



University Glen

PROPERTY MANAGEMENT REPORT

January 2025

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 Anacapa Canyon project is anticipated to be completed by July 1, 2025.

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
 - Courtney Chastain, Senior Vice President 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, January 14th at 3:00. Meeting minutes will be available for review.
 - the Community Advisory Group (CAG) met on January 30th at 4:00 PM. The Friesen attended and participated during this CAG meeting.
 - the Homeowners Advisory Council (HAC) meeting was held on Thursday, January 16th 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:

- 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.
 - Currently the practice of assessing no late fee is continuing.
 - The December 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. The UGlen Management Office received Gothic's invoice in the amount of \$7,994.00. We are working to invoice 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 were delivered and installed in the Town Center Fitness Center on Monday, January 13th.
 - The 40-yard dumpster for the disposal/chipping of Christmas Trees was removed by Friday, January 17th.
 - During a meeting about parking in the East Campus Chief Massey offered that CSCUI PD is working to map out the locations/intersections where the 50-foot red painted curbs need to be painted to comply with the law which went into effect on January 1, 2025. We continue to work with the CSUCI Police Department to bring University Glen into compliance as soon as possible.
 - The UGlen Common Area Property Management submitted an initial FY 2025-2026 Budget on January 31st to CSUCI/Site Authority. A copy of this initial FY 2025-2026 Budget was forwarded to members of the Budget Advisory Group (BAG) for review.
- Community Events
 - There were no specific community events during January 2025.
- 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.
- Water Intrusion Events
 - No water intrusion issues were reported during January 2025.
- 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 January:

19 WO submitted via Seabreeze Portal (CINC).

20 WO submitted via Text.

39 Total Work Orders

WORK ORDERS IN CINC	In Progress	Cancelled	Completed	Totals
Electrical	1		2	3
Landscaping	3		9	12
Plumbing				0
Gutter & Downspouts				0
Roofing/Waterproofing	1		0	1
HVAC/Dryer Vents				0
Painting/Stucco Repair/Garage Door				0
Janitorial				0
Gates/Fences			2	2
TH Garage Doors			1	1
Other-TH Windows/Sliding Drs				0
Other- wall/concrete flatwork				0

Pest Control				0
Subtotal	5	0	14	19

WORK ORDERS SENT BY TEXT	In Progress	Cancelled	Completed	Totals
Electrical	1			1
Pest Control			1	1
Landscaping	3		15	18
Subtotal	4	0	16	20

TOTAL Work Orders for the Month	9	0	30	39
---------------------------------	---	---	----	----

- 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	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	1						4
Bldg. Permit Apps	0	1	3	0	0	3	0						7
Total Apps/Month	2	1	3	0	1	3	0						10

University Glen Work Orders for January 2025

	Entered Date	WorkOrder	Status	WO Type	Description	Address1	Notes
1	01/02/2025	49413	Closed	Irrigation	Irrigation Issue	275 Channel	Owner at 275 Channel Islands Drive reports an
2	01/03/2025	49502	Closed	Garage Door	Owner reports garage	369 Smuggler's	Owner reports the garage door at 369 Smugglers
3	01/03/2025	49504	Closed	Irrigation	Electrical outlet for	45 Rincon Dr Ste	Check/repair ground fault detector for the outlet
4	01/09/2025	50121	Pending	Irrigation	Grass in Parkway in	302 Anacapa	We are requesting the tree overhanging the roof of
5	01/09/2025	50137	Closed	Landscaping	Trim Tree which is	275 Channel	Remove plants (4) in the common area in front of
6	01/09/2025	50138	Closed	Landscaping	Remove plants in	275 Channel	At 250 Cathedral Cove, #54, trim back the limbs
7	01/09/2025	50140	Pending	Landscaping	Remove bird of	347 Landing	Owner at 425 Channel Islands Drive reports the
8	01/13/2025	50278	Pending	Miscellaneous	Latch for patio gate	405 Channel	Remove cut logs between 302 and 304 E Santa
9	01/17/2025	50893	Closed	Landscaping	Trim Tree	45 Rincon Dr Ste	These treess in from of the 334 Twin Harbor
10	01/19/2025	50913	Pending	Miscellaneous	Replace trash	240 Landing	Removal of stump in the south parking lot of the
11	01/21/2025	51038	Closed	Landscaping	Adjust bender board	425 Channel	Branches from the tree in front of our home is
12	01/24/2025	51439	Closed	Landscaping	Remove logs	302 E. Santa	Owner reports that there is an exterior electrical
13	01/24/2025	51442	Closed	Miscellaneous	TREE TRIMMING:	334 E. Twin	Owner reports the grass in the parkway along
14	01/27/2025	51616	Closed	Landscaping	Stump Removal	45 Rincon Dr Ste	New owners Dale & Cristina Perizzolo request the
15	01/29/2025	51899	Closed	Miscellaneous	Tree needs trimmed	1021 N. Channel	The latch for our patio gate near the garage broke
16	01/31/2025	52139	Pending	Miscellaneous	Outside outlet not	349 Smuggler's	My trash enclosure is broken again. The wood
17	01/31/2025	52140	Pending	Miscellaneous	Roof tile fell off	349 Smuggler's	The outlet by my front door, next to the stairs, is
18	01/31/2025	52151	Closed	Electric/Lighting	Replace cover on	333 E. Platt's	The corner roof tile fell off my roof during the high
19	01/31/2025	52217	Pending	Landscaping	Request to remove	313 Anacapa	Homeowner requests the tree on the alley side of

Balance Sheet Comparative - Combined

University Glen (Cal State University Channel Island Site Authority)

End Date: 01/31/2025

	Current Balance at 1/31/2025	Prior Month Balance at 12/31/2024	Change
Assets			
CASH - OPERATING			
01-1001-00 Sunwest - Operating - 3571	\$ 496,319.56	\$ 553,443.87	\$ (57,124.31)
Total CASH - OPERATING:	\$ 496,319.56	\$ 553,443.87	\$ (57,124.31)
ACCOUNTS RECEIVABLE			
12-1280-00 Accounts Receivable	\$ 34,963.34	\$ 33,319.00	\$ 1,644.34
12-1281-00 A/R-Miscellaneous	1,783.24	-	1,783.24
Total ACCOUNTS RECEIVABLE:	\$ 36,746.58	\$ 33,319.00	\$ 3,427.58
OTHER ASSETS			
13-1300-00 Prepaid Insurance	\$ 68,524.56	\$ 82,229.48	\$ (13,704.92)
Total OTHER ASSETS:	\$ 68,524.56	\$ 82,229.48	\$ (13,704.92)
Total Assets:	\$ 601,590.70	\$ 668,992.35	\$ (67,401.65)
Liabilities & Equity			
ACCOUNTS PAYABLE			
20-2001-00 Prepaid Dues	\$ 20,920.03	\$ 16,179.89	\$ 4,740.14
Total ACCOUNTS PAYABLE:	\$ 20,920.03	\$ 16,179.89	\$ 4,740.14
RESERVES			
40-4000-00 Reserve Liability	\$ -	\$ 68,838.57	\$ (68,838.57)
Total RESERVES:	\$ -	\$ 68,838.57	\$ (68,838.57)
EQUITY			
49-4998-00 Prior Year Equity	\$ 225,469.69	\$ 130,432.97	\$ 95,036.72
Total EQUITY:	\$ 225,469.69	\$ 130,432.97	\$ 95,036.72
Net Income / (Loss)	\$ 355,200.98	\$ 453,540.92	\$ (98,339.94)
Total Liabilities & Equity:	\$ 601,590.70	\$ 668,992.35	\$ (67,401.65)

Income Statement

University Glen (Cal State University Channel Island Site Authority)

From 01/01/2025 to 01/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
TOTAL OPERATING INCOME	\$243,406.11	\$243,080.26	\$325.85	\$1,817,437.86	\$1,701,561.82	\$115,876.04	\$2,916,963.00
TOTAL INCOME	\$243,406.11	\$243,080.26	\$325.85	\$1,817,437.86	\$1,701,561.82	\$115,876.04	\$2,916,963.00
EXPENSES AND RESERVE FUNDING							
TOTAL ADMINISTRATION	\$16,865.10	\$24,906.91	\$8,041.81	\$121,939.02	\$174,348.37	\$52,409.35	\$298,883.00
TOTAL PROPERTY PROTECTION	\$-	\$7,966.67	\$7,966.67	\$47,800.02	\$55,766.69	\$7,966.67	\$95,600.00
TOTAL LANDSCAPE	\$32,688.00	\$37,522.17	\$4,834.17	\$186,648.01	\$262,655.19	\$76,007.18	\$450,266.00
TOTAL COMMON AREA MAINTENANCE	\$13,435.14	\$18,831.84	\$5,396.70	\$91,853.00	\$131,822.88	\$39,969.88	\$225,982.00
TOTAL TOWNHOUSE MAINTENANCE	\$2,393.54	\$2,050.00	(\$343.54)	\$13,466.68	\$14,350.00	\$883.32	\$24,600.00
TOTAL UTILITIES	\$120,846.72	\$84,478.00	(\$36,368.72)	\$482,127.62	\$591,346.00	\$109,218.38	\$1,013,736.00
TOTAL INSURANCE	\$13,704.92	\$20,548.75	\$6,843.83	\$95,934.44	\$143,841.25	\$47,906.81	\$246,585.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$95,036.72	\$-	(\$95,036.72)	\$95,036.72	\$-	(\$95,036.72)	\$-
TOTAL RESERVE ALLOCATION	\$46,775.91	\$46,775.91	\$-	\$327,431.37	\$327,431.37	\$0.00	\$561,311.00
TOTAL DISBURSEMENTS	\$341,746.05	\$243,080.25	(\$98,665.80)	\$1,462,236.88	\$1,701,561.75	\$239,324.87	\$2,916,963.00
	(\$98,339.94)	\$0.01	(\$98,339.95)	\$355,200.98	\$0.07	\$355,200.91	\$0.00
NET INCREASE (DECREASE)	(\$98,339.94)	\$0.01	(\$98,339.95)	\$355,200.98	\$0.07	\$355,200.91	\$0.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 01/01/2025 to 01/31/2025

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	\$745,878.00	\$745,873.94	\$4.06	\$1,278,641.00
5013-00 Single family homes	\$22,543.20	\$22,542.92	\$0.28	\$157,802.40	\$157,800.44	\$1.96	\$270,515.00
5015-00 Apartment Assessment	\$113,983.91	\$113,983.92	(\$0.01)	\$797,887.37	\$797,887.44	(\$0.07)	\$1,367,807.00
5023-00 Bank Return Check/NSF Fees	\$25.00	\$0.00	\$25.00	\$275.00	\$0.00	\$275.00	\$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	\$75.00	\$0.00	\$75.00	\$225.00	\$0.00	\$225.00	\$0.00
5060-00 Gate/Pool Keys/Remotes	\$225.00	\$0.00	\$225.00	\$225.00	\$0.00	\$225.00	\$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	\$243,406.11	\$243,080.26	\$325.85	\$1,817,437.86	\$1,701,561.82	\$115,876.04	\$2,916,963.00
TOTAL OPERATING INCOME	\$243,406.11	\$243,080.26	\$325.85	\$1,817,437.86	\$1,701,561.82	\$115,876.04	\$2,916,963.00
OPERATING EXPENSE							
ADMINISTRATION							
6015-00 Reserve Study	\$0.00	\$1,052.08	\$1,052.08	\$0.00	\$7,364.56	\$7,364.56	\$12,625.00
6035-00 Office & Postage	\$496.14	\$380.00	(\$116.14)	\$4,235.32	\$2,660.00	(\$1,575.32)	\$4,560.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$4,500.00	\$15,375.00	\$10,875.00	\$102,823.74	\$107,625.00	\$4,801.26	\$184,500.00
6041-00 Office Rent	\$11,333.92	\$7,509.83	(\$3,824.09)	\$14,344.92	\$52,568.81	\$38,223.89	\$90,118.00
6045-00 Records Storage	\$0.00	\$80.00	\$80.00	\$0.00	\$560.00	\$560.00	\$960.00
6085-00 Misc Admin (Office Supplies/Cellphone)	\$535.04	\$510.00	(\$25.04)	\$535.04	\$3,570.00	\$3,034.96	\$6,120.00
TOTAL ADMINISTRATION	\$16,865.10	\$24,906.91	\$8,041.81	\$121,939.02	\$174,348.37	\$52,409.35	\$298,883.00
PROPERTY PROTECTION							
6320-00 Security Services	\$0.00	\$7,966.67	\$7,966.67	\$47,800.02	\$55,766.69	\$7,966.67	\$95,600.00
TOTAL PROPERTY PROTECTION	\$0.00	\$7,966.67	\$7,966.67	\$47,800.02	\$55,766.69	\$7,966.67	\$95,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 01/01/2025 to 01/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
LANDSCAPE							
6405-00 Landscape Contract	\$32,088.00	\$28,100.00	(\$3,988.00)	\$160,440.00	\$196,700.00	\$36,260.00	\$337,200.00
6410-00 Landscape Extras	\$0.00	\$2,528.00	\$2,528.00	\$7,136.01	\$17,696.00	\$10,559.99	\$30,336.00
6420-00 Irrigation Repairs	\$600.00	\$3,525.00	\$2,925.00	\$19,072.00	\$24,675.00	\$5,603.00	\$42,300.00
6425-00 Tree Maintenance	\$0.00	\$3,369.17	\$3,369.17	\$0.00	\$23,584.19	\$23,584.19	\$40,430.00
TOTAL LANDSCAPE	\$32,688.00	\$37,522.17	\$4,834.17	\$186,648.01	\$262,655.19	\$76,007.18	\$450,266.00
COMMON AREA MAINTENANCE							
6509-00 Plumbing Repair (Common Area)	\$0.00	\$166.67	\$166.67	\$949.29	\$1,166.69	\$217.40	\$2,000.00
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$1,932.35	\$850.00	(\$1,082.35)	\$7,043.05	\$5,950.00	(\$1,093.05)	\$10,200.00
6532-00 Tot Lot Inspection	\$0.00	\$100.00	\$100.00	\$0.00	\$700.00	\$700.00	\$1,200.00
6534-00 Roof Repairs (Common Area)	\$0.00	\$708.33	\$708.33	\$0.00	\$4,958.31	\$4,958.31	\$8,500.00
6543-00 Pet Waste Supplies	\$552.87	\$850.00	\$297.13	\$1,818.70	\$5,950.00	\$4,131.30	\$10,200.00
6550-00 Janitorial Service	\$4,860.00	\$5,098.50	\$238.50	\$32,005.00	\$35,689.50	\$3,684.50	\$61,182.00
6553-00 Common Area Maintenance	\$1,045.00	\$1,125.00	\$80.00	\$5,705.00	\$7,875.00	\$2,170.00	\$13,500.00
6554-00 Common Area Supplies	\$584.92	\$450.00	(\$134.92)	\$6,766.35	\$3,150.00	(\$3,616.35)	\$5,400.00
6555-00 Pest Control (Pest & Gopher)	\$2,350.00	\$2,650.00	\$300.00	\$6,050.00	\$18,550.00	\$12,500.00	\$31,800.00
6570-00 Pool/Fountain Contract Services	\$650.00	\$5,516.67	\$4,866.67	\$16,900.00	\$38,616.69	\$21,716.69	\$66,200.00
6572-00 Pool/Fountain Extras	\$1,015.00	\$0.00	(\$1,015.00)	\$11,438.86	\$0.00	(\$11,438.86)	\$0.00
6588-00 Fitness Equipment	\$445.00	\$916.67	\$471.67	\$1,926.75	\$6,416.69	\$4,489.94	\$11,000.00
6595-00 Miscellaneous Maintenance	\$0.00	\$400.00	\$400.00	\$1,250.00	\$2,800.00	\$1,550.00	\$4,800.00
TOTAL COMMON AREA MAINTENANCE	\$13,435.14	\$18,831.84	\$5,396.70	\$91,853.00	\$131,822.88	\$39,969.88	\$225,982.00
TOWNHOUSE MAINTENANCE							
6627-00 Lighting - Townhomes Sconce Repairs	\$2,393.54	\$2,050.00	(\$343.54)	\$13,466.68	\$14,350.00	\$883.32	\$24,600.00
TOTAL TOWNHOUSE MAINTENANCE	\$2,393.54	\$2,050.00	(\$343.54)	\$13,466.68	\$14,350.00	\$883.32	\$24,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 01/01/2025 to 01/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
UTILITIES							
6700-00 Water - Reclaimed (Landscape)	\$11,648.73	\$6,329.08	(\$5,319.65)	\$57,152.81	\$44,303.56	(\$12,849.25)	\$75,949.00
6701-00 Water-(Potable/Common Area Pools)	\$30,978.09	\$14,419.42	(\$16,558.67)	\$90,218.66	\$100,935.94	\$10,717.28	\$173,033.00
6702-00 Sewer	\$40,730.32	\$20,418.92	(\$20,311.40)	\$104,853.55	\$142,932.44	\$38,078.89	\$245,027.00
6703-00 Water/Sewer Infrastructrue Fee	\$15,598.38	\$8,080.75	(\$7,517.63)	\$42,080.62	\$56,565.25	\$14,484.63	\$96,969.00
6705-00 Electricity	\$8,006.44	\$9,757.58	\$1,751.14	\$45,032.00	\$68,303.06	\$23,271.06	\$117,091.00
6710-00 Gas	\$2,170.38	\$3,361.50	\$1,191.12	\$10,495.63	\$23,530.50	\$13,034.87	\$40,338.00
6720-00 Cable/Telephone	\$980.55	\$325.00	(\$655.55)	\$5,266.40	\$2,275.00	(\$2,991.40)	\$3,900.00
6725-00 Trash Removal	\$10,733.83	\$20,360.50	\$9,626.67	\$127,027.95	\$142,523.50	\$15,495.55	\$244,326.00
6730-00 Trash Extras	\$0.00	\$1,425.25	\$1,425.25	\$0.00	\$9,976.75	\$9,976.75	\$17,103.00
TOTAL UTILITIES	\$120,846.72	\$84,478.00	(\$36,368.72)	\$482,127.62	\$591,346.00	\$109,218.38	\$1,013,736.00
INSURANCE							
6800-00 Insurance Master Policy	\$13,704.92	\$13,382.08	(\$322.84)	\$95,934.44	\$93,674.56	(\$2,259.88)	\$160,585.00
6810-00 Earthquake Insurance	\$0.00	\$7,166.67	\$7,166.67	\$0.00	\$50,166.69	\$50,166.69	\$86,000.00
TOTAL INSURANCE	\$13,704.92	\$20,548.75	\$6,843.83	\$95,934.44	\$143,841.25	\$47,906.81	\$246,585.00
PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS							
8900-00 Prior Year Adjustments	\$95,036.72	\$0.00	(\$95,036.72)	\$95,036.72	\$0.00	(\$95,036.72)	\$0.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$95,036.72	\$0.00	(\$95,036.72)	\$95,036.72	\$0.00	(\$95,036.72)	\$0.00
RESERVE ALLOCATION							
9005-00 Reserves-Common Space	\$22,995.83	\$22,995.83	\$0.00	\$160,970.81	\$160,970.81	\$0.00	\$275,950.00
9008-00 Reserves-Single Family	\$1,000.08	\$1,000.08	\$0.00	\$7,000.56	\$7,000.56	\$0.00	\$12,001.00
9009-00 Reserves-Townhouse	\$22,780.00	\$22,780.00	\$0.00	\$159,460.00	\$159,460.00	\$0.00	\$273,360.00
TOTAL RESERVE ALLOCATION	\$46,775.91	\$46,775.91	\$0.00	\$327,431.37	\$327,431.37	\$0.00	\$561,311.00
TOTAL OPERATING EXPENSE	\$341,746.05	\$243,080.25	(\$98,665.80)	\$1,462,236.88	\$1,701,561.75	\$239,324.87	\$2,916,963.00
Net Income:	(\$98,339.94)	\$0.01	(\$98,339.95)	\$355,200.98	\$0.07	\$355,200.91	\$0.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 01/31/2025

	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	106,553.42	106,553.42	106,553.42	106,553.42	106,553.42	106,553.38	1,278,641.00	1,278,641.00
Actual	106,554.00	106,554.00	106,554.00	106,554.00	106,554.00	106,554.00	106,554.00	-	-	-	-	-	745,878.00	
Variance	0.58	0.58	0.58	0.58	0.58	0.58	0.58	-	-	-	-	-	4.06	
5013-00 Single family homes														
Budget	22,542.92	22,542.92	22,542.92	22,542.92	22,542.92	22,542.92	22,542.92	22,542.92	22,542.92	22,542.92	22,542.92	22,542.88	270,515.00	270,515.00
Actual	22,543.20	22,543.20	22,543.20	22,543.20	22,543.20	22,543.20	22,543.20	-	-	-	-	-	157,802.40	
Variance	0.28	0.28	0.28	0.28	0.28	0.28	0.28	-	-	-	-	-	1.96	
5015-00 Apartment Assessment														
Budget	113,983.92	113,983.92	113,983.92	113,983.92	113,983.92	113,983.92	113,983.92	113,983.92	113,983.92	113,983.92	113,983.92	113,983.88	1,367,807.00	1,367,807.00
Actual	113,983.91	113,983.91	113,983.91	113,983.91	113,983.91	113,983.91	113,983.91	-	-	-	-	-	797,887.37	
Variance	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	-	-	-	-	-	(0.07)	
5023-00 Bank Return Check/NSF Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	75.00	75.00	125.00	(25.00)	-	-	25.00	-	-	-	-	-	275.00	
Variance	75.00	75.00	125.00	(25.00)	-	-	25.00	-	-	-	-	-	275.00	
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	-	75.00	-	-	-	-	-	225.00	
Variance	-	-	50.00	25.00	75.00	-	75.00	-	-	-	-	-	225.00	
5060-00 Gate/Pool Keys/Remotes														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	225.00	-	-	-	-	-	225.00	
Variance	-	-	-	-	-	-	225.00	-	-	-	-	-	225.00	
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 Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 01/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.14	2,916,963.00	2,916,963.00
Actual	243,787.29	243,156.11	243,256.11	357,595.02	243,156.11	243,081.11	243,406.11	0.00	0.00	0.00	0.00	0.00	1,817,437.86	
Variance	707.03	75.85	175.85	114,514.76	75.85	0.85	325.85	0.00	0.00	0.00	0.00	0.00	115,876.04	
Total OPERATING INCOME														
Budget	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.14	2,916,963.00	2,916,963.00
Actual	243,787.29	243,156.11	243,256.11	357,595.02	243,156.11	243,081.11	243,406.11	0.00	0.00	0.00	0.00	0.00	1,817,437.86	
Variance	707.03	75.85	175.85	114,514.76	75.85	0.85	325.85	0.00	0.00	0.00	0.00	0.00	115,876.04	
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	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.12	12,625.00	12,625.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.12	12,625.00	
6035-00 Office & Postage														
Budget	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	4,560.00	4,560.00
Actual	-	489.65	(95.45)	-	-	3,344.98	496.14	-	-	-	-	-	4,235.32	
Variance	380.00	(109.65)	475.45	380.00	380.00	(2,964.98)	(116.14)	380.00	380.00	380.00	380.00	380.00	324.68	
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	15,375.00	15,375.00	15,375.00	15,375.00	15,375.00	15,375.00	184,500.00	184,500.00
Actual	12,815.34	18,764.13	15,085.85	20,802.60	9,934.20	20,921.62	4,500.00	-	-	-	-	-	102,823.74	
Variance	2,559.66	(3,389.13)	289.15	(5,427.60)	5,440.80	(5,546.62)	10,875.00	15,375.00	15,375.00	15,375.00	15,375.00	15,375.00	81,676.26	
6041-00 Office Rent														
Budget	7,509.83	7,509.83	7,509.83	7,509.83	7,509.83	7,509.83	7,509.83	7,509.83	7,509.83	7,509.83	7,509.83	7,509.87	90,118.00	90,118.00
Actual	-	-	(107.68)	-	-	3,118.68	11,333.92	-	-	-	-	-	14,344.92	
Variance	7,509.83	7,509.83	7,617.51	7,509.83	7,509.83	4,391.15	(3,824.09)	7,509.83	7,509.83	7,509.83	7,509.83	7,509.87	75,773.08	
6045-00 Records Storage														
Budget	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	960.00	960.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	960.00	
6085-00 Misc Admin (Office Supplies/Cellphone)														
Budget	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	6,120.00	6,120.00
Actual	-	-	-	-	-	-	535.04	-	-	-	-	-	535.04	
Variance	510.00	510.00	510.00	510.00	510.00	510.00	(25.04)	510.00	510.00	510.00	510.00	510.00	5,584.96	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 01/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Total 60 - ADMINISTRATION														
Budget	24,906.91	24,906.91	24,906.91	24,906.91	24,906.91	24,906.91	24,906.91	24,906.91	24,906.91	24,906.91	24,906.91	24,906.99	298,883.00	298,883.00
Actual	12,815.34	19,253.78	14,882.72	20,802.60	9,934.20	27,385.28	16,865.10	0.00	0.00	0.00	0.00	0.00	121,939.02	
Variance	12,091.57	5,653.13	10,024.19	4,104.31	14,972.71	(2,478.37)	8,041.81	24,906.91	24,906.91	24,906.91	24,906.91	24,906.99	176,943.98	
PROPERTY PROTECTION														
6320-00 Security Services														
Budget	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.63	95,600.00	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	-	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.63	47,799.98	
Total 63 - PROPERTY PROTECTION														
Budget	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.63	95,600.00	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	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.63	47,799.98	
LANDSCAPE														
6405-00 Landscape Contract														
Budget	28,100.00	28,100.00	28,100.00	28,100.00	28,100.00	28,100.00	28,100.00	28,100.00	28,100.00	28,100.00	28,100.00	28,100.00	337,200.00	337,200.00
Actual	-	32,088.00	64,176.00	32,088.00	-	-	32,088.00	-	-	-	-	-	160,440.00	
Variance	28,100.00	(3,988.00)	(36,076.00)	(3,988.00)	28,100.00	28,100.00	(3,988.00)	28,100.00	28,100.00	28,100.00	28,100.00	28,100.00	176,760.00	
6410-00 Landscape Extras														
Budget	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	30,336.00	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	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	23,199.99	
6420-00 Irrigation Repairs														
Budget	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	42,300.00	42,300.00
Actual	-	12,072.00	4,050.00	2,350.00	-	-	600.00	-	-	-	-	-	19,072.00	
Variance	3,525.00	(8,547.00)	(525.00)	1,175.00	3,525.00	3,525.00	2,925.00	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	23,228.00	
6425-00 Tree Maintenance														
Budget	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.13	40,430.00	40,430.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.13	40,430.00	
Total 64 - LANDSCAPE														
Budget	37,522.17	37,522.17	37,522.17	37,522.17	37,522.17	37,522.17	37,522.17	37,522.17	37,522.17	37,522.17	37,522.17	37,522.13	450,266.00	450,266.00
Actual	0.00	46,160.00	68,336.00	35,852.00	1,445.00	2,167.01	32,688.00	0.00	0.00	0.00	0.00	0.00	186,648.01	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 01/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	37,522.17	(8,637.83)	(30,813.83)	1,670.17	36,077.17	35,355.16	4,834.17	37,522.17	37,522.17	37,522.17	37,522.17	37,522.13	263,617.99	
COMMON AREA MAINTENANCE														
6509-00 Plumbing Repair (Common Area)														
Budget	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.63	2,000.00	2,000.00
Actual	-	-	-	413.31	-	535.98	-	-	-	-	-	-	949.29	
Variance	166.67	166.67	166.67	(246.64)	166.67	(369.31)	166.67	166.67	166.67	166.67	166.67	166.63	1,050.71	
6528-00 Electrical/Lighting Rpr - Common Area Bollards														
Budget	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	10,200.00	10,200.00
Actual	-	-	-	-	3,858.56	1,252.14	1,932.35	-	-	-	-	-	7,043.05	
Variance	850.00	850.00	850.00	850.00	(3,008.56)	(402.14)	(1,082.35)	850.00	850.00	850.00	850.00	850.00	3,156.95	
6532-00 Tot Lot Inspection														
Budget	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	1,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	
6534-00 Roof Repairs (Common Area)														
Budget	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.37	8,500.00	8,500.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.37	8,500.00	
6543-00 Pet Waste Supplies														
Budget	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	10,200.00	10,200.00
Actual	-	1,265.83	-	-	-	-	552.87	-	-	-	-	-	1,818.70	
Variance	850.00	(415.83)	850.00	850.00	850.00	850.00	297.13	850.00	850.00	850.00	850.00	850.00	8,381.30	
6550-00 Janitorial Service														
Budget	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	61,182.00	61,182.00
Actual	-	8,920.00	2,230.00	5,160.00	5,975.00	4,860.00	4,860.00	-	-	-	-	-	32,005.00	
Variance	5,098.50	(3,821.50)	2,868.50	(61.50)	(876.50)	238.50	238.50	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	29,177.00	
6553-00 Common Area Maintenance														
Budget	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	13,500.00	13,500.00
Actual	-	-	-	-	2,435.00	2,225.00	1,045.00	-	-	-	-	-	5,705.00	
Variance	1,125.00	1,125.00	1,125.00	1,125.00	(1,310.00)	(1,100.00)	80.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	7,795.00	
6554-00 Common Area Supplies														
Budget	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00	5,400.00
Actual	-	1,059.89	854.98	1,411.75	839.06	2,015.75	584.92	-	-	-	-	-	6,766.35	
Variance	450.00	(609.89)	(404.98)	(961.75)	(389.06)	(1,565.75)	(134.92)	450.00	450.00	450.00	450.00	450.00	(1,366.35)	
6555-00 Pest Control (Pest & Gopher)														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 01/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	31,800.00	31,800.00
Actual	-	-	1,700.00	1,000.00	-	1,000.00	2,350.00	-	-	-	-	-	6,050.00	
Variance	2,650.00	2,650.00	950.00	1,650.00	2,650.00	1,650.00	300.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	25,750.00	
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	5,516.67	5,516.67	5,516.67	5,516.67	5,516.67	5,516.63	66,200.00	66,200.00
Actual	-	6,350.00	2,900.00	2,525.00	3,175.00	1,300.00	650.00	-	-	-	-	-	16,900.00	
Variance	5,516.67	(833.33)	2,616.67	2,991.67	2,341.67	4,216.67	4,866.67	5,516.67	5,516.67	5,516.67	5,516.67	5,516.63	49,300.00	
6572-00 Pool/Fountain Extras														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	5,476.70	589.45	2,560.20	625.00	1,172.51	1,015.00	-	-	-	-	-	11,438.86	
Variance	-	(5,476.70)	(589.45)	(2,560.20)	(625.00)	(1,172.51)	(1,015.00)	-	-	-	-	-	(11,438.86)	
6588-00 Fitness Equipment														
Budget	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.63	11,000.00	11,000.00
Actual	-	445.00	-	-	1,036.75	-	445.00	-	-	-	-	-	1,926.75	
Variance	916.67	471.67	916.67	916.67	(120.08)	916.67	471.67	916.67	916.67	916.67	916.67	916.63	9,073.25	
6595-00 Miscellaneous Maintenance														
Budget	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00	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	400.00	400.00	400.00	400.00	400.00	400.00	3,550.00	
Total 65 - COMMON AREA MAINTENANCE														
Budget	18,831.84	18,831.84	18,831.84	18,831.84	18,831.84	18,831.84	18,831.84	18,831.84	18,831.84	18,831.84	18,831.84	18,831.76	225,982.00	225,982.00
Actual	0.00	23,767.42	8,274.43	13,070.26	18,944.37	14,361.38	13,435.14	0.00	0.00	0.00	0.00	0.00	91,853.00	
Variance	18,831.84	(4,935.58)	10,557.41	5,761.58	(112.53)	4,470.46	5,396.70	18,831.84	18,831.84	18,831.84	18,831.84	18,831.76	134,129.00	
TOWNHOUSE MAINTENANCE														
6627-00 Lighting - Townhomes Sconce Repairs														
Budget	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	24,600.00	24,600.00
Actual	-	2,880.39	3,382.60	3,008.17	(291.21)	2,093.19	2,393.54	-	-	-	-	-	13,466.68	
Variance	2,050.00	(830.39)	(1,332.60)	(958.17)	2,341.21	(43.19)	(343.54)	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	11,133.32	
Total 66 - TOWNHOUSE MAINTENANCE														
Budget	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	24,600.00	24,600.00
Actual	0.00	2,880.39	3,382.60	3,008.17	(291.21)	2,093.19	2,393.54	0.00	0.00	0.00	0.00	0.00	13,466.68	
Variance	2,050.00	(830.39)	(1,332.60)	(958.17)	2,341.21	(43.19)	(343.54)	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	11,133.32	
UTILITIES														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 01/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
6700-00 Water - Reclaimed (Landscape)														
Budget	6,329.08	6,329.08	6,329.08	6,329.08	6,329.08	6,329.08	6,329.08	6,329.08	6,329.08	6,329.08	6,329.08	6,329.12	75,949.00	75,949.00
Actual	-	12,358.88	2,932.56	9,179.76	12,510.00	8,522.88	11,648.73	-	-	-	-	-	57,152.81	
Variance	6,329.08	(6,029.80)	3,396.52	(2,850.68)	(6,180.92)	(2,193.80)	(5,319.65)	6,329.08	6,329.08	6,329.08	6,329.08	6,329.12	18,796.19	
6701-00 Water-(Potable/Common Area Pools)														
Budget	14,419.42	14,419.42	14,419.42	14,419.42	14,419.42	14,419.42	14,419.42	14,419.42	14,419.42	14,419.42	14,419.42	14,419.38	173,033.00	173,033.00
Actual	-	5,213.94	6,502.12	15,587.63	14,643.84	17,293.04	30,978.09	-	-	-	-	-	90,218.66	
Variance	14,419.42	9,205.48	7,917.30	(1,168.21)	(224.42)	(2,873.62)	(16,558.67)	14,419.42	14,419.42	14,419.42	14,419.42	14,419.38	82,814.34	
6702-00 Sewer														
Budget	20,418.92	20,418.92	20,418.92	20,418.92	20,418.92	20,418.92	20,418.92	20,418.92	20,418.92	20,418.92	20,418.92	20,418.88	245,027.00	245,027.00
Actual	-	-	3,027.75	20,365.16	20,365.16	20,365.16	40,730.32	-	-	-	-	-	104,853.55	
Variance	20,418.92	20,418.92	17,391.17	53.76	53.76	53.76	(20,311.40)	20,418.92	20,418.92	20,418.92	20,418.92	20,418.88	140,173.45	
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	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	96,969.00	96,969.00
Actual	-	-	3,183.69	7,700.17	7,799.19	7,799.19	15,598.38	-	-	-	-	-	42,080.62	
Variance	8,080.75	8,080.75	4,897.06	380.58	281.56	281.56	(7,517.63)	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	54,888.38	
6705-00 Electricity														
Budget	9,757.58	9,757.58	9,757.58	9,757.58	9,757.58	9,757.58	9,757.58	9,757.58	9,757.58	9,757.58	9,757.58	9,757.62	117,091.00	117,091.00
Actual	-	7,700.43	4,319.35	11,044.49	11,095.24	2,866.05	8,006.44	-	-	-	-	-	45,032.00	
Variance	9,757.58	2,057.15	5,438.23	(1,286.91)	(1,337.66)	6,891.53	1,751.14	9,757.58	9,757.58	9,757.58	9,757.58	9,757.62	72,059.00	
6710-00 Gas														
Budget	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	40,338.00	40,338.00
Actual	-	111.82	1,239.17	1,596.81	2,721.33	2,656.12	2,170.38	-	-	-	-	-	10,495.63	
Variance	3,361.50	3,249.68	2,122.33	1,764.69	640.17	705.38	1,191.12	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	29,842.37	
6720-00 Cable/Telephone														
Budget	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3,900.00	3,900.00
Actual	760.21	229.09	1,288.83	448.18	532.37	1,027.17	980.55	-	-	-	-	-	5,266.40	
Variance	(435.21)	95.91	(963.83)	(123.18)	(207.37)	(702.17)	(655.55)	325.00	325.00	325.00	325.00	325.00	(1,366.40)	
6725-00 Trash Removal														
Budget	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	244,326.00	244,326.00
Actual	-	35,567.46	-	53,181.71	26,753.81	791.14	10,733.83	-	-	-	-	-	127,027.95	
Variance	20,360.50	(15,206.96)	20,360.50	(32,821.21)	(6,393.31)	19,569.36	9,626.67	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	117,298.05	
6730-00 Trash Extras														
Budget	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	17,103.00	17,103.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	17,103.00	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 01/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Total 67 - UTILITIES														
Budget	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	1,013,736.00	1,013,736.00
Actual	760.21	61,181.62	22,493.47	119,103.91	96,420.94	61,320.75	120,846.72	0.00	0.00	0.00	0.00	0.00	482,127.62	
Variance	83,717.79	23,296.38	61,984.53	(34,625.91)	(11,942.94)	23,157.25	(36,368.72)	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	531,608.38	
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	13,382.08	13,382.08	13,382.08	13,382.08	13,382.08	13,382.12	160,585.00	160,585.00
Actual	-	-	-	-	-	82,229.52	13,704.92	-	-	-	-	-	95,934.44	
Variance	13,382.08	13,382.08	13,382.08	13,382.08	13,382.08	(68,847.44)	(322.84)	13,382.08	13,382.08	13,382.08	13,382.08	13,382.12	64,650.56	
6810-00 Earthquake Insurance														
Budget	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.63	86,000.00	86,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.63	86,000.00	
Total 68 - INSURANCE														
Budget	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	246,585.00	246,585.00
Actual	0.00	0.00	0.00	0.00	0.00	82,229.52	13,704.92	0.00	0.00	0.00	0.00	0.00	95,934.44	
Variance	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	(61,680.77)	6,843.83	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	150,650.56	
PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS														
8900-00 Prior Year Adjustments														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	95,036.72	-	-	-	-	-	95,036.72	
Variance	-	-	-	-	-	-	(95,036.72)	-	-	-	-	-	(95,036.72)	
Total 89 - PRIOR YEAR INCOME & EXPENSE ADJUSTM														
Budget	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	0.00
Actual	0.00	0.00	0.00	0.00	0.00	0.00	95,036.72	0.00	0.00	0.00	0.00	0.00	95,036.72	
Variance	0.00	0.00	0.00	0.00	0.00	0.00	(95,036.72)	0.00	0.00	0.00	0.00	0.00	(95,036.72)	
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	22,995.83	22,995.83	22,995.83	22,995.83	22,995.83	22,995.87	275,950.00	275,950.00
Actual	22,995.83	22,995.83	22,995.83	22,995.83	22,995.83	22,995.83	22,995.83	-	-	-	-	-	160,970.81	
Variance	-	-	-	-	-	-	-	22,995.83	22,995.83	22,995.83	22,995.83	22,995.87	114,979.19	
9008-00 Reserves-Single Family														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 01/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.12	12,001.00	12,001.00
Actual	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	-	-	-	-	-	7,000.56	
Variance	-	-	-	-	-	-	-	1,000.08	1,000.08	1,000.08	1,000.08	1,000.12	5,000.44	
9009-00 Reserves-Townhouse														
Budget	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	273,360.00	273,360.00
Actual	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	-	-	-	-	-	159,460.00	
Variance	-	-	-	-	-	-	-	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	113,900.00	
Total 90 - RESERVE ALLOCATION														
Budget	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.99	561,311.00	561,311.00
Actual	46,775.91	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	327,431.37	
Variance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,775.91	46,775.91	46,775.91	46,775.91	46,775.99	233,879.63	
Total OPERATING EXPENSE														
Budget	243,080.25	243,080.25	243,080.25	243,080.25	243,080.25	243,080.25	243,080.25	243,080.25	243,080.25	243,080.25	243,080.25	243,080.25	2,916,963.00	2,916,963.00
Actual	60,351.46	207,985.79	164,145.13	270,479.53	173,229.21	244,299.71	341,746.05	0.00	0.00	0.00	0.00	0.00	1,462,236.88	
Variance	182,728.79	35,094.46	78,935.12	(27,399.28)	69,851.04	(1,219.46)	(98,665.80)	243,080.25	243,080.25	243,080.25	243,080.25	243,080.25	1,454,726.12	
Net Income:														
Budget	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	(0.11)	0.00	
Actual	183,435.83	35,170.32	79,110.98	87,115.49	69,926.90	(1,218.60)	(98,339.94)	0.00	0.00	0.00	0.00	0.00	355,200.98	
Variance	183,435.82	35,170.31	79,110.97	87,115.48	69,926.89	(1,218.61)	(98,339.95)	(0.01)	(0.01)	(0.01)	(0.01)	0.11	355,200.98	

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

01/01/2025 - 01/31/2025

Date	Check #	Payee	Amount
01-1001-00 Sunwest - Operating - 3571			
01/02/2025	100293	Seabreeze Management Company, Inc.	\$4,500.00
		Invoice #: 21975	
		60-6040-00 January Service-Seabreeze Management Company, Inc.	\$4,500.00
01/03/2025	300022	Charter Communications	\$224.09
		Invoice #: 0293780120924	
		67-6720-00 8448 20 041 0293780	\$224.09
01/07/2025	100294	Seabreeze Management Company, Inc.	\$496.14
		Invoice #: 22784	
		60-6035-00 December Service-Seabreeze Management Company, Inc.	\$496.14
01/07/2025	100295	Better Pools	\$650.00
		Invoice #: 83933	
		65-6570-00 Fountain Monthly Service	\$650.00
01/07/2025	100296	HD Supply Facilities Maintenance, LTD.	\$62.41
		Invoice #: 9232772099	
		65-6554-00 Fitness Center wipes dispenser.	\$62.41
01/07/2025	100297	HD Supply Facilities Maintenance, LTD.	\$165.99
		Invoice #: 9232822963	
		65-6554-00 CA Paper Supplies	\$165.99
01/07/2025	100298	Remedy Pest Elimination	\$1,250.00
		Invoice #: 26138	
		65-6555-00 Monthly Contract Services	\$1,250.00
01/07/2025	100299	BluSky Restoration Contractors, LLC	\$9,260.30
		Invoice #: 191973-24	
		40-4003-00 333 E Platts Harbor Drive	\$9,260.30
01/07/2025	100300	Vega Cleaning Service Inc.	\$1,215.00
		Invoice #: 1261	
		65-6550-00 Weekly Contract Service	\$1,215.00
01/07/2025	100301	Vega Cleaning Service Inc.	\$995.00
		Invoice #: 1235	
		65-6553-00 Paint TC courtyard pots	\$995.00
01/07/2025	100302	Garage Door Doctor	\$585.00
		Invoice #: 10364	
		40-4003-00 Repair at 230 Landing Cove	\$585.00
01/08/2025	100303	Environmental Testing Associates	\$1,298.00
		Invoice #: UN-091924	
		40-4003-00 226 Smugglers Cove Environmental Testing	\$1,298.00
01/09/2025	100304	SoCalGas	\$20.41
		Invoice #: 010325-337810871	
		67-6710-00 153 378 1087 1	\$20.41
01/09/2025	100305	SoCalGas	\$2,149.97
		Invoice #: 010325-085881513	
		67-6710-00 100 858 8151 3	\$2,149.97

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

01/01/2025 - 01/31/2025

Date	Check #	Payee	Amount
01/09/2025	100306	Seabreeze Management Company, Inc.	\$5,704.03
		Invoice #: 23190	
		60-6041-00 December Service-Seabreeze Management Company, Inc.	\$5,704.03
01/09/2025	100307	Eastman Electric	\$1,932.35
		Invoice #: 77	
		65-6528-00 Monthly CA Elec Maintenance	\$1,932.35
01/09/2025	100308	Eastman Electric	\$2,393.54
		Invoice #: 181	
		66-6627-00 Monthly TH Elec Maintenance	\$2,393.54
01/09/2025	100309	Vega Cleaning Service Inc.	\$45.00
		Invoice #: 1263	
		65-6554-00 Fitness Center wipes	\$45.00
01/09/2025	100310	Vega Cleaning Service Inc.	\$50.00
		Invoice #: 1264	
		65-6553-00 Installation of soap dispenser	\$50.00
01/09/2025	100311	Vega Cleaning Service Inc.	\$1,215.00
		Invoice #: 1266	
		65-6550-00 Weekly Contract Service	\$1,215.00
01/10/2025	100312	Better Pools	\$195.00
		Invoice #: 84044	
		65-6572-00 Drain Hillcrest Spa	\$195.00
01/10/2025	100313	Better Pools	\$195.00
		Invoice #: 84043	
		65-6572-00 Drain Townside Spa	\$195.00
01/10/2025	100314	Vega Cleaning Service Inc.	\$250.00
		Invoice #: 1217	
		40-4003-00 240 Landing Cove Hose bib replacement	\$250.00
01/10/2025	100315	Vega Cleaning Service Inc.	\$875.00
		Invoice #: 1218	
		40-4003-00 333 E Platts Harbor Drive	\$875.00
01/10/2025	100316	Vega Cleaning Service Inc.	\$875.00
		Invoice #: 1220	
		40-4003-00 219 Smugglers Cove.	\$875.00
01/10/2025	100317	Vega Cleaning Service Inc.	\$875.00
		Invoice #: 1262	
		40-4003-00 275 Channel islands Drive	\$875.00
01/10/2025	100318	Garage Door Doctor	\$585.00
		Invoice #: 10356	
		40-4003-00 204 Smugglers Cove	\$585.00
01/10/2025	100319	Garage Door Doctor	\$85.00
		Invoice #: 10404	
		40-4003-00 304 E Platts Harbor Drive	\$85.00
01/10/2025	100320	Environmental Testing Associates	\$707.50
		Invoice #: UN-103024-01	
		40-4003-00 226 Smugglers Cove Environmental Testing	\$707.50

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

01/01/2025 - 01/31/2025

Date	Check #	Payee	Amount
01/14/2025	100321	Environmental Testing Associates	\$995.00
		Invoice #: UN-080924	
		40-4003-00 435 Channel Islands Drive	\$995.00
01/14/2025	100322	HD Supply Facilities Maintenance, LTD.	\$143.54
		Invoice #: 9233159751	
		65-6554-00 Fitness Center wipes	\$143.54
01/14/2025	100323	Southern California Edison Co.	\$2,268.52
		Invoice #: 010625-239238016	
		67-6705-00 700239238016	\$2,268.52
01/14/2025	100324	California State (WFB)	\$68,838.57
		Invoice #: 011025-857	
		40-4000-00 2nd Qtr transfer to reserves	\$68,838.57
01/21/2025	100325	California State University, Channel Islands	\$48,383.31
		Invoice #: 511301	
		67-6703-00 for Nov 2024	\$7,799.19
		67-6700-00 for Nov 2024	\$4,607.13
		67-6701-00 for Nov 2024	\$15,611.83
		67-6702-00 for Nov 2024	\$20,365.16
01/21/2025	100326	Seabreeze Management Company, Inc.	\$535.04
		Invoice #: 23280	
		60-6085-00 JF Reimbursement	\$535.04
01/21/2025	100327	Gothic Landscape Maintenance Division	\$32,688.00
		Invoice #: 378258	
		64-6405-00 Contract Service for January 2025	\$32,088.00
		Invoice #: 379500	
		64-6420-00 Irrigation System Repair	\$600.00
01/21/2025	100328	BluSky Restoration Contractors, LLC	\$14,136.27
		Invoice #: 230140 - 24	
		40-4003-00 226 Smugglers Cove. Remediation	\$14,136.27
01/21/2025	100329	BluSky Restoration Contractors, LLC	\$17,382.08
		Invoice #: 228393 - 24	
		40-4003-00 228 Smugglers Cove-Remediation Work	\$17,382.08
01/21/2025	100330	Vega Cleaning Service Inc.	\$1,215.00
		Invoice #: 1270	
		65-6550-00 Weekly Contract Service	\$1,215.00
01/21/2025	100331	Kastle Kare Inc	\$550.00
		Invoice #: 666399	
		65-6555-00 Gopher Service	\$550.00
01/21/2025	100332	Kastle Kare Inc	\$550.00
		Invoice #: 66632637	
		65-6555-00 Gopher Service	\$550.00
01/22/2025	300023	Charter Communications	\$224.09
		Invoice #: 0293780010925	
		67-6720-00 8448 20 041 0293780	\$224.09

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

01/01/2025 - 01/31/2025

Date	Check #	Payee	Amount
01/22/2025	300024	E. J. Harrison & Sons, Inc.	\$10.19
		Invoice #: 010325	
		67-6725-00 5 -0058798 3	\$10.19
01/22/2025	100333	Southern California Edison Co.	\$46.85
		Invoice #: 011325-305875602	
		67-6705-00 700305875602	\$46.85
01/22/2025	100334	Southern California Edison Co.	\$1,542.45
		Invoice #: 011425-466262876	
		67-6705-00 700466262876	\$1,542.45
01/10/2025	0	SPECTRUM	\$532.37
		67-6720-00 EFT - SPECTRUM SPECTRUM 8507705; SPECTRUM SPECTRUM 8507705	\$532.37
01/13/2025	0	Reclass	\$1,372.19
		12-1281-00 Bank Adjustment - Reclass CAM fee payment batches; Reclass CAM fee payment batches	\$1,372.19
01/28/2025	100335	Seabreeze Management Company, Inc.	\$5,629.89
		Invoice #: 23723	
		60-6041-00 Pay Period 12/29/2024 - 1/11/2025	\$5,629.89
01/28/2025	100336	Xtreme Fitness Service, Inc.	\$445.00
		Invoice #: 12244	
		65-6588-00 Quarterly Maintenance	\$445.00
01/28/2025	100337	Vega Cleaning Service Inc.	\$1,215.00
		Invoice #: 1271	
		65-6550-00 Weekly Contract Service	\$1,215.00
01/28/2025	100338	Vega Cleaning Service Inc.	\$650.00
		Invoice #: 1257	
		40-4003-00 206 Smugglers Cove -- Courtyard Wall Repair	\$650.00
01/29/2025	300025	E. J. Harrison & Sons, Inc.	\$787.14
		Invoice #: 011425	
		67-6725-00 1 -0119228 2	\$787.14
01/29/2025	300026	E. J. Harrison & Sons, Inc.	\$4,940.10
		Invoice #: 011425	
		67-6725-00 1 -0005617 3	\$4,940.10
01/29/2025	300027	E. J. Harrison & Sons, Inc.	\$3,304.24
		Invoice #: 011425	
		67-6725-00 1 -0128958 3	\$3,304.24
01/29/2025	300028	E. J. Harrison & Sons, Inc.	\$1,692.16
		Invoice #: 011425	
		67-6725-00 1 -0127257 1	\$1,692.16
01/28/2025	0	Reclass	\$757.77
		12-1281-00 Bank Adjustment - Reclass batches 191866 & 192905 - CalState CAM fees check; Reclass batches 191866 & 192905 - CalState CAM fees check	\$532.77
		12-1281-00 Bank Adjustment - Reclass batches 191866 & 192905 - CalState CAM fees check; Reclass batches 191866 & 192905 - CalState CAM fees check	\$225.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

01/01/2025 - 01/31/2025

Date	Check #	Payee	Amount
01/30/2025	100339	California State University, Channel Islands	\$50,572.21
		Invoice #: 511103	
		67-6703-00 for July 2024	\$7,799.19
		67-6700-00 for July 2024	\$7,041.60
		67-6701-00 for July 2024	\$15,366.26
		67-6702-00 for July 2024	\$20,365.16
01/30/2025	100340	Better Pools	\$250.00
		Invoice #: 84146	
		65-6572-00 Townside Pool/Spa Filter Cleaning	\$250.00
01/30/2025	100341	Better Pools	\$375.00
		Invoice #: 84537	
		65-6572-00 Hillcrest Pool Spa Filter Grid Cleaning	\$375.00
01/30/2025	100342	HD Supply Facilities Maintenance, LTD.	\$720.85
		Invoice #: 9233714108	
		65-6554-00 CA Paper Supplies	\$90.16
		65-6554-00 Urinal Deodorizers	\$29.09
		65-6554-00 Sales Tax	\$48.73
		65-6543-00 Fido Bags	\$552.87
01/30/2025	100343	Southern California Edison Co.	\$4,148.62
		Invoice #: 011025-001512196	
		67-6705-00 600001512196	\$4,148.62
01/31/2025	0	Reclass	\$532.77
		12-1281-00 Bank Adjustment - Reclass batch 194661 -ck 424; Reclass batch 194661 -ck 424	\$532.77
01/31/2025	500005	Susan Park	\$532.77
		20-2001-00 OVERPAYMENT REFUND	\$532.77
01/31/2025	500006	Susan Park	\$532.77
		20-2001-00 OVERPAYMENT REFUND	\$532.77
		Account Totals	# Checks: 64 \$307,354.49
		Association Totals	# Checks: 64 \$307,354.49

University Glen - AR Other due from Cal State University, Channel Islands

DATE	Amount	Description
Jan-25	1,783.24	Reserve expenses less monthly contribution
Total	1,783.24	

University Glen
 Prepaid Insurance # 1300
 As of January 31, 2025

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		

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 Contributon		
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

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	(1,250.00)		Townhouse	Townhouse reserve termite expense	The Termite Guy	180120-1
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				
Nov-24	(68,838.57)			Transfer to Cal State reserve account (Balance due as of 9/30/24)		
		(68,838.57)				
Jan-25	46,775.91			January Reserve Contribution		
Jan-25	(9,260.30)		Townhouse	333 E Platts Harbor Drive	BluSky restoration	191973-24
	(585.00)		Townhouse	Repair at 230 Landing Cove	Ventura Garage Door Doc	10364
	(1,298.00)		Townhouse	226 Smugglers Cove Environmental Testing	Rycorp	UN-091924
	(707.50)		Townhouse	226 Smugglers Cove Environmental Testing	Rycorp	UN-103024-01
	(585.00)		Townhouse	204 Smugglers Cove	Ventura Garage Door Doc	10356
	(85.00)		Townhouse	304 E Platts Harbor Drive	Ventura Garage Door Doc	10404
	(250.00)		Townhouse	240 Landing Cove Hose bib replacement	Vega Cleaning Service	1217
	(875.00)		Townhouse	333 E Platts Harbor Drive	Vega Cleaning Service	1218
	(875.00)		Townhouse	219 Smugglers Cove.	Vega Cleaning Service	1220
	(875.00)		Townhouse	275 Channel islands Drive	Vega Cleaning Service	1262
	(995.00)		Townhouse	435 Channel Islands Drive	Rycorp	UN-080924
	(14,136.27)		Townhouse	226 Smugglers Cove. Remediation	BluSky restoration	230140-24
	(17,382.09)		Townhouse	228 Smugglers Cove-Remediation Work	BluSky restoration	228393-24
	(650.00)		Townhouse	206 Smugglers Cove -- Courtyard Wall Repair	Vega Cleaning Service	1257
		(1,783.25)				
Jan-25	1,783.25			Reclass balance due from CSUCI to GL 1281 AR Other		
		1,783.25				
Total	0.00	0.00				

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
Transfer				
Jan-25	1,000.08	22,995.83	22,780.00	46,775.91
Feb-25				-
Mar-25				-
Apr-25				-
May-25				-
Jun-25				-
YTD	7,000.56	160,970.81	159,460.00	327,431.37

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)
-	-	(48,559.15)	(48,559.15)
			-
			-
			-
			-
			-
(1,189.23)	(18,295.71)	(132,053.73)	(151,538.67)

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
			(68,838.57)
1,000.08	22,995.83	(25,779.15)	(1,783.24)
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
5,811.33	142,675.10	27,406.27	(1,783.24)

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01-1001-00	Sunwest - Operating - 3571	\$553,443.87	\$251,589.15	\$308,713.46	\$496,319.56
Date	GL Ref #	Debit	Credit	Description	
01/02/2025	6901658	\$ 1,065.54	\$ -	Deposit from batch 178720	
01/02/2025	6905537	4,667.92	-	Deposit from batch 178247	
01/02/2025	6927799	-	4,500.00	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100293 Inv: 21975 Seabreeze Management Company, Inc.	
01/02/2025	6932366	1,565.50	-	Deposit from batch 179135	
01/02/2025	6933377	-	313.10	Return - 12/29 No Account/Unable to Locate Account	
01/03/2025	6936109	626.96	-	Deposit from batch 179307	
01/03/2025	6937891	1,598.31	-	Deposit from batch 178784	
01/03/2025	6946042	-	224.09	Sunwest - Operating - 3571; Charter Communications Chk # 300022 Inv: 0293780120924 Charter Communications	
01/03/2025	6951390	1,598.31	-	Deposit from batch 180100	
01/06/2025	6958433	6,236.49	-	Deposit from batch 179566	
01/06/2025	6979468	1,232.41	-	Deposit from batch 180769	
01/07/2025	6984140	1,891.95	-	Deposit from batch 180521	
01/07/2025	6992890	-	496.14	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100294 Inv: 22784 Seabreeze Management Company, Inc.	
01/07/2025	6992892	-	650.00	Sunwest - Operating - 3571; Better Pools Chk # 100295 Inv: 83933 Better Pools	
01/07/2025	6992894	-	62.41	Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100296 Inv: 9232772099 HD Supply Facilities Maintenance, LTD.	
01/07/2025	6992896	-	165.99	Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100297 Inv: 9232822963 HD Supply Facilities Maintenance, LTD.	
01/07/2025	6992898	-	1,250.00	Sunwest - Operating - 3571; Remedy Pest Elimination Chk # 100298 Inv: 26138 Remedy Pest Elimination	
01/07/2025	6992900	-	9,260.30	Sunwest - Operating - 3571; BluSky Restoration Contractors, LLC Chk # 100299 Inv: 191973-24 BluSky Restoration Contractors, LLC	
01/07/2025	6992902	-	1,215.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100300 Inv: 1261 Vega Cleaning Service Inc.	
01/07/2025	6992904	-	995.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100301 Inv: 1235 Vega Cleaning Service Inc.	
01/07/2025	6992906	-	585.00	Sunwest - Operating - 3571; Garage Door Doctor Chk # 100302 Inv: 10364 Garage Door Doctor	
01/07/2025	6997406	1,065.54	-	Deposit from batch 181412	
01/08/2025	7002223	313.10	-	Deposit from batch 181139	
01/08/2025	7010264	-	1,298.00	Sunwest - Operating - 3571; Environmental Testing Associates Chk # 100303 Inv: UN-091924 Environmental Testing Associates	
01/08/2025	7014451	6,076.12	-	Deposit from batch 182196	
01/08/2025	7015413	1,598.31	-	Deposit from batch 182329	
01/09/2025	7017379	-	200.00	Move Payment Transfer	
01/09/2025	7018162	1,065.54	-	Deposit from batch 182572	
01/09/2025	7019053	2,131.08	-	Deposit from batch 181971	
01/09/2025	7107217	-	20.41	Sunwest - Operating - 3571; SoCalGas Chk # 100304	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 010325-337810871 SoCalGas		
01/09/2025	7107219	-	2,149.97	Sunwest - Operating - 3571; SoCalGas Chk # 100305			
					Inv: 010325-085881513 SoCalGas		
01/09/2025	7107221	-	5,704.03	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100306			
					Inv: 23190 Seabreeze Management Company, Inc.		
01/09/2025	7107223	-	1,932.35	Sunwest - Operating - 3571; Eastman Electric Chk # 100307			
					Inv: 77 Eastman Electric		
01/09/2025	7107225	-	2,393.54	Sunwest - Operating - 3571; Eastman Electric Chk # 100308			
					Inv: 181 Eastman Electric		
01/09/2025	7107227	-	45.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100309			
					Inv: 1263 Vega Cleaning Service Inc.		
01/09/2025	7107229	-	50.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100310			
					Inv: 1264 Vega Cleaning Service Inc.		
01/09/2025	7107231	-	1,215.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100311			
					Inv: 1266 Vega Cleaning Service Inc.		
01/10/2025	7097482	158,394.94	-	Deposit from batch 180109			
01/10/2025	7117158	3,291.63	-	Deposit from batch 182597			
01/10/2025	7125047	-	195.00	Sunwest - Operating - 3571; Better Pools Chk # 100312			
					Inv: 84044 Better Pools		
01/10/2025	7125049	-	195.00	Sunwest - Operating - 3571; Better Pools Chk # 100313			
					Inv: 84043 Better Pools		
01/10/2025	7125051	-	250.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100314			
					Inv: 1217 Vega Cleaning Service Inc.		
01/10/2025	7125053	-	875.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100315			
					Inv: 1218 Vega Cleaning Service Inc.		
01/10/2025	7125055	-	875.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100316			
					Inv: 1220 Vega Cleaning Service Inc.		
01/10/2025	7125057	-	875.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100317			
					Inv: 1262 Vega Cleaning Service Inc.		
01/10/2025	7125059	-	585.00	Sunwest - Operating - 3571; Garage Door Doctor Chk # 100318			
					Inv: 10356 Garage Door Doctor		
01/10/2025	7125061	-	85.00	Sunwest - Operating - 3571; Garage Door Doctor Chk # 100319			
					Inv: 10404 Garage Door Doctor		
01/10/2025	7125063	-	707.50	Sunwest - Operating - 3571; Environmental Testing Associates Chk # 100320			
					Inv: UN-103024-01 Environmental Testing Associates		
01/10/2025	7129589	1,158.97	-	Deposit from batch 183590			
01/10/2025	7255220	-	532.37	SPECTRUM SPECTRUM 8507705; SPECTRUM Chk # 0			
01/13/2025	7134548	532.77	-	Deposit from batch 183460			
01/13/2025	7134712	1,082.77	-	Deposit from batch 183928			
01/13/2025	7136441	1,598.31	-	Deposit from batch 183358			
01/13/2025	7136766	306.65	-	Deposit from batch 183768			

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/13/2025	7136768	\$ 532.77	\$ -	Deposit from batch 183769	
01/13/2025	7136770	532.77	-	Deposit from batch 183770	
01/13/2025	7151138	4,888.36	-	Deposit from batch 184470	
01/13/2025	7255693	-	1,372.19	Reclass CAM fee payment batches; Reclass Chk # 0	
01/14/2025	7153431	532.77	-	Deposit from batch 184699	
01/14/2025	7154431	2,663.85	-	Deposit from batch 183962	
01/14/2025	7160773	-	995.00	Sunwest - Operating - 3571; Environmental Testing Associates Chk # 100321 Inv: UN-080924 Environmental Testing Associates	
01/14/2025	7160775	-	143.54	Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100322 Inv: 9233159751 HD Supply Facilities Maintenance, LTD.	
01/14/2025	7160777	-	2,268.52	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100323 Inv: 010625-239238016 Southern California Edison Co.	
01/14/2025	7160779	-	68,838.57	Sunwest - Operating - 3571; California State (WFB) Chk # 100324 Inv: 011025-857 California State (WFB)	
01/14/2025	7162456	2,517.62	-	Deposit from batch 185739	
01/14/2025	7168030	2,757.28	-	Deposit from batch 185907	
01/15/2025	7171871	532.77	-	Deposit from batch 184929	
01/15/2025	7180765	532.77	-	Deposit from batch 187245	
01/15/2025	7188160	8,008.79	-	Deposit from batch 187307	
01/16/2025	7203542	845.87	-	Deposit from batch 188484	
01/17/2025	7204926	1,065.54	-	Deposit from batch 187867	
01/17/2025	7214169	330.00	-	Deposit from batch 189320	
01/17/2025	7217189	1,159.73	-	Deposit from batch 189480	
01/21/2025	7224198	532.77	-	Deposit from batch 188623	
01/21/2025	7231565	-	48,383.31	Sunwest - Operating - 3571; California State University, Channel Islands Chk # 100325 Inv: 511301 California State University, Channel Islands	
01/21/2025	7231567	-	535.04	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100326 Inv: 23280 Seabreeze Management Company, Inc.	
01/21/2025	7231569	-	32,088.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100327 Inv: 378258 Gothic Landscape Maintenance Division	
01/21/2025	7231569	-	600.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100327 Inv: 379500 Gothic Landscape Maintenance Division	
01/21/2025	7231573	-	14,136.27	Sunwest - Operating - 3571; BluSky Restoration Contractors, LLC Chk # 100328 Inv: 230140 - 24 BluSky Restoration Contractors, LLC	
01/21/2025	7231575	-	17,382.08	Sunwest - Operating - 3571; BluSky Restoration Contractors, LLC Chk # 100329 Inv: 228393 - 24 BluSky Restoration Contractors, LLC	
01/21/2025	7231577	-	1,215.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100330 Inv: 1270 Vega Cleaning Service Inc.	
01/21/2025	7231579	-	550.00	Sunwest - Operating - 3571; Kastle Kare Inc Chk # 100331 Inv: 666399 Kastle Kare Inc	
01/21/2025	7231581	-	550.00	Sunwest - Operating - 3571; Kastle Kare Inc Chk # 100332 Inv: 66632637 Kastle Kare Inc	
01/21/2025	7232237	1,002.08	-	Deposit from batch 190448	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/22/2025	7235233	\$ 532.77	\$ -	Deposit from batch 190141	
01/22/2025	7235856	1,798.31	-	Deposit from batch 190139	
01/22/2025	7239468	3,508.60	-	Misc Scanned Deposit	
01/22/2025	7243536	-	224.09	Sunwest - Operating - 3571; Charter Communications Chk # 300023 Inv: 0293780010925 Charter Communications	
01/22/2025	7243538	-	10.19	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300024 Inv: 010325 E. J. Harrison & Sons, Inc.	
01/22/2025	7243540	-	46.85	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100333 Inv: 011325-305875602 Southern California Edison Co.	
01/22/2025	7243542	-	1,542.45	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100334 Inv: 011425-466262876 Southern California Edison Co.	
01/22/2025	7243919	1,065.54	-	Deposit from batch 191038	
01/23/2025	7248900	313.10	-	Deposit from batch 191279	
01/23/2025	7248902	532.77	-	Deposit from batch 191280	
01/23/2025	7254578	1,067.77	-	Deposit from batch 191626	
01/23/2025	7255701	-	845.87	Reclass batches 191279 & 191280	
01/25/2025	7263826	532.77	-	Deposit from batch 191866	
01/27/2025	7269414	313.10	-	Deposit from batch 191771	
01/28/2025	7279797	1,600.54	-	Deposit from batch 192333	
01/28/2025	7279886	2,664.11	-	Deposit from batch 192345	
01/28/2025	7282937	225.00	-	Deposit from batch 192905	
01/28/2025	7286636	-	5,629.89	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100335 Inv: 23723 Seabreeze Management Company, Inc.	
01/28/2025	7286638	-	445.00	Sunwest - Operating - 3571; Xtreme Fitness Service, Inc. Chk # 100336 Inv: 12244 Xtreme Fitness Service, Inc.	
01/28/2025	7286640	-	1,215.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100337 Inv: 1271 Vega Cleaning Service Inc.	
01/28/2025	7286642	-	650.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100338 Inv: 1257 Vega Cleaning Service Inc.	
01/28/2025	7287293	626.20	-	Deposit from batch 193502	
01/28/2025	7290471	532.77	-	Deposit from batch 193662	
01/28/2025	7316839	-	757.77	Reclass batches 191866 & 192905 - CalState CAM fees check; Reclass Chk # 0	
01/29/2025	7311066	-	787.14	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300025 Inv: 011425 E. J. Harrison & Sons, Inc.	
01/29/2025	7311068	-	4,940.10	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300026 Inv: 011425 E. J. Harrison & Sons, Inc.	
01/29/2025	7311070	-	3,304.24	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300027 Inv: 011425 E. J. Harrison & Sons, Inc.	
01/29/2025	7311072	-	1,692.16	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300028 Inv: 011425 E. J. Harrison & Sons, Inc.	
01/29/2025	7315666	845.87	-	Deposit from batch 194249	
01/30/2025	7318461	532.77	-	Deposit from batch 193780	
01/30/2025	7318769	75.00	-	Misc Scanned Deposit	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/30/2025	7320200	\$ 1,984.85	\$ -	Deposit from batch 194661	
01/30/2025	7323428	-	50,572.21	Sunwest - Operating - 3571; California State University, Channel Islands Chk # 100339	
				Inv: 511103 California State University, Channel Islands	
01/30/2025	7323430	-	250.00	Sunwest - Operating - 3571; Better Pools Chk # 100340	
				Inv: 84146 Better Pools	
01/30/2025	7323432	-	375.00	Sunwest - Operating - 3571; Better Pools Chk # 100341	
				Inv: 84537 Better Pools	
01/30/2025	7323434	-	720.85	Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100342	
				Inv: 9233714108 HD Supply Facilities Maintenance, LTD.	
01/30/2025	7323436	-	4,148.62	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100343	
				Inv: 011025-001512196 Southern California Edison Co.	
01/30/2025	7328015	1,574.89	-	Deposit from batch 194899	
01/31/2025	7328387	-	532.77	Reclass batch 194661 -ck 424; Reclass Chk # 0	
01/31/2025	7329254	797.86	-	Deposit from batch 194537	
01/31/2025	7329657	798.62	-	Deposit from batch 195031	
01/31/2025	7330753	1,065.54	-	Deposit from batch 194442	
01/31/2025	7334493	-	532.77	OVERPAYMENT REFUND; Susan Park Chk # 500005	
01/31/2025	7334497	-	532.77	OVERPAYMENT REFUND; Susan Park Chk # 500006	
01/31/2025	7343880	1,065.54	-	Deposit from batch 195442	
12-1280-00	Accounts Receivable		33,319.00	244,909.75	243,265.41
					34,963.34
Date	GL Ref #	Debit	Credit	Description	
01/01/2025	4206208	\$ 22,543.20	\$ -	Assessment - A - Batch 105590	
01/01/2025	4206232	106,554.00	-	Assessment - A - Batch 105591	
01/01/2025	4206260	93,099.58	-	Apartment Assessment - A - Batch 105588	
01/01/2025	4206284	16,823.50	-	Apartment Assessment - A - Batch 105589	
01/01/2025	4206308	4,060.83	-	Commercial Assessment - A - Batch 105592	
01/01/2025	6880200	-	313.10	Applied Prepaid 124525874596	
01/01/2025	6880202	-	116.85	Applied Prepaid 124525874631	
01/01/2025	6880204	-	51.36	Applied Prepaid 124525874740	
01/01/2025	6880206	-	116.85	Applied Prepaid 124525874577	
01/01/2025	6880208	-	313.10	Applied Prepaid 124525874659	
01/01/2025	6880210	-	116.86	Applied Prepaid 124525874714	
01/01/2025	6880212	-	313.10	Applied Prepaid 124525874636	
01/01/2025	6880214	-	313.10	Applied Prepaid 124525874838	
01/01/2025	6880216	-	532.77	Applied Prepaid 124525874799	
01/01/2025	6880218	-	2.30	Applied Prepaid 124525874758	
01/01/2025	6880220	-	5.61	Applied Prepaid 124525874730	
01/01/2025	6880222	-	53.55	Applied Prepaid 124525874679	
01/01/2025	6880224	-	146.23	Applied Prepaid 124525874757	
01/01/2025	6880226	-	1.15	Applied Prepaid 124525874651	
01/01/2025	6880228	-	146.23	Applied Prepaid 124525874735	
01/01/2025	6880230	-	313.10	Applied Prepaid 124525874718	
01/01/2025	6880232	-	313.10	Applied Prepaid 124525874647	
01/01/2025	6880234	-	313.10	Applied Prepaid 124525874652	
01/01/2025	6880236	-	313.10	Applied Prepaid 124525874634	
01/01/2025	6880238	-	313.10	Applied Prepaid 124525874589	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/01/2025	6880240	\$ -	\$ 313.10	Applied Prepaid 124525874656	
01/01/2025	6880242	-	98.22	Applied Prepaid 124525874722	
01/01/2025	6880244	-	20.00	Applied Prepaid 124525874674	
01/01/2025	6880246	-	532.77	Applied Prepaid 124525874710	
01/01/2025	6880248	-	0.69	Applied Prepaid 124525874796	
01/01/2025	6880250	-	532.77	Applied Prepaid 124525874704	
01/01/2025	6880252	-	147.42	Applied Prepaid 124525874805	
01/01/2025	6880254	-	532.77	Applied Prepaid 124525874592	
01/01/2025	6880256	-	532.77	Applied Prepaid 124525874614	
01/01/2025	6880258	-	104.30	Applied Prepaid 124525874734	
01/01/2025	6880260	-	119.86	Applied Prepaid 124525874774	
01/01/2025	6880262	-	532.77	Applied Prepaid 124525874770	
01/01/2025	6880264	-	73.14	Applied Prepaid 124525874644	
01/01/2025	6880266	-	146.23	Applied Prepaid 124525874738	
01/01/2025	6880268	-	53.55	Applied Prepaid 124525874664	
01/01/2025	6880270	-	532.77	Applied Prepaid 124525874798	
01/01/2025	6880272	-	146.23	Applied Prepaid 124525874665	
01/01/2025	6880274	-	146.23	Applied Prepaid 124525874616	
01/01/2025	6880276	-	146.23	Applied Prepaid 124525874744	
01/01/2025	6880278	-	532.77	Applied Prepaid 124525874797	
01/01/2025	6880280	-	48.55	Applied Prepaid 124525874824	
01/01/2025	6880282	-	146.23	Applied Prepaid 124525874648	
01/01/2025	6880284	-	486.03	Applied Prepaid 124525874713	
01/01/2025	6880286	-	155.78	Applied Prepaid 124525874698	
01/01/2025	6880288	-	23.15	Applied Prepaid 124525874683	
01/01/2025	6880290	-	532.77	Applied Prepaid 124525874706	
01/01/2025	6880292	-	146.23	Applied Prepaid 124525874752	
01/01/2025	6880294	-	146.23	Applied Prepaid 124525874622	
01/01/2025	6880296	-	342.93	Applied Prepaid 124525874637	
01/01/2025	6880298	-	146.23	Applied Prepaid 124525874640	
01/01/2025	6880300	-	121.11	Applied Prepaid 124525874709	
01/02/2025	6905537	0.00	4,354.44	Deposit from batch 178247	
01/02/2025	6901658	0.00	1,065.54	Deposit from batch 178720	
01/02/2025	6920524	-	313.10	Applied Prepaid 124525874629	
01/02/2025	6920526	-	313.10	Applied Prepaid 124525874573	
01/02/2025	6920528	-	532.77	Applied Prepaid 124525874639	
01/02/2025	6933377	313.10	-	Return - 12/29 No Account/Unable to Locate Account	
01/02/2025	6941960	25.00	-	NSF/Returned Check Fee - Batch 179288	
01/03/2025	6937891	0.00	1,598.31	Deposit from batch 178784	
01/03/2025	6936109	0.00	313.10	Deposit from batch 179307	
01/03/2025	6951390	0.00	1,598.31	Deposit from batch 180100	
01/06/2025	6958433	0.00	5,221.24	Deposit from batch 179566	
01/06/2025	6979468	0.00	1,232.41	Deposit from batch 180769	
01/07/2025	6984140	0.00	1,891.95	Deposit from batch 180521	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/07/2025	6997406	\$ 0.00	\$ 919.31	Deposit from batch 181412	
01/08/2025	7002223	0.00	313.10	Deposit from batch 181139	
01/08/2025	7014451	0.00	5,272.20	Deposit from batch 182196	
01/08/2025	7015413	0.00	532.77	Deposit from batch 182329	
01/09/2025	7019053	0.00	1,838.62	Deposit from batch 181971	
01/09/2025	7018162	0.00	1,011.99	Deposit from batch 182572	
01/09/2025	7017379	200.00	-	Move Payment Transfer	
01/10/2025	7097482	0.00	158,394.94	Deposit from batch 180109	
01/10/2025	7117158	0.00	2,978.53	Deposit from batch 182597	
01/10/2025	7129589	0.00	1,158.97	Deposit from batch 183590	
01/13/2025	7136441	0.00	1,065.54	Deposit from batch 183358	
01/13/2025	7134548	0.00	532.77	Deposit from batch 183460	
01/13/2025	7136766	0.00	306.65	Deposit from batch 183768	
01/13/2025	7136768	0.00	532.77	Deposit from batch 183769	
01/13/2025	7136770	0.00	532.77	Deposit from batch 183770	
01/13/2025	7134712	0.00	1,082.77	Deposit from batch 183928	
01/13/2025	7151138	0.00	4,152.14	Deposit from batch 184470	
01/14/2025	7154431	0.00	2,131.08	Deposit from batch 183962	
01/14/2025	7153431	0.00	532.77	Deposit from batch 184699	
01/14/2025	7162456	0.00	2,517.62	Deposit from batch 185739	
01/14/2025	7168030	0.00	2,659.06	Deposit from batch 185907	
01/15/2025	7171871	0.00	532.77	Deposit from batch 184929	
01/15/2025	7180765	0.00	532.77	Deposit from batch 187245	
01/15/2025	7188160	0.00	7,862.02	Deposit from batch 187307	
01/16/2025	7203542	0.00	699.64	Deposit from batch 188484	
01/17/2025	7204926	0.00	1,065.54	Deposit from batch 187867	
01/17/2025	7217189	0.00	792.32	Deposit from batch 189480	
01/21/2025	7224198	0.00	532.77	Deposit from batch 188623	
01/21/2025	7232237	0.00	1,002.08	Deposit from batch 190448	
01/22/2025	7235856	0.00	1,265.54	Deposit from batch 190139	
01/22/2025	7235233	0.00	532.77	Deposit from batch 190141	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/22/2025	7243919	\$ 0.00	\$ 1,065.54	Deposit from batch 191038	
01/23/2025	7248900	0.00	313.10	Deposit from batch 191279	
01/23/2025	7248902	0.00	532.77	Deposit from batch 191280	
01/23/2025	7254578	0.00	532.08	Deposit from batch 191626	
01/27/2025	7269414	0.00	313.10	Deposit from batch 191771	
01/28/2025	7279797	0.00	532.77	Deposit from batch 192333	
01/28/2025	7279886	0.00	2,541.69	Deposit from batch 192345	
01/28/2025	7282937	0.00	225.00	Deposit from batch 192905	
01/28/2025	7287293	0.00	626.20	Deposit from batch 193502	
01/28/2025	7282867	225.00	-	Key Fob / Remotes - Batch 192854	
01/30/2025	7318461	0.00	532.77	Deposit from batch 193780	
01/30/2025	7320200	0.00	1,452.08	Deposit from batch 194661	
01/30/2025	7328015	0.00	196.25	Deposit from batch 194899	
01/30/2025	7318840	532.77	-	Move Payment Transfer	
01/30/2025	7318842	532.77	-	Move Payment Transfer	
01/31/2025	7330753	0.00	532.77	Deposit from batch 194442	
01/31/2025	7329254	0.00	502.94	Deposit from batch 194537	
12-1281-00	A/R-Miscellaneous	-	5,291.84	3,508.60	1,783.24
Date	GL Ref #	Debit	Credit	Description	
01/13/2025	7255693	\$ 1,372.19	\$ -	Reclass CAM fee payment batches; Reclass Chk # 0	
01/22/2025	7239468	-	3,508.60	Cal State University - CAM Fees reimb	
01/23/2025	7255701	313.10	-	Reclass batches 191279 & 191280	
01/23/2025	7255701	532.77	-	Reclass batches 191279 & 191280	
01/28/2025	7316839	532.77	-	Reclass batches 191866 & 192905 - CalState CAM fees check; Reclass Chk # 0	
01/28/2025	7316839	225.00	-	Reclass batches 191866 & 192905 - CalState CAM fees check; Reclass Chk # 0	
01/31/2025	7328387	532.77	-	Reclass batch 194661 -ck 424; Reclass Chk # 0	
01/31/2025	7580512	1,783.24	-	Reclass reserve reimb receivable	
13-1300-00	Prepaid Insurance	82,229.48	-	13,704.92	68,524.56
Date	GL Ref #	Debit	Credit	Description	
01/31/2025	7579784	\$ -	\$ 13,704.92	Amortize prepaid insurance expense 7/1/24-25	
20-2001-00	Prepaid Dues	(16,179.89)	13,872.00	18,612.14	(20,920.03)
Date	GL Ref #	Debit	Credit	Description	
01/01/2025	6880200	\$ 313.10	\$ -	Adjust Prepaid	
01/01/2025	6880202	116.85	-	Adjust Prepaid	
01/01/2025	6880204	51.36	-	Adjust Prepaid	
01/01/2025	6880206	116.85	-	Adjust Prepaid	
01/01/2025	6880208	313.10	-	Adjust Prepaid	
01/01/2025	6880210	116.86	-	Adjust Prepaid	
01/01/2025	6880212	313.10	-	Adjust Prepaid	
01/01/2025	6880214	313.10	-	Adjust Prepaid	
01/01/2025	6880216	532.77	-	Adjust Prepaid	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/01/2025	6880218	\$ 2.30	\$ -	Adjust Prepaid	
01/01/2025	6880220	5.61	-	Adjust Prepaid	
01/01/2025	6880222	53.55	-	Adjust Prepaid	
01/01/2025	6880224	146.23	-	Adjust Prepaid	
01/01/2025	6880226	1.15	-	Adjust Prepaid	
01/01/2025	6880228	146.23	-	Adjust Prepaid	
01/01/2025	6880230	313.10	-	Adjust Prepaid	
01/01/2025	6880232	313.10	-	Adjust Prepaid	
01/01/2025	6880234	313.10	-	Adjust Prepaid	
01/01/2025	6880236	313.10	-	Adjust Prepaid	
01/01/2025	6880238	313.10	-	Adjust Prepaid	
01/01/2025	6880240	313.10	-	Adjust Prepaid	
01/01/2025	6880242	98.22	-	Adjust Prepaid	
01/01/2025	6880244	20.00	-	Adjust Prepaid	
01/01/2025	6880246	532.77	-	Adjust Prepaid	
01/01/2025	6880248	0.69	-	Adjust Prepaid	
01/01/2025	6880250	532.77	-	Adjust Prepaid	
01/01/2025	6880252	147.42	-	Adjust Prepaid	
01/01/2025	6880254	532.77	-	Adjust Prepaid	
01/01/2025	6880256	532.77	-	Adjust Prepaid	
01/01/2025	6880258	104.30	-	Adjust Prepaid	
01/01/2025	6880260	119.86	-	Adjust Prepaid	
01/01/2025	6880262	532.77	-	Adjust Prepaid	
01/01/2025	6880264	73.14	-	Adjust Prepaid	
01/01/2025	6880266	146.23	-	Adjust Prepaid	
01/01/2025	6880268	53.55	-	Adjust Prepaid	
01/01/2025	6880270	532.77	-	Adjust Prepaid	
01/01/2025	6880272	146.23	-	Adjust Prepaid	
01/01/2025	6880274	146.23	-	Adjust Prepaid	
01/01/2025	6880276	146.23	-	Adjust Prepaid	
01/01/2025	6880278	532.77	-	Adjust Prepaid	
01/01/2025	6880280	48.55	-	Adjust Prepaid	
01/01/2025	6880282	146.23	-	Adjust Prepaid	
01/01/2025	6880284	486.03	-	Adjust Prepaid	
01/01/2025	6880286	155.78	-	Adjust Prepaid	
01/01/2025	6880288	23.15	-	Adjust Prepaid	
01/01/2025	6880290	532.77	-	Adjust Prepaid	
01/01/2025	6880292	146.23	-	Adjust Prepaid	
01/01/2025	6880294	146.23	-	Adjust Prepaid	
01/01/2025	6880296	342.93	-	Adjust Prepaid	
01/01/2025	6880298	146.23	-	Adjust Prepaid	
01/01/2025	6880300	121.11	-	Adjust Prepaid	
01/02/2025	6905537	0.00	313.48	Deposit from batch 178247	
01/02/2025	6932366	0.00	1,565.50	Deposit from batch 179135	
01/02/2025	6920524	313.10	-	Adjust Prepaid	
01/02/2025	6920526	313.10	-	Adjust Prepaid	
01/02/2025	6920528	532.77	-	Adjust Prepaid	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
01/03/2025	6936109	\$ 0.00	\$ 313.86	Deposit from batch 179307		
01/06/2025	6958433	0.00	1,015.25	Deposit from batch 179566		
01/07/2025	6997406	0.00	146.23	Deposit from batch 181412		
01/08/2025	7014451	0.00	803.92	Deposit from batch 182196		
01/08/2025	7015413	0.00	1,065.54	Deposit from batch 182329		
01/09/2025	7019053	0.00	292.46	Deposit from batch 181971		
01/09/2025	7018162	0.00	53.55	Deposit from batch 182572		
01/10/2025	7117158	0.00	313.10	Deposit from batch 182597		
01/13/2025	7136441	0.00	532.77	Deposit from batch 183358		
01/13/2025	7151138	0.00	736.22	Deposit from batch 184470		
01/14/2025	7154431	0.00	532.77	Deposit from batch 183962		
01/14/2025	7168030	0.00	98.22	Deposit from batch 185907		
01/15/2025	7188160	0.00	146.77	Deposit from batch 187307		
01/16/2025	7203542	0.00	146.23	Deposit from batch 188484		
01/17/2025	7214169	0.00	330.00	Deposit from batch 189320		
01/17/2025	7217189	0.00	367.41	Deposit from batch 189480		
01/22/2025	7235856	0.00	532.77	Deposit from batch 190139		
01/23/2025	7254578	0.00	535.69	Deposit from batch 191626		
01/25/2025	7263826	0.00	532.77	Deposit from batch 191866		
01/28/2025	7279797	0.00	1,067.77	Deposit from batch 192333		
01/28/2025	7279886	0.00	122.42	Deposit from batch 192345		
01/28/2025	7290471	0.00	532.77	Deposit from batch 193662		
01/29/2025	7315666	0.00	845.87	Deposit from batch 194249		
01/30/2025	7320200	0.00	532.77	Deposit from batch 194661		
01/30/2025	7328015	0.00	1,378.64	Deposit from batch 194899		
01/30/2025	7318840	-	532.77	Move Payment Transfer		
01/30/2025	7318842	-	532.77	Move Payment Transfer		
01/31/2025	7330753	0.00	532.77	Deposit from batch 194442		
01/31/2025	7329254	0.00	294.92	Deposit from batch 194537		
01/31/2025	7329657	0.00	798.62	Deposit from batch 195031		
01/31/2025	7343880	0.00	1,065.54	Deposit from batch 195442		
01/31/2025	7334493	532.77	-	OVERPAYMENT REFUND; Susan Park Chk # 500005		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/31/2025 20-2799-00	7334497 Accounts Payable	\$ 532.77 \$ -	OVERPAYMENT REFUND; Susan Park Chk # 500006 -	303,093.85	303,093.85 -
Date	GL Ref #	Debit	Credit	Description	
01/02/2025	6927797	\$ -	\$ 4,500.00	Accounts Payable Inv # 21975 Inv: 21975 Seabreeze Management Company, Inc.	
01/02/2025	6927799	4,500.00	-	Accounts Payable Inv # 21975; Seabreeze Management Company, Inc. Chk # 100293 Inv: 21975 Seabreeze Management Company, Inc.	
01/03/2025	6946040	-	224.09	Accounts Payable Inv # 0293780120924 Inv: 0293780120924 Charter Communications	
01/03/2025	6946042	224.09	-	Accounts Payable Inv # 0293780120924; Charter Communications Chk # 300022 Inv: 0293780120924 Charter Communications	
01/07/2025	6992872	-	62.41	Accounts Payable Inv # 9232772099 Inv: 9232772099 HD Supply Facilities Maintenance, LTD.	
01/07/2025	6992874	-	165.99	Accounts Payable Inv # 9232822963 Inv: 9232822963 HD Supply Facilities Maintenance, LTD.	
01/07/2025	6992876	-	496.14	Accounts Payable Inv # 22784 Inv: 22784 Seabreeze Management Company, Inc.	
01/07/2025	6992878	-	1,250.00	Accounts Payable Inv # 26138 Inv: 26138 Joel L Bustamante	
01/07/2025	6992880	-	9,260.30	Accounts Payable Inv # 191973-24 Inv: 191973-24 BluSky Restoration Contractors, LLC	
01/07/2025	6992882	-	1,215.00	Accounts Payable Inv # 1261 Inv: 1261 Vega Cleaning Service Inc.	
01/07/2025	6992884	-	995.00	Accounts Payable Inv # 1235 Inv: 1235 Vega Cleaning Service Inc.	
01/07/2025	6992886	-	585.00	Accounts Payable Inv # 10364 Inv: 10364 Ventura Garage Door Doc, Inc.	
01/07/2025	6992888	-	650.00	Accounts Payable Inv # 83933 Inv: 83933 Better Pools	
01/07/2025	6992890	496.14	-	Accounts Payable Inv # 22784; Seabreeze Management Company, Inc. Chk # 100294 Inv: 22784 Seabreeze Management Company, Inc.	
01/07/2025	6992892	650.00	-	Accounts Payable Inv # 83933; Better Pools Chk # 100295 Inv: 83933 Better Pools	
01/07/2025	6992894	62.41	-	Accounts Payable Inv # 9232772099; HD Supply Facilities Maintenance, LTD. Chk # 100296 Inv: 9232772099 HD Supply Facilities Maintenance, LTD.	
01/07/2025	6992896	165.99	-	Accounts Payable Inv # 9232822963; HD Supply Facilities Maintenance, LTD. Chk # 100297 Inv: 9232822963 HD Supply Facilities Maintenance, LTD.	
01/07/2025	6992898	1,250.00	-	Accounts Payable Inv # 26138; Remedy Pest Elimination Chk # 100298 Inv: 26138 Remedy Pest Elimination	
01/07/2025	6992900	9,260.30	-	Accounts Payable Inv # 191973-24; BluSky Restoration Contractors, LLC Chk # 100299 Inv: 191973-24 BluSky Restoration Contractors, LLC	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/07/2025	6992902	\$ 1,215.00	\$ -	Accounts Payable Inv # 1261; Vega Cleaning Service Inc. Chk # 100300 Inv: 1261 Vega Cleaning Service Inc.	
01/07/2025	6992904	995.00	-	Accounts Payable Inv # 1235; Vega Cleaning Service Inc. Chk # 100301 Inv: 1235 Vega Cleaning Service Inc.	
01/07/2025	6992906	585.00	-	Accounts Payable Inv # 10364; Garage Door Doctor Chk # 100302 Inv: 10364 Garage Door Doctor	
01/08/2025	7010262	-	1,298.00	Accounts Payable Inv # UN-091924 Inv: UN-091924 Rycorp Inc	
01/08/2025	7010264	1,298.00	-	Accounts Payable Inv # UN-091924; Environmental Testing Associates Chk # 100303 Inv: UN-091924 Environmental Testing Associates	
01/09/2025	7107201	-	5,704.03	Accounts Payable Inv # 23190 Inv: 23190 Seabreeze Management Company, Inc.	
01/09/2025	7107203	-	1,932.35	Accounts Payable Inv # 77 Inv: 77 Eastman Electric	
01/09/2025	7107205	-	2,393.54	Accounts Payable Inv # 181 Inv: 181 Eastman Electric	
01/09/2025	7107207	-	45.00	Accounts Payable Inv # 1263 Inv: 1263 Vega Cleaning Service Inc.	
01/09/2025	7107209	-	50.00	Accounts Payable Inv # 1264 Inv: 1264 Vega Cleaning Service Inc.	
01/09/2025	7107211	-	1,215.00	Accounts Payable Inv # 1266 Inv: 1266 Vega Cleaning Service Inc.	
01/09/2025	7107213	-	2,149.97	Accounts Payable Inv # 010325-085881513 Inv: 010325-085881513 SoCalGas	
01/09/2025	7107215	-	20.41	Accounts Payable Inv # 010325-337810871 Inv: 010325-337810871 SoCalGas	
01/09/2025	7107217	20.41	-	Accounts Payable Inv # 010325-337810871; SoCalGas Chk # 100304 Inv: 010325-337810871 SoCalGas	
01/09/2025	7107219	2,149.97	-	Accounts Payable Inv # 010325-085881513; SoCalGas Chk # 100305 Inv: 010325-085881513 SoCalGas	
01/09/2025	7107221	5,704.03	-	Accounts Payable Inv # 23190; Seabreeze Management Company, Inc. Chk # 100306 Inv: 23190 Seabreeze Management Company, Inc.	
01/09/2025	7107223	1,932.35	-	Accounts Payable Inv # 77; Eastman Electric Chk # 100307 Inv: 77 Eastman Electric	
01/09/2025	7107225	2,393.54	-	Accounts Payable Inv # 181; Eastman Electric Chk # 100308 Inv: 181 Eastman Electric	
01/09/2025	7107227	45.00	-	Accounts Payable Inv # 1263; Vega Cleaning Service Inc. Chk # 100309 Inv: 1263 Vega Cleaning Service Inc.	
01/09/2025	7107229	50.00	-	Accounts Payable Inv # 1264; Vega Cleaning Service Inc. Chk # 100310 Inv: 1264 Vega Cleaning Service Inc.	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/09/2025	7107231	\$ 1,215.00	\$ -	Accounts Payable Inv # 1266; Vega Cleaning Service Inc. Chk # 100311 Inv: 1266 Vega Cleaning Service Inc.	
01/10/2025	7125029	-	707.50	Accounts Payable Inv # UN-103024-01 Inv: UN-103024-01 Rycorp Inc	
01/10/2025	7125031	-	585.00	Accounts Payable Inv # 10356 Inv: 10356 Ventura Garage Door Doc, Inc.	
01/10/2025	7125033	-	85.00	Accounts Payable Inv # 10404 Inv: 10404 Ventura Garage Door Doc, Inc.	
01/10/2025	7125035	-	250.00	Accounts Payable Inv # 1217 Inv: 1217 Vega Cleaning Service Inc.	
01/10/2025	7125037	-	875.00	Accounts Payable Inv # 1218 Inv: 1218 Vega Cleaning Service Inc.	
01/10/2025	7125039	-	875.00	Accounts Payable Inv # 1220 Inv: 1220 Vega Cleaning Service Inc.	
01/10/2025	7125041	-	875.00	Accounts Payable Inv # 1262 Inv: 1262 Vega Cleaning Service Inc.	
01/10/2025	7125043	-	195.00	Accounts Payable Inv # 84044 Inv: 84044 Better Pools	
01/10/2025	7125045	-	195.00	Accounts Payable Inv # 84043 Inv: 84043 Better Pools	
01/10/2025	7125047	195.00	-	Accounts Payable Inv # 84044; Better Pools Chk # 100312 Inv: 84044 Better Pools	
01/10/2025	7125049	195.00	-	Accounts Payable Inv # 84043; Better Pools Chk # 100313 Inv: 84043 Better Pools	
01/10/2025	7125051	250.00	-	Accounts Payable Inv # 1217; Vega Cleaning Service Inc. Chk # 100314 Inv: 1217 Vega Cleaning Service Inc.	
01/10/2025	7125053	875.00	-	Accounts Payable Inv # 1218; Vega Cleaning Service Inc. Chk # 100315 Inv: 1218 Vega Cleaning Service Inc.	
01/10/2025	7125055	875.00	-	Accounts Payable Inv # 1220; Vega Cleaning Service Inc. Chk # 100316 Inv: 1220 Vega Cleaning Service Inc.	
01/10/2025	7125057	875.00	-	Accounts Payable Inv # 1262; Vega Cleaning Service Inc. Chk # 100317 Inv: 1262 Vega Cleaning Service Inc.	
01/10/2025	7125059	585.00	-	Accounts Payable Inv # 10356; Garage Door Doctor Chk # 100318 Inv: 10356 Garage Door Doctor	
01/10/2025	7125061	85.00	-	Accounts Payable Inv # 10404; Garage Door Doctor Chk # 100319 Inv: 10404 Garage Door Doctor	
01/10/2025	7125063	707.50	-	Accounts Payable Inv # UN-103024-01; Environmental Testing Associates Chk # 100320 Inv: UN-103024-01 Environmental Testing Associates	
01/14/2025	7160765	-	995.00	Accounts Payable Inv # UN-080924 Inv: UN-080924 Rycorp Inc	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/14/2025	7160767	\$ -	\$ 143.54	Accounts Payable Inv # 9233159751 Inv: 9233159751 HD Supply Facilities Maintenance, LTD.	
01/14/2025	7160769	-	68,838.57	Accounts Payable Inv # 011025-857 Inv: 011025-857 California State (WFB)	
01/14/2025	7160771	-	2,268.52	Accounts Payable Inv # 010625-239238016 Inv: 010625-239238016 Southern California Edison Co.	
01/14/2025	7160773	995.00	-	Accounts Payable Inv # UN-080924; Environmental Testing Associates Chk # 100321 Inv: UN-080924 Environmental Testing Associates	
01/14/2025	7160775	143.54	-	Accounts Payable Inv # 9233159751; HD Supply Facilities Maintenance, LTD. Chk # 100322 Inv: 9233159751 HD Supply Facilities Maintenance, LTD.	
01/14/2025	7160777	2,268.52	-	Accounts Payable Inv # 010625-239238016; Southern California Edison Co. Chk # 100323 Inv: 010625-239238016 Southern California Edison Co.	
01/14/2025	7160779	68,838.57	-	Accounts Payable Inv # 011025-857; California State (WFB) Chk # 100324 Inv: 011025-857 California State (WFB)	
01/21/2025	7231544	-	32,088.00	Accounts Payable Inv # 378258 Inv: 378258 Gothic Landscape Maintenance Division	
01/21/2025	7231546	-	535.04	Accounts Payable Inv # 23280 Inv: 23280 Seabreeze Management Company, Inc.	
01/21/2025	7231548	-	550.00	Accounts Payable Inv # 666399 Inv: 666399 Kastle Kare Inc	
01/21/2025	7231550	-	550.00	Accounts Payable Inv # 66632637 Inv: 66632637 Kastle Kare Inc	
01/21/2025	7231552	-	48,383.31	Accounts Payable Inv # 511301 Inv: 511301 California State University, Channel Islands	
01/21/2025	7231557	-	1,215.00	Accounts Payable Inv # 1270 Inv: 1270 Vega Cleaning Service Inc.	
01/21/2025	7231559	-	14,136.27	Accounts Payable Inv # 230140 - 24 Inv: 230140 - 24 BluSky Restoration Contractors, LLC	
01/21/2025	7231561	-	17,382.08	Accounts Payable Inv # 228393 - 24 Inv: 228393 - 24 BluSky Restoration Contractors, LLC	
01/21/2025	7231563	-	600.00	Accounts Payable Inv # 379500 Inv: 379500 Gothic Landscape Maintenance Division	
01/21/2025	7231565	48,383.31	-	Accounts Payable Inv # 511301; California State University, Channel Islands Chk # 100325 Inv: 511301 California State University, Channel Islands	
01/21/2025	7231567	535.04	-	Accounts Payable Inv # 23280; Seabreeze Management Company, Inc. Chk # 100326 Inv: 23280 Seabreeze Management Company, Inc.	
01/21/2025	7231569	32,088.00	-	Accounts Payable Inv # 378258; Gothic Landscape Maintenance Division Chk # 100327 Inv: 378258 Gothic Landscape Maintenance Division	
01/21/2025	7231569	600.00	-	Accounts Payable Inv # 379500; Gothic Landscape Maintenance Division Chk # 100327 Inv: 379500 Gothic Landscape Maintenance Division	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/21/2025	7231573	\$ 14,136.27	\$ -	Accounts Payable Inv # 230140 - 24; BluSky Restoration Contractors, LLC Chk # 100328 Inv: 230140 - 24 BluSky Restoration Contractors, LLC	
01/21/2025	7231575	17,382.08	-	Accounts Payable Inv # 228393 - 24; BluSky Restoration Contractors, LLC Chk # 100329 Inv: 228393 - 24 BluSky Restoration Contractors, LLC	
01/21/2025	7231577	1,215.00	-	Accounts Payable Inv # 1270; Vega Cleaning Service Inc. Chk # 100330 Inv: 1270 Vega Cleaning Service Inc.	
01/21/2025	7231579	550.00	-	Accounts Payable Inv # 666399; Kastle Kare Inc Chk # 100331 Inv: 666399 Kastle Kare Inc	
01/21/2025	7231581	550.00	-	Accounts Payable Inv # 66632637; Kastle Kare Inc Chk # 100332 Inv: 66632637 Kastle Kare Inc	
01/22/2025	7243528	-	10.19	Accounts Payable Inv # 010325 Inv: 010325 E. J. Harrison & Sons, Inc.	
01/22/2025	7243530	-	46.85	Accounts Payable Inv # 011325-305875602 Inv: 011325-305875602 Southern California Edison Co.	
01/22/2025	7243532	-	1,542.45	Accounts Payable Inv # 011425-466262876 Inv: 011425-466262876 Southern California Edison Co.	
01/22/2025	7243534	-	224.09	Accounts Payable Inv # 0293780010925 Inv: 0293780010925 Charter Communications	
01/22/2025	7243536	224.09	-	Accounts Payable Inv # 0293780010925; Charter Communications Chk # 300023 Inv: 0293780010925 Charter Communications	
01/22/2025	7243538	10.19	-	Accounts Payable Inv # 010325; E. J. Harrison & Sons, Inc. Chk # 300024 Inv: 010325 E. J. Harrison & Sons, Inc.	
01/22/2025	7243540	46.85	-	Accounts Payable Inv # 011325-305875602; Southern California Edison Co. Chk # 100333 Inv: 011325-305875602 Southern California Edison Co.	
01/22/2025	7243542	1,542.45	-	Accounts Payable Inv # 011425-466262876; Southern California Edison Co. Chk # 100334 Inv: 011425-466262876 Southern California Edison Co.	
01/28/2025	7286628	-	1,215.00	Accounts Payable Inv # 1271 Inv: 1271 Vega Cleaning Service Inc.	
01/28/2025	7286630	-	650.00	Accounts Payable Inv # 1257 Inv: 1257 Vega Cleaning Service Inc.	
01/28/2025	7286632	-	5,629.89	Accounts Payable Inv # 23723 Inv: 23723 Seabreeze Management Company, Inc.	
01/28/2025	7286634	-	445.00	Accounts Payable Inv # 12244 Inv: 12244 Xtreme Fitness Service, Inc.	
01/28/2025	7286636	5,629.89	-	Accounts Payable Inv # 23723; Seabreeze Management Company, Inc. Chk # 100335 Inv: 23723 Seabreeze Management Company, Inc.	
01/28/2025	7286638	445.00	-	Accounts Payable Inv # 12244; Xtreme Fitness Service, Inc. Chk # 100336 Inv: 12244 Xtreme Fitness Service, Inc.	
01/28/2025	7286640	1,215.00	-	Accounts Payable Inv # 1271; Vega Cleaning Service Inc. Chk # 100337 Inv: 1271 Vega Cleaning Service Inc.	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/28/2025	7286642	\$ 650.00	\$ -	Accounts Payable Inv # 1257; Vega Cleaning Service Inc. Chk # 100338 Inv: 1257 Vega Cleaning Service Inc.	
01/29/2025	7311058	-	787.14	Accounts Payable Inv # 011425 Inv: 011425 E. J. Harrison & Sons, Inc.	
01/29/2025	7311060	-	4,940.10	Accounts Payable Inv # 011425 Inv: 011425 E. J. Harrison & Sons, Inc.	
01/29/2025	7311062	-	3,304.24	Accounts Payable Inv # 011425 Inv: 011425 E. J. Harrison & Sons, Inc.	
01/29/2025	7311064	-	1,692.16	Accounts Payable Inv # 011425 Inv: 011425 E. J. Harrison & Sons, Inc.	
01/29/2025	7311066	787.14	-	Accounts Payable Inv # 011425; E. J. Harrison & Sons, Inc. Chk # 300025 Inv: 011425 E. J. Harrison & Sons, Inc.	
01/29/2025	7311068	4,940.10	-	Accounts Payable Inv # 011425; E. J. Harrison & Sons, Inc. Chk # 300026 Inv: 011425 E. J. Harrison & Sons, Inc.	
01/29/2025	7311070	3,304.24	-	Accounts Payable Inv # 011425; E. J. Harrison & Sons, Inc. Chk # 300027 Inv: 011425 E. J. Harrison & Sons, Inc.	
01/29/2025	7311072	1,692.16	-	Accounts Payable Inv # 011425; E. J. Harrison & Sons, Inc. Chk # 300028 Inv: 011425 E. J. Harrison & Sons, Inc.	
01/30/2025	7323412	-	250.00	Accounts Payable Inv # 84146 Inv: 84146 Better Pools	
01/30/2025	7323414	-	375.00	Accounts Payable Inv # 84537 Inv: 84537 Better Pools	
01/30/2025	7323416	-	50,572.21	Accounts Payable Inv # 511103 Inv: 511103 California State University, Channel Islands	
01/30/2025	7323421	-	720.85	Accounts Payable Inv # 9233714108 Inv: 9233714108 HD Supply Facilities Maintenance, LTD.	
01/30/2025	7323426	-	4,148.62	Accounts Payable Inv # 011025-001512196 Inv: 011025-001512196 Southern California Edison Co.	
01/30/2025	7323428	50,572.21	-	Accounts Payable Inv # 511103; California State University, Channel Islands Chk # 100339 Inv: 511103 California State University, Channel Islands	
01/30/2025	7323430	250.00	-	Accounts Payable Inv # 84146; Better Pools Chk # 100340 Inv: 84146 Better Pools	
01/30/2025	7323432	375.00	-	Accounts Payable Inv # 84537; Better Pools Chk # 100341 Inv: 84537 Better Pools	
01/30/2025	7323434	720.85	-	Accounts Payable Inv # 9233714108; HD Supply Facilities Maintenance, LTD. Chk # 100342 Inv: 9233714108 HD Supply Facilities Maintenance, LTD.	
01/30/2025	7323436	4,148.62	-	Accounts Payable Inv # 011025-001512196; Southern California Edison Co. Chk # 100343 Inv: 011025-001512196 Southern California Edison Co.	
40-4000-00	Reserve Liability		(68,838.57)	117,397.72	48,559.15
Date	GL Ref #	Debit	Credit	Description	
01/14/2025	7160769	\$ 68,838.57	\$ -	2nd Qtr transfer to reserves	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 011025-857 California State (WFB)					
01/31/2025	7579843	48,559.15	-		
					Reallocate reserve expeto GL 4000 liability
01/31/2025	7579851	-	22,995.83		
					Reserve Contribution
01/31/2025	7579851	-	1,000.08		
					Reserve Contribution
01/31/2025	7579851	-	22,780.00		
					Reserve Contribution
01/31/2025	7580512	-	1,783.24		
					Reclass reserve reimb receivable
40-4003-00	Reserve Expenses - Townhouse	-	48,559.15	48,559.15	-
Date	GL Ref #	Debit	Credit	Description	
01/07/2025	6992880	\$ 9,260.30	\$ -	333 E Platts Harbor Drive	
				Inv: 191973-24 BluSky Restoration Contractors, LLC	
01/07/2025	6992886	585.00	-	Repair at 230 Landing Cove	
				Inv: 10364 Ventura Garage Door Doc, Inc.	
01/08/2025	7010262	1,298.00	-	226 Smugglers Cove Environmental Testing	
				Inv: UN-091924 Rycorp Inc	
01/10/2025	7125029	707.50	-	226 Smugglers Cove Environmental Testing	
				Inv: UN-103024-01 Rycorp Inc	
01/10/2025	7125031	585.00	-	204 Smugglers Cove	
				Inv: 10356 Ventura Garage Door Doc, Inc.	
01/10/2025	7125033	85.00	-	304 E Platts Harbor Drive	
				Inv: 10404 Ventura Garage Door Doc, Inc.	
01/10/2025	7125035	250.00	-	240 Landing Cove Hose bib replacement	
				Inv: 1217 Vega Cleaning Service Inc.	
01/10/2025	7125037	875.00	-	333 E Platts Harbor Drive	
				Inv: 1218 Vega Cleaning Service Inc.	
01/10/2025	7125039	875.00	-	219 Smugglers Cove.	
				Inv: 1220 Vega Cleaning Service Inc.	
01/10/2025	7125041	875.00	-	275 Channel islands Drive	
				Inv: 1262 Vega Cleaning Service Inc.	
01/14/2025	7160765	995.00	-	435 Channel Islands Drive	
				Inv: UN-080924 Rycorp Inc	
01/21/2025	7231559	14,136.27	-	226 Smugglers Cove. Remediation	
				Inv: 230140 - 24 BluSky Restoration Contractors, LLC	
01/21/2025	7231561	17,382.08	-	228 Smugglers Cove-Remediation Work	
				Inv: 228393 - 24 BluSky Restoration Contractors, LLC	
01/28/2025	7286630	650.00	-	206 Smugglers Cove -- Courtyard Wall Repair	
				Inv: 1257 Vega Cleaning Service Inc.	
01/31/2025	7579843	-	48,559.15	Reallocate reserve expeto GL 4000 liability	
49-4998-00	Prior Year Equity		(130,432.97)	-	95,036.72 (225,469.69)
Date	GL Ref #	Debit	Credit	Description	
01/15/2025	7169618	\$ -	\$ 95,036.72	Reclass YTD prior year equity adjustments	
50-5010-00	Townhomes Assessments		(639,324.00)	22,543.20	129,097.20 (745,878.00)
Date	GL Ref #	Debit	Credit	Description	
01/01/2025	4206208	\$ -	\$ 22,543.20	Assessment - A - Batch 105590	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/01/2025	4206232	\$ -	\$ 106,554.00	Assessment - A - Batch 105591	
01/01/2025	6837306	22,543.20	-	RECLASS SINGLE FAMILY HOMES ASSESSMENTS	
50-5013-00	Single family homes	(135,259.20)	-	22,543.20	(157,802.40)
Date	GL Ref #	Debit	Credit	Description	
01/01/2025	6837306	\$ -	\$ 22,543.20	RECLASS SINGLE FAMILY HOMES ASSESSMENTS	
50-5015-00	Apartment Assessment	(683,903.46)	-	113,983.91	(797,887.37)
Date	GL Ref #	Debit	Credit	Description	
01/01/2025	4206260	\$ -	\$ 93,099.58	Apartment Assessment - A - Batch 105588	
01/01/2025	4206284	-	16,823.50	Apartment Assessment - A - Batch 105589	
01/01/2025	4206308	-	4,060.83	Commercial Assessment - A - Batch 105592	
50-5023-00	Bank Return Check/NSF Fees	(250.00)	-	25.00	(275.00)
Date	GL Ref #	Debit	Credit	Description	
01/02/2025	6941960	\$ -	\$ 25.00	NSF/Returned Check Fee - Batch 179288	
50-5030-00	Interest Income-Operating	(631.18)	-	-	(631.18)
Date	GL Ref #	Debit	Credit	Description	
50-5045-00	Parking Fees	(150.00)	-	75.00	(225.00)
Date	GL Ref #	Debit	Credit	Description	
01/30/2025	7318769	\$ -	\$ 75.00	Parking Fees	
50-5060-00	Gate/Pool Keys/Remotes	-	-	225.00	(225.00)
Date	GL Ref #	Debit	Credit	Description	
01/28/2025	7282867	\$ -	\$ 225.00	Key Fob / Remotes - Batch 192854	
50-5125-00	Revenue Related to Past Years	(114,513.91)	-	-	(114,513.91)
Date	GL Ref #	Debit	Credit	Description	
60-6035-00	Office & Postage	3,739.18	496.14	-	4,235.32
Date	GL Ref #	Debit	Credit	Description	
01/07/2025	6992876	\$ 496.14	\$ -	December Service-Seabreeze Management Company, Inc. Inv: 22784 Seabreeze Management Company, Inc.	
60-6040-00	Mgmt Services & On-Site Staff Payroll	98,323.74	4,500.00	-	102,823.74
Date	GL Ref #	Debit	Credit	Description	
01/02/2025	6927797	\$ 4,500.00	\$ -	January Service-Seabreeze Management Company, Inc. Inv: 21975 Seabreeze Management Company, Inc.	
60-6041-00	Office Rent	3,011.00	11,333.92	-	14,344.92
Date	GL Ref #	Debit	Credit	Description	
01/09/2025	7107201	\$ 5,704.03	\$ -	December Service-Seabreeze Management Company, Inc. Inv: 23190 Seabreeze Management Company, Inc.	
01/28/2025	7286632	5,629.89	-	Pay Period 12/29/2024 - 1/11/2025 Inv: 23723 Seabreeze Management Company, Inc.	
60-6085-00	Misc Admin (Office Supplies/Cellphone)	-	535.04	-	535.04
Date	GL Ref #	Debit	Credit	Description	
01/21/2025	7231546	\$ 535.04	\$ -	JF Reimbursement Inv: 23280 Seabreeze Management Company, Inc.	
63-6320-00	Security Services	47,800.02	-	-	47,800.02
Date	GL Ref #	Debit	Credit	Description	
64-6405-00	Landscape Contract	128,352.00	32,088.00	-	160,440.00
Date	GL Ref #	Debit	Credit	Description	
01/21/2025	7231544	\$ 32,088.00	\$ -	Contract Service for January 2025 Inv: 378258 Gothic Landscape Maintenance Division	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
64-6410-00	Landscape Extras	\$7,136.01	\$-	\$-	\$7,136.01
Date	GL Ref #	Debit	Credit	Description	
64-6420-00	Irrigation Repairs	18,472.00	600.00	-	19,072.00
Date	GL Ref #	Debit	Credit	Description	
01/21/2025	7231563	\$ 600.00	\$ -	Irrigation System Repair	
				Inv: 379500 Gothic Landscape Maintenance Division	
65-6509-00	Plumbing Repair (Common Area)	949.29	-	-	949.29
Date	GL Ref #	Debit	Credit	Description	
65-6528-00	Electrical/Lighting Rpr - Common Area Bollards	5,110.70	1,932.35	-	7,043.05
Date	GL Ref #	Debit	Credit	Description	
01/09/2025	7107203	\$ 1,932.35	\$ -	Monthly CA Elec Maintenance	
				Inv: 77 Eastman Electric	
65-6543-00	Pet Waste Supplies	1,265.83	552.87	-	1,818.70
Date	GL Ref #	Debit	Credit	Description	
01/30/2025	7323421	\$ 552.87	\$ -	Fido Bags	
				Inv: 9233714108 HD Supply Facilities Maintenance, LTD.	
65-6550-00	Janitorial Service	27,145.00	4,860.00	-	32,005.00
Date	GL Ref #	Debit	Credit	Description	
01/07/2025	6992882	\$ 1,215.00	\$ -	Weekly Contract Service	
				Inv: 1261 Vega Cleaning Service Inc.	
01/09/2025	7107211	1,215.00	-	Weekly Contract Service	
				Inv: 1266 Vega Cleaning Service Inc.	
01/21/2025	7231557	1,215.00	-	Weekly Contract Service	
				Inv: 1270 Vega Cleaning Service Inc.	
01/28/2025	7286628	1,215.00	-	Weekly Contract Service	
				Inv: 1271 Vega Cleaning Service Inc.	
65-6553-00	Common Area Maintenance	4,660.00	1,045.00	-	5,705.00
Date	GL Ref #	Debit	Credit	Description	
01/07/2025	6992884	\$ 995.00	\$ -	Paint TC courtyard pots	
				Inv: 1235 Vega Cleaning Service Inc.	
01/09/2025	7107209	50.00	-	Installation of soap dispenser	
				Inv: 1264 Vega Cleaning Service Inc.	
65-6554-00	Common Area Supplies	6,181.43	584.92	-	6,766.35
Date	GL Ref #	Debit	Credit	Description	
01/07/2025	6992872	\$ 62.41	\$ -	Fitness Center wipes dispenser.	
				Inv: 9232772099 HD Supply Facilities Maintenance, LTD.	
01/07/2025	6992874	165.99	-	CA Paper Supplies	
				Inv: 9232822963 HD Supply Facilities Maintenance, LTD.	
01/09/2025	7107207	45.00	-	Fitness Center wipes	
				Inv: 1263 Vega Cleaning Service Inc.	
01/14/2025	7160767	143.54	-	Fitness Center wipes	
				Inv: 9233159751 HD Supply Facilities Maintenance, LTD.	
01/30/2025	7323421	90.16	-	CA Paper Supplies	
				Inv: 9233714108 HD Supply Facilities Maintenance, LTD.	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/30/2025	7323421	\$ 29.09	\$ -	Urinal Deodorizers Inv: 9233714108 HD Supply Facilities Maintenance, LTD.	
01/30/2025	7323421	48.73	-	Sales Tax Inv: 9233714108 HD Supply Facilities Maintenance, LTD.	
65-6555-00	Pest Control (Pest & Gopher)	3,700.00	2,350.00	-	6,050.00
Date	GL Ref #	Debit	Credit	Description	
01/07/2025	6992878	\$ 1,250.00	\$ -	Monthly Contract Services Inv: 26138 Joel L Bustamante	
01/21/2025	7231548	550.00	-	Gopher Service Inv: 666399 Kastle Kare Inc	
01/21/2025	7231550	550.00	-	Gopher Service Inv: 66632637 Kastle Kare Inc	
65-6570-00	Pool/Fountain Contract Services	16,250.00	650.00	-	16,900.00
Date	GL Ref #	Debit	Credit	Description	
01/07/2025	6992888	\$ 650.00	\$ -	Fountain Monthly Service Inv: 83933 Better Pools	
65-6572-00	Pool/Fountain Extras	10,423.86	1,015.00	-	11,438.86
Date	GL Ref #	Debit	Credit	Description	
01/10/2025	7125043	\$ 195.00	\$ -	Drain Hillcrest Spa Inv: 84044 Better Pools	
01/10/2025	7125045	195.00	-	Drain Townside Spa Inv: 84043 Better Pools	
01/30/2025	7323412	250.00	-	Townside Pool/Spa Filter Cleaning Inv: 84146 Better Pools	
01/30/2025	7323414	375.00	-	Hillcrest Pool Spa Filter Grid Cleaning Inv: 84537 Better Pools	
65-6588-00	Fitness Equipment	1,481.75	445.00	-	1,926.75
Date	GL Ref #	Debit	Credit	Description	
01/28/2025	7286634	\$ 445.00	\$ -	Quarterly Maintenance Inv: 12244 Xtreme Fitness Service, Inc.	
65-6595-00	Miscellaneous Maintenance	1,250.00	-	-	1,250.00
Date	GL Ref #	Debit	Credit	Description	
66-6627-00	Lighting - Townhomes Sconce Repairs	11,073.14	2,393.54	-	13,466.68
Date	GL Ref #	Debit	Credit	Description	
01/09/2025	7107205	\$ 2,393.54	\$ -	Monthly TH Elec Maintenance Inv: 181 Eastman Electric	
67-6700-00	Water - Reclaimed (Landscape)	45,504.08	11,648.73	-	57,152.81
Date	GL Ref #	Debit	Credit	Description	
01/21/2025	7231552	\$ 4,607.13	\$ -	for Nov 2024 Inv: 511301 California State University, Channel Islands	
01/30/2025	7323416	7,041.60	-	for July 2024 Inv: 511103 California State University, Channel Islands	
67-6701-00	Water-(Potable/Common Area Pools)	59,240.57	30,978.09	-	90,218.66
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: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/21/2025	7231552	\$ 15,611.83	\$ -	for Nov 2024	
				Inv: 511301 California State University, Channel Islands	
01/30/2025	7323416	15,366.26	-	for July 2024	
				Inv: 511103 California State University, Channel Islands	
67-6702-00	Sewer	64,123.23	40,730.32	-	104,853.55
Date	GL Ref #	Debit	Credit	Description	
01/21/2025	7231552	\$ 20,365.16	\$ -	for Nov 2024	
				Inv: 511301 California State University, Channel Islands	
01/30/2025	7323416	20,365.16	-	for July 2024	
				Inv: 511103 California State University, Channel Islands	
67-6703-00	Water/Sewer Infrastructrue Fee	26,482.24	15,598.38	-	42,080.62
Date	GL Ref #	Debit	Credit	Description	
01/21/2025	7231552	\$ 7,799.19	\$ -	for Nov 2024	
				Inv: 511301 California State University, Channel Islands	
01/30/2025	7323416	7,799.19	-	for July 2024	
				Inv: 511103 California State University, Channel Islands	
67-6705-00	Electricity	37,025.56	8,006.44	-	45,032.00
Date	GL Ref #	Debit	Credit	Description	
01/14/2025	7160771	\$ 2,268.52	\$ -	700239238016	
				Inv: 010625-239238016 Southern California Edison Co.	
01/22/2025	7243530	46.85	-	700305875602	
				Inv: 011325-305875602 Southern California Edison Co.	
01/22/2025	7243532	1,542.45	-	700466262876	
				Inv: 011425-466262876 Southern California Edison Co.	
01/30/2025	7323426	4,148.62	-	600001512196	
				Inv: 011025-001512196 Southern California Edison Co.	
67-6710-00	Gas	8,325.25	2,170.38	-	10,495.63
Date	GL Ref #	Debit	Credit	Description	
01/09/2025	7107213	\$ 2,149.97	\$ -	100 858 8151 3	
				Inv: 010325-085881513 SoCalGas	
01/09/2025	7107215	20.41	-	153 378 1087 1	
				Inv: 010325-337810871 SoCalGas	
67-6720-00	Cable/Telephone	4,285.85	980.55	-	5,266.40
Date	GL Ref #	Debit	Credit	Description	
01/03/2025	6946040	\$ 224.09	\$ -	8448 20 041 0293780	
				Inv: 0293780120924 Charter Communications	
01/10/2025	7255220	532.37	-	SPECTRUM SPECTRUM 8507705; SPECTRUM Chk # 0	
01/22/2025	7243534	224.09	-	8448 20 041 0293780	
				Inv: 0293780010925 Charter Communications	
67-6725-00	Trash Removal	116,294.12	10,733.83	-	127,027.95
Date	GL Ref #	Debit	Credit	Description	
01/22/2025	7243528	\$ 10.19	\$ -	5 -0058798 3	
				Inv: 010325 E. J. Harrison & Sons, Inc.	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2025 - 1/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/29/2025	7311058	\$ 787.14	\$ -	1 -0119228 2	
				Inv: 011425 E. J. Harrison & Sons, Inc.	
01/29/2025	7311060	4,940.10	-	1 -0005617 3	
				Inv: 011425 E. J. Harrison & Sons, Inc.	
01/29/2025	7311062	3,304.24	-	1 -0128958 3	
				Inv: 011425 E. J. Harrison & Sons, Inc.	
01/29/2025	7311064	1,692.16	-	1 -0127257 1	
				Inv: 011425 E. J. Harrison & Sons, Inc.	
68-6800-00	Insurance Master Policy	82,229.52	13,704.92	-	95,934.44
Date	GL Ref #	Debit	Credit	Description	
01/31/2025	7579784	\$ 13,704.92	\$ -	Amortize prepaid insurance expense 7/1/24-25	
89-8900-00	Prior Year Adjustments	-	95,036.72	-	95,036.72
Date	GL Ref #	Debit	Credit	Description	
01/15/2025	7169618	\$ 95,036.72	\$ -	Reclass YTD prior year equity adjustments	
90-9005-00	Reserves-Common Space	137,974.98	22,995.83	-	160,970.81
Date	GL Ref #	Debit	Credit	Description	
01/31/2025	7579851	\$ 22,995.83	\$ -	Reserve Contribution	
90-9008-00	Reserves-Single Family	6,000.48	1,000.08	-	7,000.56
Date	GL Ref #	Debit	Credit	Description	
01/31/2025	7579851	\$ 1,000.08	\$ -	Reserve Contribution	
90-9009-00	Reserves-Townhouse	136,680.00	22,780.00	-	159,460.00
Date	GL Ref #	Debit	Credit	Description	
01/31/2025	7579851	\$ 22,780.00	\$ -	Reserve Contribution	
Totals:		\$0.00	\$1,349,002.71	\$1,349,002.71	\$0.00

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 3571 (End: 01/31/2025)

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)
01/22/2025		E. J. Harrison & Sons, Inc.		300024	(\$10.19)
01/28/2025		Vega Cleaning Service Inc.		100337	(\$1,215.00)
01/28/2025		Vega Cleaning Service Inc.		100338	(\$650.00)
01/29/2025		E. J. Harrison & Sons, Inc.		300026	(\$4,940.10)
01/29/2025		E. J. Harrison & Sons, Inc.		300027	(\$3,304.24)
01/29/2025		E. J. Harrison & Sons, Inc.		300028	(\$1,692.16)
01/29/2025		E. J. Harrison & Sons, Inc.		300025	(\$787.14)
01/30/2025		California State University, Channel Islands		100339	(\$50,572.21)
01/30/2025		Southern California Edison Co.		100343	(\$4,148.62)
01/30/2025		Deposit from batch 194661		410	\$1,984.85
01/31/2025		Susan Park	195297 - Move or Return Payme	500005	(\$532.77)
01/31/2025		Susan Park	195298 - Move or Return Payme	500006	(\$532.77)
01/31/2025		Reclass		0	(\$532.77)
01/31/2025		Deposit from batch 194442	194442 - Online Payment	414	\$1,065.54
				Total Uncleared	(\$66,961.50)

Sunwest - Operating - 3571 Summary

Ending Account Balance:	\$ 496,319.56
Uncleared Items:	(\$66,961.50)
Adjusted Balance:	\$ 563,281.06
Sweep Account Balance:	\$ 323,281.06
Bank Ending Balance:	\$ 240,000.00
Difference:	\$-



2050 Main Street, Suite 300
Irvine, CA 92614

Statement Ending 01/31/2025

CALIFORNIA STATE UNIVERISTY

Page 1 of 12

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
01/01/2025	Beginning Balance	\$240,000.00
	68 Credit(s) This Period	\$662,896.27
	75 Debit(s) This Period	\$662,896.27
01/31/2025	Ending Balance	\$240,000.00

Deposits

Date	Description	Amount
01/02/2025	RDC DEPOSIT	\$969.52
01/02/2025	RDC DEPOSIT	\$1,065.54
01/03/2025	RDC DEPOSIT	\$626.96
01/07/2025	RDC DEPOSIT	\$1,891.95
01/09/2025	RDC DEPOSIT	\$1,065.54
01/13/2025	RDC DEPOSIT	\$532.77
01/13/2025	RDC DEPOSIT	\$1,082.77
01/14/2025	RDC DEPOSIT	\$532.77
01/17/2025	RDC DEPOSIT	\$1,065.54
01/22/2025	RDC DEPOSIT	\$532.77
01/23/2025	RDC DEPOSIT	\$3,508.60
01/29/2025	RDC DEPOSIT	\$2,664.11
01/31/2025	RDC DEPOSIT	\$75.00
01/31/2025	RDC DEPOSIT	\$797.86
01/31/2025	RDC DEPOSIT	\$798.62



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
01/02/2025	University Glen OnlinePay -SETT-A211CINC	\$1,065.54
01/02/2025	LOCKBOX DEPOSIT	\$1,565.50
01/03/2025	University Glen OnlinePay -SETT-A211CINC	\$4,667.92
01/03/2025	LOCKBOX DEPOSIT	\$1,598.31
01/06/2025	University Glen OnlinePay -SETT-A211CINC	\$1,598.31
01/06/2025	LOCKBOX DEPOSIT	\$1,232.41
01/07/2025	University Glen OnlinePay -SETT-A211CINC	\$6,236.49
01/07/2025	LOCKBOX DEPOSIT	\$1,065.54
01/08/2025	PAYABLI DEPOSIT Transfer 799704439	\$1,598.31
01/08/2025	LOCKBOX DEPOSIT	\$6,076.12
01/09/2025	University Glen OnlinePay -SETT-A211CINC	\$313.10
01/10/2025	University Glen OnlinePay -SETT-A211CINC	\$2,131.08
01/10/2025	LOCKBOX DEPOSIT	\$1,158.97
01/13/2025	University Glen OnlinePay -SETT-A211CINC	\$3,291.63
01/13/2025	University Glen ASSN DUES -SETT-A211CINC	\$158,394.94
01/13/2025	LOCKBOX DEPOSIT	\$4,888.36
01/14/2025	University Glen OnlinePay -SETT-A211CINC	\$1,598.31
01/14/2025	PAYABLI DEPOSIT Transfer 800874486	\$2,517.62
01/14/2025	LOCKBOX DEPOSIT	\$2,757.28
01/15/2025	PAYABLI DEPOSIT Transfer 801089554	\$532.77
01/15/2025	University Glen OnlinePay -SETT-A211CINC	\$2,663.85
01/15/2025	LOCKBOX DEPOSIT	\$8,008.79
01/16/2025	University Glen OnlinePay -SETT-A211CINC	\$532.77
01/16/2025	LOCKBOX DEPOSIT	\$845.87
01/17/2025	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445064821275 REV	\$330.00
01/17/2025	LOCKBOX DEPOSIT	\$1,159.73
01/21/2025	PAYABLI DEPOSIT Transfer 801866564	\$1,002.08
01/22/2025	University Glen OnlinePay -SETT-A211CINC	\$532.77
01/22/2025	PAYABLI DEPOSIT Transfer 802502246	\$1,065.54
01/23/2025	University Glen OnlinePay -SETT-A211CINC	\$1,798.31
01/23/2025	LOCKBOX DEPOSIT	\$1,067.77
01/28/2025	University Glen OnlinePay -SETT-A211CINC	\$313.10
01/28/2025	PAYABLI DEPOSIT Transfer 803651746	\$626.20
01/28/2025	LOCKBOX DEPOSIT	\$532.77
01/29/2025	University Glen OnlinePay -SETT-A211CINC	\$1,600.54
01/29/2025	LOCKBOX DEPOSIT	\$845.87
01/30/2025	LOCKBOX DEPOSIT	\$1,574.89
01/31/2025	University Glen OnlinePay -SETT-A211CINC	\$532.77
01/31/2025	LOCKBOX DEPOSIT	\$1,065.54

Other Credits

Date	Description	Amount
01/02/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$52,493.32
01/06/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$582.96
01/08/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,310.41
01/10/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,933.49
01/14/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$165,019.69
01/15/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$66,780.49
01/17/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,770.62
01/21/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,838.30
01/22/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$29,922.31
01/24/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,453.52
01/28/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$32,540.02
01/29/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,179.37
01/30/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$14.41
01/31/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$46,459.37

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

Date	Description	Amount
01/02/2025	ACH CHARGEBACK RETURN 192914	\$313.10
01/03/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100293* 250102* Seabreeze Management Company \1	\$4,500.00
01/08/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100296* 250107* HD Supply Facilities Maintena\1	\$62.41
01/08/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100297* 250107* HD Supply Facilities Maintena\1	\$165.99
01/08/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100294* 250107* Seabreeze Management Company \1	\$496.14
01/08/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100295* 250107* Better Pools\164599278\11629197	\$650.00
01/08/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100299* 250107* BluSky Restoration Contractor\1	\$9,260.30
01/09/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100303* 250108* Environmental Testing Associa\1	\$1,298.00
01/10/2025	Northgate Terrac CincXfer D15567	\$200.00
01/10/2025	SPECTRUM SPECTRUM 8507705	\$532.37
01/10/2025	EJ HARRISON EBILL PMTS 6302289	\$787.14
01/10/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100306* 250109* Seabreeze Management Company \1	\$5,704.03
01/13/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100313* 250110* Better Pools\165094312\11678332	\$195.00
01/13/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100312* 250110* Better Pools\165094287\11678332	\$195.00
01/13/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100320* 250110* Environmental Testing Associa\1	\$707.50
01/15/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100322* 250114* HD Supply Facilities Maintena\1	\$143.54
01/15/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100321* 250114* Environmental Testing Associa\1	\$995.00
01/15/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100324* 250114* California State WFB\165302132\	\$68,838.57
01/22/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100326* 250121* Seabreeze Management Company \1	\$535.04
01/22/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100328* 250121* BluSky Restoration Contractor\1	\$14,136.27
01/22/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100329* 250121* BluSky Restoration Contractor\1	\$17,382.08
01/28/2025	SPECTRUM SPECTRUM 4762817	\$224.09
01/29/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100336* 250128* Xtreme Fitness Service Inc\1665	\$445.00
01/29/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100335* 250128* Seabreeze Management Company \1	\$5,629.89
01/31/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100340* 250130* Better Pools\166771634\11866666	\$250.00
01/31/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100341* 250130* Better Pools\166771702\11866667	\$375.00
01/31/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100342* 250130* HD Supply Facilities Maintena\1	\$720.85

Other Debits

Date	Description	Amount
01/03/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,393.19
01/07/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$9,193.98
01/09/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$80.64
01/13/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$167,092.97
01/16/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,342.43
01/23/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,374.68

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100263	01/02/2025	\$2,268.52	100280	01/06/2025	\$519.78	100302	01/16/2025	\$585.00
100264	01/14/2025	\$164,459.00	100281	01/06/2025	\$519.78	100304*	01/21/2025	\$20.41
100269*	01/14/2025	\$7,966.67	100284*	01/08/2025	\$300.00	100305	01/21/2025	\$2,149.97
100270	01/02/2025	\$53,980.27	100285	01/08/2025	\$310.00	100307*	01/17/2025	\$1,932.35
100273*	01/02/2025	\$22.53	100286	01/08/2025	\$525.00	100308	01/17/2025	\$2,393.54
100274	01/02/2025	\$575.00	100287	01/08/2025	\$1,215.00	100309	01/24/2025	\$45.00
100276*	01/06/2025	\$519.78	100288	01/06/2025	\$295.00	100310	01/24/2025	\$50.00
100277	01/06/2025	\$519.78	100298*	01/16/2025	\$1,250.00	100311	01/24/2025	\$1,215.00
100278	01/06/2025	\$519.78	100300*	01/16/2025	\$1,215.00	100314*	01/24/2025	\$250.00
100279	01/06/2025	\$519.78	100301	01/16/2025	\$995.00	100315	01/24/2025	\$875.00

HOA CHECKING - XXXXXX3571 (continued)
Checks Cleared (continued)

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100316	01/24/2025	\$875.00	100323*	01/24/2025	\$2,268.52	100331	01/28/2025	\$550.00
100317	01/24/2025	\$875.00	100325*	01/31/2025	\$48,383.31	100332	01/28/2025	\$550.00
100318	01/21/2025	\$585.00	100327*	01/28/2025	\$32,688.00	100333	01/30/2025	\$46.85
100319	01/21/2025	\$85.00	100330*	01/29/2025	\$1,215.00	100334	01/30/2025	\$1,542.45

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
01/02/2025	\$240,000.00	01/13/2025	\$240,000.00	01/23/2025	\$240,000.00
01/03/2025	\$240,000.00	01/14/2025	\$240,000.00	01/24/2025	\$240,000.00
01/06/2025	\$240,000.00	01/15/2025	\$248,008.79	01/28/2025	\$240,000.00
01/07/2025	\$240,000.00	01/16/2025	\$240,000.00	01/29/2025	\$240,000.00
01/08/2025	\$240,000.00	01/17/2025	\$240,000.00	01/30/2025	\$240,000.00
01/09/2025	\$240,000.00	01/21/2025	\$240,000.00	01/31/2025	\$240,000.00
01/10/2025	\$240,000.00	01/22/2025	\$240,000.00		

Overdraft and Returned Item Fees

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



Statement Ending 01/31/2025

CALIFORNIA STATE UNIVERISTY

Page 7 of 12

Account Number: XXXXXX3571

100276
University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656
DATE: 12/19/2024
PAY TO: KW University Glen, LLC
THE ORDER OF: Five Hundred Nineteen Dollars and Seventy-Eight Cents
memo: Inv 007-2024
\$ 519.78
DOLLARS
100276 1222280031 20223571

#100276 01/06/2025 \$519.78

For Deposit Only
EFT/INFORMATIONAL ONLY - DEPOSIT
11/19/2024
1/27/2025
00002418271038
X

100277
University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656
DATE: 12/19/2024
PAY TO: KW University Glen, LLC
THE ORDER OF: Five Hundred Nineteen Dollars and Seventy-Eight Cents
memo: Inv 008-2024
\$ 519.78
DOLLARS
100277 1222280031 20223571

#100277 01/06/2025 \$519.78

For Deposit Only
EFT/INFORMATIONAL ONLY - DEPOSIT
11/19/2024
1/27/2025
00002418271038
X

100278
University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656
DATE: 12/19/2024
PAY TO: KW University Glen, LLC
THE ORDER OF: Five Hundred Nineteen Dollars and Seventy-Eight Cents
memo: Inv 009-2024
\$ 519.78
DOLLARS
100278 1222280031 20223571

#100278 01/06/2025 \$519.78

For Deposit Only
EFT/INFORMATIONAL ONLY - DEPOSIT
11/19/2024
1/27/2025
00002418271038
X

100279
University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656
DATE: 12/19/2024
PAY TO: KW University Glen, LLC
THE ORDER OF: Five Hundred Nineteen Dollars and Seventy-Eight Cents
memo: Inv 010-2024
\$ 519.78
DOLLARS
100279 1222280031 20223571

#100279 01/06/2025 \$519.78

For Deposit Only
EFT/INFORMATIONAL ONLY - DEPOSIT
11/19/2024
1/27/2025
00002418271038
X

100280
University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656
DATE: 12/19/2024
PAY TO: KW University Glen, LLC
THE ORDER OF: Five Hundred Nineteen Dollars and Seventy-Eight Cents
memo: Inv 011-2024
\$ 519.78
DOLLARS
100280 1222280031 20223571

#100280 01/06/2025 \$519.78

For Deposit Only
EFT/INFORMATIONAL ONLY - DEPOSIT
11/19/2024
1/27/2025
00002418271038
X

100281
University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656
DATE: 12/19/2024
PAY TO: KW University Glen, LLC
THE ORDER OF: Five Hundred Nineteen Dollars and Seventy-Eight Cents
memo: Inv 012-2024
\$ 519.78
DOLLARS
100281 1222280031 20223571

#100281 01/06/2025 \$519.78

For Deposit Only
EFT/INFORMATIONAL ONLY - DEPOSIT
11/19/2024
1/27/2025
00002418271038
X

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 12/30/2024

100284

PAY TO
THE ORDER OF Vega Cleaning Service Inc.
Three Hundred Dollars and Zero Cents

\$ 300.00 DOLLARS

memo: Inv 1283

Signature: [Signature]

100284 12/30/2024 201223571

#100284 01/08/2025 \$300.00

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 12/30/2024

100284

PAY TO
THE ORDER OF Vega Cleaning Service Inc.
Three Hundred Dollars and Zero Cents

\$ 300.00 DOLLARS

memo: Inv 1283

Signature: [Signature]

100284 12/30/2024 201223571

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 12/30/2024

100285

PAY TO
THE ORDER OF Vega Cleaning Service Inc.
Three Hundred Ten Dollars and Zero Cents

\$ 310.00 DOLLARS

memo: Inv 1219

Signature: [Signature]

100285 12/30/2024 201223571

#100285 01/08/2025 \$310.00

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 12/30/2024

100285

PAY TO
THE ORDER OF Vega Cleaning Service Inc.
Three Hundred Ten Dollars and Zero Cents

\$ 310.00 DOLLARS

memo: Inv 1219

Signature: [Signature]

100285 12/30/2024 201223571

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 12/30/2024

100286

PAY TO
THE ORDER OF Vega Cleaning Service Inc.
Five Hundred Twenty-Five Dollars and Zero Cents

\$ 525.00 DOLLARS

memo: Inv 1248

Signature: [Signature]

100286 12/30/2024 201223571

#100286 01/08/2025 \$525.00

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 12/30/2024

100286

PAY TO
THE ORDER OF Vega Cleaning Service Inc.
Five Hundred Twenty-Five Dollars and Zero Cents

\$ 525.00 DOLLARS

memo: Inv 1248

Signature: [Signature]

100286 12/30/2024 201223571

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 12/30/2024

100287

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

\$ 1,215.00 DOLLARS

memo: Inv 1260

Signature: [Signature]

100287 12/30/2024 201223571

#100287 01/08/2025 \$1,215.00

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 12/30/2024

100287

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

\$ 1,215.00 DOLLARS

memo: Inv 1260

Signature: [Signature]

100287 12/30/2024 201223571

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 12/30/2024

100288

PAY TO
THE ORDER OF Garage Door Doctor
Two Hundred Ninety-Five Dollars and Zero Cents

\$ 295.00 DOLLARS

memo: Inv 18876

Signature: [Signature]

100288 12/30/2024 201223571

#100288 01/06/2025 \$295.00

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 12/30/2024

100288

PAY TO
THE ORDER OF Garage Door Doctor
Two Hundred Ninety-Five Dollars and Zero Cents

\$ 295.00 DOLLARS

memo: Inv 18876

Signature: [Signature]

100288 12/30/2024 201223571

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 01/07/2025

100298

PAY TO
THE ORDER OF Remedy Pest Elimination
One Thousand Two Hundred Fifty Dollars and Zero Cents

\$ 1,250.00 DOLLARS

memo: Inv 26138

Signature: [Signature]

100298 01/07/2025 201223571

#100298 01/16/2025 \$1,250.00

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 01/07/2025

100298

PAY TO
THE ORDER OF Remedy Pest Elimination
One Thousand Two Hundred Fifty Dollars and Zero Cents

\$ 1,250.00 DOLLARS

memo: Inv 26138

Signature: [Signature]

100298 01/07/2025 201223571

UNIVERSITY OF CALIFORNIA STATE UNIVERSITY CHANNEL ISLAND
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

SUNWEST BANK
2650 Main Street
Irvine, CA 92614

DATE: 01/07/2025

100300

PAY TO THE ORDER OF: Vega Cleaning Service Inc.
\$ 1,215.00 DOLLARS

MEMO: INV 121

100300 01/16/2025 \$1,215.00

100300 01/16/2025 \$1,215.00

100300 01/16/2025 \$1,215.00

100300 01/16/2025 \$1,215.00

UNIVERSITY OF CALIFORNIA STATE UNIVERSITY CHANNEL ISLAND
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

SUNWEST BANK
2650 Main Street
Irvine, CA 92614

DATE: 01/07/2025

100301

PAY TO THE ORDER OF: Vega Cleaning Service Inc.
\$ 995.00 DOLLARS

MEMO: INV 123

100301 01/16/2025 \$995.00

100301 01/16/2025 \$995.00

100301 01/16/2025 \$995.00

100301 01/16/2025 \$995.00

UNIVERSITY OF CALIFORNIA STATE UNIVERSITY CHANNEL ISLAND
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

SUNWEST BANK
2650 Main Street
Irvine, CA 92614

DATE: 01/07/2025

100302

PAY TO THE ORDER OF: Garage Door Doctor
\$ 585.00 DOLLARS

MEMO: INV 1064

100302 01/16/2025 \$585.00

100302 01/16/2025 \$585.00

100302 01/16/2025 \$585.00

100302 01/16/2025 \$585.00

UNIVERSITY OF CALIFORNIA STATE UNIVERSITY CHANNEL ISLAND
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

SUNWEST BANK
2650 Main Street
Irvine, CA 92614

DATE: 01/09/2025

100304

PAY TO THE ORDER OF: SoCalGas
\$ 20.41 DOLLARS

MEMO: ACK 13337816871 INV 010325 337810871

100304 01/21/2025 \$20.41

100304 01/21/2025 \$20.41

100304 01/21/2025 \$20.41

100304 01/21/2025 \$20.41

UNIVERSITY OF CALIFORNIA STATE UNIVERSITY CHANNEL ISLAND
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

SUNWEST BANK
2650 Main Street
Irvine, CA 92614

DATE: 01/09/2025

100305

PAY TO THE ORDER OF: SoCalGas
\$ 2,149.97 DOLLARS

MEMO: ACK 1008581513 INV 010325 008581313

100305 01/21/2025 \$2,149.97

100305 01/21/2025 \$2,149.97

100305 01/21/2025 \$2,149.97

100305 01/21/2025 \$2,149.97

UNIVERSITY OF CALIFORNIA STATE UNIVERSITY CHANNEL ISLAND
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

SUNWEST BANK
2650 Main Street
Irvine, CA 92614

DATE: 01/09/2025

100307

PAY TO THE ORDER OF: Eastman Electric
\$ 1,932.35 DOLLARS

MEMO: INV 77

100307 01/17/2025 \$1,932.35

100307 01/17/2025 \$1,932.35

100307 01/17/2025 \$1,932.35

100307 01/17/2025 \$1,932.35

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

DATE: 01/09/2025

100308

PAY TO: Eastman Electric

THE ORDER OF: Two Thousand Three Hundred Ninety-Three Dollars and Fifty-Four Cents

MEMO: INV 181

\$ 2,393.54

DOLLARS

100308 01/17/2025 \$2,393.54

1/16/2025 4:42 PM
Premier America CU
322283990
91480000004023
LOC #16
TELLER #2896
SEQ # 335583

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

DATE: 01/09/2025

100309

PAY TO: Vega Cleaning Service Inc.

THE ORDER OF: Forty-Five Dollars and Zero Cents

MEMO: INV 183

\$ 45.00

DOLLARS

100309 01/24/2025 \$45.00

PAY TO THE ORDER OF
DANIELA G. REYES
ORANGE, CA 92667
VEGA CLEANING SERVICE, INC.
322283990

100309 01/24/2025 \$45.00

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

DATE: 01/09/2025

100310

PAY TO: Vega Cleaning Service Inc.

THE ORDER OF: Fifty Dollars and Zero Cents

MEMO: INV 194

\$ 50.00

DOLLARS

100310 01/24/2025 \$50.00

PAY TO THE ORDER OF
DANIELA G. REYES
ORANGE, CA 92667
VEGA CLEANING SERVICE, INC.
322283990

100310 01/24/2025 \$50.00

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

DATE: 01/09/2025

100311

PAY TO: Vega Cleaning Service Inc.

THE ORDER OF: One Thousand Two Hundred Fifteen Dollars and Zero Cents

MEMO: INV 196

\$ 1,215.00

DOLLARS

100311 01/24/2025 \$1,215.00

PAY TO THE ORDER OF
DANIELA G. REYES
ORANGE, CA 92667
VEGA CLEANING SERVICE, INC.
322283990

100311 01/24/2025 \$1,215.00

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

DATE: 01/09/2025

100314

PAY TO: Vega Cleaning Service Inc.

THE ORDER OF: Two Hundred Fifty Dollars and Zero Cents

MEMO: INV 1217

\$ 250.00

DOLLARS

100314 01/24/2025 \$250.00

PAY TO THE ORDER OF
DANIELA G. REYES
ORANGE, CA 92667
VEGA CLEANING SERVICE, INC.
322283990

100314 01/24/2025 \$250.00

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

DATE: 01/09/2025

100315

PAY TO: Vega Cleaning Service Inc.

THE ORDER OF: Eight Hundred Seventy-Five Dollars and Zero Cents

MEMO: INV 1218

\$ 875.00

DOLLARS

100315 01/24/2025 \$875.00

PAY TO THE ORDER OF
DANIELA G. REYES
ORANGE, CA 92667
VEGA CLEANING SERVICE, INC.
322283990

100315 01/24/2025 \$875.00

UNIVERSITY OF CALIFORNIA STATE UNIVERSITY CHANNEL ISLANDS
c/o Seabreeze Management Company, Inc.
25840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2520 Main Street
Irvine, CA 92614

DATE: 01/10/2025

100316

PAY TO: Vega Cleaning Service Inc.
THE ORDER OF: Eight Hundred Seventy-Five Dollars and Zero Cents

\$ 875.00 DOLLARS

memo: inv 1122

100316 01/24/2025 \$875.00

FOR DEPOSIT ONLY - JPMC

Pay to the order of
UNIVERSITY OF CALIFORNIA
STATE UNIVERSITY CHANNEL ISLANDS
c/o Seabreeze Management Company, Inc.
25840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

100316 01/24/2025 \$875.00

UNIVERSITY OF CALIFORNIA STATE UNIVERSITY CHANNEL ISLANDS
c/o Seabreeze Management Company, Inc.
25840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2520 Main Street
Irvine, CA 92614

DATE: 01/10/2025

100317

PAY TO: Vega Cleaning Service Inc.
THE ORDER OF: Eight Hundred Seventy-Five Dollars and Zero Cents

\$ 875.00 DOLLARS

memo: inv 1122

100317 01/24/2025 \$875.00

FOR DEPOSIT ONLY - JPMC

Pay to the order of
UNIVERSITY OF CALIFORNIA
STATE UNIVERSITY CHANNEL ISLANDS
c/o Seabreeze Management Company, Inc.
25840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

100317 01/24/2025 \$875.00

UNIVERSITY OF CALIFORNIA STATE UNIVERSITY CHANNEL ISLANDS
c/o Seabreeze Management Company, Inc.
25840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2520 Main Street
Irvine, CA 92614

DATE: 01/10/2025

100318

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

\$ 585.00 DOLLARS

memo: inv 10356

100318 01/21/2025 \$585.00

FOR DEPOSIT ONLY - JPMC

Pay to the order of
UNIVERSITY OF CALIFORNIA
STATE UNIVERSITY CHANNEL ISLANDS
c/o Seabreeze Management Company, Inc.
25840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

100318 01/21/2025 \$585.00

UNIVERSITY OF CALIFORNIA STATE UNIVERSITY CHANNEL ISLANDS
c/o Seabreeze Management Company, Inc.
25840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2520 Main Street
Irvine, CA 92614

DATE: 01/10/2025

100319

PAY TO: Garage Door Doctor
THE ORDER OF: Eighty-Five Dollars and Zero Cents

\$ 85.00 DOLLARS

memo: inv 10404

100319 01/21/2025 \$85.00

FOR DEPOSIT ONLY - JPMC

Pay to the order of
UNIVERSITY OF CALIFORNIA
STATE UNIVERSITY CHANNEL ISLANDS
c/o Seabreeze Management Company, Inc.
25840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

100319 01/21/2025 \$85.00

UNIVERSITY OF CALIFORNIA STATE UNIVERSITY CHANNEL ISLANDS
c/o Seabreeze Management Company, Inc.
25840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2520 Main Street
Irvine, CA 92614

DATE: 01/14/2025

100323

PAY TO: Southern California Edison Co.
THE ORDER OF: Two Thousand Two Hundred Sixty-Eight Dollars and Fifty-Two Cents

\$ 2,268.52 DOLLARS

memo: Acl: 70023923676; inv: 010429-23923676

100323 01/24/2025 \$2,268.52

FOR DEPOSIT ONLY - JPMC

Pay to the order of
UNIVERSITY OF CALIFORNIA
STATE UNIVERSITY CHANNEL ISLANDS
c/o Seabreeze Management Company, Inc.
25840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

100323 01/24/2025 \$2,268.52

UNIVERSITY OF CALIFORNIA STATE UNIVERSITY CHANNEL ISLANDS
c/o Seabreeze Management Company, Inc.
25840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2520 Main Street
Irvine, CA 92614

DATE: 01/14/2025

100325

PAY TO: California State University, Channel Islands
THE ORDER OF: Forty-Eight Thousand Three Hundred Eighty-Three Dollars and Thirty-One Cents

\$ 48,383.31 DOLLARS

memo: Acl: 70023923676; inv: 010429-23923676

100325 01/31/2025 \$48,383.31

FOR DEPOSIT ONLY - JPMC

Pay to the order of
UNIVERSITY OF CALIFORNIA
STATE UNIVERSITY CHANNEL ISLANDS
c/o Seabreeze Management Company, Inc.
25840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

100325 01/31/2025 \$48,383.31

UNIVERSITY OF CALIFORNIA - SAN DIEGO
University Glen (Cal State University Channel Islands)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

SWIFT Bank
2050 Main Street
Irvine, CA 92614

DATE: 01/21/2025

100327

PAY TO THE ORDER OF: Gothic Landscape Maintenance Division
\$ 32,688.00 DOLLARS

memo: See Check Stub for Reference Info

Signature: [Signature]

100327 1222280034 201223571

#100327 01/28/2025 \$32,688.00

8
This document contains security features. See back for details.

FOR DEPOSIT ONLY TO
BANK OF AMERICA
ONLINE DEPOSIT ONLY
KASTLE KARE, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

Seq: 18
Dep: 000424
Date: 01/27/25

UNIVERSITY OF CALIFORNIA - SAN DIEGO
University Glen (Cal State University Channel Islands)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

SWIFT Bank
2050 Main Street
Irvine, CA 92614

DATE: 01/21/2025

100330

PAY TO THE ORDER OF: Vega Cleaning Service Inc.
\$ 1,215.00 DOLLARS

memo: Inv 120

Signature: [Signature]

100330 1222280034 201223571

#100330 01/29/2025 \$1,215.00

8
This document contains security features. See back for details.

FOR DEPOSIT ONLY TO
BANK OF AMERICA
ONLINE DEPOSIT ONLY
KASTLE KARE, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

Seq: 18
Dep: 000424
Date: 01/27/25

UNIVERSITY OF CALIFORNIA - SAN DIEGO
University Glen (Cal State University Channel Islands)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

SWIFT Bank
2050 Main Street
Irvine, CA 92614

DATE: 01/21/2025

100331

PAY TO THE ORDER OF: Kastle Kare Inc
\$ 550.00 DOLLARS

memo: Inv 66199

Signature: [Signature]

100331 1222280034 201223571

#100331 01/28/2025 \$550.00

8
This document contains security features. See back for details.

FOR DEPOSIT ONLY TO
BANK OF AMERICA
ONLINE DEPOSIT ONLY
KASTLE KARE, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

Seq: 18
Dep: 000424
Date: 01/27/25

UNIVERSITY OF CALIFORNIA - SAN DIEGO
University Glen (Cal State University Channel Islands)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

SWIFT Bank
2050 Main Street
Irvine, CA 92614

DATE: 01/21/2025

100332

PAY TO THE ORDER OF: Kastle Kare Inc
\$ 550.00 DOLLARS

memo: Inv 662497

Signature: [Signature]

100332 1222280034 201223571

#100332 01/28/2025 \$550.00

8
This document contains security features. See back for details.

FOR DEPOSIT ONLY TO
BANK OF AMERICA
ONLINE DEPOSIT ONLY
KASTLE KARE, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

Seq: 19
Dep: 000424
Date: 01/27/25

UNIVERSITY OF CALIFORNIA - SAN DIEGO
University Glen (Cal State University Channel Islands)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

SWIFT Bank
2050 Main Street
Irvine, CA 92614

DATE: 01/22/2025

100333

PAY TO THE ORDER OF: Southern California Edison Co.
\$ 46.85 DOLLARS

memo: Att: 700305875602, Inv: 011325 305875602

Signature: [Signature]

100333 1222280034 201223571

#100333 01/30/2025 \$46.85

8
This document contains security features. See back for details.

FOR DEPOSIT ONLY TO
BANK OF AMERICA
ONLINE DEPOSIT ONLY
KASTLE KARE, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

Seq: 19
Dep: 000424
Date: 01/27/25

UNIVERSITY OF CALIFORNIA - SAN DIEGO
University Glen (Cal State University Channel Islands)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

SWIFT Bank
2050 Main Street
Irvine, CA 92614

DATE: 01/22/2025

100334

PAY TO THE ORDER OF: Southern California Edison Co.
\$ 1,542.45 DOLLARS

memo: Att: 700305875602, Inv: 011325 46822875

Signature: [Signature]

100334 1222280034 201223571

#100334 01/30/2025 \$1,542.45

8
This document contains security features. See back for details.

FOR DEPOSIT ONLY TO
BANK OF AMERICA
ONLINE DEPOSIT ONLY
KASTLE KARE, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

Seq: 19
Dep: 000424
Date: 01/27/25

Govt Advantage Int Ckg - State/Muni

Account number: [REDACTED] ■ December 1, 2024 - December 31, 2024 ■ Page 1 of 1



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
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Interest summary

[REDACTED]	[REDACTED]
------------	------------

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Daily ledger balance summary

Date	Balance	Date	Balance
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]