.33	708.33	708.33	708.33	708.33	-	-	-	-	-	-	4,249.98	
6543-00 Pet Waste Supplies														
Budget	850.00	850.00	850.00	850.00	850.00	850.00	-	-	-	-	-	-	5,100.00	10,200.00
Actual	-	1,265.83	-	-	-	-	-	-	-	-	-	-	1,265.83	
Variance	850.00	(415.83)	850.00	850.00	850.00	850.00	-	-	-	-	-	-	3,834.17	
6550-00 Janitorial Service														
Budget	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	-	-	-	-	-	-	30,591.00	61,182.00
Actual	-	8,920.00	2,230.00	5,160.00	5,975.00	4,860.00	-	-	-	-	-	-	27,145.00	
Variance	5,098.50	(3,821.50)	2,868.50	(61.50)	(876.50)	238.50	-	-	-	-	-	-	3,446.00	
6553-00 Common Area Maintenance														
Budget	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	-	-	-	-	-	-	6,750.00	13,500.00
Actual	-	-	-	-	2,435.00	2,225.00	-	-	-	-	-	-	4,660.00	
Variance	1,125.00	1,125.00	1,125.00	1,125.00	(1,310.00)	(1,100.00)	-	-	-	-	-	-	2,090.00	
6554-00 Common Area Supplies														
Budget	450.00	450.00	450.00	450.00	450.00	450.00	-	-	-	-	-	-	2,700.00	5,400.00
Actual	-	1,059.89	854.98	1,411.75	839.06	2,015.75	-	-	-	-	-	-	6,181.43	
Variance	450.00	(609.89)	(404.98)	(961.75)	(389.06)	(1,565.75)	-	-	-	-	-	-	(3,481.43)	
6555-00 Pest Control														
Budget	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	-	-	-	-	-	-	15,900.00	31,800.00
Actual	-	-	1,700.00	1,000.00	-	1,000.00	-	-	-	-	-	-	3,700.00	
Variance	2,650.00	2,650.00	950.00	1,650.00	2,650.00	1,650.00	-	-	-	-	-	-	12,200.00	
6570-00 Pool/Fountain Contract Services														
Budget	5,516.67	5,516.67	5,516.67	5,516.67	5,516.67	5,516.67	-	-	-	-	-	-	33,100.02	66,200.00
Actual	-	6,350.00	2,900.00	2,525.00	3,175.00	1,300.00	-	-	-	-	-	-	16,250.00	
Variance	5,516.67	(833.33)	2,616.67	2,991.67	2,341.67	4,216.67	-	-	-	-	-	-	16,850.02	
6572-00 Pool/Fountain Extras														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	5,476.70	589.45	2,560.20	625.00	1,172.51	-	-	-	-	-	-	10,423.86	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 12/31/2024

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	-	(5,476.70)	(589.45)	(2,560.20)	(625.00)	(1,172.51)	-	-	-	-	-	-	(10,423.86)	
6588-00 Fitness Equipment														
Budget	916.67	916.67	916.67	916.67	916.67	916.67	-	-	-	-	-	-	5,500.02	11,000.00
Actual	-	445.00	-	-	1,036.75	-	-	-	-	-	-	-	1,481.75	
Variance	916.67	471.67	916.67	916.67	(120.08)	916.67	-	-	-	-	-	-	4,018.27	
6595-00 Miscellaneous Maintenance														
Budget	400.00	400.00	400.00	400.00	400.00	400.00	-	-	-	-	-	-	2,400.00	4,800.00
Actual	-	250.00	-	-	1,000.00	-	-	-	-	-	-	-	1,250.00	
Variance	400.00	150.00	400.00	400.00	(600.00)	400.00	-	-	-	-	-	-	1,150.00	
Total 65 - COMMON AREA MAINTENANCE														
Budget	20,881.84	20,881.84	20,881.84	20,881.84	20,881.84	20,881.84	0.00	0.00	0.00	0.00	0.00	0.00	125,291.04	250,582.00
Actual	0.00	26,647.81	11,657.03	16,078.43	18,653.16	16,454.57	0.00	0.00	0.00	0.00	0.00	0.00	89,491.00	
Variance	20,881.84	(5,765.97)	9,224.81	4,803.41	2,228.68	4,427.27	0.00	0.00	0.00	0.00	0.00	0.00	35,800.04	
PROPERTY PROTECTION														
6620-00 Security Services														
Budget	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	-	-	-	-	-	-	47,800.02	95,600.00
Actual	-	7,966.67	-	31,866.68	-	7,966.67	-	-	-	-	-	-	47,800.02	
Variance	7,966.67	-	7,966.67	(23,900.01)	7,966.67	-	-	-	-	-	-	-	-	
Total 66 - PROPERTY PROTECTION														
Budget	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	0.00	0.00	0.00	0.00	0.00	0.00	47,800.02	95,600.00
Actual	0.00	7,966.67	0.00	31,866.68	0.00	7,966.67	0.00	0.00	0.00	0.00	0.00	0.00	47,800.02	
Variance	7,966.67	0.00	7,966.67	(23,900.01)	7,966.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
UTILITIES														
6700-00 Water - Reclaimed (Landscape)														
Budget	14,419.42	14,419.42	14,419.42	14,419.42	14,419.42	14,419.42	-	-	-	-	-	-	86,516.52	173,033.00
Actual	-	12,358.88	2,932.56	9,179.76	12,510.00	8,522.88	-	-	-	-	-	-	45,504.08	
Variance	14,419.42	2,060.54	11,486.86	5,239.66	1,909.42	5,896.54	-	-	-	-	-	-	41,012.44	
6701-00 Water-(Potable/Common Area Pools)														
Budget	6,329.08	6,329.08	6,329.08	6,329.08	6,329.08	6,329.08	-	-	-	-	-	-	37,974.48	75,949.00
Actual	-	5,213.94	6,502.12	15,587.63	14,643.84	17,293.04	-	-	-	-	-	-	59,240.57	
Variance	6,329.08	1,115.14	(173.04)	(9,258.55)	(8,314.76)	(10,963.96)	-	-	-	-	-	-	(21,266.09)	
6702-00 Sewer														
Budget	20,418.92	20,418.92	20,418.92	20,418.92	20,418.92	20,418.92	-	-	-	-	-	-	122,513.52	245,027.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 12/31/2024

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Actual	-	-	3,027.75	20,365.16	20,365.16	20,365.16	-	-	-	-	-	-	64,123.23	
Variance	20,418.92	20,418.92	17,391.17	53.76	53.76	53.76	-	-	-	-	-	-	58,390.29	
6703-00 Water/Sewer Infrastructrue Fee														
Budget	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	-	-	-	-	-	-	48,484.50	96,969.00
Actual	-	-	3,183.69	7,700.17	7,799.19	7,799.19	-	-	-	-	-	-	26,482.24	
Variance	8,080.75	8,080.75	4,897.06	380.58	281.56	281.56	-	-	-	-	-	-	22,002.26	
6705-00 Electricity														
Budget	9,757.58	9,757.58	9,757.58	9,757.58	9,757.58	9,757.58	-	-	-	-	-	-	58,545.48	117,091.00
Actual	-	7,700.43	4,319.35	11,044.49	11,095.24	2,866.05	-	-	-	-	-	-	37,025.56	
Variance	9,757.58	2,057.15	5,438.23	(1,286.91)	(1,337.66)	6,891.53	-	-	-	-	-	-	21,519.92	
6710-00 Gas														
Budget	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	-	-	-	-	-	-	20,169.00	40,338.00
Actual	-	111.82	1,239.17	1,596.81	2,721.33	2,656.12	-	-	-	-	-	-	8,325.25	
Variance	3,361.50	3,249.68	2,122.33	1,764.69	640.17	705.38	-	-	-	-	-	-	11,843.75	
6720-00 Cable/Telephone														
Budget	325.00	325.00	325.00	325.00	325.00	325.00	-	-	-	-	-	-	1,950.00	3,900.00
Actual	760.21	229.09	1,288.83	448.18	532.37	1,027.17	-	-	-	-	-	-	4,285.85	
Variance	(435.21)	95.91	(963.83)	(123.18)	(207.37)	(702.17)	-	-	-	-	-	-	(2,335.85)	
6725-00 Trash Removal														
Budget	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	-	-	-	-	-	-	122,163.00	244,326.00
Actual	-	35,567.46	-	53,181.71	26,753.81	791.14	-	-	-	-	-	-	116,294.12	
Variance	20,360.50	(15,206.96)	20,360.50	(32,821.21)	(6,393.31)	19,569.36	-	-	-	-	-	-	5,868.88	
6730-00 Trash Extras														
Budget	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	-	-	-	-	-	-	8,551.50	17,103.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	-	-	-	-	-	-	8,551.50	
Total 67 - UTILITIES														
Budget	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	0.00	0.00	0.00	0.00	0.00	0.00	506,868.00	1,013,736.00
Actual	760.21	61,181.62	22,493.47	119,103.91	96,420.94	61,320.75	0.00	0.00	0.00	0.00	0.00	0.00	361,280.90	
Variance	83,717.79	23,296.38	61,984.53	(34,625.91)	(11,942.94)	23,157.25	0.00	0.00	0.00	0.00	0.00	0.00	145,587.10	
INSURANCE														
6800-00 Insurance Master Policy														
Budget	13,382.08	13,382.08	13,382.08	13,382.08	13,382.08	13,382.08	-	-	-	-	-	-	80,292.48	160,585.00
Actual	-	-	-	-	-	82,229.52	-	-	-	-	-	-	82,229.52	
Variance	13,382.08	13,382.08	13,382.08	13,382.08	13,382.08	(68,847.44)	-	-	-	-	-	-	(1,937.04)	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 12/31/2024

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
6810-00 Earthquake Insurance														
Budget	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	-	-	-	-	-	-	43,000.02	86,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	-	-	-	-	-	-	43,000.02	-
Total 68 - INSURANCE														
Budget	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	0.00	0.00	0.00	0.00	0.00	0.00	123,292.50	246,585.00
Actual	0.00	0.00	0.00	0.00	0.00	82,229.52	0.00	0.00	0.00	0.00	0.00	0.00	82,229.52	-
Variance	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	(61,680.77)	0.00	0.00	0.00	0.00	0.00	0.00	41,062.98	246,585.00
RESERVE ALLOCATION														
9005-00 Reserves-Common Space														
Budget	22,995.83	22,995.83	22,995.83	22,995.83	22,995.83	22,995.83	-	-	-	-	-	-	137,974.98	275,950.00
Actual	22,995.83	22,995.83	22,995.83	22,995.83	22,995.83	22,995.83	-	-	-	-	-	-	137,974.98	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	275,950.00
9008-00 Reserves-Single Family														
Budget	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	-	-	-	-	-	-	6,000.48	12,001.00
Actual	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	-	-	-	-	-	-	6,000.48	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	12,001.00
9009-00 Reserves-Townhouse														
Budget	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	-	-	-	-	-	-	136,680.00	273,360.00
Actual	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	-	-	-	-	-	-	136,680.00	-
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	273,360.00
Total 90 - RESERVE ALLOCATION														
Budget	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	0.00	0.00	0.00	0.00	0.00	0.00	280,655.46	561,311.00
Actual	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	0.00	0.00	0.00	0.00	0.00	0.00	280,655.46	-
Variance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	561,311.00
Total OPERATING EXPENSE														
Budget	243,080.25	243,080.25	243,080.25	243,080.25	243,080.25	243,080.25	0.00	0.00	0.00	0.00	0.00	0.00	1,458,481.50	2,916,963.00
Actual	60,351.46	207,985.79	164,145.13	270,479.53	173,229.21	244,299.71	0.00	0.00	0.00	0.00	0.00	0.00	1,120,490.83	-
Variance	182,728.79	35,094.46	78,935.12	(27,399.28)	69,851.04	(1,219.46)	0.00	0.00	0.00	0.00	0.00	0.00	337,990.67	2,916,963.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 12/31/2024

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Net Income:														
Budget	0.01	0.01	0.01	0.01	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.06	
Actual	183,435.83	35,170.32	79,110.98	87,115.49	69,926.90	(1,218.60)	0.00	0.00	0.00	0.00	0.00	0.00	453,540.92	
Variance	183,435.82	35,170.31	79,110.97	87,115.48	69,926.89	(1,218.61)	0.00	0.00	0.00	0.00	0.00	0.00	453,540.86	

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

12/01/2024 - 12/31/2024

Date	Check #	Payee	Amount
01-1001-00 Sunwest - Operating - 3571			
12/03/2024	100243	Vega Cleaning Service Inc.	\$1,215.00
		Invoice #: 1251	
		65-6550-00 Janitorial services for the week of 11-11-24 to 11-17-24-Vega Cleaning Service Inc.	\$1,215.00
12/03/2024	100244	Vega Cleaning Service Inc.	\$1,400.00
		Invoice #: 1252	
		65-6553-00 Paint TC Fitness Center walls	\$1,400.00
12/03/2024	100245	Vega Cleaning Service Inc.	\$1,215.00
		Invoice #: 1253	
		65-6550-00 Weekly Contract Service	\$1,215.00
12/03/2024	100246	Seabreeze Management Company, Inc.	\$9,934.20
		Invoice #: 19814	
		60-6040-00 December Service-Seabreeze Management Company, Inc.	\$4,500.00
		Invoice #: 20484	
		60-6041-00 November Service-Seabreeze Management Company, Inc.	\$5,434.20
12/03/2024	100247	Gothic Landscape Maintenance Division	\$600.00
		Invoice #: 374986	
		64-6410-00 Replace irrigation valve	\$600.00
12/03/2024	100248	Better Pools	\$650.00
		Invoice #: 81409	
		65-6570-00 Sept 2024 Fountains	\$650.00
12/04/2024	300020	Charter Communications	\$532.37
		Invoice #: 0033385112124	
		67-6720-00 8448 20 899 0033385	\$532.37
12/04/2024	100249	Seabreeze Management Company, Inc.	\$1,406.40
		Invoice #: 20594	
		60-6035-00 Printer Ink & Office Supplies	\$169.64
		60-6035-00 Printer Ink	\$147.99
		60-6035-00 Printer Ink & Office Supplies	\$71.84
		67-6720-00 Business Cell Phone	\$161.59
		67-6720-00 Business Cell Phone Monthly Charge	\$115.74
		67-6720-00 Business Cell Phone Monthly Charge	\$108.75
		67-6720-00 Business Cell Phone Monthly Charge	\$108.72
		65-6572-00 Repair Pool Lounge Pillow	\$12.00
		65-6572-00 Power Chord for TV in TS Pool Lounge	\$10.71
		40-4003-00 TH Building Permit Fee 330 LC Elec Work	\$103.92
		60-6035-00 Printing Temporary Parking Permits	\$88.54
		60-6035-00 Office Supplies	\$26.79
		60-6035-00 Office Supplies	\$73.99
		60-6035-00 Printer Ink & Office Supplies	\$107.23
		60-6035-00 Printer Ink	\$83.64
		60-6035-00 Office Supplies	\$6.64
		60-6035-00 Office Supplies	\$8.67

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

12/01/2024 - 12/31/2024

Date	Check #	Payee	Amount
12/04/2024	100250	HD Supply Facilities Maintenance, LTD. Invoice #: 9232033573 65-6554-00 40-45gl 1.5 Mil Lw Den Trash Bag 100/Pkg-HD Supply Facilities Maintenance, LTD.	\$250.39 \$250.39
12/05/2024	100251	Garage Door Doctor Invoice #: 18462 40-4003-00 307 E Platts Harbor	\$425.00 \$425.00
12/05/2024	100252	Franklin & Vizzo Plumbing, Inc Invoice #: 108571-1 40-4003-00 304 E Platts Harbor Drive	\$227.50 \$227.50
12/05/2024	100253	Franklin & Vizzo Plumbing, Inc Invoice #: 110510-1 40-4003-00 165 Channel Islands Drive	\$3,195.00 \$3,195.00
12/05/2024	100254	Remedy Pest Elimination Invoice #: 26012 65-6555-00 Monthly Contract Services	\$1,000.00 \$1,000.00
12/05/2024	100255	Mike Kimble Plumbing Invoice #: 46235640 65-6509-00 Labor Rate-Mike Kimble Plumbing	\$535.98 \$535.98
12/05/2024	100256	Eastman Electric Invoice #: 76 65-6528-00 Monthly CA Contract Services	\$1,252.14 \$1,252.14
12/09/2024	100257	Eastman Electric Invoice #: 180 65-6527-00 Monthly TH Elec Maintenance	\$2,093.19 \$2,093.19
12/09/2024	100258	Better Pools Invoice #: 83346 65-6570-00 Monthly Fountains Contract	\$650.00 \$650.00
12/10/2024	100259	SoCalGas Invoice #: 120324-085881513 67-6710-00 10/29- 11/30-SoCalGas	\$2,121.51 \$2,121.51
12/10/2024	100260	SoCalGas Invoice #: 120324-337810871 67-6710-00 10/29- 11/30-SoCalGas	\$534.61 \$534.61
12/16/2024	100261	Better Pools Invoice #: 83476 65-6572-00 Townside Pool Leaf Net	\$49.00 \$49.00
12/16/2024	100262	HD Supply Facilities Maintenance, LTD. Invoice #: 9232257786 65-6554-00 CA Supplies	\$143.54 \$143.54
12/16/2024	100263	Southern California Edison Co. Invoice #: 120424-239238016 67-6705-00 700239238016	\$2,268.52 \$2,268.52
12/16/2024	100264	CSU Channel Islands Site Authority	\$164,459.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

12/01/2024 - 12/31/2024

Date	Check #	Payee	Amount
		Invoice #: RMA0002376	
		68-6800-00 Townhouse Master Policy	\$164,459.00
12/16/2024	100265	Anderson Refrigeration Inc	\$195.81
		Invoice #: 4552408	
		40-4003-00 334 Twin Harbor--Heater Repair	\$195.81
12/16/2024	100266	Vega Cleaning Service Inc.	\$1,215.00
		Invoice #: 1258	
		65-6550-00 Weekly Contract Service	\$1,215.00
12/16/2024	100267	Franklin & Vizzo Plumbing, Inc	\$1,002.50
		Invoice #: 110652	
		40-4003-00 228 Smugglers Cove--Slab Leak	\$1,002.50
12/17/2024	100268	Vega Cleaning Service Inc.	\$950.00
		Invoice #: 1255	
		40-4003-00 236 Smugglers Cove	\$950.00
12/17/2024	100269	California State University	\$7,966.67
		Invoice #: 511251	
		66-6620-00 Police Service for Dec 2024	\$7,966.67
12/17/2024	100270	California State University, Channel Islands	\$53,980.27
		Invoice #: 511250	
		67-6700-00 October 2024 - WATER & SEWER-California State University, Channel Islands	\$8,522.88
		67-6701-00 October 2024 - WATER & SEWER-California State University, Channel Islands	\$17,293.04
		67-6702-00 October 2024 - WATER & SEWER-California State University, Channel Islands	\$20,365.16
		67-6703-00 October 2024 - WATER & SEWER-California State University, Channel Islands	\$7,799.19
12/17/2024	100271	Seabreeze Management Company, Inc.	\$5,493.71
		Invoice #: 21278	
		60-6041-00 November Service-Seabreeze Management Company, Inc.	\$5,493.71
12/17/2024	100272	Eastman Electric	\$252.87
		Invoice #: 400	
		40-4003-00 337 Landing Cove	\$252.87
12/18/2024	100273	Southern California Edison Co.	\$22.53
		Invoice #: 121124-305875602	
		67-6705-00 700305875602	\$22.53
12/18/2024	100274	Southern California Edison Co.	\$575.00
		Invoice #: 121024-001512196	
		67-6705-00 600001512196	\$575.00
12/19/2024	100275	Better Pools	\$396.33
		Invoice #: 83562	
		65-6572-00 Repair plumbing leak at Townside Pool	\$396.33
12/19/2024	100276	KW University Glen, LLC	\$519.78
		Invoice #: C07-2024	
		60-6035-00 Office Rent for July 2024	\$519.78

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

12/01/2024 - 12/31/2024

Date	Check #	Payee	Amount
12/19/2024	100277	KW University Glen, LLC	\$519.78
		Invoice #: C08-2024	
		60-6035-00 Office Rent for August 2024	\$519.78
12/19/2024	100278	KW University Glen, LLC	\$519.78
		Invoice #: C09-2024	
		60-6035-00 Office Rent for Sept 2024	\$519.78
12/19/2024	100279	KW University Glen, LLC	\$519.78
		Invoice #: C10-2024	
		60-6035-00 Office Rent for October 2024	\$519.78
12/19/2024	100280	KW University Glen, LLC	\$519.78
		Invoice #: C11-2024	
		60-6035-00 Office Rent for November 2024	\$519.78
12/19/2024	100281	KW University Glen, LLC	\$519.78
		Invoice #: C12-2024	
		60-6035-00 Office Rent for Dec. 2024	\$519.78
12/19/2024	100282	Seabreeze Management Company, Inc.	\$2,560.01
		Invoice #: 21495	
		60-6035-00 December Service-Seabreeze Management Company, Inc.	\$1,113.43
		Invoice #: 21551	
		60-6035-00 December Service-Seabreeze Management Company, Inc.	\$480.44
		Invoice #: 21558	
		60-6035-00 December Service-Seabreeze Management Company, Inc.	\$489.16
		Invoice #: 21567	
		60-6035-00 December Service-Seabreeze Management Company, Inc.	\$476.98
12/24/2024	100283	Gothic Landscape Maintenance Division	\$1,567.01
		Invoice #: 377590	
		64-6410-00 Irrigation System Repair	\$682.00
		Invoice #: 377591	
		64-6410-00 Emergency Tree Limb Removal	\$885.01
12/26/2024	300021	E. J. Harrison & Sons, Inc.	\$787.14
		Invoice #: 121224	
		67-6725-00 Dec 2024 Billing-E. J. Harrison & Sons, Inc.	\$787.14
12/30/2024	100284	Vega Cleaning Service Inc.	\$300.00
		Invoice #: 1208	
		65-6553-00 219 Smugglers Cove power washing CA flat work	\$300.00
12/30/2024	100285	Vega Cleaning Service Inc.	\$310.00
		Invoice #: 1219	
		65-6554-00 CA Paper Supplies	\$310.00
12/30/2024	100286	Vega Cleaning Service Inc.	\$525.00
		Invoice #: 1248	
		65-6553-00 replace fitness center light bulbs	\$525.00
12/30/2024	100287	Vega Cleaning Service Inc.	\$1,215.00
		Invoice #: 1260	
		65-6550-00 Weekly Contract Service	\$1,215.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

12/01/2024 - 12/31/2024

Date	Check #	Payee	Amount
12/30/2024	100288	Garage Door Doctor	\$295.00
		Invoice #: 18876	
		40-4003-00 435 Cl Dr. Garage Dr Gasket replacement	\$295.00
12/30/2024	100289	Better Pools	\$175.00
		Invoice #: 83994	
		65-6572-00 Drain & Clean Fountain #2	\$175.00
12/30/2024	100290	Better Pools	\$529.47
		Invoice #: 76327	
		65-6572-00 Pool Chemicals	\$529.47
12/30/2024	100291	HD Supply Facilities Maintenance, LTD.	\$1,311.82
		Invoice #: 9232799779	
		65-6554-00 Janitorial & Doggie Station Supplies	\$1,311.82
12/30/2024	100292	Seabreeze Management Company, Inc.	\$5,493.71
		Invoice #: 21663	
		60-6041-00 - Pay Period 12/1/2024 - 12/14/2024	\$5,493.71
12/13/2024	0	EJ Harrison	\$4.00
		67-6725-00 EFT - EBILL PMTS 6265091; EBILL PMTS 6265091	\$4.00
		Account Totals	# Checks: 53 \$286,400.88
		Association Totals	# Checks: 53 \$286,400.88

University Glen - Balance Due To Reserves GL 4000

Fiscal Year July 2024-June 2025

DATE	Amount	Monthly Subtotal	Reserve Exp Type	Description	Vendor	Invoice Number
Jun-24	119,137.92			Balance Forward		
Jul-24	(84,561.48)			Quarterly Transfer to University (4th Qtr - Jun 2024)		
Jul-24	46,775.91			July Reserve Contribution		
Jul-24	(35,876.44)			Reclass expenses paid due from reserves		
		45,475.91				
Aug-24	1,300.00			Reclass bal fwd stucco repair reimb from Dec 2023	Vega Cleaning Service	9682
Aug-24	(2,244.00)			Reserve Common Space Exp - Hillcrest Pool Filter Replacement	Better Pools	80245
Aug-24	(805.00)			Reserve Townhouse Exp - Mold/Fungal Investigation	Environmental Testing	UN-081924
Aug-24	(510.00)			Reserve Townhouse Exp - Post Remedial Inspection	Environmental Testing	UN-051724
Aug-24	(1,198.00)			Reserve Townhouse Exp - Mold/Fungal Investigation	Environmental Testing	UN-070824
Aug-24	46,775.91			August Reserve Contribution		
		43,318.91				
Sep-24	(1,300.00)			Reclass of 2023 reserve expense (Balance forward)	Vega Cleaning Service	9682
Sep-24	46,775.91			Sept Reserve Contrubiton		
Sep-24	(2,459.62)			Reserve Townhouse Exp - Plumbing dran repair	Franklin & Vizzo Plumbing	108709
Sep-24	(850.00)			Reserve Townhouse Exp - Garage door painted	Vega Cleaning Service	1225
Sep-24	(27,420.85)			Reserve Townhouse Exp - Slab leak repair	BluSky Restoration Contractors	181763
Sep-24	(4,487.42)			Reserve Townhouse Exp - Remediation 354 Smugglers Cove	BluSky Restoration Contractors	219240-24
Sep-24	(5,959.38)			Reserve Townhouse Exp - Remediation 357 Landing Cove	BluSky Restoration Contractors	206073-24
Sep-24	(6,865.06)			Reserve Townhouse Exp - Restoration work 354 Smugglers Cove	BluSky Restoration Contractors	210474-24
Sep-24	26,262.97			Insurance Claim for 354 Smugglers Cover slab leak settlement	National Fire & Marine Insurance Co	Ck 388228
Sep-24	(2,300.00)			Reserve Townhouse Exp - Garage door replacement	Garage Door Doctor	17968
Sep-24	(200.00)			Reserve Townhouse Exp - 435 CI Drive	Anderson Refrigeration	080624-
Sep-24	(159.00)			Reserve Townhouse Exp - 357 Landing Cove	Anderson Refrigeration	062724-
Sep-24	(995.00)			Reserve Townhouse Exp - 357 Landing Cove	Vega Cleaning Service	1223
		20,042.55				
Oct-24	(536.71)		Common Space	200 Cathedral Cove wrought iron railing repair	Fence Factory Rentals	662213
Oct-24	(2,244.00)		Common Space	Pool	Better Pools	82177
Oct-24	(1,820.00)		Common Space	Tree removal part of trip hazard project	Gothic Landscape	372422
Oct-24	(1,456.00)		Common Space	Tree removal part of trip hazard project	Gothic Landscape	372423
Oct-24	(1,189.23)		Single Family Homes	Repairs to drain	Franklin & Vizzo Plumbing	108321
Oct-24	(885.00)		Townhouse	330 Landing Cove repair to trash enclosure gate	Vega Cleaning	1229
Oct-24	(130.00)		Townhouse	326 Smugglers presure test for slab leak	Franklin & Vizzo Plumbing	108653
Oct-24	(1,158.82)		Townhouse	Wrought iron fence repairs	Fence Factory Rentals	662212
Oct-24	(2,281.15)		Townhouse	Wrought iron fence repairs	Fence Factory Rentals	662631
Oct-24	(750.00)		Townhouse	330 Landing Cove drywall repair	Vega Cleaning	1228
Oct-24	(1,024.94)		Townhouse	330 Landing Cove electrical wiring reroute into stud space.	Eastman Electric	234
Oct-24	(227.50)		Townhouse	357 Landing Cove HVAC unit drain repair	Franklin & Vizzo Plumbing, Inc	109746
Oct-24	(250.00)		Townhouse	329 Smugglers Cove Hose Bib replacement	Vega Cleaning Service Inc.	1215
Oct-24	(750.00)		Townhouse	165 CI Drive Slab Leak Drywall Repair	Vega Cleaning Service Inc.	1233
Oct-24	(250.00)		Townhouse	Termite inspection which covered by the GSL	Hyesun Lee	101124-000
Oct-24	(9,684.93)		Townhouse	326 Smugglers Cove Remediation Work	BluSky Restoration Contractors, LLC	185054
Oct-24	(4,299.62)		Townhouse	326 Smugglers Cove Slab Leak Remediation Work	BluSky Restoration Contractors, LLC	207855-24
Oct-24	(3,267.31)		Townhouse	234 Smugglers Cove Work	BluSky Restoration Contractors, LLC	187888
Oct-24	(2,304.42)		Townhouse	Work at 249 Smugglers Cove	BluSky Restoration Contractors, LLC	185060
Oct-24	46,775.91			October Reserve Contribution		
		12,266.28				
Nov-24	(108,837.37)			Transfer to Cal State reserve account (Balance due as of 9/30/24)		
		(108,837.37)				
Nov-24	46,775.91			November Reserve Contribution		
Nov-24	(9,995.00)		Common Space	Concrete sidewalk repairs/trip hazard project	Vega Cleaning	1246
Nov-24	(1,250.00)		Townhouse	Townhouse reserve termite expense	The Termite Guy	180120-1

University Glen - Balance Due To Reserves GL 4000

Fiscal Year July 2024-June 2025

DATE	Amount	Monthly Subtotal	Reserve Exp Type	Description	Vendor	Invoice Number
Nov-24	(4,069.42)		Townhouse	Slab leak repiping at 228 Smugglers	Mike Kimble Plumbing	41150668
Nov-24	(2,984.13)		Townhouse	TH reserves - 236 Smugglers Cove	BluSky Restoration Contractors, LLC	186748
Nov-24	(2,979.32)		Townhouse	TH reserves - 379 Smugglers slab leak	BluSky Restoration Contractors, LLC	187884
Nov-24	(145.00)		Townhouse	Mike Kimble Plumbing initial site visit	Janet Mascolo	111424-774
Nov-24	(395.00)		Townhouse	Pinpoint initial site visit	Janet Mascolo	111424-774
Nov-24	(295.00)		Townhouse	Pinpoint return site visit	Janet Mascolo	111424-774
Nov-24	(4,432.74)		Townhouse	Mike Kimble Plumbing reroute	Janet Mascolo	111424-774
Nov-24	(295.00)		Townhouse	210 Landing Cove replace hosebib	Vega Cleaning	1247
Nov-24	(765.00)		Townhouse	Work at 355 Channel Islands	Environmental Testing	UN-071624
Nov-24	(473.01)		Townhouse	Work at 355 Channel Islands	Franklin & Vizzo Plumbing	109922-1
Nov-24	(200.00)		Townhouse	Repairs at 329 Smugglers Cove	Ventura Garage Door Doc	18523
Nov-24	(2,053.31)		Townhouse	304 E Platts Harbor	Franklin & Vizzo Plumbing	108571-2
		16,443.98				
Dec-24	46,775.91			Decemeber Reserve Contribution		
Dec-24	(103.92)		Townhouse	Building Permit Fee - 330 LC Elec Work	Seabreeze Mgmt	20594
Dec-24	(227.50)		Townhouse	304 E Platts Harbor Drive	Franklin & Vizzo Plumbing	108571-1
Dec-24	(425.00)		Townhouse	307 E Platts Harbor Drive	Ventura Garage Door Doc	18462
Dec-24	(3,195.00)		Townhouse	165 Channel Islands Drive	Franklin & Vizzo Plumbing	110510-1
Dec-24	(195.81)		Townhouse	334 Twin Harbor - Heater Repair	Anderson Refrigeration	4552408
Dec-24	(1,002.50)		Townhouse	228 Smugglers Cove - Slab Leak	Franklin & Vizzo Plumbing	110652
Dec-24	(950.00)		Townhouse	236 Smugglers Cove	Vega Cleaning Service	1255
Dec-24	(252.87)		Townhouse	337 Landing Cove	Eastman Electric	400
Dec-24	(295.00)		Townhouse	435 Cl Dr - Garage Door Gasket Replacement	Ventura Garage Door Doc	18876
		40,128.31				
Total	68,838.57	68,838.57				

University Glen - Reserve Account Income & Expenses

CONTRIBUTION: CAM Income				
	9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
Jul-24	1,000.08	22,995.83	22,780.00	46,775.91
Aug-24	1,000.08	22,995.83	22,780.00	46,775.91
Sep-24	1,000.08	22,995.83	22,780.00	46,775.91
Oct-24	1,000.08	22,995.83	22,780.00	46,775.91
Transfer				
Nov-24	1,000.08	22,995.83	22,780.00	46,775.91
Dec-24	1,000.08	22,995.83	22,780.00	46,775.91
Jan-25				-
Feb-25				-
Mar-25				-
Apr-25				-
May-25				-
Jun-25				-
YTD	6,000.48	137,974.98	136,680.00	280,655.46

EXPENDITURES			
4002	4001	4003	
9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
			-
-	(2,244.00)	(2,513.00)	(4,757.00)
-	-	(26,733.36)	(26,733.36)
(1,189.23)	(6,056.71)	(27,263.69)	(34,509.63)
-	(9,995.00)	(20,336.93)	(30,331.93)
-	-	(6,647.60)	(6,647.60)
			-
			-
			-
			-
			-
			-
			-
(1,189.23)	(18,295.71)	(83,494.58)	(102,979.52)

NET TOTALS			
9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
1,000.08	22,995.83	22,780.00	46,775.91
1,000.08	20,751.83	20,267.00	42,018.91
1,000.08	22,995.83	(3,953.36)	20,042.55
(189.15)	16,939.12	(4,483.69)	12,266.28
-	-	-	(108,837.37)
1,000.08	13,000.83	2,443.07	16,443.98
1,000.08	22,995.83	16,132.40	40,128.31
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
4,811.25	119,679.27	53,185.42	68,838.57

University Glen
Prepaid Insurance # 1300
As of December 31, 2024

DESCRIPTION	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Cum.	
GL 6800									Balance Due
Property Insurance	164,459.00							164,459.00	
7/1/24-25	(82,229.52)	(13,704.92)	(13,704.92)	(13,704.92)	(13,704.92)	(13,704.92)	(13,704.88)	(164,459.00)	0.00
Monthly Total:	82,229.48	(13,704.92)	(13,704.92)	(13,704.92)	(13,704.92)	(13,704.92)	(13,704.88)	(0.00)	
Amortized Expense	(82,229.52)	(13,704.92)	(13,704.92)	(13,704.92)	(13,704.92)	(13,704.92)	(13,704.88)		
Account Total:	82,229.48	68,524.56	54,819.64	41,114.72	27,409.80	13,704.88	0.00		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01-1001-00	Sunwest - Operating - 3571	\$608,457.25	\$231,387.50	\$286,400.88	\$553,443.87
Date	GL Ref #	Debit	Credit	Description	
12/02/2024	6378292	\$ 955.80	\$ -	Deposit from batch 165688	
12/02/2024	6383010	7,745.69	-	Deposit from batch 164564	
12/02/2024	6400496	48.01	-	Deposit from batch 166315	
12/03/2024	6402139	3,391.04	-	Deposit from batch 165880	
12/03/2024	6403575	1,042.12	-	Deposit from batch 165785	
12/03/2024	6412073	-	1,215.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100243 Inv: 1251 Vega Cleaning Service Inc.	
12/03/2024	6412075	-	1,400.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100244 Inv: 1252 Vega Cleaning Service Inc.	
12/03/2024	6412077	-	1,215.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100245 Inv: 1253 Vega Cleaning Service Inc.	
12/03/2024	6412079	-	4,500.00	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100246 Inv: 19814 Seabreeze Management Company, Inc.	
12/03/2024	6412079	-	5,434.20	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100246 Inv: 20484 Seabreeze Management Company, Inc.	
12/03/2024	6412083	-	600.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100247 Inv: 374986 Gothic Landscape Maintenance Division	
12/03/2024	6412085	-	650.00	Sunwest - Operating - 3571; Better Pools Chk # 100248 Inv: 81409 Better Pools	
12/03/2024	6416778	3,901.46	-	Deposit from batch 167017	
12/04/2024	6420450	1,065.54	-	Deposit from batch 166599	
12/04/2024	6429007	-	532.37	Sunwest - Operating - 3571; Charter Communications Chk # 300020 Inv: 0033385112124 Charter Communications	
12/04/2024	6429009	-	1,406.40	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100249 Inv: 20594 Seabreeze Management Company, Inc.	
12/04/2024	6429011	-	250.39	Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100250 Inv: 9232033573 HD Supply Facilities Maintenance, LTD.	
12/04/2024	6433816	3,485.71	-	Deposit from batch 167650	
12/05/2024	6436254	552.77	-	Deposit from batch 167354	
12/05/2024	6437508	2,131.08	-	Deposit from batch 167292	
12/05/2024	6443924	-	425.00	Sunwest - Operating - 3571; Garage Door Doctor Chk # 100251 Inv: 18462 Garage Door Doctor	
12/05/2024	6443926	-	227.50	Sunwest - Operating - 3571; Franklin & Vizzo Plumbing, Inc Chk # 100252 Inv: 108571-1 Franklin & Vizzo Plumbing, Inc	
12/05/2024	6443928	-	3,195.00	Sunwest - Operating - 3571; Franklin & Vizzo Plumbing, Inc Chk # 100253 Inv: 110510-1 Franklin & Vizzo Plumbing, Inc	
12/05/2024	6443930	-	1,000.00	Sunwest - Operating - 3571; Remedy Pest Elimination Chk # 100254 Inv: 26012 Remedy Pest Elimination	
12/05/2024	6443932	-	535.98	Sunwest - Operating - 3571; Mike Kimble Plumbing Chk # 100255 Inv: 46235640 Mike Kimble Plumbing	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/05/2024	6443934	\$ -	\$ 1,252.14	Sunwest - Operating - 3571; Eastman Electric Chk # 100256 Inv: 76 Eastman Electric	
12/05/2024	6447399	1,794.56	-	Deposit from batch 168216	
12/06/2024	6449907	919.31	-	Deposit from batch 168175	
12/06/2024	6451020	1,219.64	-	Deposit from batch 167920	
12/09/2024	6539774	1,647.79	-	Deposit from batch 169101	
12/09/2024	6541654	3,113.85	-	Deposit from batch 168522	
12/09/2024	6623306	-	2,093.19	Sunwest - Operating - 3571; Eastman Electric Chk # 100257 Inv: 180 Eastman Electric	
12/09/2024	6623308	-	650.00	Sunwest - Operating - 3571; Better Pools Chk # 100258 Inv: 83346 Better Pools	
12/10/2024	6613379	153,793.31	-	Deposit from batch 167647	
12/10/2024	6628503	3,028.46	-	Deposit from batch 169213	
12/10/2024	6637862	-	2,121.51	Sunwest - Operating - 3571; SoCalGas Chk # 100259 Inv: 120324-085881513 SoCalGas	
12/10/2024	6637864	-	534.61	Sunwest - Operating - 3571; SoCalGas Chk # 100260 Inv: 120324-337810871 SoCalGas	
12/10/2024	6642885	1,503.37	-	Deposit from batch 170395	
12/11/2024	6645157	532.77	-	Deposit from batch 170280	
12/11/2024	6645474	1,794.56	-	Deposit from batch 170538	
12/11/2024	6646255	1,065.54	-	Deposit from batch 169975	
12/12/2024	6672070	3,026.97	-	Deposit from batch 171827	
12/13/2024	6674718	532.77	-	Deposit from batch 171945	
12/13/2024	6675536	532.77	-	Deposit from batch 171439	
12/13/2024	6691952	10,124.22	-	Deposit from batch 172575	
12/13/2024	6709947	1,598.31	-	Deposit from batch 173492	
12/13/2024	7117328	-	4.00	EBILL PMTS 6265091; EJ Harrison Chk # 0	
12/16/2024	6696430	584.92	-	Deposit from batch 172082	
12/16/2024	6703993	-	49.00	Sunwest - Operating - 3571; Better Pools Chk # 100261 Inv: 83476 Better Pools	
12/16/2024	6703995	-	143.54	Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100262 Inv: 9232257786 HD Supply Facilities Maintenance, LTD.	
12/16/2024	6703997	-	2,268.52	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100263 Inv: 120424-239238016 Southern California Edison Co.	
12/16/2024	6703999	-	164,459.00	Sunwest - Operating - 3571; CSU Channel Islands Site Authority Chk # 100264 Inv: RMA0002376 CSU Channel Islands Site Authority	
12/16/2024	6704001	-	195.81	Sunwest - Operating - 3571; Anderson Refrigeration Inc Chk # 100265 Inv: 4552408 Anderson Refrigeration Inc	
12/16/2024	6704003	-	1,215.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100266 Inv: 1258 Vega Cleaning Service Inc.	
12/16/2024	6704005	-	1,002.50	Sunwest - Operating - 3571; Franklin & Vizzo Plumbing, Inc Chk # 100267 Inv: 110652 Franklin & Vizzo Plumbing, Inc	
12/16/2024	6705405	312.45	-	Deposit from batch 173267	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/16/2024	6707144	\$ 1,116.25	\$ -		Deposit from batch 173401
12/17/2024	6711136	1,065.54	-		Deposit from batch 172817
12/17/2024	6711346	550.00	-		Deposit from batch 173552
12/17/2024	6712006	532.77	-		Deposit from batch 172826
12/17/2024	6717254	-	950.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100268 Inv: 1255 Vega Cleaning Service Inc.
12/17/2024	6717256	-	7,966.67		Sunwest - Operating - 3571; California State University Chk # 100269 Inv: 511251 California State University
12/17/2024	6717258	-	53,980.27		Sunwest - Operating - 3571; California State University, Channel Islands Chk # 100270 Inv: 511250 California State University, Channel Islands
12/17/2024	6717260	-	5,493.71		Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100271 Inv: 21278 Seabreeze Management Company, Inc.
12/17/2024	6717262	-	252.87		Sunwest - Operating - 3571; Eastman Electric Chk # 100272 Inv: 400 Eastman Electric
12/17/2024	6719309	1,379.40	-		Deposit from batch 173836
12/17/2024	6719902	330.00	-		Deposit from batch 173908
12/18/2024	6731614	-	22.53		Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100273 Inv: 121124-305875602 Southern California Edison Co.
12/18/2024	6731616	-	575.00		Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100274 Inv: 121024-001512196 Southern California Edison Co.
12/19/2024	6734904	532.77	-		Deposit from batch 174264
12/19/2024	6735459	1,065.54	-		Deposit from batch 174224
12/19/2024	6743659	-	396.33		Sunwest - Operating - 3571; Better Pools Chk # 100275 Inv: 83562 Better Pools
12/19/2024	6743661	-	519.78		Sunwest - Operating - 3571; KW University Glen, LLC Chk # 100276 Inv: C07-2024 KW University Glen, LLC
12/19/2024	6743663	-	519.78		Sunwest - Operating - 3571; KW University Glen, LLC Chk # 100277 Inv: C08-2024 KW University Glen, LLC
12/19/2024	6743665	-	519.78		Sunwest - Operating - 3571; KW University Glen, LLC Chk # 100278 Inv: C09-2024 KW University Glen, LLC
12/19/2024	6743667	-	519.78		Sunwest - Operating - 3571; KW University Glen, LLC Chk # 100279 Inv: C10-2024 KW University Glen, LLC
12/19/2024	6743669	-	519.78		Sunwest - Operating - 3571; KW University Glen, LLC Chk # 100280 Inv: C11-2024 KW University Glen, LLC
12/19/2024	6743671	-	519.78		Sunwest - Operating - 3571; KW University Glen, LLC Chk # 100281 Inv: C12-2024 KW University Glen, LLC
12/19/2024	6743673	-	1,113.43		Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100282 Inv: 21495 Seabreeze Management Company, Inc.
12/19/2024	6743673	-	480.44		Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100282 Inv: 21551 Seabreeze Management Company, Inc.
12/19/2024	6743673	-	489.16		Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100282

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
Inv: 21558 Seabreeze Management Company, Inc.						
12/19/2024	6743673	-	476.98	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100282		
Inv: 21567 Seabreeze Management Company, Inc.						
12/20/2024	6748214	532.77	-	Deposit from batch 174856		
12/24/2024	6781002	-	682.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100283		
Inv: 377590 Gothic Landscape Maintenance Division						
12/24/2024	6781002	-	885.01	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100283		
Inv: 377591 Gothic Landscape Maintenance Division						
12/24/2024	6784276	1,065.54	-	Deposit from batch 176609		
12/26/2024	6787313	1,260.27	-	Deposit from batch 176389		
12/26/2024	6788237	532.77	-	Deposit from batch 175951		
12/26/2024	6794660	-	787.14	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300021		
Inv: 121224 E. J. Harrison & Sons, Inc.						
12/27/2024	6801350	532.80	-	Deposit from batch 177240		
12/27/2024	6802036	532.77	-	Deposit from batch 176730		
12/30/2024	6812011	532.77	-	Move Payment Transfer		
12/30/2024	6816673	921.54	-	Deposit from batch 177323		
12/30/2024	6818291	2,232.41	-	Deposit from batch 177273		
12/30/2024	6822620	-	300.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100284		
Inv: 1208 Vega Cleaning Service Inc.						
12/30/2024	6822622	-	310.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100285		
Inv: 1219 Vega Cleaning Service Inc.						
12/30/2024	6822624	-	525.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100286		
Inv: 1248 Vega Cleaning Service Inc.						
12/30/2024	6822626	-	1,215.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100287		
Inv: 1260 Vega Cleaning Service Inc.						
12/30/2024	6822628	-	295.00	Sunwest - Operating - 3571; Garage Door Doctor Chk # 100288		
Inv: 18876 Garage Door Doctor						
12/30/2024	6822630	-	175.00	Sunwest - Operating - 3571; Better Pools Chk # 100289		
Inv: 83994 Better Pools						
12/30/2024	6822632	-	529.47	Sunwest - Operating - 3571; Better Pools Chk # 100290		
Inv: 76327 Better Pools						
12/30/2024	6822634	-	1,311.82	Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100291		
Inv: 9232799779 HD Supply Facilities Maintenance, LTD.						
12/30/2024	6822636	-	5,493.71	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100292		
Inv: 21663 Seabreeze Management Company, Inc.						
12/30/2024	6823603	1,500.00	-	Deposit from batch 178090		
12/30/2024	6836385	532.77	-	Deposit from batch 178392		
12/31/2024	6824738	969.52	-	Deposit from batch 178013		
12/31/2024	6825667	1,065.54	-	Deposit from batch 177929		
12/31/2024	6899128	1,158.97	-	Deposit from batch 178680		
12-1280-00	Accounts Receivable		29,823.46	243,081.11	239,585.57	33,319.00
Date	GL Ref #	Debit	Credit	Description		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/01/2024	4206206	\$ 22,543.20	\$ -	Assessment - A - Batch 105590	
12/01/2024	4206230	106,554.00	-	Assessment - A - Batch 105591	
12/01/2024	4206258	93,099.58	-	Apartment Assessment - A - Batch 105588	
12/01/2024	4206282	16,823.50	-	Apartment Assessment - A - Batch 105589	
12/01/2024	4206306	4,060.83	-	Commercial Assessment - A - Batch 105592	
12/01/2024	6366031	-	313.10	Applied Prepaid 124525874596	
12/01/2024	6366033	-	313.10	Applied Prepaid 124525874631	
12/01/2024	6366035	-	116.85	Applied Prepaid 124525874624	
12/01/2024	6366037	-	116.85	Applied Prepaid 124525874609	
12/01/2024	6366039	-	116.85	Applied Prepaid 124525874615	
12/01/2024	6366041	-	313.10	Applied Prepaid 124525874740	
12/01/2024	6366043	-	116.85	Applied Prepaid 124525874775	
12/01/2024	6366045	-	116.85	Applied Prepaid 124525874629	
12/01/2024	6366047	-	116.85	Applied Prepaid 124525874833	
12/01/2024	6366049	-	313.10	Applied Prepaid 124525874577	
12/01/2024	6366051	-	116.85	Applied Prepaid 124525874707	
12/01/2024	6366053	-	118.37	Applied Prepaid 124525874784	
12/01/2024	6366055	-	124.65	Applied Prepaid 124525874620	
12/01/2024	6366057	-	116.85	Applied Prepaid 124525874583	
12/01/2024	6366059	-	313.10	Applied Prepaid 124525874659	
12/01/2024	6366061	-	116.85	Applied Prepaid 124525874676	
12/01/2024	6366063	-	116.85	Applied Prepaid 124525874691	
12/01/2024	6366065	-	116.85	Applied Prepaid 124525874673	
12/01/2024	6366067	-	116.85	Applied Prepaid 124525874812	
12/01/2024	6366069	-	117.61	Applied Prepaid 124525874657	
12/01/2024	6366071	-	91.85	Applied Prepaid 124525874681	
12/01/2024	6366073	-	116.85	Applied Prepaid 124525874755	
12/01/2024	6366075	-	116.85	Applied Prepaid 124525874627	
12/01/2024	6366077	-	116.85	Applied Prepaid 124525874601	
12/01/2024	6366079	-	116.85	Applied Prepaid 124525874828	
12/01/2024	6366081	-	116.85	Applied Prepaid 124525874569	
12/01/2024	6366083	-	116.86	Applied Prepaid 124525874714	
12/01/2024	6366085	-	313.10	Applied Prepaid 124525874636	
12/01/2024	6366087	-	116.85	Applied Prepaid 124525874663	
12/01/2024	6366089	-	116.85	Applied Prepaid 124525874818	
12/01/2024	6366091	-	0.65	Applied Prepaid 124525874838	
12/01/2024	6366093	-	532.77	Applied Prepaid 124525874799	
12/01/2024	6366095	-	18.38	Applied Prepaid 124525874730	
12/01/2024	6366097	-	53.55	Applied Prepaid 124525874679	
12/01/2024	6366099	-	146.23	Applied Prepaid 124525874633	
12/01/2024	6366101	-	532.77	Applied Prepaid 124525874817	
12/01/2024	6366103	-	146.23	Applied Prepaid 124525874757	
12/01/2024	6366105	-	146.23	Applied Prepaid 124525874773	
12/01/2024	6366107	-	3.92	Applied Prepaid 124525874651	
12/01/2024	6366109	-	146.23	Applied Prepaid 124525874735	
12/01/2024	6366111	-	116.85	Applied Prepaid 124525874823	
12/01/2024	6366113	-	116.85	Applied Prepaid 124525874768	
12/01/2024	6366115	-	116.85	Applied Prepaid 124525874731	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/01/2024	6366117	\$ -	\$ 116.85	Applied Prepaid 124525874672	
12/01/2024	6366119	-	116.85	Applied Prepaid 124525874686	
12/01/2024	6366121	-	116.85	Applied Prepaid 124525874611	
12/01/2024	6366123	-	116.85	Applied Prepaid 124525874696	
12/01/2024	6366125	-	116.85	Applied Prepaid 124525874803	
12/01/2024	6366127	-	116.85	Applied Prepaid 124525874587	
12/01/2024	6366129	-	116.85	Applied Prepaid 124525874715	
12/01/2024	6366131	-	313.10	Applied Prepaid 124525874718	
12/01/2024	6366133	-	313.10	Applied Prepaid 124525874647	
12/01/2024	6366135	-	116.85	Applied Prepaid 124525874573	
12/01/2024	6366137	-	116.85	Applied Prepaid 124525874753	
12/01/2024	6366139	-	116.85	Applied Prepaid 124525874747	
12/01/2024	6366141	-	116.85	Applied Prepaid 124525874736	
12/01/2024	6366143	-	313.10	Applied Prepaid 124525874652	
12/01/2024	6366145	-	116.85	Applied Prepaid 124525874597	
12/01/2024	6366147	-	116.85	Applied Prepaid 124525874779	
12/01/2024	6366149	-	116.85	Applied Prepaid 124525874702	
12/01/2024	6366151	-	116.85	Applied Prepaid 124525874781	
12/01/2024	6366153	-	313.10	Applied Prepaid 124525874634	
12/01/2024	6366155	-	116.85	Applied Prepaid 124525874603	
12/01/2024	6366157	-	116.85	Applied Prepaid 124525874741	
12/01/2024	6366159	-	313.10	Applied Prepaid 124525874589	
12/01/2024	6366161	-	313.10	Applied Prepaid 124525874656	
12/01/2024	6366163	-	116.85	Applied Prepaid 124525874594	
12/01/2024	6366165	-	116.85	Applied Prepaid 124525874822	
12/01/2024	6366167	-	313.10	Applied Prepaid 124525874840	
12/01/2024	6366169	-	116.85	Applied Prepaid 124525874816	
12/01/2024	6366171	-	98.22	Applied Prepaid 124525874722	
12/01/2024	6366173	-	146.23	Applied Prepaid 124525874593	
12/01/2024	6366175	-	63.46	Applied Prepaid 124525874703	
12/01/2024	6366177	-	146.23	Applied Prepaid 124525874600	
12/01/2024	6366179	-	146.23	Applied Prepaid 124525874584	
12/01/2024	6366181	-	146.23	Applied Prepaid 124525874585	
12/01/2024	6366183	-	532.77	Applied Prepaid 124525874710	
12/01/2024	6366185	-	532.77	Applied Prepaid 124525874704	
12/01/2024	6366187	-	147.19	Applied Prepaid 124525874805	
12/01/2024	6366189	-	484.76	Applied Prepaid 124525874592	
12/01/2024	6366191	-	532.77	Applied Prepaid 124525874734	
12/01/2024	6366193	-	146.23	Applied Prepaid 124525874717	
12/01/2024	6366195	-	532.77	Applied Prepaid 124525874770	
12/01/2024	6366197	-	21.93	Applied Prepaid 124525874742	
12/01/2024	6366199	-	73.14	Applied Prepaid 124525874644	
12/01/2024	6366201	-	146.23	Applied Prepaid 124525874738	
12/01/2024	6366203	-	53.55	Applied Prepaid 124525874664	
12/01/2024	6366205	-	146.23	Applied Prepaid 124525874665	
12/01/2024	6366207	-	146.23	Applied Prepaid 124525874616	
12/01/2024	6366209	-	532.77	Applied Prepaid 124525874744	
12/01/2024	6366211	-	532.77	Applied Prepaid 124525874797	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
12/01/2024	6366213	\$ -	\$ 146.23	Applied Prepaid 124525874831		
12/01/2024	6366215	-	532.77	Applied Prepaid 124525874641		
12/01/2024	6366217	-	146.23	Applied Prepaid 124525874648		
12/01/2024	6366219	-	486.03	Applied Prepaid 124525874713		
12/01/2024	6366221	-	155.78	Applied Prepaid 124525874698		
12/01/2024	6366223	-	23.15	Applied Prepaid 124525874683		
12/01/2024	6366225	-	532.77	Applied Prepaid 124525874706		
12/01/2024	6366227	-	146.23	Applied Prepaid 124525874752		
12/01/2024	6366229	-	146.23	Applied Prepaid 124525874622		
12/01/2024	6366231	-	35.34	Applied Prepaid 124525874675		
12/01/2024	6366233	-	13.46	Applied Prepaid 124525874804		
12/01/2024	6366235	-	532.77	Applied Prepaid 124525874640		
12/01/2024	6366237	-	121.11	Applied Prepaid 124525874709		
12/01/2024	6366239	-	146.23	Applied Prepaid 124525874692		
12/01/2024	6366241	-	143.39	Applied Prepaid 124525874701		
12/02/2024	6383010	0.00	6,369.82	Deposit from batch 164564		
12/02/2024	6378292	0.00	955.80	Deposit from batch 165688		
12/02/2024	6388588	-	528.85	Applied Prepaid 124525874651		
12/02/2024	6388590	-	532.77	Applied Prepaid 124525874748		
12/03/2024	6403575	0.00	1,042.12	Deposit from batch 165785		
12/03/2024	6402139	0.00	2,640.43	Deposit from batch 165880		
12/03/2024	6416778	0.00	3,342.29	Deposit from batch 167017		
12/04/2024	6420450	0.00	509.62	Deposit from batch 166599		
12/04/2024	6433816	0.00	3,143.51	Deposit from batch 167650		
12/05/2024	6437508	0.00	1,984.85	Deposit from batch 167292		
12/05/2024	6436254	0.00	532.77	Deposit from batch 167354		
12/05/2024	6447399	0.00	1,638.78	Deposit from batch 168216		
12/06/2024	6451020	0.00	900.93	Deposit from batch 167920		
12/06/2024	6449907	0.00	919.31	Deposit from batch 168175		
12/09/2024	6541654	0.00	2,821.39	Deposit from batch 168522		
12/09/2024	6539774	0.00	1,594.24	Deposit from batch 169101		
12/10/2024	6613379	0.00	153,793.31	Deposit from batch 167647		
12/10/2024	6628503	0.00	3,028.46	Deposit from batch 169213		
12/10/2024	6642885	0.00	1,503.37	Deposit from batch 170395		
12/11/2024	6646255	0.00	532.77	Deposit from batch 169975		
12/11/2024	6645157	0.00	532.77	Deposit from batch 170280		
12/11/2024	6645474	0.00	1,794.56	Deposit from batch 170538		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/12/2024	6672070	\$ 0.00	\$ 2,300.30	Deposit from batch 171827	
12/13/2024	6675536	0.00	532.77	Deposit from batch 171439	
12/13/2024	6674718	0.00	532.77	Deposit from batch 171945	
12/13/2024	6691952	0.00	9,762.91	Deposit from batch 172575	
12/13/2024	6709947	0.00	1,598.31	Deposit from batch 173492	
12/16/2024	6696430	0.00	532.77	Deposit from batch 172082	
12/16/2024	6705405	0.00	312.45	Deposit from batch 173267	
12/16/2024	6707144	0.00	1,115.56	Deposit from batch 173401	
12/17/2024	6711136	0.00	1,065.54	Deposit from batch 172817	
12/17/2024	6712006	0.00	532.77	Deposit from batch 172826	
12/17/2024	6711346	0.00	550.00	Deposit from batch 173552	
12/17/2024	6719309	0.00	865.76	Deposit from batch 173836	
12/19/2024	6735459	0.00	1,065.54	Deposit from batch 174224	
12/19/2024	6734904	0.00	532.77	Deposit from batch 174264	
12/20/2024	6748214	0.00	532.77	Deposit from batch 174856	
12/26/2024	6788237	0.00	532.77	Deposit from batch 175951	
12/26/2024	6787313	0.00	1,260.27	Deposit from batch 176389	
12/27/2024	6802036	0.00	532.77	Deposit from batch 176730	
12/27/2024	6801350	0.00	412.94	Deposit from batch 177240	
12/30/2024	6818291	0.00	1,386.54	Deposit from batch 177273	
12/30/2024	6816673	0.00	919.24	Deposit from batch 177323	
12/30/2024	6823603	0.00	1,500.00	Deposit from batch 178090	
12/30/2024	6812011	-	532.77	Move Payment Transfer	
12/31/2024	6824738	0.00	141.83	Deposit from batch 178013	
13-1300-00	Prepaid Insurance	-	82,229.48	-	82,229.48
Date	GL Ref #	Debit	Credit	Description	
12/31/2024	7118157	\$ 82,229.48	\$ -	Reclass prepaid portion of insurance for 1/1-7/1/25	
20-2001-00	Prepaid Dues	(24,377.96)	20,952.35	12,754.28	(16,179.89)
Date	GL Ref #	Debit	Credit	Description	
12/01/2024	6366031	\$ 313.10	\$ -	Adjust Prepaid	
12/01/2024	6366033	313.10	-	Adjust Prepaid	
12/01/2024	6366035	116.85	-	Adjust Prepaid	
12/01/2024	6366037	116.85	-	Adjust Prepaid	
12/01/2024	6366039	116.85	-	Adjust Prepaid	
12/01/2024	6366041	313.10	-	Adjust Prepaid	
12/01/2024	6366043	116.85	-	Adjust Prepaid	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/01/2024	6366045	116.85	-	Adjust Prepaid	
12/01/2024	6366047	116.85	-	Adjust Prepaid	
12/01/2024	6366049	313.10	-	Adjust Prepaid	
12/01/2024	6366051	116.85	-	Adjust Prepaid	
12/01/2024	6366053	118.37	-	Adjust Prepaid	
12/01/2024	6366055	124.65	-	Adjust Prepaid	
12/01/2024	6366057	116.85	-	Adjust Prepaid	
12/01/2024	6366059	313.10	-	Adjust Prepaid	
12/01/2024	6366061	116.85	-	Adjust Prepaid	
12/01/2024	6366063	116.85	-	Adjust Prepaid	
12/01/2024	6366065	116.85	-	Adjust Prepaid	
12/01/2024	6366067	116.85	-	Adjust Prepaid	
12/01/2024	6366069	117.61	-	Adjust Prepaid	
12/01/2024	6366071	91.85	-	Adjust Prepaid	
12/01/2024	6366073	116.85	-	Adjust Prepaid	
12/01/2024	6366075	116.85	-	Adjust Prepaid	
12/01/2024	6366077	116.85	-	Adjust Prepaid	
12/01/2024	6366079	116.85	-	Adjust Prepaid	
12/01/2024	6366081	116.85	-	Adjust Prepaid	
12/01/2024	6366083	116.86	-	Adjust Prepaid	
12/01/2024	6366085	313.10	-	Adjust Prepaid	
12/01/2024	6366087	116.85	-	Adjust Prepaid	
12/01/2024	6366089	116.85	-	Adjust Prepaid	
12/01/2024	6366091	0.65	-	Adjust Prepaid	
12/01/2024	6366093	532.77	-	Adjust Prepaid	
12/01/2024	6366095	18.38	-	Adjust Prepaid	
12/01/2024	6366097	53.55	-	Adjust Prepaid	
12/01/2024	6366099	146.23	-	Adjust Prepaid	
12/01/2024	6366101	532.77	-	Adjust Prepaid	
12/01/2024	6366103	146.23	-	Adjust Prepaid	
12/01/2024	6366105	146.23	-	Adjust Prepaid	
12/01/2024	6366107	3.92	-	Adjust Prepaid	
12/01/2024	6366109	146.23	-	Adjust Prepaid	
12/01/2024	6366111	116.85	-	Adjust Prepaid	
12/01/2024	6366113	116.85	-	Adjust Prepaid	
12/01/2024	6366115	116.85	-	Adjust Prepaid	
12/01/2024	6366117	116.85	-	Adjust Prepaid	
12/01/2024	6366119	116.85	-	Adjust Prepaid	
12/01/2024	6366121	116.85	-	Adjust Prepaid	
12/01/2024	6366123	116.85	-	Adjust Prepaid	
12/01/2024	6366125	116.85	-	Adjust Prepaid	
12/01/2024	6366127	116.85	-	Adjust Prepaid	
12/01/2024	6366129	116.85	-	Adjust Prepaid	
12/01/2024	6366131	313.10	-	Adjust Prepaid	
12/01/2024	6366133	313.10	-	Adjust Prepaid	
12/01/2024	6366135	116.85	-	Adjust Prepaid	
12/01/2024	6366137	116.85	-	Adjust Prepaid	
12/01/2024	6366139	116.85	-	Adjust Prepaid	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/01/2024	6366141	\$ 116.85	\$ -	Adjust Prepaid	
12/01/2024	6366143	313.10	-	Adjust Prepaid	
12/01/2024	6366145	116.85	-	Adjust Prepaid	
12/01/2024	6366147	116.85	-	Adjust Prepaid	
12/01/2024	6366149	116.85	-	Adjust Prepaid	
12/01/2024	6366151	116.85	-	Adjust Prepaid	
12/01/2024	6366153	313.10	-	Adjust Prepaid	
12/01/2024	6366155	116.85	-	Adjust Prepaid	
12/01/2024	6366157	116.85	-	Adjust Prepaid	
12/01/2024	6366159	313.10	-	Adjust Prepaid	
12/01/2024	6366161	313.10	-	Adjust Prepaid	
12/01/2024	6366163	116.85	-	Adjust Prepaid	
12/01/2024	6366165	116.85	-	Adjust Prepaid	
12/01/2024	6366167	313.10	-	Adjust Prepaid	
12/01/2024	6366169	116.85	-	Adjust Prepaid	
12/01/2024	6366171	98.22	-	Adjust Prepaid	
12/01/2024	6366173	146.23	-	Adjust Prepaid	
12/01/2024	6366175	63.46	-	Adjust Prepaid	
12/01/2024	6366177	146.23	-	Adjust Prepaid	
12/01/2024	6366179	146.23	-	Adjust Prepaid	
12/01/2024	6366181	146.23	-	Adjust Prepaid	
12/01/2024	6366183	532.77	-	Adjust Prepaid	
12/01/2024	6366185	532.77	-	Adjust Prepaid	
12/01/2024	6366187	147.19	-	Adjust Prepaid	
12/01/2024	6366189	484.76	-	Adjust Prepaid	
12/01/2024	6366191	532.77	-	Adjust Prepaid	
12/01/2024	6366193	146.23	-	Adjust Prepaid	
12/01/2024	6366195	532.77	-	Adjust Prepaid	
12/01/2024	6366197	21.93	-	Adjust Prepaid	
12/01/2024	6366199	73.14	-	Adjust Prepaid	
12/01/2024	6366201	146.23	-	Adjust Prepaid	
12/01/2024	6366203	53.55	-	Adjust Prepaid	
12/01/2024	6366205	146.23	-	Adjust Prepaid	
12/01/2024	6366207	146.23	-	Adjust Prepaid	
12/01/2024	6366209	532.77	-	Adjust Prepaid	
12/01/2024	6366211	532.77	-	Adjust Prepaid	
12/01/2024	6366213	146.23	-	Adjust Prepaid	
12/01/2024	6366215	532.77	-	Adjust Prepaid	
12/01/2024	6366217	146.23	-	Adjust Prepaid	
12/01/2024	6366219	486.03	-	Adjust Prepaid	
12/01/2024	6366221	155.78	-	Adjust Prepaid	
12/01/2024	6366223	23.15	-	Adjust Prepaid	
12/01/2024	6366225	532.77	-	Adjust Prepaid	
12/01/2024	6366227	146.23	-	Adjust Prepaid	
12/01/2024	6366229	146.23	-	Adjust Prepaid	
12/01/2024	6366231	35.34	-	Adjust Prepaid	
12/01/2024	6366233	13.46	-	Adjust Prepaid	
12/01/2024	6366235	532.77	-	Adjust Prepaid	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
12/01/2024	6366237	\$ 121.11	\$ -	Adjust Prepaid		
12/01/2024	6366239	146.23	-	Adjust Prepaid		
12/01/2024	6366241	143.39	-	Adjust Prepaid		
12/02/2024	6383010	0.00	1,375.87	Deposit from batch 164564		
12/02/2024	6400496	0.00	48.01	Deposit from batch 166315		
12/02/2024	6388588	528.85	-	Adjust Prepaid		
12/02/2024	6388590	532.77	-	Adjust Prepaid		
12/03/2024	6402139	0.00	750.61	Deposit from batch 165880		
12/03/2024	6416778	0.00	559.17	Deposit from batch 167017		
12/04/2024	6420450	0.00	555.92	Deposit from batch 166599		
12/04/2024	6433816	0.00	342.20	Deposit from batch 167650		
12/05/2024	6437508	0.00	146.23	Deposit from batch 167292		
12/05/2024	6436254	0.00	20.00	Deposit from batch 167354		
12/05/2024	6447399	0.00	155.78	Deposit from batch 168216		
12/06/2024	6451020	0.00	318.71	Deposit from batch 167920		
12/09/2024	6541654	0.00	292.46	Deposit from batch 168522		
12/09/2024	6539774	0.00	53.55	Deposit from batch 169101		
12/11/2024	6646255	0.00	532.77	Deposit from batch 169975		
12/12/2024	6672070	0.00	726.67	Deposit from batch 171827		
12/13/2024	6691952	0.00	361.31	Deposit from batch 172575		
12/16/2024	6696430	0.00	52.15	Deposit from batch 172082		
12/16/2024	6707144	0.00	0.69	Deposit from batch 173401		
12/17/2024	6719309	0.00	513.64	Deposit from batch 173836		
12/17/2024	6719902	0.00	330.00	Deposit from batch 173908		
12/24/2024	6784276	0.00	1,065.54	Deposit from batch 176609		
12/27/2024	6801350	0.00	119.86	Deposit from batch 177240		
12/30/2024	6818291	0.00	845.87	Deposit from batch 177273		
12/30/2024	6816673	0.00	2.30	Deposit from batch 177323		
12/30/2024	6836385	0.00	532.77	Deposit from batch 178392		
12/31/2024	6825667	0.00	1,065.54	Deposit from batch 177929		
12/31/2024	6824738	0.00	827.69	Deposit from batch 178013		
12/31/2024	6899128	0.00	1,158.97	Deposit from batch 178680		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-2799-00	Accounts Payable	\$-	\$286,396.88	\$286,396.88	\$-
Date	GL Ref #	Debit	Credit	Description	
12/03/2024	6412059	\$ -	\$ 600.00	Accounts Payable Inv # 374986 Inv: 374986 Gothic Landscape Maintenance Division	
12/03/2024	6412061	-	1,215.00	Accounts Payable Inv # 1251 Inv: 1251 Vega Cleaning Service Inc.	
12/03/2024	6412063	-	1,400.00	Accounts Payable Inv # 1252 Inv: 1252 Vega Cleaning Service Inc.	
12/03/2024	6412065	-	1,215.00	Accounts Payable Inv # 1253 Inv: 1253 Vega Cleaning Service Inc.	
12/03/2024	6412067	-	4,500.00	Accounts Payable Inv # 19814 Inv: 19814 Seabreeze Management Company, Inc.	
12/03/2024	6412069	-	5,434.20	Accounts Payable Inv # 20484 Inv: 20484 Seabreeze Management Company, Inc.	
12/03/2024	6412071	-	650.00	Accounts Payable Inv # 81409 Inv: 81409 Better Pools	
12/03/2024	6412073	1,215.00	-	Accounts Payable Inv # 1251; Vega Cleaning Service Inc. Chk # 100243 Inv: 1251 Vega Cleaning Service Inc.	
12/03/2024	6412075	1,400.00	-	Accounts Payable Inv # 1252; Vega Cleaning Service Inc. Chk # 100244 Inv: 1252 Vega Cleaning Service Inc.	
12/03/2024	6412077	1,215.00	-	Accounts Payable Inv # 1253; Vega Cleaning Service Inc. Chk # 100245 Inv: 1253 Vega Cleaning Service Inc.	
12/03/2024	6412079	4,500.00	-	Accounts Payable Inv # 19814; Seabreeze Management Company, Inc. Chk # 100246 Inv: 19814 Seabreeze Management Company, Inc.	
12/03/2024	6412079	5,434.20	-	Accounts Payable Inv # 20484; Seabreeze Management Company, Inc. Chk # 100246 Inv: 20484 Seabreeze Management Company, Inc.	
12/03/2024	6412083	600.00	-	Accounts Payable Inv # 374986; Gothic Landscape Maintenance Division Chk # 100247 Inv: 374986 Gothic Landscape Maintenance Division	
12/03/2024	6412085	650.00	-	Accounts Payable Inv # 81409; Better Pools Chk # 100248 Inv: 81409 Better Pools	
12/04/2024	6428985	-	250.39	Accounts Payable Inv # 9232033573 Inv: 9232033573 HD Supply Facilities Maintenance, LTD.	
12/04/2024	6428987	-	1,406.40	Accounts Payable Inv # 20594 Inv: 20594 Seabreeze Management Company, Inc.	
12/04/2024	6429005	-	532.37	Accounts Payable Inv # 0033385112124 Inv: 0033385112124 Charter Communications	
12/04/2024	6429007	532.37	-	Accounts Payable Inv # 0033385112124; Charter Communications Chk # 300020 Inv: 0033385112124 Charter Communications	
12/04/2024	6429009	1,406.40	-	Accounts Payable Inv # 20594; Seabreeze Management Company, Inc. Chk # 100249 Inv: 20594 Seabreeze Management Company, Inc.	
12/04/2024	6429011	250.39	-	Accounts Payable Inv # 9232033573; HD Supply Facilities Maintenance, LTD. Chk # 100250	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 9232033573 HD Supply Facilities Maintenance, LTD.					
12/05/2024	6443912	-	535.98	Accounts Payable Inv # 46235640	
Inv: 46235640 Mike Kimble Plumbing					
12/05/2024	6443914	-	227.50	Accounts Payable Inv # 108571-1	
Inv: 108571-1 Franklin & Vizzo Plumbing, Inc					
12/05/2024	6443916	-	425.00	Accounts Payable Inv # 18462	
Inv: 18462 Ventura Garage Door Doc, Inc.					
12/05/2024	6443918	-	3,195.00	Accounts Payable Inv # 110510-1	
Inv: 110510-1 Franklin & Vizzo Plumbing, Inc					
12/05/2024	6443920	-	1,000.00	Accounts Payable Inv # 26012	
Inv: 26012 Joel L Bustamante					
12/05/2024	6443922	-	1,252.14	Accounts Payable Inv # 76	
Inv: 76 Eastman Electric					
12/05/2024	6443924	425.00	-	Accounts Payable Inv # 18462; Garage Door Doctor Chk # 100251	
Inv: 18462 Garage Door Doctor					
12/05/2024	6443926	227.50	-	Accounts Payable Inv # 108571-1; Franklin & Vizzo Plumbing, Inc Chk # 100252	
Inv: 108571-1 Franklin & Vizzo Plumbing, Inc					
12/05/2024	6443928	3,195.00	-	Accounts Payable Inv # 110510-1; Franklin & Vizzo Plumbing, Inc Chk # 100253	
Inv: 110510-1 Franklin & Vizzo Plumbing, Inc					
12/05/2024	6443930	1,000.00	-	Accounts Payable Inv # 26012; Remedy Pest Elimination Chk # 100254	
Inv: 26012 Remedy Pest Elimination					
12/05/2024	6443932	535.98	-	Accounts Payable Inv # 46235640; Mike Kimble Plumbing Chk # 100255	
Inv: 46235640 Mike Kimble Plumbing					
12/05/2024	6443934	1,252.14	-	Accounts Payable Inv # 76; Eastman Electric Chk # 100256	
Inv: 76 Eastman Electric					
12/09/2024	6623302	-	2,093.19	Accounts Payable Inv # 180	
Inv: 180 Eastman Electric					
12/09/2024	6623304	-	650.00	Accounts Payable Inv # 83346	
Inv: 83346 Better Pools					
12/09/2024	6623306	2,093.19	-	Accounts Payable Inv # 180; Eastman Electric Chk # 100257	
Inv: 180 Eastman Electric					
12/09/2024	6623308	650.00	-	Accounts Payable Inv # 83346; Better Pools Chk # 100258	
Inv: 83346 Better Pools					
12/10/2024	6637858	-	2,121.51	Accounts Payable Inv # 120324-085881513	
Inv: 120324-085881513 SoCalGas					
12/10/2024	6637860	-	534.61	Accounts Payable Inv # 120324-337810871	
Inv: 120324-337810871 SoCalGas					
12/10/2024	6637862	2,121.51	-	Accounts Payable Inv # 120324-085881513; SoCalGas Chk # 100259	
Inv: 120324-085881513 SoCalGas					
12/10/2024	6637864	534.61	-	Accounts Payable Inv # 120324-337810871; SoCalGas Chk # 100260	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 120324-337810871 SoCalGas
12/16/2024	6703979	-	49.00		Accounts Payable Inv # 83476
					Inv: 83476 Better Pools
12/16/2024	6703981	-	143.54		Accounts Payable Inv # 9232257786
					Inv: 9232257786 HD Supply Facilities Maintenance, LTD.
12/16/2024	6703983	-	2,268.52		Accounts Payable Inv # 120424-239238016
					Inv: 120424-239238016 Southern California Edison Co.
12/16/2024	6703985	-	164,459.00		Accounts Payable Inv # RMA0002376
					Inv: RMA0002376 CSU Channel Islands Site Authority
12/16/2024	6703987	-	195.81		Accounts Payable Inv # 4552408
					Inv: 4552408 Anderson Refrigeration Inc
12/16/2024	6703989	-	1,215.00		Accounts Payable Inv # 1258
					Inv: 1258 Vega Cleaning Service Inc.
12/16/2024	6703991	-	1,002.50		Accounts Payable Inv # 110652
					Inv: 110652 Franklin & Vizzo Plumbing, Inc
12/16/2024	6703993	49.00	-		Accounts Payable Inv # 83476; Better Pools Chk # 100261
					Inv: 83476 Better Pools
12/16/2024	6703995	143.54	-		Accounts Payable Inv # 9232257786; HD Supply Facilities Maintenance, LTD. Chk # 100262
					Inv: 9232257786 HD Supply Facilities Maintenance, LTD.
12/16/2024	6703997	2,268.52	-		Accounts Payable Inv # 120424-239238016; Southern California Edison Co. Chk # 100263
					Inv: 120424-239238016 Southern California Edison Co.
12/16/2024	6703999	164,459.00	-		Accounts Payable Inv # RMA0002376; CSU Channel Islands Site Authority Chk # 100264
					Inv: RMA0002376 CSU Channel Islands Site Authority
12/16/2024	6704001	195.81	-		Accounts Payable Inv # 4552408; Anderson Refrigeration Inc Chk # 100265
					Inv: 4552408 Anderson Refrigeration Inc
12/16/2024	6704003	1,215.00	-		Accounts Payable Inv # 1258; Vega Cleaning Service Inc. Chk # 100266
					Inv: 1258 Vega Cleaning Service Inc.
12/16/2024	6704005	1,002.50	-		Accounts Payable Inv # 110652; Franklin & Vizzo Plumbing, Inc Chk # 100267
					Inv: 110652 Franklin & Vizzo Plumbing, Inc
12/17/2024	6717241	-	5,493.71		Accounts Payable Inv # 21278
					Inv: 21278 Seabreeze Management Company, Inc.
12/17/2024	6717243	-	53,980.27		Accounts Payable Inv # 511250
					Inv: 511250 California State University, Channel Islands
12/17/2024	6717248	-	950.00		Accounts Payable Inv # 1255
					Inv: 1255 Vega Cleaning Service Inc.
12/17/2024	6717250	-	7,966.67		Accounts Payable Inv # 511251
					Inv: 511251 California State University
12/17/2024	6717252	-	252.87		Accounts Payable Inv # 400
					Inv: 400 Eastman Electric
12/17/2024	6717254	950.00	-		Accounts Payable Inv # 1255; Vega Cleaning Service Inc. Chk # 100268

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 1255 Vega Cleaning Service Inc.
12/17/2024	6717256	7,966.67	-		Accounts Payable Inv # 511251; California State University Chk # 100269
					Inv: 511251 California State University
12/17/2024	6717258	53,980.27	-		Accounts Payable Inv # 511250; California State University, Channel Islands Chk # 100270
					Inv: 511250 California State University, Channel Islands
12/17/2024	6717260	5,493.71	-		Accounts Payable Inv # 21278; Seabreeze Management Company, Inc. Chk # 100271
					Inv: 21278 Seabreeze Management Company, Inc.
12/17/2024	6717262	252.87	-		Accounts Payable Inv # 400; Eastman Electric Chk # 100272
					Inv: 400 Eastman Electric
12/18/2024	6731610	-	22.53		Accounts Payable Inv # 121124-305875602
					Inv: 121124-305875602 Southern California Edison Co.
12/18/2024	6731612	-	575.00		Accounts Payable Inv # 121024-001512196
					Inv: 121024-001512196 Southern California Edison Co.
12/18/2024	6731614	22.53	-		Accounts Payable Inv # 121124-305875602; Southern California Edison Co. Chk # 100273
					Inv: 121124-305875602 Southern California Edison Co.
12/18/2024	6731616	575.00	-		Accounts Payable Inv # 121024-001512196; Southern California Edison Co. Chk # 100274
					Inv: 121024-001512196 Southern California Edison Co.
12/19/2024	6743637	-	519.78		Accounts Payable Inv # C07-2024
					Inv: C07-2024 KW University Glen, LLC
12/19/2024	6743639	-	519.78		Accounts Payable Inv # C08-2024
					Inv: C08-2024 KW University Glen, LLC
12/19/2024	6743641	-	396.33		Accounts Payable Inv # 83562
					Inv: 83562 Better Pools
12/19/2024	6743643	-	519.78		Accounts Payable Inv # C09-2024
					Inv: C09-2024 KW University Glen, LLC
12/19/2024	6743645	-	519.78		Accounts Payable Inv # C10-2024
					Inv: C10-2024 KW University Glen, LLC
12/19/2024	6743647	-	519.78		Accounts Payable Inv # C11-2024
					Inv: C11-2024 KW University Glen, LLC
12/19/2024	6743649	-	519.78		Accounts Payable Inv # C12-2024
					Inv: C12-2024 KW University Glen, LLC
12/19/2024	6743651	-	1,113.43		Accounts Payable Inv # 21495
					Inv: 21495 Seabreeze Management Company, Inc.
12/19/2024	6743653	-	480.44		Accounts Payable Inv # 21551
					Inv: 21551 Seabreeze Management Company, Inc.
12/19/2024	6743655	-	489.16		Accounts Payable Inv # 21558
					Inv: 21558 Seabreeze Management Company, Inc.
12/19/2024	6743657	-	476.98		Accounts Payable Inv # 21567
					Inv: 21567 Seabreeze Management Company, Inc.
12/19/2024	6743659	396.33	-		Accounts Payable Inv # 83562; Better Pools Chk # 100275

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 83562 Better Pools
12/19/2024	6743661	519.78	-		Accounts Payable Inv # C07-2024; KW University Glen, LLC Chk # 100276 Inv: C07-2024 KW University Glen, LLC
12/19/2024	6743663	519.78	-		Accounts Payable Inv # C08-2024; KW University Glen, LLC Chk # 100277 Inv: C08-2024 KW University Glen, LLC
12/19/2024	6743665	519.78	-		Accounts Payable Inv # C09-2024; KW University Glen, LLC Chk # 100278 Inv: C09-2024 KW University Glen, LLC
12/19/2024	6743667	519.78	-		Accounts Payable Inv # C10-2024; KW University Glen, LLC Chk # 100279 Inv: C10-2024 KW University Glen, LLC
12/19/2024	6743669	519.78	-		Accounts Payable Inv # C11-2024; KW University Glen, LLC Chk # 100280 Inv: C11-2024 KW University Glen, LLC
12/19/2024	6743671	519.78	-		Accounts Payable Inv # C12-2024; KW University Glen, LLC Chk # 100281 Inv: C12-2024 KW University Glen, LLC
12/19/2024	6743673	1,113.43	-		Accounts Payable Inv # 21495; Seabreeze Management Company, Inc. Chk # 100282 Inv: 21495 Seabreeze Management Company, Inc.
12/19/2024	6743673	480.44	-		Accounts Payable Inv # 21551; Seabreeze Management Company, Inc. Chk # 100282 Inv: 21551 Seabreeze Management Company, Inc.
12/19/2024	6743673	489.16	-		Accounts Payable Inv # 21558; Seabreeze Management Company, Inc. Chk # 100282 Inv: 21558 Seabreeze Management Company, Inc.
12/19/2024	6743673	476.98	-		Accounts Payable Inv # 21567; Seabreeze Management Company, Inc. Chk # 100282 Inv: 21567 Seabreeze Management Company, Inc.
12/24/2024	6780998	-	682.00		Accounts Payable Inv # 377590 Inv: 377590 Gothic Landscape Maintenance Division
12/24/2024	6781000	-	885.01		Accounts Payable Inv # 377591 Inv: 377591 Gothic Landscape Maintenance Division
12/24/2024	6781002	682.00	-		Accounts Payable Inv # 377590; Gothic Landscape Maintenance Division Chk # 100283 Inv: 377590 Gothic Landscape Maintenance Division
12/24/2024	6781002	885.01	-		Accounts Payable Inv # 377591; Gothic Landscape Maintenance Division Chk # 100283 Inv: 377591 Gothic Landscape Maintenance Division
12/26/2024	6794658	-	787.14		Accounts Payable Inv # 121224 Inv: 121224 E. J. Harrison & Sons, Inc.
12/26/2024	6794660	787.14	-		Accounts Payable Inv # 121224; E. J. Harrison & Sons, Inc. Chk # 300021 Inv: 121224 E. J. Harrison & Sons, Inc.
12/30/2024	6822602	-	175.00		Accounts Payable Inv # 83994 Inv: 83994 Better Pools
12/30/2024	6822604	-	529.47		Accounts Payable Inv # 76327 Inv: 76327 Better Pools
12/30/2024	6822606	-	295.00		Accounts Payable Inv # 18876 Inv: 18876 Ventura Garage Door Doc, Inc.
12/30/2024	6822608	-	300.00		Accounts Payable Inv # 1208

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 1208 Vega Cleaning Service Inc.
12/30/2024	6822610	-	310.00		Accounts Payable Inv # 1219
					Inv: 1219 Vega Cleaning Service Inc.
12/30/2024	6822612	-	525.00		Accounts Payable Inv # 1248
					Inv: 1248 Vega Cleaning Service Inc.
12/30/2024	6822614	-	1,215.00		Accounts Payable Inv # 1260
					Inv: 1260 Vega Cleaning Service Inc.
12/30/2024	6822616	-	1,311.82		Accounts Payable Inv # 9232799779
					Inv: 9232799779 HD Supply Facilities Maintenance, LTD.
12/30/2024	6822618	-	5,493.71		Accounts Payable Inv # 21663
					Inv: 21663 Seabreeze Management Company, Inc.
12/30/2024	6822620	300.00	-		Accounts Payable Inv # 1208; Vega Cleaning Service Inc. Chk # 100284
					Inv: 1208 Vega Cleaning Service Inc.
12/30/2024	6822622	310.00	-		Accounts Payable Inv # 1219; Vega Cleaning Service Inc. Chk # 100285
					Inv: 1219 Vega Cleaning Service Inc.
12/30/2024	6822624	525.00	-		Accounts Payable Inv # 1248; Vega Cleaning Service Inc. Chk # 100286
					Inv: 1248 Vega Cleaning Service Inc.
12/30/2024	6822626	1,215.00	-		Accounts Payable Inv # 1260; Vega Cleaning Service Inc. Chk # 100287
					Inv: 1260 Vega Cleaning Service Inc.
12/30/2024	6822628	295.00	-		Accounts Payable Inv # 18876; Garage Door Doctor Chk # 100288
					Inv: 18876 Garage Door Doctor
12/30/2024	6822630	175.00	-		Accounts Payable Inv # 83994; Better Pools Chk # 100289
					Inv: 83994 Better Pools
12/30/2024	6822632	529.47	-		Accounts Payable Inv # 76327; Better Pools Chk # 100290
					Inv: 76327 Better Pools
12/30/2024	6822634	1,311.82	-		Accounts Payable Inv # 9232799779; HD Supply Facilities Maintenance, LTD. Chk # 100291
					Inv: 9232799779 HD Supply Facilities Maintenance, LTD.
12/30/2024	6822636	5,493.71	-		Accounts Payable Inv # 21663; Seabreeze Management Company, Inc. Chk # 100292
					Inv: 21663 Seabreeze Management Company, Inc.
40-4000-00	Reserve Liability	(28,710.26)	6,647.60	46,775.91	(68,838.57)
Date	GL Ref #	Debit	Credit	Description	
12/31/2024	6831471	\$ -	\$ 22,995.83	Monthly Reserve Contribution	
12/31/2024	6831471	-	1,000.08	Monthly Reserve Contribution	
12/31/2024	6831471	-	22,780.00	Monthly Reserve Contribution	
12/31/2024	7118163	6,647.60	-	Reallocate reserve expenses to liability	
40-4003-00	Reserve Expenses - Townhouse		-	6,647.60	6,647.60
Date	GL Ref #	Debit	Credit	Description	
12/04/2024	6428987	\$ 103.92	\$ -	TH Building Permit Fee 330 LC Elec Work	
				Inv: 20594 Seabreeze Management Company, Inc.	
12/05/2024	6443914	227.50	-	304 E Platts Harbor Drive	
				Inv: 108571-1 Franklin & Vizzo Plumbing, Inc	
12/05/2024	6443916	425.00	-	307 E Platts Harbor	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
	Inv: 18462 Ventura Garage Door Doc, Inc.				
12/05/2024	6443918	3,195.00	-		
	165 Channel Islands Drive				
	Inv: 110510-1 Franklin & Vizzo Plumbing, Inc				
12/16/2024	6703987	195.81	-		
	334 Twin Harbor--Heater Repair				
	Inv: 4552408 Anderson Refrigeration Inc				
12/16/2024	6703991	1,002.50	-		
	228 Smugglers Cove--Slab Leak				
	Inv: 110652 Franklin & Vizzo Plumbing, Inc				
12/17/2024	6717248	950.00	-		
	236 Smugglers Cove				
	Inv: 1255 Vega Cleaning Service Inc.				
12/17/2024	6717252	252.87	-		
	337 Landing Cove				
	Inv: 400 Eastman Electric				
12/30/2024	6822606	295.00	-		
	435 CI Dr. Garage Dr Gasket replacement				
	Inv: 18876 Ventura Garage Door Doc, Inc.				
12/31/2024	7118163	-	6,647.60		
49-4998-00	Prior Year Equity		(130,432.97)	-	(130,432.97)
Date	GL Ref #	Debit	Credit	Description	
50-5010-00	Townhomes Assessments		(532,770.00)	22,543.20	129,097.20
50-5010-00	Townhomes Assessments		(532,770.00)	22,543.20	129,097.20
Date	GL Ref #	Debit	Credit	Description	
12/01/2024	4206206	\$ -	\$ 22,543.20	Assessment - A - Batch 105590	
12/01/2024	4206230	-	106,554.00	Assessment - A - Batch 105591	
12/01/2024	6325386	22,543.20	-	RECLASS SINGLE FAMILY HOMES ASSESSMENTS	
50-5013-00	Single family homes		(112,716.00)	-	22,543.20
50-5013-00	Single family homes		(112,716.00)	-	22,543.20
Date	GL Ref #	Debit	Credit	Description	
12/01/2024	6325386	\$ -	\$ 22,543.20	RECLASS SINGLE FAMILY HOMES ASSESSMENTS	
50-5015-00	Apartment Assessment		(569,919.55)	-	113,983.91
50-5015-00	Apartment Assessment		(569,919.55)	-	113,983.91
Date	GL Ref #	Debit	Credit	Description	
12/01/2024	4206258	\$ -	\$ 93,099.58	Apartment Assessment - A - Batch 105588	
12/01/2024	4206282	-	16,823.50	Apartment Assessment - A - Batch 105589	
12/01/2024	4206306	-	4,060.83	Commercial Assessment - A - Batch 105592	
50-5023-00	Bank Return Check/NSF Fees		(250.00)	-	-
50-5023-00	Bank Return Check/NSF Fees		(250.00)	-	-
Date	GL Ref #	Debit	Credit	Description	
50-5030-00	Interest Income-Operating		(631.18)	-	-
50-5030-00	Interest Income-Operating		(631.18)	-	-
Date	GL Ref #	Debit	Credit	Description	
50-5045-00	Parking Fees		(150.00)	-	-
50-5045-00	Parking Fees		(150.00)	-	-
Date	GL Ref #	Debit	Credit	Description	
50-5125-00	Revenue Related to Past Years		(114,513.91)	-	-
50-5125-00	Revenue Related to Past Years		(114,513.91)	-	-
Date	GL Ref #	Debit	Credit	Description	
60-6035-00	Office & Postage		394.20	6,463.66	3,118.68
60-6035-00	Office & Postage		394.20	6,463.66	3,118.68
Date	GL Ref #	Debit	Credit	Description	
12/04/2024	6428987	\$ 147.99	\$ -	Printer Ink	
	Inv: 20594 Seabreeze Management Company, Inc.				
12/04/2024	6428987	71.84	-	Printer Ink & Office Supplies	
	Inv: 20594 Seabreeze Management Company, Inc.				
12/04/2024	6428987	107.23	-	Printer Ink & Office Supplies	
	Inv: 20594 Seabreeze Management Company, Inc.				
12/04/2024	6428987	83.64	-	Printer Ink	

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

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General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/03/2024	6412069	\$ 5,434.20	\$ -	November Service-Seabreeze Management Company, Inc. Inv: 20484 Seabreeze Management Company, Inc.	
12/17/2024	6717241	5,493.71	-	November Service-Seabreeze Management Company, Inc. Inv: 21278 Seabreeze Management Company, Inc.	
12/30/2024	6822618	5,493.71	-	- Pay Period 12/1/2024 - 12/14/2024 Inv: 21663 Seabreeze Management Company, Inc.	
12/31/2024	7117931	3,118.68	-	Reclass KW University Rent payments Jul-Dec	
12/31/2024	7117935	-	16,421.62	Reclass mgmt payroll	
64-6405-00	Landscape Contract	128,352.00	-		128,352.00
Date	GL Ref #	Debit	Credit	Description	
64-6410-00	Landscape Extras	4,969.00	2,167.01		7,136.01
Date	GL Ref #	Debit	Credit	Description	
12/03/2024	6412059	\$ 600.00	\$ -	Replace irrigation valve Inv: 374986 Gothic Landscape Maintenance Division	
12/24/2024	6780998	682.00	-	Irrigation System Repair Inv: 377590 Gothic Landscape Maintenance Division	
12/24/2024	6781000	885.01	-	Emergency Tree Limb Removal Inv: 377591 Gothic Landscape Maintenance Division	
64-6420-00	Irrigation Repairs	18,472.00	-		18,472.00
Date	GL Ref #	Debit	Credit	Description	
65-6509-00	Plumbing	413.31	535.98		949.29
Date	GL Ref #	Debit	Credit	Description	
12/05/2024	6443912	\$ 535.98	\$ -	Labor Rate-Mike Kimble Plumbing Inv: 46235640 Mike Kimble Plumbing	
65-6527-00	Electrical/Lighting - Townhomes Sconce Repairs	8,979.95	2,093.19		11,073.14
Date	GL Ref #	Debit	Credit	Description	
12/09/2024	6623302	\$ 2,093.19	\$ -	Monthly TH Elec Maintenance Inv: 180 Eastman Electric	
65-6528-00	Electrical/Lighting Rpr - Common Area Bollards	3,858.56	1,252.14		5,110.70
Date	GL Ref #	Debit	Credit	Description	
12/05/2024	6443922	\$ 1,252.14	\$ -	Monthly CA Contract Services Inv: 76 Eastman Electric	
65-6543-00	Pet Waste Supplies	1,265.83	-		1,265.83
Date	GL Ref #	Debit	Credit	Description	
65-6550-00	Janitorial Service	22,285.00	4,860.00		27,145.00
Date	GL Ref #	Debit	Credit	Description	
12/03/2024	6412061	\$ 1,215.00	\$ -	Janitorial services for the week of 11-11-24 to 11-17-24-Vega Cleaning Service Inc. Inv: 1251 Vega Cleaning Service Inc.	
12/03/2024	6412065	1,215.00	-	Weekly Contract Service Inv: 1253 Vega Cleaning Service Inc.	
12/16/2024	6703989	1,215.00	-	Weekly Contract Service Inv: 1258 Vega Cleaning Service Inc.	
12/30/2024	6822614	1,215.00	-	Weekly Contract Service Inv: 1260 Vega Cleaning Service Inc.	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
65-6553-00	Common Area Maintenance	\$2,435.00	\$2,225.00	\$-	\$4,660.00
Date	GL Ref #	Debit	Credit	Description	
12/03/2024	6412063	\$ 1,400.00	\$ -	Paint TC Fitness Center walls Inv: 1252 Vega Cleaning Service Inc.	
12/30/2024	6822608	300.00	-	219 Smugglers Cove power washing CA flat work Inv: 1208 Vega Cleaning Service Inc.	
12/30/2024	6822612	525.00	-	replace fitness center light bulbs Inv: 1248 Vega Cleaning Service Inc.	
65-6554-00	Common Area Supplies	4,165.68	2,015.75	-	6,181.43
Date	GL Ref #	Debit	Credit	Description	
12/04/2024	6428985	\$ 250.39	\$ -	40-45gl 1.5 Mil Lw Den Trash Bag 100/Pkg-HD Supply Facilities Maintenance, LTD. Inv: 9232033573 HD Supply Facilities Maintenance, LTD.	
12/16/2024	6703981	143.54	-	CA Supplies Inv: 9232257786 HD Supply Facilities Maintenance, LTD.	
12/30/2024	6822610	310.00	-	CA Paper Supplies Inv: 1219 Vega Cleaning Service Inc.	
12/30/2024	6822616	1,311.82	-	Janitorial & Doggie Station Supplies Inv: 9232799779 HD Supply Facilities Maintenance, LTD.	
65-6555-00	Pest Control	2,700.00	1,000.00	-	3,700.00
Date	GL Ref #	Debit	Credit	Description	
12/05/2024	6443920	\$ 1,000.00	\$ -	Monthly Contract Services Inv: 26012 Joel L Bustamante	
65-6570-00	Pool/Fountain Contract Services	14,950.00	1,300.00	-	16,250.00
Date	GL Ref #	Debit	Credit	Description	
12/03/2024	6412071	\$ 650.00	\$ -	Sept 2024 Fountains Inv: 81409 Better Pools	
12/09/2024	6623304	650.00	-	Monthly Fountains Contract Inv: 83346 Better Pools	
65-6572-00	Pool/Fountain Extras	9,251.35	1,172.51	-	10,423.86
Date	GL Ref #	Debit	Credit	Description	
12/04/2024	6428987	\$ 12.00	\$ -	Repair Pool Lounge Pillow Inv: 20594 Seabreeze Management Company, Inc.	
12/04/2024	6428987	10.71	-	Power Chord for TV in TS Pool Lounge Inv: 20594 Seabreeze Management Company, Inc.	
12/16/2024	6703979	49.00	-	Townside Pool Leaf Net Inv: 83476 Better Pools	
12/19/2024	6743641	396.33	-	Repair plumbing leak at Townside Pool Inv: 83562 Better Pools	
12/30/2024	6822602	175.00	-	Drain & Clean Fountain #2 Inv: 83994 Better Pools	
12/30/2024	6822604	529.47	-	Pool Chemicals Inv: 76327 Better Pools	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
65-6588-00	Fitness Equipment	\$1,481.75	\$-	\$-	\$1,481.75
Date	GL Ref #	Debit	Credit	Description	
65-6595-00	Miscellaneous Maintenance	1,250.00	-	-	1,250.00
Date	GL Ref #	Debit	Credit	Description	
66-6620-00	Security Services	39,833.35	7,966.67	-	47,800.02
Date	GL Ref #	Debit	Credit	Description	
12/17/2024	6717250	\$ 7,966.67	\$ -	Police Service for Dec 2024	
				Inv: 511251 California State University	
67-6700-00	Water - Reclaimed (Landscape)	36,981.20	8,522.88	-	45,504.08
Date	GL Ref #	Debit	Credit	Description	
12/17/2024	6717243	\$ 8,522.88	\$ -	October 2024 - WATER & SEWER-California State University, Channel Islands	
				Inv: 511250 California State University, Channel Islands	
67-6701-00	Water-(Potable/Common Area Pools)	41,947.53	17,293.04	-	59,240.57
Date	GL Ref #	Debit	Credit	Description	
12/17/2024	6717243	\$ 17,293.04	\$ -	October 2024 - WATER & SEWER-California State University, Channel Islands	
				Inv: 511250 California State University, Channel Islands	
67-6702-00	Sewer	43,758.07	20,365.16	-	64,123.23
Date	GL Ref #	Debit	Credit	Description	
12/17/2024	6717243	\$ 20,365.16	\$ -	October 2024 - WATER & SEWER-California State University, Channel Islands	
				Inv: 511250 California State University, Channel Islands	
67-6703-00	Water/Sewer Infrastructrue Fee	18,683.05	7,799.19	-	26,482.24
Date	GL Ref #	Debit	Credit	Description	
12/17/2024	6717243	\$ 7,799.19	\$ -	October 2024 - WATER & SEWER-California State University, Channel Islands	
				Inv: 511250 California State University, Channel Islands	
67-6705-00	Electricity	34,159.51	2,866.05	-	37,025.56
Date	GL Ref #	Debit	Credit	Description	
12/16/2024	6703983	\$ 2,268.52	\$ -	700239238016	
				Inv: 120424-239238016 Southern California Edison Co.	
12/18/2024	6731610	22.53	-	700305875602	
				Inv: 121124-305875602 Southern California Edison Co.	
12/18/2024	6731612	575.00	-	600001512196	
				Inv: 121024-001512196 Southern California Edison Co.	
67-6710-00	Gas	5,669.13	2,656.12	-	8,325.25
Date	GL Ref #	Debit	Credit	Description	
12/10/2024	6637858	\$ 2,121.51	\$ -	10/29-11/30-SoCalGas	
				Inv: 120324-085881513 SoCalGas	
12/10/2024	6637860	534.61	-	10/29-11/30-SoCalGas	
				Inv: 120324-337810871 SoCalGas	
67-6720-00	Cable/Telephone	3,258.68	1,027.17	-	4,285.85
Date	GL Ref #	Debit	Credit	Description	
12/04/2024	6428987	\$ 161.59	\$ -	Business Cell Phone	
				Inv: 20594 Seabreeze Management Company, Inc.	
12/04/2024	6428987	108.72	-	Business Cell Phone Monthly Charge	
				Inv: 20594 Seabreeze Management Company, Inc.	
12/04/2024	6428987	115.74	-	Business Cell Phone Monthly Charge	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 12/1/2024 - 12/31/2024

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
Inv: 20594 Seabreeze Management Company, Inc.						
12/04/2024	6428987	108.75	-	Business Cell Phone Monthly Charge		
Inv: 20594 Seabreeze Management Company, Inc.						
12/04/2024	6429005	532.37	-	8448 20 899 0033385		
Inv: 0033385112124 Charter Communications						
67-6725-00	Trash Removal		115,502.98	791.14	-	116,294.12
Date	GL Ref #	Debit	Credit	Description		
12/13/2024	7117328	\$ 4.00	\$ -	EBILL PMTS 6265091; EJ Harrison Chk # 0		
12/26/2024	6794658	787.14	-	Dec 2024 Billing-E. J. Harrison & Sons, Inc.		
Inv: 121224 E. J. Harrison & Sons, Inc.						
68-6800-00	Insurance Master Policy		-	164,459.00	82,229.48	82,229.52
Date	GL Ref #	Debit	Credit	Description		
12/16/2024	6703985	\$ 164,459.00	\$ -	Townhouse Master Policy		
Inv: RMA0002376 CSU Channel Islands Site Authority						
12/31/2024	7118157	-	82,229.48	Reclass prepaid portion of insurance for 1/1-7/1/25		
90-9005-00	Reserves-Common Space		114,979.15	22,995.83	-	137,974.98
Date	GL Ref #	Debit	Credit	Description		
12/31/2024	6831471	\$ 22,995.83	\$ -	Monthly Reserve Contribution		
90-9008-00	Reserves-Single Family		5,000.40	1,000.08	-	6,000.48
Date	GL Ref #	Debit	Credit	Description		
12/31/2024	6831471	\$ 1,000.08	\$ -	Monthly Reserve Contribution		
90-9009-00	Reserves-Townhouse		113,900.00	22,780.00	-	136,680.00
Date	GL Ref #	Debit	Credit	Description		
12/31/2024	6831471	\$ 22,780.00	\$ -	Monthly Reserve Contribution		
Totals:			\$0.00	\$1,245,955.21	\$1,245,955.21	\$0.00

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 3571 (End: 12/31/2024)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
11/05/2024		Samantha Acuna		100190	(\$146.23)
11/05/2024		John Shannon		100188	(\$145.41)
11/05/2024		Eric Kaltman		100181	(\$54.02)
11/20/2024		E. J. Harrison & Sons, Inc.		300018	(\$748.26)
12/16/2024		CSU Channel Islands Site Authority		100264	(\$164,459.00)
12/16/2024		Southern California Edison Co.		100263	(\$2,268.52)
12/17/2024		California State University, Channel Islands		100270	(\$53,980.27)
12/17/2024		California State University		100269	(\$7,966.67)
12/18/2024		Southern California Edison Co.		100274	(\$575.00)
12/18/2024		Southern California Edison Co.		100273	(\$22.53)
12/19/2024		KW University Glen, LLC		100281	(\$519.78)
12/19/2024		KW University Glen, LLC		100276	(\$519.78)
12/19/2024		KW University Glen, LLC		100277	(\$519.78)
12/19/2024		KW University Glen, LLC		100278	(\$519.78)
12/19/2024		KW University Glen, LLC		100279	(\$519.78)
12/19/2024		KW University Glen, LLC		100280	(\$519.78)
12/26/2024		E. J. Harrison & Sons, Inc.		300021	(\$787.14)
12/30/2024		Vega Cleaning Service Inc.		100287	(\$1,215.00)
12/30/2024		Vega Cleaning Service Inc.		100286	(\$525.00)
12/30/2024		Vega Cleaning Service Inc.		100285	(\$310.00)
12/30/2024		Vega Cleaning Service Inc.		100284	(\$300.00)
12/30/2024		Garage Door Doctor		100288	(\$295.00)
12/31/2024		Deposit from batch 178013	178013 - Scanned Checks	353	\$969.52
12/31/2024		Deposit from batch 177929	177929 - Online Payment	354	\$1,065.54
				Total Uncleared	(\$234,881.67)

Sunwest - Operating - 3571 Summary

Ending Account Balance:	\$ 553,219.78
Uncleared Items:	(\$234,881.67)
Adjusted Balance:	\$ 788,101.45
Sweep Account Balance:	\$ 548,101.45
Bank Ending Balance:	\$ 240,000.00
Difference:	\$-



2050 Main Street, Suite 300
Irvine, CA 92614

Statement Ending 12/31/2024

CALIFORNIA STATE UNIVERISTY

Page 1 of 10

Account Number: XXXXXX3571

RETURN SERVICE REQUESTED

CALIFORNIA STATE UNIVERISTY
CHANNEL ISLANDS SITE AUTHORITY
C/O SEABREEZE MANAGEMENT COMPANY
UNIVERSITY GLEN
26840 ALISO VIEJO PKWY STE 100
ALISO VIEJO CA 92656-2624

Managing Your Accounts



Branch Name Sunwest Bank



Branch Number (800)330-9890



Mailing Address 2050 Main Street, Suite 300
Irvine, CA 92614



Website www.SunwestBank.com

Year-end tax documents will be mailed by January 31st. Please allow up to ten business days for receipt.

Summary of Accounts



Have you made the switch to e-statements yet? Going paperless isn't only good for the planet, it's also a good way to stay organized by keeping all your statements in one place! If you have a consumer account, simply login to online banking, select *profile*, then scroll down to *electronic statements* and click *edit*. If you have a commercial account, call us at 800-330-9890 to get started.

Account Type	Account Number	Ending Balance
HOA CHECKING	XXXXXX3571	\$240,000.00

HOA CHECKING - XXXXXX3571

Account Summary

Date	Description	Amount
11/30/2024	Beginning Balance	\$240,000.00
	56 Credit(s) This Period	\$298,175.15
	57 Debit(s) This Period	\$298,175.15
12/31/2024	Ending Balance	\$240,000.00

Deposits

Date	Description	Amount
12/02/2024	RDC DEPOSIT	\$955.80
12/03/2024	RDC DEPOSIT	\$3,391.04
12/05/2024	RDC DEPOSIT	\$552.77
12/06/2024	RDC DEPOSIT	\$919.31
12/11/2024	RDC DEPOSIT	\$1,647.79
12/12/2024	RDC DEPOSIT	\$532.77
12/12/2024	RDC DEPOSIT	\$1,794.56
12/17/2024	RDC DEPOSIT	\$532.77
12/17/2024	RDC DEPOSIT	\$550.00
12/17/2024	RDC DEPOSIT	\$1,065.54
12/19/2024	RDC DEPOSIT	\$532.77
12/26/2024	RDC DEPOSIT	\$1,260.27
12/27/2024	RDC DEPOSIT	\$532.80
12/30/2024	RDC DEPOSIT	\$921.54



Please examine immediately and report if incorrect. If no error report is received within 30 days (unless otherwise required by law) the account will be considered correct.





IMPORTANT INFORMATION ABOUT YOUR CONSTANT CASH ACCOUNT

Your Constant Cash account will be charged with (1) all principal sums loaned there under and (2) **FINANCE CHARGES** as of each account statement date. **FINANCE CHARGES** for credit advances under your account begin to accrue on the date credit advances are posted to your account. This means that there is no "free ride period" which would allow you to avoid a **FINANCE CHARGE** on your credit advances. A daily **FINANCE CHARGE** will be imposed on all credit advances from the date of each credit advance based on the "daily balance" method. To go the daily balance, we take the beginning balance of your account each day, add any new advances and subtract any payments or credits and any unpaid **FINANCE CHARGES**. This gives us the "daily balance". Any **FINANCE CHARGE** is determined by applying the "Periodic Rate" shown on the front of this statement. Then we add together the periodic **FINANCE CHARGES** for each day in the billing cycle. This is your **FINANCE CHARGE** calculated by applying the periodic rate. Sail Periodic Rate results in the **ANNUAL PERCENTAGE RATE** shown on the front of this statement, which applies to all unpaid balances. The **NEW BALANCE** shown on your statement represents the ending balance of your Constant Cash account on your statement date plus your **FINANCE CHARGE**.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you think there is an error on your statement, write to us at: Sunwest Bank, 660 E. Watertower St., Meridian, ID 83642. In your letter, give us the following information:

- *Account Information:* Your name and account number
- *Dollar Amount:* The dollar amount of the suspected error
- *Description of Problem:* If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement

You must notify us of any potential errors in writing. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of the balance.
- We can apply any unpaid amount against your credit limit.

THE SECTION BELOW APPLIES ONLY TO CONSUMER ACCOUNTS AS DEFINED BY REGULATION E

Please examine immediately and report if incorrect. If no reply is received within 60 days the account will be considered correct.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

In case of errors or questions about your electronic transfers, telephone us at 800.330.9890 or write us at 660 E. Watertower St., Meridian, ID 83642. If you think your statement or receipt is wrong or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than 60 days after we sent the FIRST statement on which the problem or error appeared.

1. Tell us your name and account number (if any).
2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days. We will determine whether an error occurred within 10 business days after we hear from you and will correct any error promptly. If we need more time, however, we may take up to 45 days to investigate your complaint or question. If we decide to do this, we will credit your account within 10 business days* for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit your account.

For errors involving new accounts, point-of-sale, or foreign initiated transactions, we may take up to 90 days to investigate your complaint or question. For new accounts we may take up to 20 business days to credit your account for the amount you think is in error.

We will tell you the results within three business days after completing our investigation. If we decide that there was an error, we will send you a written explanation.

You may ask for copies of the documents that we used in our investigation.

*Disputed transactions involving your VISA Check Card will be given provisional credit within five business days of your notification to us.

HOA CHECKING - XXXXXX3571 (continued)**Electronic Credits**

Date	Description	Amount
12/02/2024	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445064821275 REV	\$48.01
12/03/2024	University Glen OnlinePay -SETT-A211CINC	\$7,745.69
12/03/2024	LOCKBOX DEPOSIT	\$3,901.46
12/04/2024	University Glen OnlinePay -SETT-A211CINC	\$1,042.12
12/04/2024	LOCKBOX DEPOSIT	\$3,485.71
12/05/2024	University Glen OnlinePay -SETT-A211CINC	\$1,065.54
12/05/2024	LOCKBOX DEPOSIT	\$1,794.56
12/06/2024	University Glen OnlinePay -SETT-A211CINC	\$2,131.08
12/09/2024	University Glen OnlinePay -SETT-A211CINC	\$1,219.64
12/10/2024	University Glen OnlinePay -SETT-A211CINC	\$3,113.85
12/10/2024	LOCKBOX DEPOSIT	\$729.02
12/10/2024	LOCKBOX DEPOSIT	\$774.35
12/11/2024	University Glen OnlinePay -SETT-A211CINC	\$3,028.46
12/11/2024	University Glen ASSN DUES -SETT-A211CINC	\$153,793.31
12/12/2024	University Glen OnlinePay -SETT-A211CINC	\$1,065.54
12/12/2024	LOCKBOX DEPOSIT	\$3,026.97
12/13/2024	LOCKBOX DEPOSIT	\$10,124.22
12/16/2024	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445064821275 REV	\$312.45
12/16/2024	University Glen OnlinePay -SETT-A211CINC	\$532.77
12/16/2024	LOCKBOX DEPOSIT	\$2,714.56
12/17/2024	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445064821275 REV	\$330.00
12/17/2024	University Glen OnlinePay -SETT-A211CINC	\$584.92
12/17/2024	LOCKBOX DEPOSIT	\$1,379.40
12/18/2024	University Glen OnlinePay -SETT-A211CINC	\$532.77
12/20/2024	University Glen OnlinePay -SETT-A211CINC	\$1,065.54
12/23/2024	University Glen OnlinePay -SETT-A211CINC	\$532.77
12/24/2024	LOCKBOX DEPOSIT	\$1,065.54
12/27/2024	University Glen OnlinePay -SETT-A211CINC	\$532.77
12/30/2024	University Glen OnlinePay -SETT-A211CINC	\$532.77
12/30/2024	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445064821275 REV	\$1,500.00
12/30/2024	LOCKBOX DEPOSIT	\$532.77
12/31/2024	University Glen CincXfer -SETT-A211CINC	\$532.77
12/31/2024	University Glen OnlinePay -SETT-A211CINC	\$2,232.41
12/31/2024	LOCKBOX DEPOSIT	\$1,158.97

Other Credits

Date	Description	Amount
12/02/2024	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,387.01
12/04/2024	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$10,252.36
12/06/2024	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$38,278.09
12/18/2024	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,385.94
12/20/2024	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,890.80
12/23/2024	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,123.35
12/27/2024	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,352.30
12/31/2024	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,152.86

Electronic Debits

Date	Description	Amount
12/04/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100248* 241203* Better Pools\161712405\11308513	\$650.00
12/04/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100246* 241203* Seabreeze Management Company \1	\$9,934.20
12/05/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100250* 241204* HD Supply Facilities Maintena\1	\$250.39
12/05/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100249* 241204* Seabreeze Management Company \1	\$1,406.40
12/06/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100252* 241205* Franklin Vizzo Plumbing Inc\16	\$227.50

HOA CHECKING - XXXXXX3571 (continued)**Electronic Debits (continued)**

Date	Description	Amount
12/06/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100255* 241205* Mike Kimble Plumbing\161984960\	\$535.98
12/06/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100253* 241205* Franklin Vizzo Plumbing Inc\16	\$3,195.00
12/10/2024	SPECTRUM SPECTRUM 7128144	\$532.37
12/10/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100258* 241209* Better Pools\162234593\11366756	\$650.00
12/13/2024	EJ HARRISON EBILL PMTS 6265091	\$4.00
12/17/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100261* 241216* Better Pools\162998227\11449253	\$49.00
12/17/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100262* 241216* HD Supply Facilities Maintena\1	\$143.54
12/17/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100265* 241216* Anderson Refrigeration Inc\1629	\$195.81
12/17/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100267* 241216* Franklin Vizzo Plumbing Inc\16	\$1,002.50
12/18/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100271* 241217* Seabreeze Management Company \1	\$5,493.71
12/20/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100275* 241219* Better Pools\163417190\11493786	\$396.33
12/20/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100282* 241219* Seabreeze Management Company \1	\$2,560.01
12/30/2024	SPECTRUM SPECTRUM 3715601	\$224.09
12/31/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100289* 241230* Better Pools\164074980\11570173	\$175.00
12/31/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100290* 241230* Better Pools\164075006\11570174	\$529.47
12/31/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100291* 241230* HD Supply Facilities Maintena\1	\$1,311.82
12/31/2024	AVIDPAY AVIDPAY SERVICE REF* CK* 100292* 241230* Seabreeze Management Company \1	\$5,493.71

Other Debits

Date	Description	Amount
12/03/2024	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$15,034.19
12/05/2024	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,721.15
12/09/2024	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$789.69
12/10/2024	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,834.85
12/11/2024	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$154,639.56
12/12/2024	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,419.84
12/13/2024	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$10,120.22
12/16/2024	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,307.64
12/17/2024	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$958.59
12/19/2024	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$532.77
12/24/2024	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,065.54
12/26/2024	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,260.27
12/30/2024	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,262.99

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100185	12/06/2024	\$37,370.00	100244	12/11/2024	\$1,400.00	100260	12/23/2024	\$534.61
100191*	12/02/2024	\$123.08	100245	12/11/2024	\$1,215.00	100266*	12/27/2024	\$1,215.00
100193*	12/05/2024	\$34.93	100247*	12/10/2024	\$600.00	100268*	12/27/2024	\$950.00
100228*	12/02/2024	\$5,267.74	100251*	12/18/2024	\$425.00	100272*	12/27/2024	\$252.87
100229	12/04/2024	\$2,102.34	100254*	12/16/2024	\$1,000.00	100283*	12/31/2024	\$1,567.01
100230	12/04/2024	\$2,093.65	100256*	12/16/2024	\$1,252.14	500004*	12/09/2024	\$429.95
100241*	12/03/2024	\$4.00	100257	12/17/2024	\$2,093.19			
100243*	12/11/2024	\$1,215.00	100259*	12/23/2024	\$2,121.51			

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
12/02/2024	\$240,000.00	12/03/2024	\$240,000.00	12/04/2024	\$240,000.00



Statement Ending 12/31/2024

CALIFORNIA STATE UNIVERISTY

Page 5 of 10

Account Number: XXXXXX3571

HOA CHECKING - XXXXXX3571 (continued)

Daily Balances (continued)

Date	Amount	Date	Amount	Date	Amount
12/05/2024	\$240,000.00	12/13/2024	\$240,000.00	12/23/2024	\$240,000.00
12/06/2024	\$240,000.00	12/16/2024	\$240,000.00	12/24/2024	\$240,000.00
12/09/2024	\$240,000.00	12/17/2024	\$240,000.00	12/26/2024	\$240,000.00
12/10/2024	\$240,000.00	12/18/2024	\$240,000.00	12/27/2024	\$240,000.00
12/11/2024	\$240,000.00	12/19/2024	\$240,000.00	12/30/2024	\$240,000.00
12/12/2024	\$240,000.00	12/20/2024	\$240,000.00	12/31/2024	\$240,000.00

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92698

DATE: 11/05/2024

100185

PAY TO THE ORDER OF: KW University Glen, LLC

\$ 37,370.00

THIRTY-SEVEN THOUSAND THREE HUNDRED SEVENTY DOLLARS AND ZERO CENTS

memo: inv 102824-000

100185 12/06/2024 \$37,370.00

FOR DEPOSIT ONLY
ESRIM DEPOSIT ONLY - LOCAL CASH
11/9/2024
12/4/2024
00002385908789

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92698

DATE: 11/05/2024

100191

PAY TO THE ORDER OF: Thomas Schmichauser

\$ 123.08

ONE HUNDRED TWENTY-THREE DOLLARS AND EIGHT CENTS

memo: inv 102824-308

100191 12/02/2024 \$123.08

FOR DEPOSIT ONLY
ESRIM DEPOSIT ONLY - LOCAL CASH
11/9/2024
12/4/2024
00002385908789

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92698

DATE: 11/05/2024

100193

PAY TO THE ORDER OF: Dennis Downey

\$ 34.93

THIRTY-FOUR DOLLARS AND NINETY-THREE CENTS

memo: inv 102824-409

100193 12/05/2024 \$34.93

FOR DEPOSIT ONLY
ESRIM DEPOSIT ONLY - LOCAL CASH
11/9/2024
12/4/2024
00002385908789

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92698

DATE: 11/19/2024

100228

PAY TO THE ORDER OF: Janet Mascolo

\$ 5,267.74

FIVE THOUSAND TWO HUNDRED SIXTY-SEVEN DOLLARS AND SEVENTY-FOUR CENTS

memo: inv 111424-774 (cont. on add)

100228 12/02/2024 \$5,267.74

FOR DEPOSIT ONLY
ESRIM DEPOSIT ONLY - LOCAL CASH
11/9/2024
12/4/2024
00002385908789

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92698

DATE: 11/20/2024

100229

PAY TO THE ORDER OF: Southern California Edison Co.

\$ 2,102.34

TWO THOUSAND ONE HUNDRED TWO DOLLARS AND THIRTY-FOUR CENTS

memo: Act 7004650/2876 (inv 111424-404/282376)

100229 12/04/2024 \$2,102.34

FOR DEPOSIT ONLY
ESRIM DEPOSIT ONLY - LOCAL CASH
11/9/2024
12/4/2024
00002385908789

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92698

DATE: 11/20/2024

100230

PAY TO THE ORDER OF: Southern California Edison Co.

\$ 2,093.65

TWO THOUSAND NINETY-THREE DOLLARS AND SIXTY-FIVE CENTS

memo: Act 7004650/2876 (inv 111424-301/51276)

100230 12/04/2024 \$2,093.65

FOR DEPOSIT ONLY
ESRIM DEPOSIT ONLY - LOCAL CASH
11/9/2024
12/4/2024
00002385908789



Statement Ending 12/31/2024

CALIFORNIA STATE UNIVERISTY

Page 7 of 10

Account Number: XXXXXX3571

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 11/26/2024

100241

PAY TO THE ORDER OF: E.J. Harrison & Sons, Inc.
Four Dollars and Zero Cents

memo: A01-14127297-1-Inv111424

\$ 4.00 DOLLARS

100241 12/03/2024 \$4.00

12/02/2024 - 116 - 9
For Deposit Only
CALIF. NATIONAL BANK <122016066>
112347755

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 12/03/2024

100243

PAY TO THE ORDER OF: Vega Cleaning Service Inc.
One Thousand Two Hundred Fifteen Dollars and Zero Cents

memo: Inv 1231

\$ 1,215.00 DOLLARS

100243 12/11/2024 \$1,215.00

12/02/2024 - 116 - 9
For Deposit Only
CALIF. NATIONAL BANK <122016066>
112347755

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 12/03/2024

100244

PAY TO THE ORDER OF: Vega Cleaning Service Inc.
One Thousand Four Hundred Dollars and Zero Cents

memo: Inv 1232

\$ 1,400.00 DOLLARS

100244 12/11/2024 \$1,400.00

12/02/2024 - 116 - 9
For Deposit Only
CALIF. NATIONAL BANK <122016066>
112347755

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 12/03/2024

100245

PAY TO THE ORDER OF: Vega Cleaning Service Inc.
One Thousand Two Hundred Fifteen Dollars and Zero Cents

memo: Inv 1233

\$ 1,215.00 DOLLARS

100245 12/11/2024 \$1,215.00

12/02/2024 - 116 - 9
For Deposit Only
CALIF. NATIONAL BANK <122016066>
112347755

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 12/03/2024

100247

PAY TO THE ORDER OF: Gothic Landscape Maintenance Division
Six Hundred Dollars and Zero Cents

memo: A01-UN0597-41-Inv275986

\$ 600.00 DOLLARS

100247 12/10/2024 \$600.00

12/02/2024 - 116 - 9
For Deposit Only
CALIF. NATIONAL BANK <122016066>
112347755

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 12/03/2024

100251

PAY TO THE ORDER OF: Garage Door Doctor
Four Hundred Twenty-Five Dollars and Zero Cents

memo: Inv 18462

\$ 425.00 DOLLARS

100251 12/18/2024 \$425.00

12/02/2024 - 116 - 9
For Deposit Only
CALIF. NATIONAL BANK <122016066>
112347755

UNIVERSITY OF CALIFORNIA - SAN DIEGO

UNIVERSITY CLIN (CAL STATE UNIVERSITY CHANNEL ISLAND)
c/o SeaStream Management Company, Inc.
2460 Aliso Viejo Parkway, Suite 110
Aliso Viejo, CA 92656

Student Bank
200 Main Street
Irvine, CA 92614

DATE: 12/05/2024

PAY TO Remedy Pest Elimination

THE ORDER OF One Thousand Dollars and Zero Cents

\$ 1,000.00

DOLLARS

memo: inv-26012

Karen

1100234 1122260003 201226574

#100254	12/16/2024	\$1,000.00
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80A ICC13196000667205010725 Date:12/13/24 Seq#:0005
 ContributionID:8654212334514 DeviceID:DCA30816 Trans#:4329
 LTR:0A

THE WESTERN UNION COMMUNICATIONS COMPANY • FEATURE STORE • AIRCRAFT MAIL •					
University of California State University Chico c/o Sacramento Management Company, Inc. 3850 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656		Business Office 2750 Aliso Viejo Irvine, CA 92614		100256	
		DATE		12/05/2024	
PAY TO		Cashman Electric		\$ 1,292.14	
THE ORDER OF		One Thousand Two Hundred Fifty-Two Dollars and Fourteen Cents		DOLLARS	
memo: mto					
		WESTERN UNION		12/5	
1#00256 *12922003* 204223571#					

#100256	12/16/2024	\$1,252.14
---------	------------	------------

12/13/2024 1:16 PM
Premier America CU
322283990
911400000043289
LOC #16
TELLER #2783
SEQ # 795054

University Glen / Cal State University Channel Islands c/o Seabreeze Management Company Inc. 2340 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92615		100257 DATE: 12/09/2024 \$ 2,092.19 DOLLARS	
PAY TO THE ORDER OF Eastman Electric			
memo ref: 100			
APPROVED:		DATE RECEIVED:	
⑈ 100257 ⑆ ⑆ 12226003 ⑆ 20122351 ⑆			

#100257	12/17/2024	\$2,093.19
---------	------------	------------

12/16/2024 1:39 PM
Premier America CU
322283990
9117000000005050
LOC #28
TELLER #2913
SEQ # 790887

[illegible]

#100259	12/23/2024	\$2,121.51
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[illegible]

AIRTEL **UNIVERSITY MICROFILMS INTERNATIONAL** **INTERNATIONAL SERIALS ACQUISITION DEPARTMENT**

University Microfilms International
300 North Zeeb Road
Ann Arbor, Michigan 48106-1500
U.S.A.

DATE: 12/10/2024

PAY TO: SocCalGas \$ 53461

THE ORDER OF: Five Hundred Thirty-Four Dollars and Sixty-One Cents DOLLARS

Matrno: Acc: 59 378 1100 1 Line: 120124-32701007

[Signature]

#100260# #1222280030# 201223571#

#100260	12/23/2024	\$534.61
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This image shows a blank, aged, cream-colored page, likely an endpaper or flyleaf of a book. The paper has a slightly textured appearance with some minor discoloration and faint horizontal lines near the top edge. The left edge of the page shows the binding, with visible stitching or staples. There is no text or other markings on the page.

UNIVERSITY OF CALIFORNIA - SAN DIEGO
University Glen Cal State University Channel - plane
c/o Teal breeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

100266
Served To &
2010 Main Street
Irvine, CA 92615

DATE: 12/16/2024

PAY TO Yoga Cleaning Service Inc. \$ 1,215.00
THE ORDER OF One Thousand Two Hundred Fifteen Dollars and Zero Cents DOLLARS

memo: Inv-1256

[Signature]

DATE: 12/16/2024

#100266	12/27/2024	\$1,215.00
---------	------------	------------

☒ X

PAY TO THE ORDER OF
BANK OF AMERICA
NATIONAL ASSOCIATION
FOR DEPOSIT ONLY - INC.
NEW ALBANY INDIANA
46053-0000

CALIFORNIA

NO POSTAGE
NECESSARY
IF MAILED
IN THE
UNITED STATES



Statement Ending 12/31/2024

CALIFORNIA STATE UNIVERISTY

Page 9 of 10

Account Number: XXXXXX3571

THIS DOCUMENT CONTAINS SECURITY FEATURES. TELL BACK FOR DETAILS.

University Glen (Cal State University Channel Island)
c/o Seabrooke Management Company, Inc.
30642 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
3050 Main Street
Irvine, CA 92614

DATE: 12/17/2024

100268

PAY TO: Vega Cleaning Service, Inc.

THE ORDER OF: Nine Hundred Fifty Dollars and Zero Cents

memo: Inv 1255

\$ 950.00

DOLLARS

100268 12/27/2024 \$950.00

12/27/2024 12:12 PM
DeviceID: DCA31120 From: 6736

PAY TO THE ORDER OF
VEGA CLEANING SERVICE, INC.
3050 MAIN STREET
IRVINE, CA 92614

THIS DOCUMENT CONTAINS SECURITY FEATURES. TELL BACK FOR DETAILS.

University Glen (Cal State University Channel Island)
c/o Seabrooke Management Company, Inc.
30642 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
3050 Main Street
Irvine, CA 92614

DATE: 12/17/2024

100272

PAY TO: Eastman Electric

THE ORDER OF: Two Hundred Fifty Two Dollars and Eighty Seven Cents

memo: Inv 400, cont. anubid

\$ 252.87

DOLLARS

100272 12/27/2024 \$252.87

12/26/2024 12:14 PM
Premier America CU
322283990
912700000025671
LOC #16
TELLER #2827
SEQ # 729129

THIS DOCUMENT CONTAINS SECURITY FEATURES. TELL BACK FOR DETAILS.

University Glen (Cal State University Channel Island)
c/o Seabrooke Management Company, Inc.
30642 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
3050 Main Street
Irvine, CA 92614

DATE: 12/24/2024

100283

PAY TO: Gothic Landscape Maintenance Division

THE ORDER OF: One Thousand Five Hundred Sixty Seven Dollars and One Cent

memo: See Check Stub for Remittance info

\$ 1,567.01

DOLLARS

100283 12/31/2024 \$1,567.01

FOR DEPOSIT ONLY
CALIFORNIA STATE UNIVERSITY
AT THE MAIN BRANCH
ACC# 12359986

THIS DOCUMENT CONTAINS SECURITY FEATURES. TELL BACK FOR DETAILS.

University Glen (Cal State University Channel Island)
c/o Seabrooke Management Company, Inc.
30642 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank - 8033 Irvine, CA
26840 Aliso Viejo Parkway
Suite 100
Aliso Viejo, CA 92656

Check Number: 500004

PAY: Four Hundred Twenty-Nine And 25/100 Dollars

DATE: 11/15/2024

AMOUNT: \$429.95

TO THE ORDER OF: Robert Bolger and/or Sandra Bulger
302 Anacapa Island Drive
Camarillo, CA 93012

MEMO: OVERPAYMENT REFUND

1000004 12/09/2024 \$429.95

1582901846

Don't Stamp
Don't Stamp
0155367596

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Sunwest Bank
2050 Main Street
Suite 300
Irvine, CA 92614



RETURN SERVICE REQUESTED

CALIFORNIA STATE UNIVERSITY CHANNEL
C/O SEABREEZE MANAGEMENT COMPANY
26840 ALISO VIEJO PKWY STE 100
ALISO VIEJO, CA 92656

Contact Us
714-730-4444



Account
**CALIFORNIA STATE UNIVERSITY CHANNEL
C/O SEABREEZE MANAGEMENT COMPANY**

Date
12/31/2024

Page
1 of 2

IntraFi Cash ServiceSM, or ICS[®], Monthly Statement

The following information is a summary of activity in your account(s) for the month of December 2024 and the list of FDIC-insured institution(s) that hold your deposits as of the date indicated. These deposits have been placed by us, as your agent and custodian, in deposit accounts through IntraFi Cash Service. Funds in your deposit accounts at the FDIC-insured institutions at which your funds have been placed will be "deposits," as defined by federal law. Certain conditions must be satisfied for "pass-through" FDIC deposit insurance coverage to apply. To meet the conditions for pass-through FDIC deposit insurance, deposit accounts at FDIC-insured banks in IntraFi's network that hold deposits placed using an IntraFi service are titled, and deposit account records are maintained, in accordance with FDIC regulations for pass-through coverage.

Summary of Accounts

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
*****571	Demand	0.00%	\$415,802.64	\$553,254.31
TOTAL			\$415,802.64	\$553,254.31

DETAILED ACCOUNT OVERVIEW

Account ID: *****571
Account Title: CALIRONIA STATE UNIVERSITY CHANNEL
C/O SEABREEZE MANAGEMENT COMPANY



Account Summary - Demand			
Statement Period	12/1-12/31/2024	Average Daily Balance	\$500,278.68
Previous Period Ending Balance	\$415,802.64	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	201,121.52	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(63,669.85)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance		\$553,254.31	

Account Transaction Detail

Date	Activity Type	Amount	Balance
12/02/2024	Deposit	\$1,174.22	\$416,976.86
12/03/2024	Withdrawal	(4,387.01)	412,589.85
12/04/2024	Deposit	15,034.19	427,624.04
12/05/2024	Withdrawal	(10,252.36)	417,371.68
12/06/2024	Deposit	1,721.15	419,092.83
12/09/2024	Withdrawal	(38,278.09)	380,814.74
12/10/2024	Deposit	789.69	381,604.43
12/11/2024	Deposit	2,834.85	384,439.28
12/12/2024	Deposit	154,639.56	539,078.84
12/13/2024	Deposit	6,419.84	545,498.68
12/16/2024	Deposit	10,120.22	555,618.90
12/17/2024	Deposit	1,307.64	556,926.54
12/18/2024	Deposit	958.59	557,885.13
12/19/2024	Withdrawal	(5,385.94)	552,499.19
12/20/2024	Deposit	532.77	553,031.96
12/23/2024	Withdrawal	(1,890.80)	551,141.16
12/24/2024	Withdrawal	(2,123.35)	549,017.81
12/26/2024	Deposit	1,065.54	550,083.35
12/27/2024	Deposit	1,260.27	551,343.62
12/30/2024	Withdrawal	(1,352.30)	549,991.32
12/31/2024	Deposit	3,262.99	553,254.31

Summary of Balances as of December 31, 2024

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Raymond James Bank	St. Petersburg, FL	33893	\$247,000.00
The Huntington National Bank	Columbus, OH	6560	59,254.31
Truist Bank	Charlotte, NC	9846	247,000.00

DETAIL OF TRANSACTION ACTIVITY

Activity Description	Activity Date	Amount (\$)	Amount in Shares	Balance in Shares	Price per Share (\$)	Balance (\$)	Average Cost Amt (\$)	Realized Gain/(Loss) (\$)
CalTRUST Short Term Fund								
CSU CHANNEL ISLANDS TOWNHOUSE								
Account Number: 20100029340								
Beginning Balance	11/01/2024			52,522.207	10.07	528,898.62		
Accrual Income Div Reinvestment	11/29/2024	1,915.24	190.382	52,712.589	10.06	530,288.65	0.00	0.00
Change in Value						(525.21)		
Closing Balance as of	Nov 30			52,712.589	10.06	530,288.65		
CalTRUST Short Term Fund								
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE								
Account Number: 20100029350								
Beginning Balance	11/01/2024			16,805.418	10.07	169,230.56		
Accrual Income Div Reinvestment	11/29/2024	612.82	60.917	16,866.335	10.06	169,675.33	0.00	0.00
Change in Value						(168.05)		
Closing Balance as of	Nov 30			16,866.335	10.06	169,675.33		
CalTRUST Short Term Fund								
CSU CHANNEL ISLANDS SINGLE FAMILY								
Account Number: 20100029360								
Beginning Balance	11/01/2024			1,215.041	10.07	12,235.46		
Accrual Income Div Reinvestment	11/29/2024	44.31	4.405	1,219.446	10.06	12,267.63	0.00	0.00
Change in Value						(12.14)		
Closing Balance as of	Nov 30			1,219.446	10.06	12,267.63		
CalTRUST Medium Term Fund								
CSU CHANNEL ISLANDS TOWNHOUSE								
Account Number: 20100029340								
Beginning Balance	11/01/2024			149,240.074	9.83	1,467,029.93		
Accrual Income Div Reinvestment	11/29/2024	4,913.39	499.836	149,739.910	9.83	1,471,943.32	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Nov 30			149,739.910	9.83	1,471,943.32		
CalTRUST Medium Term Fund								
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE								
Account Number: 20100029350								
Beginning Balance	11/01/2024			90,173.520	9.83	886,405.70		
Accrual Income Div Reinvestment	11/29/2024	2,968.76	302.010	90,475.530	9.83	889,374.46	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Nov 30			90,475.530	9.83	889,374.46		
CalTRUST Medium Term Fund								
CSU CHANNEL ISLANDS SINGLE FAMILY								
Account Number: 20100029360								
Beginning Balance	11/01/2024			7,743.483	9.83	76,118.44		
Accrual Income Div Reinvestment	11/29/2024	254.94	25.935	7,769.418	9.83	76,373.38	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Nov 30			7,769.418	9.83	76,373.38		

DETAIL OF TRANSACTION ACTIVITY

Activity Description	Activity Date	Amount (\$)	Amount in Shares	Balance in Shares	Price per Share (\$)	Balance (\$)	Average Cost Amt (\$)	Realized Gain/(Loss) (\$)

Govt Advantage Int Ckg - State/Muni

■ November 1, 2024 - November 30, 2024 ■ Page 1 of 1

WELLS
FARGO

CALIFORNIA STATE UNIVERSITY, CHANNEL IS
LANDS SITE AUTHORITY
LINDERO HALL
1 UNIVERSITY DR
CAMARILLO CA 93012-8599

Questions?

Call your Customer Service Officer or Client Services
1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

Write: Wells Fargo Bank, N.A. (182)
PO Box 63020
San Francisco, CA 94163

Account summary

Govt Advantage Int Ckg - State/Muni

Account number	Beginning balance	Total credits	Total debits	Ending balance

Interest summary

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Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail

Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance