



University Glen

PROPERTY MANAGEMENT REPORT

February 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 two 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, February 18th at 3:00. Meeting minutes will be available for review.
 - the Community Advisory Group (CAG) met on February 27th at 4:00 PM. The Friesen attended and participated during this CAG meeting.
 - the Homeowners Advisory Council (HAC) meeting was held on Thursday, February 20th 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 continues.
 - The January 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
 - 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 worked with the CSUCI Police Department to bring University Glen into compliance. The curb painting project in University Glen was completed during the weekend of February 21st through 23rd at a cost of \$2,850.00.
 - 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. Seabreeze personnel continued conversation about the FY 2025-2026 Budget during the monthly Budget Advisory Group (BAG) meeting on February 18th at 3:00 PM.
- Community Events
 - There were no specific community events during February 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 continue to use 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
 - At a townhouse in the 300 block of Smugglers Cove a toilet issue on the main floor came to our office's attention on February 13th. The office worked with our vendors to determine the cause. An insurance claim was filed. We continue to collaborate with the owner and our vendor to complete the environmental testing, remediation, and restoration process. The extent of the insurance payment is to be determined.
- Notifications:
 - A verification notification for SCE scheduled outage planned for Wednesday, February 12th was sent out as an Eblast.
 - With the spring rains, notification of sandbags being available in the area outside the Hillcrest Pool for residents' use was sent out as an Eblast.
 - Notification of the upcoming University Glen & Anacapa Canyon Town Hall scheduled for March 6th to discuss the recent evacuation due to the Laguna Fire was sent out as an Eblast.
 - Notification of the CSUCI Steam Carnival on Saturday, March 8th at the University was distributed by Eblast as well as being posted on the owners' mailboxes.
 - 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 February:

17 WO submitted via Seabreeze Portal (CINC).
20 WO submitted via Text.
37 Total Work Orders

WORK ORDERS IN CINC	In Progress	Cancelled	Completed	Totals
Electrical	1			1
Landscaping	1			1
Plumbing				0
Gutter & Downspouts				0
Roofing/Waterproofing				0
HVAC/Dryer Vents	4		1	5
Painting/Stucco Repair/Garage Door			2	2
Janitorial			2	2

Gates/Fences			1	1
TH Garage Doors			2	2
Other-TH Windows/Sliding Drs	2			2
Other- wall/concrete flatwork				0
Pest Control			1	1
Subtotal	8	0	9	17

WORK ORDERS SENT BY TEXT	In Progress	Cancelled	Completed	Totals
Electrical				0
Pest Control	1		2	3
Landscaping	1		12	13
Subtotal	4	0	16	20

TOTAL Work Orders for the Month	12	0	25	37
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○ Property Loss/Damage Claims

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

2024-2025	July	August	Sept	Oct	Nov.	Dec.	Jan.	Feb.	March	April	May	June	Total
Townhouse Insurance Claims	1	0	3	0	0	0	0	1					5

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

University Glen--Work Order for February 2025.

	Entered	WorkOrd	Address1	Status	WO Type	Description	Notes
1	02/03/2025	52280	350 E. Cuyler Harbor	Pending	Landscaping	Trim Crepe Myrtle	Owner requests the crepe myrtle on the alley side
2	02/03/2025	52419	341 Landing Cove	Pending	HVAC/Air	Clean Heater	Owner requests their heater ductwork be cleaned.
3	02/10/2025	53032	300 Landing Cove	Closed	Gates/Fences	Gate Repair	Owner report the top hinge at the gate to the
4	02/10/2025	53145	219 Smuggler's Cove	Closed	Garage Door	Adjust Garage Door	Owner reports the garage door which was
5	02/10/2025	53147	205 Channel Islands	Closed	Garage Door	Owner reports	Owner reports that it appears the recent multiple
6	02/10/2025	53152	219 Smuggler's Cove	Pending	Windows	Air Infiltration of the	Owner reports the windows of his townhouse are
7	02/11/2025	53172	334 E. Twin Harbor	Closed	Miscellaneous	DOG POOP	To Seabreeze Management
8	02/18/2025	53941	324 E. Twin Harbor	Closed	HVAC/Air	Air Distribution	Owner reports the air distribution to the main floor
9	02/18/2025	53944	260 Landing Cove	Pending	HVAC/Air	Owner reports heater	Status Change From: Open To: Pending Reason
10	02/19/2025	54130	425 Channel Islands	Pending	Windows	Window reported not	Status Change From: Open To: Pending Reason
11	02/20/2025	54343	334 E. Twin Harbor	Pending	Miscellaneous	WORKORDER:	Dryer Duct and Dryer Vents cleaning in the
12	02/20/2025	54344	334 E. Twin Harbor	Pending	Miscellaneous	WORKORDER: Attic	Attic Vents cleaning.
13	02/21/2025	54409	901 N. Channel	Closed	Miscellaneous	Garage door switch	Garage door switch (inside garage) is not
14	02/21/2025	54414	901 N. Channel	Pending	Miscellaneous	Dyer vent	I had the dryer vent cleaned and then found out
15	02/24/2025	54629	45 Rincon Dr Ste 103	Pending	Repair/Gym	Hillcrest Fitness	Mission Hills Maintenance staff reports a treadmill
16	02/28/2025	55201	415 Channel Islands	Closed	Pest/Insect	Owner reports	Owner reports hearing scurrying of mice in the
17	02/28/2025	55204	415 Channel Islands	Open	Garage Door	Owner requests	Owner reports the gasket on the bottom of their

Balance Sheet Comparative - Combined

University Glen (Cal State University Channel Island Site Authority)

End Date: 02/28/2025

	Current Balance at 2/28/2025	Prior Month Balance at 01/31/2025	Change
Assets			
CASH - OPERATING			
01-1001-00 Sunwest - Operating - 3571	\$ 460,809.52	\$ 496,319.56	\$ (35,510.04)
Total CASH - OPERATING:	\$ 460,809.52	\$ 496,319.56	\$ (35,510.04)
ACCOUNTS RECEIVABLE			
12-1280-00 Accounts Receivable	\$ 39,678.14	\$ 34,963.34	\$ 4,714.80
12-1281-00 A/R-Miscellaneous	-	1,783.24	(1,783.24)
Total ACCOUNTS RECEIVABLE:	\$ 39,678.14	\$ 36,746.58	\$ 2,931.56
OTHER ASSETS			
13-1300-00 Prepaid Insurance	\$ 54,819.64	\$ 68,524.56	\$ (13,704.92)
13-1690-00 Clearing Account	(1,355.22)	-	(1,355.22)
Total OTHER ASSETS:	\$ 53,464.42	\$ 68,524.56	\$ (15,060.14)
Total Assets:	\$ 553,952.08	\$ 601,590.70	\$ (47,638.62)
Liabilities & Equity			
ACCOUNTS PAYABLE			
20-2001-00 Prepaid Dues	\$ 13,404.55	\$ 20,920.03	\$ (7,515.48)
Total ACCOUNTS PAYABLE:	\$ 13,404.55	\$ 20,920.03	\$ (7,515.48)
RESERVES			
40-4000-00 Reserve Liability	\$ 38,126.09	\$ -	\$ 38,126.09
Total RESERVES:	\$ 38,126.09	\$ -	\$ 38,126.09
EQUITY			
49-4998-00 Prior Year Equity	\$ 227,952.78	\$ 225,469.69	\$ 2,483.09
Total EQUITY:	\$ 227,952.78	\$ 225,469.69	\$ 2,483.09
Net Income / (Loss)	\$ 274,468.66	\$ 355,200.98	\$ (80,732.32)
Total Liabilities & Equity:	\$ 553,952.08	\$ 601,590.70	\$ (47,638.62)

Income Statement

University Glen (Cal State University Channel Island Site Authority)

From 02/01/2025 to 02/28/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
TOTAL OPERATING INCOME	\$243,331.11	\$243,080.26	\$250.85	\$2,060,768.97	\$1,944,642.08	\$116,126.89	\$2,916,963.00
TOTAL INCOME	\$243,331.11	\$243,080.26	\$250.85	\$2,060,768.97	\$1,944,642.08	\$116,126.89	\$2,916,963.00
EXPENSES AND RESERVE FUNDING							
TOTAL ADMINISTRATION	\$21,388.65	\$24,906.91	\$3,518.26	\$143,327.67	\$199,255.28	\$55,927.61	\$298,883.00
TOTAL PROPERTY PROTECTION	\$15,933.34	\$7,966.67	(\$7,966.67)	\$63,733.36	\$63,733.36	\$0.00	\$95,600.00
TOTAL LANDSCAPE	\$126,357.29	\$37,522.17	(\$88,835.12)	\$313,005.30	\$300,177.36	(\$12,827.94)	\$450,266.00
TOTAL COMMON AREA MAINTENANCE	\$22,710.94	\$18,831.84	(\$3,879.10)	\$114,563.94	\$150,654.72	\$36,090.78	\$225,982.00
TOTAL TOWNHOUSE MAINTENANCE	\$2,314.84	\$2,050.00	(\$264.84)	\$15,781.52	\$16,400.00	\$618.48	\$24,600.00
TOTAL UTILITIES	\$72,394.45	\$84,478.00	\$12,083.55	\$554,522.07	\$675,824.00	\$121,301.93	\$1,013,736.00
TOTAL INSURANCE	\$13,704.92	\$20,548.75	\$6,843.83	\$109,639.36	\$164,390.00	\$54,750.64	\$246,585.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$2,483.09	\$-	(\$2,483.09)	\$97,519.81	\$-	(\$97,519.81)	\$-
TOTAL RESERVE ALLOCATION	\$46,775.91	\$46,775.91	\$-	\$374,207.28	\$374,207.28	\$0.00	\$561,311.00
TOTAL DISBURSEMENTS	\$324,063.43	\$243,080.25	(\$80,983.18)	\$1,786,300.31	\$1,944,642.00	\$158,341.69	\$2,916,963.00
	(\$80,732.32)	\$0.01	(\$80,732.33)	\$274,468.66	\$0.08	\$274,468.58	\$0.00
NET INCREASE (DECREASE)	(\$80,732.32)	\$0.01	(\$80,732.33)	\$274,468.66	\$0.08	\$274,468.58	\$0.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 02/01/2025 to 02/28/2025

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	\$852,432.00	\$852,427.36	\$4.64	\$1,278,641.00
5013-00 Single family homes	\$22,543.20	\$22,542.92	\$0.28	\$180,345.60	\$180,343.36	\$2.24	\$270,515.00
5015-00 Apartment Assessment	\$113,983.91	\$113,983.92	(\$0.01)	\$911,871.28	\$911,871.36	(\$0.08)	\$1,367,807.00
5023-00 Bank Return Check/NSF Fees	\$25.00	\$0.00	\$25.00	\$300.00	\$0.00	\$300.00	\$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	\$300.00	\$0.00	\$300.00	\$0.00
5060-00 Gate/Pool Keys/Remotes	\$150.00	\$0.00	\$150.00	\$375.00	\$0.00	\$375.00	\$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	\$243,331.11	\$243,080.26	\$250.85	\$2,060,768.97	\$1,944,642.08	\$116,126.89	\$2,916,963.00
TOTAL OPERATING INCOME	\$243,331.11	\$243,080.26	\$250.85	\$2,060,768.97	\$1,944,642.08	\$116,126.89	\$2,916,963.00
OPERATING EXPENSE							
ADMINISTRATION							
6015-00 Reserve Study	\$5,625.00	\$1,052.08	(\$4,572.92)	\$5,625.00	\$8,416.64	\$2,791.64	\$12,625.00
6035-00 Office & Postage	\$476.13	\$380.00	(\$96.13)	\$4,711.45	\$3,040.00	(\$1,671.45)	\$4,560.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$15,287.52	\$15,375.00	\$87.48	\$118,111.26	\$123,000.00	\$4,888.74	\$184,500.00
6041-00 Office Rent	\$0.00	\$7,509.83	\$7,509.83	\$14,344.92	\$60,078.64	\$45,733.72	\$90,118.00
6045-00 Records Storage	\$0.00	\$80.00	\$80.00	\$0.00	\$640.00	\$640.00	\$960.00
6085-00 Misc Admin (Office Supplies/Cellphone)	\$0.00	\$510.00	\$510.00	\$535.04	\$4,080.00	\$3,544.96	\$6,120.00
TOTAL ADMINISTRATION	\$21,388.65	\$24,906.91	\$3,518.26	\$143,327.67	\$199,255.28	\$55,927.61	\$298,883.00
PROPERTY PROTECTION							
6320-00 Security Services	\$15,933.34	\$7,966.67	(\$7,966.67)	\$63,733.36	\$63,733.36	\$0.00	\$95,600.00
TOTAL PROPERTY PROTECTION	\$15,933.34	\$7,966.67	(\$7,966.67)	\$63,733.36	\$63,733.36	\$0.00	\$95,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 02/01/2025 to 02/28/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
LANDSCAPE							
6405-00 Landscape Contract	\$96,264.00	\$28,100.00	(\$68,164.00)	\$256,704.00	\$224,800.00	(\$31,904.00)	\$337,200.00
6410-00 Landscape Extras	\$23,272.29	\$2,528.00	(\$20,744.29)	\$30,408.30	\$20,224.00	(\$10,184.30)	\$30,336.00
6420-00 Irrigation Repairs	\$6,821.00	\$3,525.00	(\$3,296.00)	\$25,893.00	\$28,200.00	\$2,307.00	\$42,300.00
6425-00 Tree Maintenance	\$0.00	\$3,369.17	\$3,369.17	\$0.00	\$26,953.36	\$26,953.36	\$40,430.00
TOTAL LANDSCAPE	\$126,357.29	\$37,522.17	(\$88,835.12)	\$313,005.30	\$300,177.36	(\$12,827.94)	\$450,266.00
COMMON AREA MAINTENANCE							
6509-00 Plumbing Repair (Common Area)	\$0.00	\$166.67	\$166.67	\$949.29	\$1,333.36	\$384.07	\$2,000.00
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$1,895.37	\$850.00	(\$1,045.37)	\$8,938.42	\$6,800.00	(\$2,138.42)	\$10,200.00
6532-00 Tot Lot Inspection	\$0.00	\$100.00	\$100.00	\$0.00	\$800.00	\$800.00	\$1,200.00
6534-00 Roof Repairs (Common Area)	\$0.00	\$708.33	\$708.33	\$0.00	\$5,666.64	\$5,666.64	\$8,500.00
6543-00 Pet Waste Supplies	\$0.00	\$850.00	\$850.00	\$1,818.70	\$6,800.00	\$4,981.30	\$10,200.00
6550-00 Janitorial Service	\$6,100.00	\$5,098.50	(\$1,001.50)	\$38,105.00	\$40,788.00	\$2,683.00	\$61,182.00
6553-00 Common Area Maintenance	\$4,006.00	\$1,125.00	(\$2,881.00)	\$9,711.00	\$9,000.00	(\$711.00)	\$13,500.00
6554-00 Common Area Supplies	\$2,854.37	\$450.00	(\$2,404.37)	\$9,620.72	\$3,600.00	(\$6,020.72)	\$5,400.00
6555-00 Pest Control (Pest & Gopher)	\$2,800.00	\$2,650.00	(\$150.00)	\$8,850.00	\$21,200.00	\$12,350.00	\$31,800.00
6570-00 Pool/Fountain Contract Services	\$3,175.00	\$5,516.67	\$2,341.67	\$20,075.00	\$44,133.36	\$24,058.36	\$66,200.00
6572-00 Pool/Fountain Extras	\$1,880.20	\$0.00	(\$1,880.20)	\$13,319.06	\$0.00	(\$13,319.06)	\$0.00
6588-00 Fitness Equipment	\$0.00	\$916.67	\$916.67	\$1,926.75	\$7,333.36	\$5,406.61	\$11,000.00
6595-00 Miscellaneous Maintenance	\$0.00	\$400.00	\$400.00	\$1,250.00	\$3,200.00	\$1,950.00	\$4,800.00
TOTAL COMMON AREA MAINTENANCE	\$22,710.94	\$18,831.84	(\$3,879.10)	\$114,563.94	\$150,654.72	\$36,090.78	\$225,982.00
TOWNHOUSE MAINTENANCE							
6627-00 Lighting - Townhomes Sconce Repairs	\$2,314.84	\$2,050.00	(\$264.84)	\$15,781.52	\$16,400.00	\$618.48	\$24,600.00
TOTAL TOWNHOUSE MAINTENANCE	\$2,314.84	\$2,050.00	(\$264.84)	\$15,781.52	\$16,400.00	\$618.48	\$24,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 02/01/2025 to 02/28/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
UTILITIES							
6700-00 Water - Reclaimed (Landscape)	\$5,349.22	\$6,329.08	\$979.86	\$62,502.03	\$50,632.64	(\$11,869.39)	\$75,949.00
6701-00 Water-(Potable/Common Area Pools)	\$15,906.77	\$14,419.42	(\$1,487.35)	\$106,125.43	\$115,355.36	\$9,229.93	\$173,033.00
6702-00 Sewer	\$20,365.16	\$20,418.92	\$53.76	\$125,218.71	\$163,351.36	\$38,132.65	\$245,027.00
6703-00 Water/Sewer Infrastructrue Fee	\$7,799.19	\$8,080.75	\$281.56	\$49,879.81	\$64,646.00	\$14,766.19	\$96,969.00
6705-00 Electricity	\$8,560.23	\$9,757.58	\$1,197.35	\$53,592.23	\$78,060.64	\$24,468.41	\$117,091.00
6710-00 Gas	\$2,410.31	\$3,361.50	\$951.19	\$12,905.94	\$26,892.00	\$13,986.06	\$40,338.00
6720-00 Cable/Telephone	\$682.72	\$325.00	(\$357.72)	\$5,949.12	\$2,600.00	(\$3,349.12)	\$3,900.00
6725-00 Trash Removal	\$11,320.85	\$20,360.50	\$9,039.65	\$138,348.80	\$162,884.00	\$24,535.20	\$244,326.00
6730-00 Trash Extras	\$0.00	\$1,425.25	\$1,425.25	\$0.00	\$11,402.00	\$11,402.00	\$17,103.00
TOTAL UTILITIES	\$72,394.45	\$84,478.00	\$12,083.55	\$554,522.07	\$675,824.00	\$121,301.93	\$1,013,736.00
INSURANCE							
6800-00 Insurance Master Policy	\$13,704.92	\$13,382.08	(\$322.84)	\$109,639.36	\$107,056.64	(\$2,582.72)	\$160,585.00
6810-00 Earthquake Insurance	\$0.00	\$7,166.67	\$7,166.67	\$0.00	\$57,333.36	\$57,333.36	\$86,000.00
TOTAL INSURANCE	\$13,704.92	\$20,548.75	\$6,843.83	\$109,639.36	\$164,390.00	\$54,750.64	\$246,585.00
PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS							
8900-00 Prior Year Surplus Refunds to Owners	\$2,483.09	\$0.00	(\$2,483.09)	\$97,519.81	\$0.00	(\$97,519.81)	\$0.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$2,483.09	\$0.00	(\$2,483.09)	\$97,519.81	\$0.00	(\$97,519.81)	\$0.00
RESERVE ALLOCATION							
9005-00 Reserves-Common Space	\$22,995.83	\$22,995.83	\$0.00	\$183,966.64	\$183,966.64	\$0.00	\$275,950.00
9008-00 Reserves-Single Family	\$1,000.08	\$1,000.08	\$0.00	\$8,000.64	\$8,000.64	\$0.00	\$12,001.00
9009-00 Reserves-Townhouse	\$22,780.00	\$22,780.00	\$0.00	\$182,240.00	\$182,240.00	\$0.00	\$273,360.00
TOTAL RESERVE ALLOCATION	\$46,775.91	\$46,775.91	\$0.00	\$374,207.28	\$374,207.28	\$0.00	\$561,311.00
TOTAL OPERATING EXPENSE	\$324,063.43	\$243,080.25	(\$80,983.18)	\$1,786,300.31	\$1,944,642.00	\$158,341.69	\$2,916,963.00
Net Income:	(\$80,732.32)	\$0.01	(\$80,732.33)	\$274,468.66	\$0.08	\$274,468.58	\$0.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 02/28/2025

	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	-	-	-	-	852,427.36	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	106,554.00	-	-	-	-	852,432.00	
Variance	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	-	-	-	-	4.64	
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	-	-	-	-	180,343.36	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	22,543.20	-	-	-	-	180,345.60	
Variance	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	-	-	-	-	2.24	
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	-	-	-	-	911,871.36	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	113,983.91	-	-	-	-	911,871.28	
Variance	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	-	-	-	-	(0.08)	
5023-00 Bank Return Check/NSF Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	75.00	75.00	125.00	(25.00)	-	-	25.00	25.00	-	-	-	-	300.00	
Variance	75.00	75.00	125.00	(25.00)	-	-	25.00	25.00	-	-	-	-	300.00	
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	75.00	-	-	-	-	300.00	
Variance	-	-	50.00	25.00	75.00	-	75.00	75.00	-	-	-	-	300.00	
5060-00 Gate/Pool Keys/Remotes														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	225.00	150.00	-	-	-	-	375.00	
Variance	-	-	-	-	-	-	225.00	150.00	-	-	-	-	375.00	
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: 02/28/2025

	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	0.00	0.00	0.00	0.00	1,944,642.08	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	243,331.11	0.00	0.00	0.00	0.00	2,060,768.97	
Variance	707.03	75.85	175.85	114,514.76	75.85	0.85	325.85	250.85	0.00	0.00	0.00	0.00	116,126.89	
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	0.00	0.00	0.00	0.00	1,944,642.08	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	243,331.11	0.00	0.00	0.00	0.00	2,060,768.97	
Variance	707.03	75.85	175.85	114,514.76	75.85	0.85	325.85	250.85	0.00	0.00	0.00	0.00	116,126.89	
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	-	-	-	-	8,416.64	12,625.00
Actual	-	-	-	-	-	-	-	5,625.00	-	-	-	-	5,625.00	
Variance	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	(4,572.92)	-	-	-	-	2,791.64	
6035-00 Office & Postage														
Budget	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	-	-	-	-	3,040.00	4,560.00
Actual	-	489.65	(95.45)	-	-	3,344.98	496.14	476.13	-	-	-	-	4,711.45	
Variance	380.00	(109.65)	475.45	380.00	380.00	(2,964.98)	(116.14)	(96.13)	-	-	-	-	(1,671.45)	
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	-	-	-	-	123,000.00	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	15,287.52	-	-	-	-	118,111.26	
Variance	2,559.66	(3,389.13)	289.15	(5,427.60)	5,440.80	(5,546.62)	10,875.00	87.48	-	-	-	-	4,888.74	
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	-	-	-	-	60,078.64	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	-	-	-	-	45,733.72	
6045-00 Records Storage														
Budget	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	-	-	-	-	640.00	960.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	-	-	-	-	640.00	
6085-00 Misc Admin (Office Supplies/Cellphone)														
Budget	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	-	-	-	-	4,080.00	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	-	-	-	-	3,544.96	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 02/28/2025

	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	0.00	0.00	0.00	0.00	199,255.28	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	21,388.65	0.00	0.00	0.00	0.00	143,327.67	
Variance	12,091.57	5,653.13	10,024.19	4,104.31	14,972.71	(2,478.37)	8,041.81	3,518.26	0.00	0.00	0.00	0.00	55,927.61	
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	-	-	-	-	63,733.36	95,600.00
Actual	-	7,966.67	-	31,866.68	-	7,966.67	-	15,933.34	-	-	-	-	63,733.36	
Variance	7,966.67	-	7,966.67	(23,900.01)	7,966.67	-	7,966.67	(7,966.67)	-	-	-	-	-	
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	0.00	0.00	0.00	0.00	63,733.36	95,600.00
Actual	0.00	7,966.67	0.00	31,866.68	0.00	7,966.67	0.00	15,933.34	0.00	0.00	0.00	0.00	63,733.36	
Variance	7,966.67	0.00	7,966.67	(23,900.01)	7,966.67	0.00	7,966.67	(7,966.67)	0.00	0.00	0.00	0.00	0.00	
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	-	-	-	-	224,800.00	337,200.00
Actual	-	32,088.00	64,176.00	32,088.00	-	-	32,088.00	96,264.00	-	-	-	-	256,704.00	
Variance	28,100.00	(3,988.00)	(36,076.00)	(3,988.00)	28,100.00	28,100.00	(3,988.00)	(68,164.00)	-	-	-	-	(31,904.00)	
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	-	-	-	-	20,224.00	30,336.00
Actual	-	2,000.00	110.00	1,414.00	1,445.00	2,167.01	-	23,272.29	-	-	-	-	30,408.30	
Variance	2,528.00	528.00	2,418.00	1,114.00	1,083.00	360.99	2,528.00	(20,744.29)	-	-	-	-	(10,184.30)	
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	-	-	-	-	28,200.00	42,300.00
Actual	-	12,072.00	4,050.00	2,350.00	-	-	600.00	6,821.00	-	-	-	-	25,893.00	
Variance	3,525.00	(8,547.00)	(525.00)	1,175.00	3,525.00	3,525.00	2,925.00	(3,296.00)	-	-	-	-	2,307.00	
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	-	-	-	-	26,953.36	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	-	-	-	-	26,953.36	
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	0.00	0.00	0.00	0.00	300,177.36	450,266.00
Actual	0.00	46,160.00	68,336.00	35,852.00	1,445.00	2,167.01	32,688.00	126,357.29	0.00	0.00	0.00	0.00	313,005.30	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 02/28/2025

	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	(88,835.12)	0.00	0.00	0.00	0.00	(12,827.94)	
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	-	-	-	-	1,333.36	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	-	-	-	-	384.07	
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	-	-	-	-	6,800.00	10,200.00
Actual	-	-	-	-	3,858.56	1,252.14	1,932.35	1,895.37	-	-	-	-	8,938.42	
Variance	850.00	850.00	850.00	850.00	(3,008.56)	(402.14)	(1,082.35)	(1,045.37)	-	-	-	-	(2,138.42)	
6532-00 Tot Lot Inspection														
Budget	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	-	-	-	-	800.00	1,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	-	-	-	-	800.00	
6534-00 Roof Repairs (Common Area)														
Budget	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	-	-	-	-	5,666.64	8,500.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	-	-	-	-	5,666.64	
6543-00 Pet Waste Supplies														
Budget	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	-	-	-	-	6,800.00	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	-	-	-	-	4,981.30	
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	-	-	-	-	40,788.00	61,182.00
Actual	-	8,920.00	2,230.00	5,160.00	5,975.00	4,860.00	4,860.00	6,100.00	-	-	-	-	38,105.00	
Variance	5,098.50	(3,821.50)	2,868.50	(61.50)	(876.50)	238.50	238.50	(1,001.50)	-	-	-	-	2,683.00	
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	-	-	-	-	9,000.00	13,500.00
Actual	-	-	-	-	2,435.00	2,225.00	1,045.00	4,006.00	-	-	-	-	9,711.00	
Variance	1,125.00	1,125.00	1,125.00	1,125.00	(1,310.00)	(1,100.00)	80.00	(2,881.00)	-	-	-	-	(711.00)	
6554-00 Common Area Supplies														
Budget	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	-	-	-	-	3,600.00	5,400.00
Actual	-	1,059.89	854.98	1,411.75	839.06	2,015.75	584.92	2,854.37	-	-	-	-	9,620.72	
Variance	450.00	(609.89)	(404.98)	(961.75)	(389.06)	(1,565.75)	(134.92)	(2,404.37)	-	-	-	-	(6,020.72)	
6555-00 Pest Control (Pest & Gopher)														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 02/28/2025

	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	-	-	-	-	21,200.00	31,800.00
Actual	-	-	1,700.00	1,000.00	-	1,000.00	2,350.00	2,800.00	-	-	-	-	8,850.00	
Variance	2,650.00	2,650.00	950.00	1,650.00	2,650.00	1,650.00	300.00	(150.00)	-	-	-	-	12,350.00	
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	-	-	-	-	44,133.36	66,200.00
Actual	-	6,350.00	2,900.00	2,525.00	3,175.00	1,300.00	650.00	3,175.00	-	-	-	-	20,075.00	
Variance	5,516.67	(833.33)	2,616.67	2,991.67	2,341.67	4,216.67	4,866.67	2,341.67	-	-	-	-	24,058.36	
6572-00 Pool/Fountain Extras														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	5,476.70	589.45	2,560.20	625.00	1,172.51	1,015.00	1,880.20	-	-	-	-	13,319.06	
Variance	-	(5,476.70)	(589.45)	(2,560.20)	(625.00)	(1,172.51)	(1,015.00)	(1,880.20)	-	-	-	-	(13,319.06)	
6588-00 Fitness Equipment														
Budget	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	-	-	-	-	7,333.36	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	-	-	-	-	5,406.61	
6595-00 Miscellaneous Maintenance														
Budget	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	-	-	-	-	3,200.00	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	-	-	-	-	1,950.00	
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	0.00	0.00	0.00	0.00	150,654.72	225,982.00
Actual	0.00	23,767.42	8,274.43	13,070.26	18,944.37	14,361.38	13,435.14	22,710.94	0.00	0.00	0.00	0.00	114,563.94	
Variance	18,831.84	(4,935.58)	10,557.41	5,761.58	(112.53)	4,470.46	5,396.70	(3,879.10)	0.00	0.00	0.00	0.00	36,090.78	
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	-	-	-	-	16,400.00	24,600.00
Actual	-	2,880.39	3,382.60	3,008.17	(291.21)	2,093.19	2,393.54	2,314.84	-	-	-	-	15,781.52	
Variance	2,050.00	(830.39)	(1,332.60)	(958.17)	2,341.21	(43.19)	(343.54)	(264.84)	-	-	-	-	618.48	
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	0.00	0.00	0.00	0.00	16,400.00	24,600.00
Actual	0.00	2,880.39	3,382.60	3,008.17	(291.21)	2,093.19	2,393.54	2,314.84	0.00	0.00	0.00	0.00	15,781.52	
Variance	2,050.00	(830.39)	(1,332.60)	(958.17)	2,341.21	(43.19)	(343.54)	(264.84)	0.00	0.00	0.00	0.00	618.48	
UTILITIES														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 02/28/2025

	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	-	-	-	-	50,632.64	75,949.00
Actual	-	12,358.88	2,932.56	9,179.76	12,510.00	8,522.88	11,648.73	5,349.22	-	-	-	-	62,502.03	
Variance	6,329.08	(6,029.80)	3,396.52	(2,850.68)	(6,180.92)	(2,193.80)	(5,319.65)	979.86	-	-	-	-	(11,869.39)	
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	-	-	-	-	115,355.36	173,033.00
Actual	-	5,213.94	6,502.12	15,587.63	14,643.84	17,293.04	30,978.09	15,906.77	-	-	-	-	106,125.43	
Variance	14,419.42	9,205.48	7,917.30	(1,168.21)	(224.42)	(2,873.62)	(16,558.67)	(1,487.35)	-	-	-	-	9,229.93	
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	-	-	-	-	163,351.36	245,027.00
Actual	-	-	3,027.75	20,365.16	20,365.16	20,365.16	40,730.32	20,365.16	-	-	-	-	125,218.71	
Variance	20,418.92	20,418.92	17,391.17	53.76	53.76	53.76	(20,311.40)	53.76	-	-	-	-	38,132.65	
6703-00 Water/Sewer Infrastructue 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	-	-	-	-	64,646.00	96,969.00
Actual	-	-	3,183.69	7,700.17	7,799.19	7,799.19	15,598.38	7,799.19	-	-	-	-	49,879.81	
Variance	8,080.75	8,080.75	4,897.06	380.58	281.56	281.56	(7,517.63)	281.56	-	-	-	-	14,766.19	
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	-	-	-	-	78,060.64	117,091.00
Actual	-	7,700.43	4,319.35	11,044.49	11,095.24	2,866.05	8,006.44	8,560.23	-	-	-	-	53,592.23	
Variance	9,757.58	2,057.15	5,438.23	(1,286.91)	(1,337.66)	6,891.53	1,751.14	1,197.35	-	-	-	-	24,468.41	
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	-	-	-	-	26,892.00	40,338.00
Actual	-	111.82	1,239.17	1,596.81	2,721.33	2,656.12	2,170.38	2,410.31	-	-	-	-	12,905.94	
Variance	3,361.50	3,249.68	2,122.33	1,764.69	640.17	705.38	1,191.12	951.19	-	-	-	-	13,986.06	
6720-00 Cable/Telephone														
Budget	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	-	-	-	-	2,600.00	3,900.00
Actual	760.21	229.09	1,288.83	448.18	532.37	1,027.17	980.55	682.72	-	-	-	-	5,949.12	
Variance	(435.21)	95.91	(963.83)	(123.18)	(207.37)	(702.17)	(655.55)	(357.72)	-	-	-	-	(3,349.12)	
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	-	-	-	-	162,884.00	244,326.00
Actual	-	35,567.46	-	53,181.71	26,753.81	791.14	10,733.83	11,320.85	-	-	-	-	138,348.80	
Variance	20,360.50	(15,206.96)	20,360.50	(32,821.21)	(6,393.31)	19,569.36	9,626.67	9,039.65	-	-	-	-	24,535.20	
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	-	-	-	-	11,402.00	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	-	-	-	-	11,402.00	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 02/28/2025

	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	0.00	0.00	0.00	0.00	675,824.00	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	72,394.45	0.00	0.00	0.00	0.00	554,522.07	
Variance	83,717.79	23,296.38	61,984.53	(34,625.91)	(11,942.94)	23,157.25	(36,368.72)	12,083.55	0.00	0.00	0.00	0.00	121,301.93	
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	-	-	-	-	107,056.64	160,585.00
Actual	-	-	-	-	-	82,229.52	13,704.92	13,704.92	-	-	-	-	109,639.36	
Variance	13,382.08	13,382.08	13,382.08	13,382.08	13,382.08	(68,847.44)	(322.84)	(322.84)	-	-	-	-	(2,582.72)	
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	-	-	-	-	57,333.36	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	-	-	-	-	57,333.36	
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	0.00	0.00	0.00	0.00	164,390.00	246,585.00
Actual	0.00	0.00	0.00	0.00	0.00	82,229.52	13,704.92	13,704.92	0.00	0.00	0.00	0.00	109,639.36	
Variance	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	(61,680.77)	6,843.83	6,843.83	0.00	0.00	0.00	0.00	54,750.64	
PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS														
8900-00 Prior Year Surplus Refunds to Owners														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	95,036.72	2,483.09	-	-	-	-	97,519.81	
Variance	-	-	-	-	-	-	(95,036.72)	(2,483.09)	-	-	-	-	(97,519.81)	
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	2,483.09	0.00	0.00	0.00	0.00	97,519.81	
Variance	0.00	0.00	0.00	0.00	0.00	0.00	(95,036.72)	(2,483.09)	0.00	0.00	0.00	0.00	(97,519.81)	
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	-	-	-	-	183,966.64	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	22,995.83	-	-	-	-	183,966.64	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
9008-00 Reserves-Single Family														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 02/28/2025

	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	-	-	-	-	8,000.64	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	1,000.08	-	-	-	-	8,000.64	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
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	-	-	-	-	182,240.00	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	22,780.00	-	-	-	-	182,240.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
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	0.00	0.00	0.00	0.00	374,207.28	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	46,775.91	0.00	0.00	0.00	0.00	374,207.28	
Variance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
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	0.00	0.00	0.00	0.00	1,944,642.00	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	324,063.43	0.00	0.00	0.00	0.00	1,786,300.31	
Variance	182,728.79	35,094.46	78,935.12	(27,399.28)	69,851.04	(1,219.46)	(98,665.80)	(80,983.18)	0.00	0.00	0.00	0.00	158,341.69	
Net Income:														
Budget	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.00	0.00	0.00	0.00	0.08	
Actual	183,435.83	35,170.32	79,110.98	87,115.49	69,926.90	(1,218.60)	(98,339.94)	(80,732.32)	0.00	0.00	0.00	0.00	274,468.66	
Variance	183,435.82	35,170.31	79,110.97	87,115.48	69,926.89	(1,218.61)	(98,339.95)	(80,732.33)	0.00	0.00	0.00	0.00	274,468.58	

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

02/01/2025 - 02/28/2025

Date	Check #	Payee	Amount
01-1001-00 Sunwest - Operating - 3571			
02/03/2025	500007	Keith Herren and Jennifer Herren	\$532.77
		20-2001-00 Refund after COE Acct # 124525874670	\$532.77
02/03/2025	100344	Seabreeze Management Company, Inc.	\$4,500.00
		Invoice #: 23872	
		60-6040-00 for February 2025	\$4,500.00
02/03/2025	100345	Gothic Landscape Maintenance Division	\$5,366.90
		Invoice #: 379501-a	
		64-6410-00 Combines 3 Proposals	\$3,283.33
		Invoice #: 379501-a1	
		64-6410-00 Prp 11124935	\$2,083.57
02/03/2025	100346	California State University	\$7,966.67
		Invoice #: 511323	
		63-6320-00 January 2025 Security	\$7,966.67
02/03/2025	100347	Pacific Fitness Inc	\$19,688.96
		Invoice #: 97003	
		40-4001-00 Paid from CA Reserves	\$19,688.96
02/03/2025	100348	Vega Cleaning Service Inc.	\$285.00
		Invoice #: 1267	
		65-6553-00 Repair dog park fence	\$285.00
02/03/2025	100349	Vega Cleaning Service Inc.	\$375.00
		Invoice #: 1269	
		65-6553-00 Plumbing repair at Pools	\$375.00
02/03/2025	100350	Vega Cleaning Service Inc.	\$325.00
		Invoice #: 1272	
		40-4003-00 405 Channel Islands Drive	\$325.00
02/03/2025	100351	Vega Cleaning Service Inc.	\$1,215.00
		Invoice #: 1273	
		65-6550-00 Weekly Contract Service	\$1,215.00
02/04/2025	100352	Gothic Landscape Maintenance Division	\$2,100.00
		Invoice #: 380431	
		64-6420-00 Irrigation Repairs	\$2,100.00
02/05/2025	300029	Charter Communications	\$532.32
		Invoice #: 0033385012125	
		67-6720-00 8448 20 899 0033385	\$532.32
02/06/2025	100353	Vega Cleaning Service Inc.	\$1,215.00
		Invoice #: 1274	
		65-6550-00 Weekly Contract Service	\$1,215.00
02/06/2025	100354	Vega Cleaning Service Inc.	\$425.00
		Invoice #: 1268	
		40-4003-00 208 Smuggler Cove	\$425.00
02/06/2025	100355	Eastman Electric	\$1,895.37
		Invoice #: 78	
		65-6528-00 Electrical work in University Glen Common Areas-Eastman Electric	\$1,895.37

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

02/01/2025 - 02/28/2025

Date	Check #	Payee	Amount
02/06/2025	100356	SoCalGas	\$2,392.51
		Invoice #: 013125-085881513	
		67-6710-00 100 858 8151 3	\$2,392.51
02/06/2025	100357	SoCalGas	\$17.80
		Invoice #: 013125-337810871	
		67-6710-00 153 378 1087 1	\$17.80
02/06/2025	100358	Gothic Landscape Maintenance Division	\$3,085.99
		Invoice #: 379501	
		64-6410-00 Work Order 172470 20 Enhancement-Gothic Landscape Maintenance Division	\$3,085.99
02/04/2025	0	Reclass	\$1,452.08
		60-6000-00 Bank Adjustment - Reclass escrow CAM check posted w/ batch 194661; Reclass escrow CAM check posted w/ batch 194661	\$1,452.08
02/07/2025	100359	Seabreeze Management Company, Inc.	\$476.13
		Invoice #: 24861	
		60-6035-00 January Service-Seabreeze Management Company, Inc.	\$476.13
02/07/2025	100360	Eastman Electric	\$2,314.84
		Invoice #: 182	
		66-6627-00 TH Elec for Jan 2025	\$2,314.84
02/07/2025	100361	Better Pools	\$2,525.00
		Invoice #: 83345	
		65-6570-00 Contract Service for December 2024	\$2,525.00
02/07/2025	100362	Better Pools	\$650.00
		Invoice #: 84487	
		65-6570-00 Fountain Monthly Service	\$650.00
02/11/2025	500008	Yeager Kris and Stephanie Yeager	\$532.77
		20-2001-00 Refund after COE Acct: 124525874701	\$532.77
02/11/2025	100363	Gothic Landscape Maintenance Division	\$64,176.00
		Invoice #: 373615	
		64-6405-00 Contract Service for Nov 2024	\$32,088.00
		Invoice #: 376358	
		64-6405-00 Monthly Contract Services-Dec 2024	\$32,088.00
02/11/2025	100364	HD Supply Facilities Maintenance, LTD.	\$110.66
		Invoice #: 9233978246	
		65-6554-00 Common Area Supplies	\$110.66
02/11/2025	100365	Kastle Kare Inc	\$550.00
		Invoice #: 667970	
		65-6555-00 Monthly Gopher Service	\$550.00
02/12/2025	300030	E. J. Harrison & Sons, Inc.	\$593.21
		Invoice #: 020425	
		67-6725-00 01/09-01/31-E. J. Harrison & Sons, Inc.	\$593.21
02/12/2025	100366	Southern California Edison Co.	\$2,356.78
		Invoice #: 020525-239238016	
		67-6705-00 700239238016	\$2,356.78

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

02/01/2025 - 02/28/2025

Date	Check #	Payee	Amount
02/13/2025	100367	Vega Cleaning Service Inc.	\$45.00
		Invoice #: 1275	
		65-6554-00 CA Paper Supplies	\$45.00
02/13/2025	100368	Vega Cleaning Service Inc.	\$1,215.00
		Invoice #: 1276	
		65-6550-00 Weekly Contract Service	\$1,215.00
02/13/2025	100369	Garage Door Doctor	\$585.00
		Invoice #: 10466	
		40-4003-00 369 Smugglers Cove-Garage Door Repair	\$585.00
02/13/2025	100370	Gothic Landscape Maintenance Division	\$17,350.00
		Invoice #: 376692	
		64-6410-00 Additional 100-ft brush clearance	\$7,994.00
		Invoice #: 376693	
		64-6420-00 Gate valve replacement	\$2,221.00
		Invoice #: 381927	
		64-6410-00 Pre approved prps 4-total	\$2,785.00
		Invoice #: 381928	
		64-6410-00 Pre-Approved Prps 3-total	\$3,550.00
		Invoice #: 381929	
		64-6420-00 Gothic Prp 115251332	\$800.00
02/13/2025	100371	Seabreeze Management Company, Inc.	\$5,293.81
		Invoice #: 24866	
		60-6040-00 January Service-Seabreeze Management Company, Inc.	\$5,293.81
02/14/2025	100372	Anderson Refrigeration Inc	\$221.00
		Invoice #: 4552523	
		65-6553-00 Trouble shoot office HVAC.	\$221.00
02/14/2025	100373	California State University, Channel Islands	\$49,420.34
		Invoice #: 511378	
		67-6700-00 for January 2025	\$5,349.22
		67-6701-00 for January 2025.	\$15,906.77
		67-6702-00 for January 2025	\$20,365.16
		67-6703-00 for January 2025	\$7,799.19
02/14/2025	100374	Remedy Pest Elimination	\$1,250.00
		Invoice #: 25796	
		65-6555-00 Monthly Service October 2024	\$1,250.00
02/14/2025	100375	Remedy Pest Elimination	\$1,000.00
		Invoice #: 26374	
		65-6555-00 Monthly Pest Control Jan 2025	\$1,000.00
02/14/2025	100376	Gothic Landscape Maintenance Division	\$490.40
		Invoice #: 376691	
		64-6410-00 240 & 330 Landing Cove	\$490.40
02/18/2025	100377	Southern California Edison Co.	\$4,113.82
		Invoice #: 021025-001512196	
		67-6705-00 600001512196	\$4,113.82

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

02/01/2025 - 02/28/2025

Date	Check #	Payee	Amount
02/20/2025	300031	Charter Communications	\$150.40
		Invoice #: 0293780020925	
		67-6720-00 8448 20 041 0293780	\$150.40
02/20/2025	100378	Complex Solutions, Ltd.	\$1,325.00
		Invoice #: 15476	
		60-6015-00 TH Level 2 Reserve Study	\$1,325.00
02/20/2025	100379	Complex Solutions, Ltd.	\$3,650.00
		Invoice #: 15474	
		60-6015-00 CA Level 2	\$3,650.00
02/20/2025	100380	Complex Solutions, Ltd.	\$650.00
		Invoice #: 15475	
		60-6015-00 SFH Level 2 Reserve Study	\$650.00
02/20/2025	100381	Vega Cleaning Service Inc.	\$2,950.00
		Invoice #: 1254	
		40-4003-00 228 Smugglers -- Slab Leak	\$2,950.00
02/20/2025	100382	California State University	\$7,966.67
		Invoice #: 511380	
		63-6320-00 Security Services for Feb 2025	\$7,966.67
02/20/2025	100383	HD Supply Facilities Maintenance, LTD.	\$966.73
		Invoice #: 9234329246	
		65-6554-00 CA Supplies	\$966.73
02/20/2025	100384	Southern California Edison Co.	\$2,038.92
		Invoice #: 021325-466262876	
		67-6705-00 700466262876	\$2,038.92
02/20/2025	100385	Southern California Edison Co.	\$50.71
		Invoice #: 021125-305875602	
		67-6705-00 700305875602	\$50.71
02/24/2025	100386	Vega Cleaning Service Inc.	\$1,215.00
		Invoice #: 1277	
		65-6550-00 Weekly Contract Service	\$1,215.00
02/24/2025	100387	Vega Cleaning Service Inc.	\$275.00
		Invoice #: 1278	
		65-6553-00 Repair Gate Hinge at Playground	\$275.00
02/24/2025	100388	Seabreeze Management Company, Inc.	\$5,493.71
		Invoice #: 25667	
		60-6041-00 Gross Pay - Pay Period 1/26/2025 - 2/8/2025	\$5,493.71
02/24/2025	100389	Gothic Landscape Maintenance Division	\$32,088.00
		Invoice #: 380842	
		64-6405-00 Contract Service for February 2025	\$32,088.00
02/25/2025	100390	Better Pools	\$1,240.70
		Invoice #: 84671	
		65-6572-00 Townside Pool Heater Repair	\$1,240.70
02/25/2025	100391	Better Pools	\$175.00
		Invoice #: 85129	
		65-6572-00 Fountain Cleaning #4	\$175.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

02/01/2025 - 02/28/2025

Date	Check #	Payee	Amount
02/25/2025	100392	Better Pools	\$175.00
		Invoice #: 85128	
		65-6572-00 Fountain Cleaning #3	\$175.00
02/26/2025	300032	E. J. Harrison & Sons, Inc.	\$1,696.16
		Invoice #: 021325	
		67-6725-00 1 -0127257 1	\$1,696.16
02/26/2025	300033	E. J. Harrison & Sons, Inc.	\$4,940.10
		Invoice #: 021325	
		67-6725-00 1 -0005617 3	\$4,940.10
02/26/2025	300034	E. J. Harrison & Sons, Inc.	\$3,304.24
		Invoice #: 021325	
		67-6725-00 1 -0128958 3	\$3,304.24
02/26/2025	300035	E. J. Harrison & Sons, Inc.	\$787.14
		Invoice #: 021325	
		67-6725-00 1 -0119228 2	\$787.14
02/26/2025	100393	Vega Cleaning Service Inc.	\$1,240.00
		Invoice #: 1279	
		65-6550-00 Weekly Contract Service	\$1,240.00
02/26/2025	100394	Vega Cleaning Service Inc.	\$2,850.00
		Invoice #: 1280	
		65-6553-00 20-ft red curb project	\$2,850.00
02/26/2025	100395	Franklin & Vizzo Plumbing, Inc	\$173.14
		Invoice #: 111903	
		40-4003-00 316 Smugglers Cove	\$173.14
02/26/2025	100396	Environmental Testing Associates	\$1,298.00
		Invoice #: UN-021525	
		40-4003-00 316 Smugglers Cove	\$1,298.00
02/26/2025	100397	Mike Kimble Plumbing	\$580.99
		Invoice #: 58255475	
		40-4003-00 316 Smugglers Cove	\$580.99
02/26/2025	100398	Gothic Landscape Maintenance Division	\$1,700.00
		Invoice #: 382539	
		64-6420-00 Replace irrigation valve	\$600.00
		Invoice #: 382540	
		64-6420-00 Replace irrigation valve	\$1,100.00
02/26/2025	100399	Better Pools	\$144.00
		Invoice #: 85187	
		65-6572-00 Hillcrest Pool Chemicals	\$144.00
02/26/2025	100400	Better Pools	\$145.50
		Invoice #: 85188	
		65-6572-00 Townside Pool Chemicals	\$145.50
02/26/2025	100401	HD Supply Facilities Maintenance, LTD.	\$1,731.98
		Invoice #: 9226307540	
		65-6554-00 CA Supplies	\$1,731.98
		Account Totals	# Checks: 68
			\$289,643.22

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

02/01/2025 - 02/28/2025

Date	Check #	Payee	Amount	
Association Totals		# Checks:	68	\$289,643.22

University Glen
Prepaid Insurance # 1300
As of February 28, 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 fwdr 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)				

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	46,775.91			November Reserve Contribution		
Nov-24	(9,995.00)		Common Space	Concrete sidewalk repairs/trip hazard project	Vega Cleaning	1246
Nov-24	(1,250.00)		Townhouse	Townhouse reserve termite expense	The Termite Guy	180120-1
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		
	(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				
Feb-25	46,775.91			January Reserve Contribution		
	(19,688.96)		Common Space	New treadmills for fitness center	Pacific Fitness	97003
	19,159.51		Townhouse	Insurance claim reimb for 226 Smuggler's Cove	National Fire & Marine Insurance	
	(325.00)		Townhouse	405 Channel Islands Dr	Vega Cleaning Service	1272

		Monthly				
DATE	Amount	Subtotal	Reserve Exp Type	Description	Vendor	Invoice Number
	(425.00)		Townhouse	208 Smugglers Cove	Vega Cleaning Service	1268
	(585.00)		Townhouse	369 Smugglers Cove garage door repair	Garage Door Doctor	10466
	(2,950.00)		Townhouse	228 Smugglers Cove - Slab leak	Vega Cleaning Service	1254
	(580.99)		Townhouse	316 Smugglers Cove	Mike Kimble Plumbing	58255475
	(1,298.00)		Townhouse	316 Smugglers Cove	Environmental Testing Associates	UN-021525
	(173.14)		Townhouse	316 Smugglers Cove	Franklin & Vizzo Plumbing	111903
		39,909.33				
Total		39,909.33	39,909.33			

University Glen - Reserve Account Income & Expenses

CONTRIBUTION: CAM Income					EXPENDITURES				NET TOTALS			
	9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL	4002 9CSA05 - Single Family Homes	4001 9CSA11 - CAMS	4003 9CSA14 - Town Homes	TOTAL	9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
Jul-24	1,000.08	22,995.83	22,780.00	46,775.91				-	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	-	(2,244.00)	(2,513.00)	(4,757.00)	1,000.08	20,751.83	20,267.00	42,018.91
Sep-24	1,000.08	22,995.83	22,780.00	46,775.91	-	-	(26,733.36)	(26,733.36)	1,000.08	22,995.83	(3,953.36)	20,042.55
Oct-24	1,000.08	22,995.83	22,780.00	46,775.91	(1,189.23)	(6,056.71)	(27,263.69)	(34,509.63)	(189.15)	16,939.12	(4,483.69)	12,266.28
Transfer									-	-	-	(108,837.37)
Nov-24	1,000.08	22,995.83	22,780.00	46,775.91	-	(9,995.00)	(20,336.93)	(30,331.93)	1,000.08	13,000.83	2,443.07	16,443.98
Dec-24	1,000.08	22,995.83	22,780.00	46,775.91	-	-	(6,647.60)	(6,647.60)	1,000.08	22,995.83	16,132.40	40,128.31
Transfer												(68,838.57)
Jan-25	1,000.08	22,995.83	22,780.00	46,775.91	-	-	(48,559.15)	(48,559.15)	1,000.08	22,995.83	(25,779.15)	(1,783.24)
Feb-25	1,000.08	22,995.83	22,780.00	46,775.91	-	(19,688.96)	12,822.38	(6,866.58)	1,000.08	3,306.87	35,602.38	39,909.33
Mar-25				-				-	-	-	-	-
Apr-25				-				-	-	-	-	-
May-25				-				-	-	-	-	-
Jun-25				-				-	-	-	-	-
YTD	8,000.64	183,966.64	182,240.00	374,207.28	(1,189.23)	(37,984.67)	(119,231.35)	(158,405.25)	6,811.41	145,981.97	63,008.65	38,126.09

University Glen Reserve Balance

January 31, 2025

Preliminary Unaudited

Reserve Type	Balance as of 12/31/24	Jan 2025 Contributions	Jan 2025 Expenses	Jan 2025 Adjustments	Investment Activity	Balance as of 1/31/25
Common Area	1,625,944.15	22,995.83			5,255.19	1,654,195.17
Single Family Homes	120,419.07	1,000.08			401.98	121,821.13
Townhomes	2,773,142.07	22,780.00	(48,559.15)		9,306.01	2,756,668.93
Total	4,519,505.29	46,775.91	(48,559.15)	-	14,963.18	4,532,685.23

Activity Jan-25	
Contributions	46,775.91
Expenses	(48,559.15)
Adjustments	-
Investments	14,963.18
Total Activity	\$ 13,179.94
Net Change in Balance	
CAM - 9CSA11	28,251.02
Single Family - 9CSA05	1,402.06
Townhomes 9CSA14	(16,473.14)
Total Activity by Type	\$ 13,179.94

Due from UGCAM for Jan 2025	(1,783.24)
Due from UGCAM for Feb 2025	-
Due from UGCAM for Mar 2025	-
Total Due from UGCAM	(1,783.24)
<i>(accounts receivable)</i>	
Wells Fargo	197,704.44
CalTRUST	4,336,764.03
Acct Balances as of 1/31/25	4,534,468.47
Reserve Total as of 1/31/25	4,532,685.23

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2025 - 2/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01-1001-00	Sunwest - Operating - 3571	\$496,319.56	\$258,082.07	\$293,592.11	\$460,809.52
Date	GL Ref #	Debit	Credit	Description	
02/03/2025	7414092	\$ 7,204.83	\$ -	Deposit from batch 195055	
02/03/2025	7415182	-	532.77	Refund after COE Acct # 124525874670; Keith Herren and Jennifer Herren Chk # 500007	
02/03/2025	7425162	-	4,500.00	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100344 Inv: 23872 Seabreeze Management Company, Inc.	
02/03/2025	7425164	-	3,283.33	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100345 Inv: 379501-a Gothic Landscape Maintenance Division	
02/03/2025	7425164	-	2,083.57	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100345 Inv: 379501-a1 Gothic Landscape Maintenance Division	
02/03/2025	7425168	-	7,966.67	Sunwest - Operating - 3571; California State University Chk # 100346 Inv: 511323 California State University	
02/03/2025	7425170	-	19,688.96	Sunwest - Operating - 3571; Pacific Fitness Inc Chk # 100347 Inv: 97003 Pacific Fitness Inc	
02/03/2025	7425172	-	285.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100348 Inv: 1267 Vega Cleaning Service Inc.	
02/03/2025	7425174	-	375.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100349 Inv: 1269 Vega Cleaning Service Inc.	
02/03/2025	7425176	-	325.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100350 Inv: 1272 Vega Cleaning Service Inc.	
02/03/2025	7425178	-	1,215.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100351 Inv: 1273 Vega Cleaning Service Inc.	
02/03/2025	7432629	2,444.18	-	Deposit from batch 196262	
02/04/2025	7434327	1,158.97	-	Deposit from batch 195820	
02/04/2025	7434553	1,425.38	-	Deposit from batch 196341	
02/04/2025	7435703	1,598.31	-	Deposit from batch 195660	
02/04/2025	7436164	1,452.08	-	Misc Scanned Deposit	
02/04/2025	7442008	-	2,100.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100352 Inv: 380431 Gothic Landscape Maintenance Division	
02/04/2025	7449980	3,568.27	-	Deposit from batch 197293	
02/04/2025	7564378	-	1,452.08	Reclass escrow CAM check posted w/ batch 194661; Reclass Chk # 0	
02/05/2025	7452913	2,223.74	-	Deposit from batch 196496	
02/05/2025	7461779	-	532.32	Sunwest - Operating - 3571; Charter Communications Chk # 300029 Inv: 0033385012125 Charter Communications	
02/05/2025	7462556	1,135.55	-	Deposit from batch 197779	
02/05/2025	7468113	1,378.87	-	Deposit from batch 197903	
02/06/2025	7471566	1,158.97	-	Deposit from batch 197446	
02/06/2025	7482867	-	1,215.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100353 Inv: 1274 Vega Cleaning Service Inc.	
02/06/2025	7482869	-	425.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100354 Inv: 1268 Vega Cleaning Service Inc.	
02/06/2025	7482871	-	1,895.37	Sunwest - Operating - 3571; Eastman Electric Chk # 100355 Inv: 78 Eastman Electric	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2025 - 2/28/2025

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
02/06/2025	7482873	\$ -	\$ 2,392.51	Sunwest - Operating - 3571; SoCalGas Chk # 100356 Inv: 013125-085881513 SoCalGas			
02/06/2025	7482875	-	17.80	Sunwest - Operating - 3571; SoCalGas Chk # 100357 Inv: 013125-337810871 SoCalGas			
02/06/2025	7482877	-	3,085.99	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100358 Inv: 379501 Gothic Landscape Maintenance Division			
02/07/2025	7487890	532.77	-	Deposit from batch 198303			
02/07/2025	7489009	2,446.41	-	Deposit from batch 198034			
02/07/2025	7568173	-	476.13	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100359 Inv: 24861 Seabreeze Management Company, Inc.			
02/07/2025	7568175	-	2,314.84	Sunwest - Operating - 3571; Eastman Electric Chk # 100360 Inv: 182 Eastman Electric			
02/07/2025	7568177	-	2,525.00	Sunwest - Operating - 3571; Better Pools Chk # 100361 Inv: 83345 Better Pools			
02/07/2025	7568179	-	650.00	Sunwest - Operating - 3571; Better Pools Chk # 100362 Inv: 84487 Better Pools			
02/07/2025	7568694	1,815.00	-	Deposit from batch 199015			
02/07/2025	7573424	1,065.54	-	Deposit from batch 199084			
02/10/2025	7558064	158,979.07	-	Deposit from batch 196655			
02/10/2025	7578236	7,145.51	-	Deposit from batch 198770			
02/10/2025	7587114	532.77	-	Deposit from batch 199486			
02/10/2025	7591755	5,108.03	-	Deposit from batch 199637			
02/11/2025	7593694	2,131.08	-	Deposit from batch 199282			
02/11/2025	7595012	532.77	-	Deposit from batch 199246			
02/11/2025	7595574	-	532.77	Refund after COE Acct: 124525874701 ; Yeager Kris and Stephanie Yeager Chk # 500008			
02/11/2025	7606005	-	32,088.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100363 Inv: 376358 Gothic Landscape Maintenance Division			
02/11/2025	7606005	-	32,088.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100363 Inv: 373615 Gothic Landscape Maintenance Division			
02/11/2025	7606009	-	110.66	Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100364 Inv: 9233978246 HD Supply Facilities Maintenance, LTD.			
02/11/2025	7606011	-	550.00	Sunwest - Operating - 3571; Kastle Kare Inc Chk # 100365 Inv: 667970 Kastle Kare Inc			
02/11/2025	7610715	2,747.28	-	Deposit from batch 200778			
02/12/2025	7612376	1,378.64	-	Deposit from batch 199896			
02/12/2025	7625363	-	593.21	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300030 Inv: 020425 E. J. Harrison & Sons, Inc.			
02/12/2025	7625365	-	2,356.78	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100366 Inv: 020525-239238016 Southern California Edison Co.			
02/12/2025	7629804	5,606.95	-	Deposit from batch 201597			
02/12/2025	7633025	-	25.00	Return - 02/09 No Account/Unable to Locate Account			
02/12/2025	7633027	-	1,792.81	Return - 02/09 No Account/Unable to Locate Account			
02/12/2025	7633029	-	2,131.08	Return - 02/09 No Account/Unable to Locate Account			

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2025 - 2/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/13/2025	7632099	\$ 4,533.77	\$ -	Deposit from batch 201092	
02/13/2025	7639437	-	45.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100367 Inv: 1275 Vega Cleaning Service Inc.	
02/13/2025	7639439	-	1,215.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100368 Inv: 1276 Vega Cleaning Service Inc.	
02/13/2025	7639441	-	585.00	Sunwest - Operating - 3571; Garage Door Doctor Chk # 100369 Inv: 10466 Garage Door Doctor	
02/13/2025	7639443	-	7,994.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100370 Inv: 376692 Gothic Landscape Maintenance Division	
02/13/2025	7639443	-	2,221.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100370 Inv: 376693 Gothic Landscape Maintenance Division	
02/13/2025	7639443	-	2,785.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100370 Inv: 381927 Gothic Landscape Maintenance Division	
02/13/2025	7639443	-	3,550.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100370 Inv: 381928 Gothic Landscape Maintenance Division	
02/13/2025	7639443	-	800.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100370 Inv: 381929 Gothic Landscape Maintenance Division	
02/13/2025	7639453	-	5,293.81	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100371 Inv: 24866 Seabreeze Management Company, Inc.	
02/13/2025	7640229	2,131.08	-	Deposit from batch 202271	
02/13/2025	7642871	1,378.64	-	Deposit from batch 202326	
02/14/2025	7651657	847.77	-	Deposit from batch 201732	
02/14/2025	7656998	-	221.00	Sunwest - Operating - 3571; Anderson Refrigeration Inc Chk # 100372 Inv: 4552523 Anderson Refrigeration Inc	
02/14/2025	7657000	-	49,420.34	Sunwest - Operating - 3571; California State University, Channel Islands Chk # 100373 Inv: 511378 California State University, Channel Islands	
02/14/2025	7657002	-	1,250.00	Sunwest - Operating - 3571; Remedy Pest Elimination Chk # 100374 Inv: 25796 Remedy Pest Elimination	
02/14/2025	7657004	-	1,000.00	Sunwest - Operating - 3571; Remedy Pest Elimination Chk # 100375 Inv: 26374 Remedy Pest Elimination	
02/14/2025	7657006	-	490.40	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100376 Inv: 376691 Gothic Landscape Maintenance Division	
02/14/2025	7659026	845.87	-	Deposit from batch 202941	
02/17/2025	7661811	330.00	-	Deposit from batch 203237	
02/18/2025	7664221	1,382.23	-	Deposit from batch 202718	
02/18/2025	7664396	1,065.54	-	Deposit from batch 203294	
02/18/2025	7666708	1,132.77	-	Deposit from batch 202502	
02/18/2025	7682115	-	4,113.82	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100377 Inv: 021025-001512196 Southern California Edison Co.	
02/18/2025	7684387	846.63	-	Deposit from batch 203671	
02/18/2025	7699576	532.77	-	Deposit from batch 204611	
02/19/2025	7686477	532.77	-	Deposit from batch 203708	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2025 - 2/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/19/2025	7687565	\$ 1,355.22	\$ -	Misc Scanned Deposit	
02/20/2025	7706436	-	150.40	Sunwest - Operating - 3571; Charter Communications Chk # 300031 Inv: 0293780020925 Charter Communications	
02/20/2025	7706438	-	1,325.00	Sunwest - Operating - 3571; Complex Solutions, Ltd. Chk # 100378 Inv: 15476 Complex Solutions, Ltd.	
02/20/2025	7706440	-	3,650.00	Sunwest - Operating - 3571; Complex Solutions, Ltd. Chk # 100379 Inv: 15474 Complex Solutions, Ltd.	
02/20/2025	7706442	-	650.00	Sunwest - Operating - 3571; Complex Solutions, Ltd. Chk # 100380 Inv: 15475 Complex Solutions, Ltd.	
02/20/2025	7706444	-	2,950.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100381 Inv: 1254 Vega Cleaning Service Inc.	
02/20/2025	7706446	-	7,966.67	Sunwest - Operating - 3571; California State University Chk # 100382 Inv: 511380 California State University	
02/20/2025	7706448	-	966.73	Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100383 Inv: 9234329246 HD Supply Facilities Maintenance, LTD.	
02/20/2025	7706450	-	2,038.92	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100384 Inv: 021325-466262876 Southern California Edison Co.	
02/20/2025	7706452	-	50.71	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100385 Inv: 021125-305875602 Southern California Edison Co.	
02/20/2025	7708231	532.77	-	Deposit from batch 205246	
02/21/2025	7710251	1,065.54	-	Deposit from batch 204417	
02/24/2025	7723761	532.77	-	Deposit from batch 205383	
02/24/2025	7724215	19,159.51	-	Misc Scanned Deposit	
02/24/2025	7732675	-	1,215.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100386 Inv: 1277 Vega Cleaning Service Inc.	
02/24/2025	7732677	-	275.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100387 Inv: 1278 Vega Cleaning Service Inc.	
02/24/2025	7732679	-	5,493.71	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100388 Inv: 25667 Seabreeze Management Company, Inc.	
02/24/2025	7732681	-	32,088.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100389 Inv: 380842 Gothic Landscape Maintenance Division	
02/24/2025	7735997	532.77	-	Deposit from batch 206542	
02/25/2025	7737103	1,378.67	-	Deposit from batch 206158	
02/25/2025	7752735	-	1,240.70	Sunwest - Operating - 3571; Better Pools Chk # 100390 Inv: 84671 Better Pools	
02/25/2025	7752737	-	175.00	Sunwest - Operating - 3571; Better Pools Chk # 100391 Inv: 85129 Better Pools	
02/25/2025	7752739	-	175.00	Sunwest - Operating - 3571; Better Pools Chk # 100392 Inv: 85128 Better Pools	
02/26/2025	7752741	-	1,696.16	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300032 Inv: 021325 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: 2/1/2025 - 2/28/2025

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
02/26/2025	7752743	\$ -	\$ 4,940.10	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300033 Inv: 021325 E. J. Harrison & Sons, Inc.		
02/26/2025	7752745	-	3,304.24	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300034 Inv: 021325 E. J. Harrison & Sons, Inc.		
02/26/2025	7752747	-	787.14	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300035 Inv: 021325 E. J. Harrison & Sons, Inc.		
02/26/2025	7752749	-	1,240.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100393 Inv: 1279 Vega Cleaning Service Inc.		
02/26/2025	7752751	-	2,850.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100394 Inv: 1280 Vega Cleaning Service Inc.		
02/26/2025	7752753	-	173.14	Sunwest - Operating - 3571; Franklin & Vizzo Plumbing, Inc Chk # 100395 Inv: 111903 Franklin & Vizzo Plumbing, Inc		
02/26/2025	7752755	-	1,298.00	Sunwest - Operating - 3571; Environmental Testing Associates Chk # 100396 Inv: UN-021525 Environmental Testing Associates		
02/26/2025	7752757	-	580.99	Sunwest - Operating - 3571; Mike Kimble Plumbing Chk # 100397 Inv: 58255475 Mike Kimble Plumbing		
02/26/2025	7752759	-	600.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100398 Inv: 382539 Gothic Landscape Maintenance Division		
02/26/2025	7752759	-	1,100.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100398 Inv: 382540 Gothic Landscape Maintenance Division		
02/26/2025	7752763	-	144.00	Sunwest - Operating - 3571; Better Pools Chk # 100399 Inv: 85187 Better Pools		
02/26/2025	7752765	-	145.50	Sunwest - Operating - 3571; Better Pools Chk # 100400 Inv: 85188 Better Pools		
02/26/2025	7752767	-	1,731.98	Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100401 Inv: 9226307540 HD Supply Facilities Maintenance, LTD.		
02/28/2025	7767907	2,128.47	-	Deposit from batch 207931		
02/28/2025	7847939	1,065.54	-	Deposit from batch 208933		
12-1280-00	Accounts Receivable		34,963.34	248,125.87	243,411.07	39,678.14
Date	GL Ref #	Debit	Credit	Description		
02/01/2025	4206210	\$ 22,543.20	\$ -	Assessment - A - Batch 105590		
02/01/2025	4206234	106,554.00	-	Assessment - A - Batch 105591		
02/01/2025	4206262	93,099.58	-	Apartment Assessment - A - Batch 105588		
02/01/2025	4206286	16,823.50	-	Apartment Assessment - A - Batch 105589		
02/01/2025	4206310	4,060.83	-	Commercial Assessment - A - Batch 105592		
02/01/2025	7392928	-	313.10	Applied Prepaid 124525874596		
02/01/2025	7392930	-	313.10	Applied Prepaid 124525874631		
02/01/2025	7392932	-	313.10	Applied Prepaid 124525874629		
02/01/2025	7392934	-	313.10	Applied Prepaid 124525874659		
02/01/2025	7392936	-	313.10	Applied Prepaid 124525874681		
02/01/2025	7392938	-	313.10	Applied Prepaid 124525874636		
02/01/2025	7392940	-	313.10	Applied Prepaid 124525874838		
02/01/2025	7392942	-	532.77	Applied Prepaid 124525874799		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2025 - 2/28/2025

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
02/01/2025	7392944	\$ -	\$ 2.53	Applied Prepaid 124525874758		
02/01/2025	7392946	-	53.55	Applied Prepaid 124525874679		
02/01/2025	7392948	-	532.77	Applied Prepaid 124525874817		
02/01/2025	7392950	-	146.23	Applied Prepaid 124525874757		
02/01/2025	7392952	-	0.54	Applied Prepaid 124525874836		
02/01/2025	7392954	-	532.77	Applied Prepaid 124525874651		
02/01/2025	7392956	-	146.23	Applied Prepaid 124525874735		
02/01/2025	7392958	-	121.41	Applied Prepaid 124525874718		
02/01/2025	7392960	-	313.10	Applied Prepaid 124525874647		
02/01/2025	7392962	-	313.10	Applied Prepaid 124525874634		
02/01/2025	7392964	-	313.10	Applied Prepaid 124525874589		
02/01/2025	7392966	-	313.10	Applied Prepaid 124525874656		
02/01/2025	7392968	-	532.77	Applied Prepaid 124525874776		
02/01/2025	7392970	-	98.22	Applied Prepaid 124525874722		
02/01/2025	7392972	-	532.77	Applied Prepaid 124525874642		
02/01/2025	7392974	-	532.77	Applied Prepaid 124525874748		
02/01/2025	7392976	-	532.77	Applied Prepaid 124525874710		
02/01/2025	7392978	-	2.92	Applied Prepaid 124525874796		
02/01/2025	7392980	-	147.65	Applied Prepaid 124525874805		
02/01/2025	7392982	-	532.77	Applied Prepaid 124525874592		
02/01/2025	7392984	-	532.77	Applied Prepaid 124525874762		
02/01/2025	7392986	-	119.89	Applied Prepaid 124525874774		
02/01/2025	7392988	-	532.77	Applied Prepaid 124525874770		
02/01/2025	7392990	-	73.14	Applied Prepaid 124525874644		
02/01/2025	7392992	-	53.55	Applied Prepaid 124525874664		
02/01/2025	7392994	-	532.77	Applied Prepaid 124525874798		
02/01/2025	7392996	-	532.77	Applied Prepaid 124525874699		
02/01/2025	7392998	-	146.23	Applied Prepaid 124525874616		
02/01/2025	7393000	-	146.23	Applied Prepaid 124525874744		
02/01/2025	7393002	-	97.10	Applied Prepaid 124525874824		
02/01/2025	7393004	-	532.77	Applied Prepaid 124525874641		
02/01/2025	7393006	-	146.23	Applied Prepaid 124525874648		
02/01/2025	7393008	-	486.03	Applied Prepaid 124525874713		
02/01/2025	7393010	-	155.78	Applied Prepaid 124525874698		
02/01/2025	7393012	-	23.15	Applied Prepaid 124525874683		
02/01/2025	7393014	-	532.77	Applied Prepaid 124525874706		
02/01/2025	7393016	-	146.23	Applied Prepaid 124525874752		
02/01/2025	7393018	-	146.23	Applied Prepaid 124525874622		
02/01/2025	7393020	-	294.92	Applied Prepaid 124525874637		
02/01/2025	7393022	-	532.77	Applied Prepaid 124525874804		
02/01/2025	7393024	-	121.11	Applied Prepaid 124525874709		
02/01/2025	7401341	-	532.77	Applied Prepaid 124525874571		
02/01/2025	7401821	-	532.77	Applied Prepaid 124525874697		
02/03/2025	7414092	0.00	6,359.23	Deposit from batch 195055		
02/03/2025	7432629	0.00	2,444.18	Deposit from batch 196262		
02/03/2025	7416560	-	532.50	Applied Prepaid 124525874797		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2025 - 2/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/04/2025	7435703	\$ 0.00	\$ 1,042.39		Deposit from batch 195660
02/04/2025	7434327	0.00	1,158.97		Deposit from batch 195820
02/04/2025	7434553	0.00	1,425.38		Deposit from batch 196341
02/04/2025	7449980	0.00	3,349.48		Deposit from batch 197293
02/05/2025	7452913	0.00	2,077.51		Deposit from batch 196496
02/05/2025	7462556	0.00	1,135.55		Deposit from batch 197779
02/05/2025	7468113	0.00	1,230.99		Deposit from batch 197903
02/06/2025	7471566	0.00	845.87		Deposit from batch 197446
02/07/2025	7489009	0.00	1,911.41		Deposit from batch 198034
02/07/2025	7487890	0.00	532.77		Deposit from batch 198303
02/07/2025	7568694	0.00	1,814.65		Deposit from batch 199015
02/07/2025	7573424	0.00	919.31		Deposit from batch 199084
02/10/2025	7558064	0.00	158,979.07		Deposit from batch 196655
02/10/2025	7578236	0.00	6,853.05		Deposit from batch 198770
02/10/2025	7591755	0.00	4,684.91		Deposit from batch 199637
02/10/2025	7579440	532.77	-		Move Payment Transfer
02/11/2025	7593694	0.00	2,077.53		Deposit from batch 199282
02/11/2025	7610715	0.00	2,601.05		Deposit from batch 200778
02/12/2025	7612376	0.00	1,378.64		Deposit from batch 199896
02/12/2025	7629804	0.00	5,508.73		Deposit from batch 201597
02/12/2025	7633025	25.00	-		Return - 02/09 No Account/Unable to Locate Account
02/12/2025	7633027	1,792.81	-		Return - 02/09 No Account/Unable to Locate Account
02/12/2025	7633029	2,131.08	-		Return - 02/09 No Account/Unable to Locate Account
02/12/2025	7633355	25.00	-		NSF/Returned Check Fee - Batch 201927
02/13/2025	7632099	0.00	4,533.46		Deposit from batch 201092
02/13/2025	7640229	0.00	2,131.08		Deposit from batch 202271
02/13/2025	7642871	0.00	1,232.41		Deposit from batch 202326
02/14/2025	7651657	0.00	847.77		Deposit from batch 201732
02/14/2025	7659026	0.00	845.87		Deposit from batch 202941
02/14/2025	7649945	313.10	-		Adjust PrePaid 02/10/2025
02/14/2025	7652527	75.00	-		Key Fob / Remotes - Batch 202382
02/14/2025	7652621	50.00	-		Parking Permit/ Pass Fee - Batch 202429
02/18/2025	7666708	0.00	1,132.77		Deposit from batch 202502

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2025 - 2/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance	
02/18/2025	7664221	\$ 0.00	\$ 1,382.23	Deposit from batch 202718		
02/18/2025	7664396	0.00	1,065.54	Deposit from batch 203294		
02/18/2025	7684387	0.00	532.77	Deposit from batch 203671		
02/18/2025	7699576	0.00	532.77	Deposit from batch 204611		
02/19/2025	7686477	0.00	532.77	Deposit from batch 203708		
02/20/2025	7708231	0.00	479.22	Deposit from batch 205246		
02/21/2025	7710251	0.00	1,065.54	Deposit from batch 204417		
02/24/2025	7723761	0.00	532.77	Deposit from batch 205383		
02/25/2025	7737103	0.00	1,258.75	Deposit from batch 206158		
02/28/2025	7767907	0.00	1,065.54	Deposit from batch 207931		
02/28/2025	7771881	25.00	-	Parking Permit/ Pass Fee - Batch 208763		
02/28/2025	7771883	75.00	-	Key Fob / Remotes - Batch 208763		
02/28/2025	7772004	-	0.35	Applied Prepaid 124525874620		
12-1281-00	A/R-Miscellaneous		1,783.24	-	1,783.24	-
Date	GL Ref #	Debit	Credit	Description		
02/01/2025	7580512	\$ -	\$ 1,783.24	Reclass reserve reimb receivable (Reversal)		
13-1300-00	Prepaid Insurance		68,524.56	-	13,704.92	54,819.64
Date	GL Ref #	Debit	Credit	Description		
02/28/2025	8015382	\$ -	\$ 13,704.92	Amortize prepaid insurance expense 7/1/24-25		
13-1690-00	Clearing Account		-	-	1,355.22	(1,355.22)
Date	GL Ref #	Debit	Credit	Description		
02/19/2025	8014606	\$ -	\$ 1,355.22	Reclass Channel Islands Site Authority ck pending more info		
20-2001-00	Prepaid Dues		(20,920.03)	16,974.68	9,459.20	(13,404.55)
Date	GL Ref #	Debit	Credit	Description		
02/01/2025	7392928	\$ 313.10	\$ -	Adjust Prepaid		
02/01/2025	7392930	313.10	-	Adjust Prepaid		
02/01/2025	7392932	313.10	-	Adjust Prepaid		
02/01/2025	7392934	313.10	-	Adjust Prepaid		
02/01/2025	7392936	313.10	-	Adjust Prepaid		
02/01/2025	7392938	313.10	-	Adjust Prepaid		
02/01/2025	7392940	313.10	-	Adjust Prepaid		
02/01/2025	7392942	532.77	-	Adjust Prepaid		
02/01/2025	7392944	2.53	-	Adjust Prepaid		
02/01/2025	7392946	53.55	-	Adjust Prepaid		
02/01/2025	7392948	532.77	-	Adjust Prepaid		
02/01/2025	7392950	146.23	-	Adjust Prepaid		
02/01/2025	7392952	0.54	-	Adjust Prepaid		
02/01/2025	7392954	532.77	-	Adjust Prepaid		
02/01/2025	7392956	146.23	-	Adjust Prepaid		
02/01/2025	7392958	121.41	-	Adjust Prepaid		
02/01/2025	7392960	313.10	-	Adjust Prepaid		
02/01/2025	7392962	313.10	-	Adjust Prepaid		
02/01/2025	7392964	313.10	-	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: 2/1/2025 - 2/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/01/2025	7392966	\$ 313.10	\$ -	Adjust Prepaid	
02/01/2025	7392968	532.77	-	Adjust Prepaid	
02/01/2025	7392970	98.22	-	Adjust Prepaid	
02/01/2025	7392972	532.77	-	Adjust Prepaid	
02/01/2025	7392974	532.77	-	Adjust Prepaid	
02/01/2025	7392976	532.77	-	Adjust Prepaid	
02/01/2025	7392978	2.92	-	Adjust Prepaid	
02/01/2025	7392980	147.65	-	Adjust Prepaid	
02/01/2025	7392982	532.77	-	Adjust Prepaid	
02/01/2025	7392984	532.77	-	Adjust Prepaid	
02/01/2025	7392986	119.89	-	Adjust Prepaid	
02/01/2025	7392988	532.77	-	Adjust Prepaid	
02/01/2025	7392990	73.14	-	Adjust Prepaid	
02/01/2025	7392992	53.55	-	Adjust Prepaid	
02/01/2025	7392994	532.77	-	Adjust Prepaid	
02/01/2025	7392996	532.77	-	Adjust Prepaid	
02/01/2025	7392998	146.23	-	Adjust Prepaid	
02/01/2025	7393000	146.23	-	Adjust Prepaid	
02/01/2025	7393002	97.10	-	Adjust Prepaid	
02/01/2025	7393004	532.77	-	Adjust Prepaid	
02/01/2025	7393006	146.23	-	Adjust Prepaid	
02/01/2025	7393008	486.03	-	Adjust Prepaid	
02/01/2025	7393010	155.78	-	Adjust Prepaid	
02/01/2025	7393012	23.15	-	Adjust Prepaid	
02/01/2025	7393014	532.77	-	Adjust Prepaid	
02/01/2025	7393016	146.23	-	Adjust Prepaid	
02/01/2025	7393018	146.23	-	Adjust Prepaid	
02/01/2025	7393020	294.92	-	Adjust Prepaid	
02/01/2025	7393022	532.77	-	Adjust Prepaid	
02/01/2025	7393024	121.11	-	Adjust Prepaid	
02/01/2025	7401341	532.77	-	Adjust Prepaid	
02/01/2025	7401821	532.77	-	Adjust Prepaid	
02/03/2025	7414092	0.00	845.60	Deposit from batch 195055	
02/03/2025	7415182	532.77	-	Refund after COE Acct # 124525874670; Keith Herren and Jennifer Herren Chk # 500007	
02/03/2025	7416560	532.50	-	Adjust Prepaid	
02/04/2025	7435703	0.00	555.92	Deposit from batch 195660	
02/04/2025	7449980	0.00	218.79	Deposit from batch 197293	
02/05/2025	7452913	0.00	146.23	Deposit from batch 196496	
02/05/2025	7468113	0.00	147.88	Deposit from batch 197903	
02/06/2025	7471566	0.00	313.10	Deposit from batch 197446	
02/07/2025	7489009	0.00	535.00	Deposit from batch 198034	
02/07/2025	7568694	0.00	0.35	Deposit from batch 199015	
02/07/2025	7573424	0.00	146.23	Deposit from batch 199084	

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2025 - 2/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/10/2025	7578236	\$ 0.00	\$ 292.46	Deposit from batch 198770	
02/10/2025	7587114	0.00	532.77	Deposit from batch 199486	
02/10/2025	7591755	0.00	423.12	Deposit from batch 199637	
02/10/2025	7579440	-	532.77	Move Payment Transfer	
02/11/2025	7595012	0.00	532.77	Deposit from batch 199246	
02/11/2025	7593694	0.00	53.55	Deposit from batch 199282	
02/11/2025	7610715	0.00	146.23	Deposit from batch 200778	
02/11/2025	7595574	532.77	-	Refund after COE Acct: 124525874701 ; Yeager Kris and Stephanie Yeager Chk # 500008	
02/12/2025	7629804	0.00	98.22	Deposit from batch 201597	
02/13/2025	7632099	0.00	0.31	Deposit from batch 201092	
02/13/2025	7642871	0.00	146.23	Deposit from batch 202326	
02/14/2025	7646217	0.00	313.10	Deposit from batch 202464	
02/17/2025	7661811	0.00	330.00	Deposit from batch 203237	
02/18/2025	7684387	0.00	313.86	Deposit from batch 203671	
02/20/2025	7708231	0.00	53.55	Deposit from batch 205246	
02/24/2025	7735997	0.00	532.77	Deposit from batch 206542	
02/25/2025	7737103	0.00	119.92	Deposit from batch 206158	
02/28/2025	7767907	0.00	1,062.93	Deposit from batch 207931	
02/28/2025	7847939	0.00	1,065.54	Deposit from batch 208933	
02/28/2025	7772004	0.35	-	Adjust Prepaid	
20-2799-00	Accounts Payable		-	287,125.60	287,125.60
Date	GL Ref #	Debit	Credit	Description	
02/03/2025	7425144	\$ -	\$ 4,500.00	Accounts Payable Inv # 23872 Inv: 23872 Seabreeze Management Company, Inc.	
02/03/2025	7425146	-	285.00	Accounts Payable Inv # 1267 Inv: 1267 Vega Cleaning Service Inc.	
02/03/2025	7425148	-	3,283.33	Accounts Payable Inv # 379501-a Inv: 379501-a Gothic Landscape Maintenance Division	
02/03/2025	7425150	-	7,966.67	Accounts Payable Inv # 511323 Inv: 511323 California State University	
02/03/2025	7425152	-	19,688.96	Accounts Payable Inv # 97003 Inv: 97003 Pacific Fitness Inc	
02/03/2025	7425154	-	375.00	Accounts Payable Inv # 1269 Inv: 1269 Vega Cleaning Service Inc.	
02/03/2025	7425156	-	325.00	Accounts Payable Inv # 1272 Inv: 1272 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: 2/1/2025 - 2/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/03/2025	7425158	\$ -	\$ 1,215.00		Accounts Payable Inv # 1273 Inv: 1273 Vega Cleaning Service Inc.
02/03/2025	7425160	-	2,083.57		Accounts Payable Inv # 379501-a1 Inv: 379501-a1 Gothic Landscape Maintenance Division
02/03/2025	7425162	4,500.00	-		Accounts Payable Inv # 23872; Seabreeze Management Company, Inc. Chk # 100344 Inv: 23872 Seabreeze Management Company, Inc.
02/03/2025	7425164	3,283.33	-		Accounts Payable Inv # 379501-a; Gothic Landscape Maintenance Division Chk # 100345 Inv: 379501-a Gothic Landscape Maintenance Division
02/03/2025	7425164	2,083.57	-		Accounts Payable Inv # 379501-a1; Gothic Landscape Maintenance Division Chk # 100345 Inv: 379501-a1 Gothic Landscape Maintenance Division
02/03/2025	7425168	7,966.67	-		Accounts Payable Inv # 511323; California State University Chk # 100346 Inv: 511323 California State University
02/03/2025	7425170	19,688.96	-		Accounts Payable Inv # 97003; Pacific Fitness Inc Chk # 100347 Inv: 97003 Pacific Fitness Inc
02/03/2025	7425172	285.00	-		Accounts Payable Inv # 1267; Vega Cleaning Service Inc. Chk # 100348 Inv: 1267 Vega Cleaning Service Inc.
02/03/2025	7425174	375.00	-		Accounts Payable Inv # 1269; Vega Cleaning Service Inc. Chk # 100349 Inv: 1269 Vega Cleaning Service Inc.
02/03/2025	7425176	325.00	-		Accounts Payable Inv # 1272; Vega Cleaning Service Inc. Chk # 100350 Inv: 1272 Vega Cleaning Service Inc.
02/03/2025	7425178	1,215.00	-		Accounts Payable Inv # 1273; Vega Cleaning Service Inc. Chk # 100351 Inv: 1273 Vega Cleaning Service Inc.
02/04/2025	7442006	-	2,100.00		Accounts Payable Inv # 380431 Inv: 380431 Gothic Landscape Maintenance Division
02/04/2025	7442008	2,100.00	-		Accounts Payable Inv # 380431; Gothic Landscape Maintenance Division Chk # 100352 Inv: 380431 Gothic Landscape Maintenance Division
02/05/2025	7461777	-	532.32		Accounts Payable Inv # 0033385012125 Inv: 0033385012125 Charter Communications
02/05/2025	7461779	532.32	-		Accounts Payable Inv # 0033385012125; Charter Communications Chk # 300029 Inv: 0033385012125 Charter Communications
02/06/2025	7482855	-	1,215.00		Accounts Payable Inv # 1274 Inv: 1274 Vega Cleaning Service Inc.
02/06/2025	7482857	-	425.00		Accounts Payable Inv # 1268 Inv: 1268 Vega Cleaning Service Inc.
02/06/2025	7482859	-	1,895.37		Accounts Payable Inv # 78 Inv: 78 Eastman Electric
02/06/2025	7482861	-	2,392.51		Accounts Payable Inv # 013125-085881513 Inv: 013125-085881513 SoCalGas
02/06/2025	7482863	-	17.80		Accounts Payable Inv # 013125-337810871 Inv: 013125-337810871 SoCalGas

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2025 - 2/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/06/2025	7482865	\$ -	\$ 3,085.99	Accounts Payable Inv # 379501 Inv: 379501 Gothic Landscape Maintenance Division	
02/06/2025	7482867	1,215.00	-	Accounts Payable Inv # 1274; Vega Cleaning Service Inc. Chk # 100353 Inv: 1274 Vega Cleaning Service Inc.	
02/06/2025	7482869	425.00	-	Accounts Payable Inv # 1268; Vega Cleaning Service Inc. Chk # 100354 Inv: 1268 Vega Cleaning Service Inc.	
02/06/2025	7482871	1,895.37	-	Accounts Payable Inv # 78; Eastman Electric Chk # 100355 Inv: 78 Eastman Electric	
02/06/2025	7482873	2,392.51	-	Accounts Payable Inv # 013125-085881513; SoCalGas Chk # 100356 Inv: 013125-085881513 SoCalGas	
02/06/2025	7482875	17.80	-	Accounts Payable Inv # 013125-337810871; SoCalGas Chk # 100357 Inv: 013125-337810871 SoCalGas	
02/06/2025	7482877	3,085.99	-	Accounts Payable Inv # 379501; Gothic Landscape Maintenance Division Chk # 100358 Inv: 379501 Gothic Landscape Maintenance Division	
02/07/2025	7568165	-	2,314.84	Accounts Payable Inv # 182 Inv: 182 Eastman Electric	
02/07/2025	7568167	-	2,525.00	Accounts Payable Inv # 83345 Inv: 83345 Better Pools	
02/07/2025	7568169	-	650.00	Accounts Payable Inv # 84487 Inv: 84487 Better Pools	
02/07/2025	7568171	-	476.13	Accounts Payable Inv # 24861 Inv: 24861 Seabreeze Management Company, Inc.	
02/07/2025	7568173	476.13	-	Accounts Payable Inv # 24861; Seabreeze Management Company, Inc. Chk # 100359 Inv: 24861 Seabreeze Management Company, Inc.	
02/07/2025	7568175	2,314.84	-	Accounts Payable Inv # 182; Eastman Electric Chk # 100360 Inv: 182 Eastman Electric	
02/07/2025	7568177	2,525.00	-	Accounts Payable Inv # 83345; Better Pools Chk # 100361 Inv: 83345 Better Pools	
02/07/2025	7568179	650.00	-	Accounts Payable Inv # 84487; Better Pools Chk # 100362 Inv: 84487 Better Pools	
02/11/2025	7605997	-	550.00	Accounts Payable Inv # 667970 Inv: 667970 Kastle Kare Inc	
02/11/2025	7605999	-	110.66	Accounts Payable Inv # 9233978246 Inv: 9233978246 HD Supply Facilities Maintenance, LTD.	
02/11/2025	7606001	-	32,088.00	Accounts Payable Inv # 376358 Inv: 376358 Gothic Landscape Maintenance Division	
02/11/2025	7606003	-	32,088.00	Accounts Payable Inv # 373615 Inv: 373615 Gothic Landscape Maintenance Division	
02/11/2025	7606005	32,088.00	-	Accounts Payable Inv # 376358; Gothic Landscape Maintenance Division Chk # 100363 Inv: 376358 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: 2/1/2025 - 2/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/11/2025	7606005	\$ 32,088.00	\$ -	Accounts Payable Inv # 373615; Gothic Landscape Maintenance Division Chk # 100363 Inv: 373615 Gothic Landscape Maintenance Division	
02/11/2025	7606009	110.66	-	Accounts Payable Inv # 9233978246; HD Supply Facilities Maintenance, LTD. Chk # 100364 Inv: 9233978246 HD Supply Facilities Maintenance, LTD.	
02/11/2025	7606011	550.00	-	Accounts Payable Inv # 667970; Kastle Kare Inc Chk # 100365 Inv: 667970 Kastle Kare Inc	
02/12/2025	7625359	-	593.21	Accounts Payable Inv # 020425 Inv: 020425 E. J. Harrison & Sons, Inc.	
02/12/2025	7625361	-	2,356.78	Accounts Payable Inv # 020525-239238016 Inv: 020525-239238016 Southern California Edison Co.	
02/12/2025	7625363	593.21	-	Accounts Payable Inv # 020425; E. J. Harrison & Sons, Inc. Chk # 300030 Inv: 020425 E. J. Harrison & Sons, Inc.	
02/12/2025	7625365	2,356.78	-	Accounts Payable Inv # 020525-239238016; Southern California Edison Co. Chk # 100366 Inv: 020525-239238016 Southern California Edison Co.	
02/13/2025	7639419	-	585.00	Accounts Payable Inv # 10466 Inv: 10466 Ventura Garage Door Doc, Inc.	
02/13/2025	7639421	-	7,994.00	Accounts Payable Inv # 376692 Inv: 376692 Gothic Landscape Maintenance Division	
02/13/2025	7639423	-	2,221.00	Accounts Payable Inv # 376693 Inv: 376693 Gothic Landscape Maintenance Division	
02/13/2025	7639425	-	2,785.00	Accounts Payable Inv # 381927 Inv: 381927 Gothic Landscape Maintenance Division	
02/13/2025	7639427	-	3,550.00	Accounts Payable Inv # 381928 Inv: 381928 Gothic Landscape Maintenance Division	
02/13/2025	7639429	-	800.00	Accounts Payable Inv # 381929 Inv: 381929 Gothic Landscape Maintenance Division	
02/13/2025	7639431	-	5,293.81	Accounts Payable Inv # 24866 Inv: 24866 Seabreeze Management Company, Inc.	
02/13/2025	7639433	-	45.00	Accounts Payable Inv # 1275 Inv: 1275 Vega Cleaning Service Inc.	
02/13/2025	7639435	-	1,215.00	Accounts Payable Inv # 1276 Inv: 1276 Vega Cleaning Service Inc.	
02/13/2025	7639437	45.00	-	Accounts Payable Inv # 1275; Vega Cleaning Service Inc. Chk # 100367 Inv: 1275 Vega Cleaning Service Inc.	
02/13/2025	7639439	1,215.00	-	Accounts Payable Inv # 1276; Vega Cleaning Service Inc. Chk # 100368 Inv: 1276 Vega Cleaning Service Inc.	
02/13/2025	7639441	585.00	-	Accounts Payable Inv # 10466; Garage Door Doctor Chk # 100369 Inv: 10466 Garage Door Doctor	
02/13/2025	7639443	7,994.00	-	Accounts Payable Inv # 376692; Gothic Landscape Maintenance Division Chk # 100370 Inv: 376692 Gothic Landscape Maintenance Division	

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2025 - 2/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/13/2025	7639443	\$ 2,221.00	\$ -	Accounts Payable Inv # 376693; Gothic Landscape Maintenance Division Chk # 100370 Inv: 376693 Gothic Landscape Maintenance Division	
02/13/2025	7639443	2,785.00	-	Accounts Payable Inv # 381927; Gothic Landscape Maintenance Division Chk # 100370 Inv: 381927 Gothic Landscape Maintenance Division	
02/13/2025	7639443	3,550.00	-	Accounts Payable Inv # 381928; Gothic Landscape Maintenance Division Chk # 100370 Inv: 381928 Gothic Landscape Maintenance Division	
02/13/2025	7639443	800.00	-	Accounts Payable Inv # 381929; Gothic Landscape Maintenance Division Chk # 100370 Inv: 381929 Gothic Landscape Maintenance Division	
02/13/2025	7639453	5,293.81	-	Accounts Payable Inv # 24866; Seabreeze Management Company, Inc. Chk # 100371 Inv: 24866 Seabreeze Management Company, Inc.	
02/14/2025	7656985	-	221.00	Accounts Payable Inv # 4552523 Inv: 4552523 Anderson Refrigeration Inc	
02/14/2025	7656987	-	1,250.00	Accounts Payable Inv # 25796 Inv: 25796 Joel L Bustamante	
02/14/2025	7656989	-	49,420.34	Accounts Payable Inv # 511378 Inv: 511378 California State University, Channel Islands	
02/14/2025	7656994	-	1,000.00	Accounts Payable Inv # 26374 Inv: 26374 Joel L Bustamante	
02/14/2025	7656996	-	490.40	Accounts Payable Inv # 376691 Inv: 376691 Gothic Landscape Maintenance Division	
02/14/2025	7656998	221.00	-	Accounts Payable Inv # 4552523; Anderson Refrigeration Inc Chk # 100372 Inv: 4552523 Anderson Refrigeration Inc	
02/14/2025	7657000	49,420.34	-	Accounts Payable Inv # 511378; California State University, Channel Islands Chk # 100373 Inv: 511378 California State University, Channel Islands	
02/14/2025	7657002	1,250.00	-	Accounts Payable Inv # 25796; Remedy Pest Elimination Chk # 100374 Inv: 25796 Remedy Pest Elimination	
02/14/2025	7657004	1,000.00	-	Accounts Payable Inv # 26374; Remedy Pest Elimination Chk # 100375 Inv: 26374 Remedy Pest Elimination	
02/14/2025	7657006	490.40	-	Accounts Payable Inv # 376691; Gothic Landscape Maintenance Division Chk # 100376 Inv: 376691 Gothic Landscape Maintenance Division	
02/18/2025	7682113	-	4,113.82	Accounts Payable Inv # 021025-001512196 Inv: 021025-001512196 Southern California Edison Co.	
02/18/2025	7682115	4,113.82	-	Accounts Payable Inv # 021025-001512196; Southern California Edison Co. Chk # 100377 Inv: 021025-001512196 Southern California Edison Co.	
02/20/2025	7706418	-	1,325.00	Accounts Payable Inv # 15476 Inv: 15476 Complex Solutions, Ltd.	
02/20/2025	7706420	-	3,650.00	Accounts Payable Inv # 15474 Inv: 15474 Complex Solutions, Ltd.	
02/20/2025	7706422	-	650.00	Accounts Payable Inv # 15475 Inv: 15475 Complex Solutions, Ltd.	

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2025 - 2/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/20/2025	7706424	\$ -	\$ 7,966.67	Accounts Payable Inv # 511380 Inv: 511380 California State University	
02/20/2025	7706426	-	2,950.00	Accounts Payable Inv # 1254 Inv: 1254 Vega Cleaning Service Inc.	
02/20/2025	7706428	-	966.73	Accounts Payable Inv # 9234329246 Inv: 9234329246 HD Supply Facilities Maintenance, LTD.	
02/20/2025	7706430	-	2,038.92	Accounts Payable Inv # 021325-466262876 Inv: 021325-466262876 Southern California Edison Co.	
02/20/2025	7706432	-	50.71	Accounts Payable Inv # 021125-305875602 Inv: 021125-305875602 Southern California Edison Co.	
02/20/2025	7706434	-	150.40	Accounts Payable Inv # 0293780020925 Inv: 0293780020925 Charter Communications	
02/20/2025	7706436	150.40	-	Accounts Payable Inv # 0293780020925; Charter Communications Chk # 300031 Inv: 0293780020925 Charter Communications	
02/20/2025	7706438	1,325.00	-	Accounts Payable Inv # 15476; Complex Solutions, Ltd. Chk # 100378 Inv: 15476 Complex Solutions, Ltd.	
02/20/2025	7706440	3,650.00	-	Accounts Payable Inv # 15474; Complex Solutions, Ltd. Chk # 100379 Inv: 15474 Complex Solutions, Ltd.	
02/20/2025	7706442	650.00	-	Accounts Payable Inv # 15475; Complex Solutions, Ltd. Chk # 100380 Inv: 15475 Complex Solutions, Ltd.	
02/20/2025	7706444	2,950.00	-	Accounts Payable Inv # 1254; Vega Cleaning Service Inc. Chk # 100381 Inv: 1254 Vega Cleaning Service Inc.	
02/20/2025	7706446	7,966.67	-	Accounts Payable Inv # 511380; California State University Chk # 100382 Inv: 511380 California State University	
02/20/2025	7706448	966.73	-	Accounts Payable Inv # 9234329246; HD Supply Facilities Maintenance, LTD. Chk # 100383 Inv: 9234329246 HD Supply Facilities Maintenance, LTD.	
02/20/2025	7706450	2,038.92	-	Accounts Payable Inv # 021325-466262876; Southern California Edison Co. Chk # 100384 Inv: 021325-466262876 Southern California Edison Co.	
02/20/2025	7706452	50.71	-	Accounts Payable Inv # 021125-305875602; Southern California Edison Co. Chk # 100385 Inv: 021125-305875602 Southern California Edison Co.	
02/24/2025	7732667	-	32,088.00	Accounts Payable Inv # 380842 Inv: 380842 Gothic Landscape Maintenance Division	
02/24/2025	7732669	-	1,215.00	Accounts Payable Inv # 1277 Inv: 1277 Vega Cleaning Service Inc.	
02/24/2025	7732671	-	275.00	Accounts Payable Inv # 1278 Inv: 1278 Vega Cleaning Service Inc.	
02/24/2025	7732673	-	5,493.71	Accounts Payable Inv # 25667 Inv: 25667 Seabreeze Management Company, Inc.	
02/24/2025	7732675	1,215.00	-	Accounts Payable Inv # 1277; Vega Cleaning Service Inc. Chk # 100386 Inv: 1277 Vega Cleaning Service Inc.	

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Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2025 - 2/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/24/2025	7732677	\$ 275.00	\$ -	Accounts Payable Inv # 1278; Vega Cleaning Service Inc. Chk # 100387 Inv: 1278 Vega Cleaning Service Inc.	
02/24/2025	7732679	5,493.71	-	Accounts Payable Inv # 25667; Seabreeze Management Company, Inc. Chk # 100388 Inv: 25667 Seabreeze Management Company, Inc.	
02/24/2025	7732681	32,088.00	-	Accounts Payable Inv # 380842; Gothic Landscape Maintenance Division Chk # 100389 Inv: 380842 Gothic Landscape Maintenance Division	
02/25/2025	7752701	-	1,240.70	Accounts Payable Inv # 84671 Inv: 84671 Better Pools	
02/25/2025	7752703	-	175.00	Accounts Payable Inv # 85129 Inv: 85129 Better Pools	
02/25/2025	7752705	-	175.00	Accounts Payable Inv # 85128 Inv: 85128 Better Pools	
02/25/2025	7752735	1,240.70	-	Accounts Payable Inv # 84671; Better Pools Chk # 100390 Inv: 84671 Better Pools	
02/25/2025	7752737	175.00	-	Accounts Payable Inv # 85129; Better Pools Chk # 100391 Inv: 85129 Better Pools	
02/25/2025	7752739	175.00	-	Accounts Payable Inv # 85128; Better Pools Chk # 100392 Inv: 85128 Better Pools	
02/26/2025	7752707	-	600.00	Accounts Payable Inv # 382539 Inv: 382539 Gothic Landscape Maintenance Division	
02/26/2025	7752709	-	1,100.00	Accounts Payable Inv # 382540 Inv: 382540 Gothic Landscape Maintenance Division	
02/26/2025	7752711	-	1,731.98	Accounts Payable Inv # 9226307540 Inv: 9226307540 HD Supply Facilities Maintenance, LTD.	
02/26/2025	7752713	-	1,298.00	Accounts Payable Inv # UN-021525 Inv: UN-021525 Rycorp Inc	
02/26/2025	7752715	-	173.14	Accounts Payable Inv # 111903 Inv: 111903 Franklin & Vizzo Plumbing, Inc	
02/26/2025	7752717	-	580.99	Accounts Payable Inv # 58255475 Inv: 58255475 Mike Kimble Plumbing	
02/26/2025	7752719	-	1,240.00	Accounts Payable Inv # 1279 Inv: 1279 Vega Cleaning Service Inc.	
02/26/2025	7752721	-	2,850.00	Accounts Payable Inv # 1280 Inv: 1280 Vega Cleaning Service Inc.	
02/26/2025	7752723	-	1,696.16	Accounts Payable Inv # 021325 Inv: 021325 E. J. Harrison & Sons, Inc.	
02/26/2025	7752725	-	4,940.10	Accounts Payable Inv # 021325 Inv: 021325 E. J. Harrison & Sons, Inc.	
02/26/2025	7752727	-	3,304.24	Accounts Payable Inv # 021325 Inv: 021325 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: 2/1/2025 - 2/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/26/2025	7752729	\$ -	\$ 787.14	Accounts Payable Inv # 021325 Inv: 021325 E. J. Harrison & Sons, Inc.	
02/26/2025	7752731	-	144.00	Accounts Payable Inv # 85187 Inv: 85187 Better Pools	
02/26/2025	7752733	-	145.50	Accounts Payable Inv # 85188 Inv: 85188 Better Pools	
02/26/2025	7752741	1,696.16	-	Accounts Payable Inv # 021325; E. J. Harrison & Sons, Inc. Chk # 300032 Inv: 021325 E. J. Harrison & Sons, Inc.	
02/26/2025	7752743	4,940.10	-	Accounts Payable Inv # 021325; E. J. Harrison & Sons, Inc. Chk # 300033 Inv: 021325 E. J. Harrison & Sons, Inc.	
02/26/2025	7752745	3,304.24	-	Accounts Payable Inv # 021325; E. J. Harrison & Sons, Inc. Chk # 300034 Inv: 021325 E. J. Harrison & Sons, Inc.	
02/26/2025	7752747	787.14	-	Accounts Payable Inv # 021325; E. J. Harrison & Sons, Inc. Chk # 300035 Inv: 021325 E. J. Harrison & Sons, Inc.	
02/26/2025	7752749	1,240.00	-	Accounts Payable Inv # 1279; Vega Cleaning Service Inc. Chk # 100393 Inv: 1279 Vega Cleaning Service Inc.	
02/26/2025	7752751	2,850.00	-	Accounts Payable Inv # 1280; Vega Cleaning Service Inc. Chk # 100394 Inv: 1280 Vega Cleaning Service Inc.	
02/26/2025	7752753	173.14	-	Accounts Payable Inv # 111903; Franklin & Vizzo Plumbing, Inc Chk # 100395 Inv: 111903 Franklin & Vizzo Plumbing, Inc	
02/26/2025	7752755	1,298.00	-	Accounts Payable Inv # UN-021525; Environmental Testing Associates Chk # 100396 Inv: UN-021525 Environmental Testing Associates	
02/26/2025	7752757	580.99	-	Accounts Payable Inv # 58255475; Mike Kimble Plumbing Chk # 100397 Inv: 58255475 Mike Kimble Plumbing	
02/26/2025	7752759	600.00	-	Accounts Payable Inv # 382539; Gothic Landscape Maintenance Division Chk # 100398 Inv: 382539 Gothic Landscape Maintenance Division	
02/26/2025	7752759	1,100.00	-	Accounts Payable Inv # 382540; Gothic Landscape Maintenance Division Chk # 100398 Inv: 382540 Gothic Landscape Maintenance Division	
02/26/2025	7752763	144.00	-	Accounts Payable Inv # 85187; Better Pools Chk # 100399 Inv: 85187 Better Pools	
02/26/2025	7752765	145.50	-	Accounts Payable Inv # 85188; Better Pools Chk # 100400 Inv: 85188 Better Pools	
02/26/2025	7752767	1,731.98	-	Accounts Payable Inv # 9226307540; HD Supply Facilities Maintenance, LTD. Chk # 100401 Inv: 9226307540 HD Supply Facilities Maintenance, LTD.	
40-4000-00	Reserve Liability	-	27,809.33	65,935.42	(38,126.09)
Date	GL Ref #	Debit	Credit	Description	
02/01/2025	7580512	\$ 1,783.24	\$ -	Reclass reserve reimb receivable (Reversal)	
02/28/2025	7770948	-	22,995.83	Monthly Reserve Contribution	
02/28/2025	7770948	-	1,000.08	Monthly Reserve Contribution	
02/28/2025	7770948	-	22,780.00	Monthly Reserve Contribution	
02/28/2025	8015433	6,337.13	-	Reallocate reserve expeto GL 4000 liability	
02/28/2025	8015433	-	19,159.51	Reallocate reserve expeto GL 4000 liability	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2025 - 2/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/28/2025	8015433	\$ 19,688.96	\$ -		
40-4001-00	Reserve Expenses - Common Space	-	19,688.96	19,688.96	-
Date	GL Ref #	Debit	Credit	Description	
02/03/2025	7425152	\$ 19,688.96	\$ -	Paid from CA Reserves	
				Inv: 97003 Pacific Fitness Inc	
02/28/2025	8015433	-	19,688.96	Reallocate reserve expeto GL 4000 liability	
40-4003-00	Reserve Expenses - Townhouse	-	25,496.64	25,496.64	-
Date	GL Ref #	Debit	Credit	Description	
02/03/2025	7425156	\$ 325.00	\$ -	405 Channel Islands Drive	
				Inv: 1272 Vega Cleaning Service Inc.	
02/06/2025	7482857	425.00	-	208 Smuggler Cove	
				Inv: 1268 Vega Cleaning Service Inc.	
02/13/2025	7639419	585.00	-	369 Smugglers Cove-Garage Door Repair	
				Inv: 10466 Ventura Garage Door Doc, Inc.	
02/20/2025	7706426	2,950.00	-	228 Smugglers -- Slab Leak	
				Inv: 1254 Vega Cleaning Service Inc.	
02/24/2025	7724215	-	19,159.51	Reserve Expenses - Townhouse	
02/26/2025	7752713	1,298.00	-	316 Smugglers Cove	
				Inv: UN-021525 Rycorp Inc	
02/26/2025	7752715	173.14	-	316 Smugglers Cove	
				Inv: 111903 Franklin & Vizzo Plumbing, Inc	
02/26/2025	7752717	580.99	-	316 Smugglers Cove	
				Inv: 58255475 Mike Kimble Plumbing	
02/28/2025	8015433	-	6,337.13	Reallocate reserve expeto GL 4000 liability	
02/28/2025	8015433	19,159.51	-	Reallocate reserve expeto GL 4000 liability	
49-4998-00	Prior Year Equity		(225,469.69)	-	2,483.09 (227,952.78)
Date	GL Ref #	Debit	Credit	Description	
02/01/2025	7746205	\$ -	\$ 2,483.09	Correct 1/15 reclass of owner refunds of surplus	
50-5010-00	Townhomes Assessments		(745,878.00)	22,543.20	129,097.20 (852,432.00)
Date	GL Ref #	Debit	Credit	Description	
02/01/2025	4206210	\$ -	\$ 22,543.20	Assessment - A - Batch 105590	
02/01/2025	4206234	-	106,554.00	Assessment - A - Batch 105591	
02/01/2025	7344544	22,543.20	-	RECLASS SINGLE FAMILY HOMES ASSESSMENTS	
50-5013-00	Single family homes		(157,802.40)	-	22,543.20 (180,345.60)
Date	GL Ref #	Debit	Credit	Description	
02/01/2025	7344544	\$ -	\$ 22,543.20	RECLASS SINGLE FAMILY HOMES ASSESSMENTS	
50-5015-00	Apartment Assessment		(797,887.37)	-	113,983.91 (911,871.28)
Date	GL Ref #	Debit	Credit	Description	
02/01/2025	4206262	\$ -	\$ 93,099.58	Apartment Assessment - A - Batch 105588	
02/01/2025	4206286	-	16,823.50	Apartment Assessment - A - Batch 105589	
02/01/2025	4206310	-	4,060.83	Commercial Assessment - A - Batch 105592	
50-5023-00	Bank Return Check/NSF Fees		(275.00)	-	25.00 (300.00)
Date	GL Ref #	Debit	Credit	Description	
02/12/2025	7633355	\$ -	\$ 25.00	NSF/Returned Check Fee - Batch 201927	
50-5030-00	Interest Income-Operating		(631.18)	-	- (631.18)
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: 2/1/2025 - 2/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5045-00	Parking Fees	(225.00)	-	75.00	(300.00)
Date	GL Ref #	Debit	Credit	Description	
02/14/2025	7652621	\$ -	\$ 50.00	Parking Permit/ Pass Fee - Batch 202429	
02/28/2025	7771881	-	25.00	Parking Permit/ Pass Fee - Batch 208763	
50-5060-00	Gate/Pool Keys/Remotes	(225.00)	-	150.00	(375.00)
Date	GL Ref #	Debit	Credit	Description	
02/14/2025	7652527	\$ -	\$ 75.00	Key Fob / Remotes - Batch 202382	
02/28/2025	7771883	-	75.00	Key Fob / Remotes - Batch 208763	
50-5125-00	Revenue Related to Past Years	(114,513.91)	-	-	(114,513.91)
Date	GL Ref #	Debit	Credit	Description	
60-6000-00	PLEASE SELECT PROPER GL CODE	-	2,807.30	2,807.30	-
Date	GL Ref #	Debit	Credit	Description	
02/04/2025	7436164	\$ -	\$ 1,452.08	Escrow CAM SA12/18/24	
02/04/2025	7564378	1,452.08	-	Reclass escrow CAM check posted w/ batch 194661; Reclass Chk # 0	
02/19/2025	7687565	-	1,355.22	Channel Islands Site Authority	
02/19/2025	8014606	1,355.22	-	Reclass Channel Islands Site Authority ck pending more info	
60-6015-00	Reserve Study	-	5,625.00	-	5,625.00
Date	GL Ref #	Debit	Credit	Description	
02/20/2025	7706418	\$ 1,325.00	\$ -	TH Level 2 Reserve Study Inv: 15476 Complex Solutions, Ltd.	
02/20/2025	7706420	3,650.00	-	CA Level 2 Inv: 15474 Complex Solutions, Ltd.	
02/20/2025	7706422	650.00	-	SFH Level 2 Reserve Study Inv: 15475 Complex Solutions, Ltd.	
60-6035-00	Office & Postage	4,235.32	476.13	-	4,711.45
Date	GL Ref #	Debit	Credit	Description	
02/07/2025	7568171	\$ 476.13	\$ -	January Service-Seabreeze Management Company, Inc. Inv: 24861 Seabreeze Management Company, Inc.	
60-6040-00	Mgmt Services & On-Site Staff Payroll	102,823.74	15,287.52	-	118,111.26
Date	GL Ref #	Debit	Credit	Description	
02/03/2025	7425144	\$ 4,500.00	\$ -	for February 2025 Inv: 23872 Seabreeze Management Company, Inc.	
02/13/2025	7639431	5,293.81	-	January Service-Seabreeze Management Company, Inc. Inv: 24866 Seabreeze Management Company, Inc.	
02/28/2025	8015394	5,493.71	-	Reclass 1/26-2/8 pay period reimb	
60-6041-00	Office Rent	14,344.92	5,493.71	5,493.71	14,344.92
Date	GL Ref #	Debit	Credit	Description	
02/24/2025	7732673	\$ 5,493.71	\$ -	Gross Pay - Pay Period 1/26/2025 - 2/8/2025 Inv: 25667 Seabreeze Management Company, Inc.	
02/28/2025	8015394	-	5,493.71	Reclass 1/26-2/8 pay period reimb	
60-6085-00	Misc Admin (Office Supplies/Cellphone)	535.04	-	-	535.04
Date	GL Ref #	Debit	Credit	Description	
63-6320-00	Security Services	47,800.02	15,933.34	-	63,733.36
Date	GL Ref #	Debit	Credit	Description	
02/03/2025	7425150	\$ 7,966.67	\$ -	January 2025 Security Inv: 511323 California State University	
02/20/2025	7706424	7,966.67	-	Security Services for Feb 2025	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2025 - 2/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 511380 California State University					
64-6405-00	Landscape Contract	160,440.00	96,264.00	-	256,704.00
Date	GL Ref #	Debit	Credit	Description	
02/11/2025	7606001	\$ 32,088.00	\$ -	Monthly Contract Services-Dec 2024 Inv: 376358 Gothic Landscape Maintenance Division	
02/11/2025	7606003	32,088.00	-	Contract Service for Nov 2024 Inv: 373615 Gothic Landscape Maintenance Division	
02/24/2025	7732667	32,088.00	-	Contract Service for February 2025 Inv: 380842 Gothic Landscape Maintenance Division	
64-6410-00	Landscape Extras	7,136.01	23,272.29	-	30,408.30
Date	GL Ref #	Debit	Credit	Description	
02/03/2025	7425148	\$ 3,283.33	\$ -	Combines 3 Proposals Inv: 379501-a Gothic Landscape Maintenance Division	
02/03/2025	7425160	2,083.57	-	Prp 11124935 Inv: 379501-a1 Gothic Landscape Maintenance Division	
02/06/2025	7482865	3,085.99	-	Work Order 172470 20 Enhancement-Gothic Landscape Maintenance Division Inv: 379501 Gothic Landscape Maintenance Division	
02/13/2025	7639421	7,994.00	-	Additional 100-ft brush clearance Inv: 376692 Gothic Landscape Maintenance Division	
02/13/2025	7639425	2,785.00	-	Pre approved prps 4-total Inv: 381927 Gothic Landscape Maintenance Division	
02/13/2025	7639427	3,550.00	-	Pre-Approved Prps 3-total Inv: 381928 Gothic Landscape Maintenance Division	
02/14/2025	7656996	490.40	-	240 & 330 Landing Cove Inv: 376691 Gothic Landscape Maintenance Division	
64-6420-00	Irrigation Repairs	19,072.00	6,821.00	-	25,893.00
Date	GL Ref #	Debit	Credit	Description	
02/04/2025	7442006	\$ 2,100.00	\$ -	Irrigation Repairs Inv: 380431 Gothic Landscape Maintenance Division	
02/13/2025	7639423	2,221.00	-	Gate valve replacement Inv: 376693 Gothic Landscape Maintenance Division	
02/13/2025	7639429	800.00	-	Gothic Prp 115251332 Inv: 381929 Gothic Landscape Maintenance Division	
02/26/2025	7752707	600.00	-	Replace irrigation valve Inv: 382539 Gothic Landscape Maintenance Division	
02/26/2025	7752709	1,100.00	-	Replace irrigation valve Inv: 382540 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	7,043.05	1,895.37	-	8,938.42
Date	GL Ref #	Debit	Credit	Description	
02/06/2025	7482859	\$ 1,895.37	\$ -	Electrical work in University Glen Common Areas-Eastman Electric	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2025 - 2/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 78 Eastman Electric					
65-6543-00	Pet Waste Supplies	1,818.70	-	-	1,818.70
Date	GL Ref #	Debit	Credit	Description	
65-6550-00	Janitorial Service	32,005.00	6,100.00	-	38,105.00
Date	GL Ref #	Debit	Credit	Description	
02/03/2025	7425158	\$ 1,215.00	\$ -	Weekly Contract Service Inv: 1273 Vega Cleaning Service Inc.	
02/06/2025	7482855	1,215.00	-	Weekly Contract Service Inv: 1274 Vega Cleaning Service Inc.	
02/13/2025	7639435	1,215.00	-	Weekly Contract Service Inv: 1276 Vega Cleaning Service Inc.	
02/24/2025	7732669	1,215.00	-	Weekly Contract Service Inv: 1277 Vega Cleaning Service Inc.	
02/26/2025	7752719	1,240.00	-	Weekly Contract Service Inv: 1279 Vega Cleaning Service Inc.	
65-6553-00	Common Area Maintenance	5,705.00	4,006.00	-	9,711.00
Date	GL Ref #	Debit	Credit	Description	
02/03/2025	7425146	\$ 285.00	\$ -	Repair dog park fence Inv: 1267 Vega Cleaning Service Inc.	
02/03/2025	7425154	375.00	-	Plumbing repair at Pools Inv: 1269 Vega Cleaning Service Inc.	
02/14/2025	7656985	221.00	-	Trouble shoot office HVAC. Inv: 4552523 Anderson Refrigeration Inc	
02/24/2025	7732671	275.00	-	Repair Gate Hinge at Playground Inv: 1278 Vega Cleaning Service Inc.	
02/26/2025	7752721	2,850.00	-	20-ft red curb project Inv: 1280 Vega Cleaning Service Inc.	
65-6554-00	Common Area Supplies	6,766.35	2,854.37	-	9,620.72
Date	GL Ref #	Debit	Credit	Description	
02/11/2025	7605999	\$ 110.66	\$ -	Common Area Supplies Inv: 9233978246 HD Supply Facilities Maintenance, LTD.	
02/13/2025	7639433	45.00	-	CA Paper Supplies Inv: 1275 Vega Cleaning Service Inc.	
02/20/2025	7706428	966.73	-	CA Supplies Inv: 9234329246 HD Supply Facilities Maintenance, LTD.	
02/26/2025	7752711	1,731.98	-	CA Supplies Inv: 9226307540 HD Supply Facilities Maintenance, LTD.	
65-6555-00	Pest Control (Pest & Gopher)	6,050.00	2,800.00	-	8,850.00
Date	GL Ref #	Debit	Credit	Description	
02/11/2025	7605997	\$ 550.00	\$ -	Monthly Gopher Service Inv: 667970 Kastle Kare Inc	
02/14/2025	7656987	1,250.00	-	Monthly Service October 2024	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2025 - 2/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
		Inv: 25796 Joel L Bustamante			
02/14/2025	7656994	1,000.00	-		
		Monthly Pest Control Jan 2025			
		Inv: 26374 Joel L Bustamante			
65-6570-00	Pool/Fountain Contract Services	16,900.00	3,175.00	-	20,075.00
Date	GL Ref #	Debit	Credit	Description	
02/07/2025	7568167	\$ 2,525.00	\$ -	Contract Service for December 2024	
		Inv: 83345 Better Pools			
02/07/2025	7568169	650.00	-	Fountain Monthly Service	
		Inv: 84487 Better Pools			
65-6572-00	Pool/Fountain Extras	11,438.86	1,880.20	-	13,319.06
Date	GL Ref #	Debit	Credit	Description	
02/25/2025	7752701	\$ 1,240.70	\$ -	Townside Pool Heater Repair	
		Inv: 84671 Better Pools			
02/25/2025	7752703	175.00	-	Fountain Cleaning #4	
		Inv: 85129 Better Pools			
02/25/2025	7752705	175.00	-	Fountain Cleaning #3	
		Inv: 85128 Better Pools			
02/26/2025	7752731	144.00	-	Hillcrest Pool Chemicals	
		Inv: 85187 Better Pools			
02/26/2025	7752733	145.50	-	Townside Pool Chemicals	
		Inv: 85188 Better Pools			
65-6588-00	Fitness Equipment	1,926.75	-	-	1,926.75
Date	GL Ref #	Debit	Credit	Description	
65-6595-00	Miscellaneous Maintenance	1,250.00	-	-	1,250.00
Date	GL Ref #	Debit	Credit	Description	
66-6627-00	Lighting - Townhomes Sconce Repairs	13,466.68	2,314.84	-	15,781.52
Date	GL Ref #	Debit	Credit	Description	
02/07/2025	7568165	\$ 2,314.84	\$ -	TH Elec for Jan 2025	
		Inv: 182 Eastman Electric			
67-6700-00	Water - Reclaimed (Landscape)	57,152.81	5,349.22	-	62,502.03
Date	GL Ref #	Debit	Credit	Description	
02/14/2025	7656989	\$ 5,349.22	\$ -	for January 2025	
		Inv: 511378 California State University, Channel Islands			
67-6701-00	Water-(Potable/Common Area Pools)	90,218.66	15,906.77	-	106,125.43
Date	GL Ref #	Debit	Credit	Description	
02/14/2025	7656989	\$ 15,906.77	\$ -	for January 2025.	
		Inv: 511378 California State University, Channel Islands			
67-6702-00	Sewer	104,853.55	20,365.16	-	125,218.71
Date	GL Ref #	Debit	Credit	Description	
02/14/2025	7656989	\$ 20,365.16	\$ -	for January 2025	
		Inv: 511378 California State University, Channel Islands			
67-6703-00	Water/Sewer Infrastructrue Fee	42,080.62	7,799.19	-	49,879.81
Date	GL Ref #	Debit	Credit	Description	
02/14/2025	7656989	\$ 7,799.19	\$ -	for January 2025	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2025 - 2/28/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 511378 California State University, Channel Islands					
67-6705-00	Electricity	45,032.00	8,560.23	-	53,592.23
Date	GL Ref #	Debit	Credit	Description	
02/12/2025	7625361	\$ 2,356.78	\$ -	700239238016 Inv: 020525-239238016 Southern California Edison Co.	
02/18/2025	7682113	4,113.82	-	600001512196 Inv: 021025-001512196 Southern California Edison Co.	
02/20/2025	7706430	2,038.92	-	700466262876 Inv: 021325-466262876 Southern California Edison Co.	
02/20/2025	7706432	50.71	-	700305875602 Inv: 021125-305875602 Southern California Edison Co.	
67-6710-00	Gas	10,495.63	2,410.31	-	12,905.94
Date	GL Ref #	Debit	Credit	Description	
02/06/2025	7482861	\$ 2,392.51	\$ -	100 858 8151 3 Inv: 013125-085881513 SoCalGas	
02/06/2025	7482863	17.80	-	153 378 1087 1 Inv: 013125-337810871 SoCalGas	
67-6720-00	Cable/Telephone	5,266.40	682.72	-	5,949.12
Date	GL Ref #	Debit	Credit	Description	
02/05/2025	7461777	\$ 532.32	\$ -	8448 20 899 0033385 Inv: 0033385012125 Charter Communications	
02/20/2025	7706434	150.40	-	8448 20 041 0293780 Inv: 0293780020925 Charter Communications	
67-6725-00	Trash Removal	127,027.95	11,320.85	-	138,348.80
Date	GL Ref #	Debit	Credit	Description	
02/12/2025	7625359	\$ 593.21	\$ -	01/09-01/31-E. J. Harrison & Sons, Inc. Inv: 020425 E. J. Harrison & Sons, Inc.	
02/26/2025	7752723	1,696.16	-	1 -0127257 1 Inv: 021325 E. J. Harrison & Sons, Inc.	
02/26/2025	7752725	4,940.10	-	1 -0005617 3 Inv: 021325 E. J. Harrison & Sons, Inc.	
02/26/2025	7752727	3,304.24	-	1 -0128958 3 Inv: 021325 E. J. Harrison & Sons, Inc.	
02/26/2025	7752729	787.14	-	1 -0119228 2 Inv: 021325 E. J. Harrison & Sons, Inc.	
68-6800-00	Insurance Master Policy	95,934.44	13,704.92	-	109,639.36
Date	GL Ref #	Debit	Credit	Description	
02/28/2025	8015382	\$ 13,704.92	\$ -	Amortize prepaid insurance expense 7/1/24-25	
89-8900-00	Prior Year Surplus Refunds to Owners	95,036.72	2,483.09	-	97,519.81
Date	GL Ref #	Debit	Credit	Description	
02/01/2025	7746205	\$ 2,483.09	\$ -	Correct 1/15 reclass of owner refunds of surplus	
90-9005-00	Reserves-Common Space	160,970.81	22,995.83	-	183,966.64
Date	GL Ref #	Debit	Credit	Description	
02/28/2025	7770948	\$ 22,995.83	\$ -	Monthly Reserve Contribution	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2025 - 2/28/2025

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
90-9008-00	Reserves-Single Family		\$7,000.56	\$1,000.08	\$-	\$8,000.64
Date	GL Ref #	Debit	Credit	Description		
02/28/2025	7770948	\$ 1,000.08	\$ -	Monthly Reserve Contribution		
90-9009-00	Reserves-Townhouse		159,460.00	22,780.00	-	182,240.00
Date	GL Ref #	Debit	Credit	Description		
02/28/2025	7770948	\$ 22,780.00	\$ -	Monthly Reserve Contribution		
Totals:			\$0.00	\$1,238,210.79	\$1,238,210.79	\$0.00

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 3571 (End: 02/28/2025)

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)
02/11/2025		Yeager Kris and Stephanie Yeager	199953 - Move or Return Payme	500008	(\$532.77)
02/12/2025		E. J. Harrison & Sons, Inc.		300030	(\$593.21)
02/14/2025		Remedy Pest Elimination		100374	(\$1,250.00)
02/14/2025		Remedy Pest Elimination		100375	(\$1,000.00)
02/20/2025		California State University		100382	(\$7,966.67)
02/20/2025		Complex Solutions, Ltd.		100379	(\$3,650.00)
02/20/2025		Vega Cleaning Service Inc.		100381	(\$2,950.00)
02/20/2025		Complex Solutions, Ltd.		100378	(\$1,325.00)
02/20/2025		Complex Solutions, Ltd.		100380	(\$650.00)
02/24/2025		Gothic Landscape Maintenance Division		100389	(\$32,088.00)
02/24/2025		Vega Cleaning Service Inc.		100386	(\$1,215.00)
02/24/2025		Vega Cleaning Service Inc.		100387	(\$275.00)
02/26/2025		E. J. Harrison & Sons, Inc.		300033	(\$4,940.10)
02/26/2025		E. J. Harrison & Sons, Inc.		300034	(\$3,304.24)
02/26/2025		Vega Cleaning Service Inc.		100394	(\$2,850.00)
02/26/2025		Gothic Landscape Maintenance Division		100398	(\$1,700.00)
02/26/2025		E. J. Harrison & Sons, Inc.		300032	(\$1,696.16)
02/26/2025		Vega Cleaning Service Inc.		100393	(\$1,240.00)
02/26/2025		E. J. Harrison & Sons, Inc.		300035	(\$787.14)
02/28/2025		Deposit from batch 207931	207931 - Online Payment	463	\$2,128.47
				Total Uncleared	(\$68,988.93)

Sunwest - Operating - 3571 Summary

Ending Account Balance:	\$ 460,809.52
Uncleared Items:	(\$68,988.93)
Adjusted Balance:	\$ 529,798.45
Sweep Account Balance:	\$ 289,798.45
Bank Ending Balance:	\$ 240,000.00
Difference:	\$-



2050 Main Street, Suite 300
Irvine, CA 92614

Statement Ending 02/28/2025

CALIFORNIA STATE UNIVERISTY

Page 1 of 12

Account Number: XXXXXX3571

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

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
02/01/2025	Beginning Balance	\$240,000.00
	57 Credit(s) This Period	\$478,492.25
	66 Debit(s) This Period	\$478,492.25
02/28/2025	Ending Balance	\$240,000.00

Deposits

Date	Description	Amount
02/04/2025	RDC DEPOSIT	\$1,158.97
02/04/2025	RDC DEPOSIT	\$1,425.38
02/05/2025	RDC DEPOSIT	\$1,452.08
02/07/2025	RDC DEPOSIT	\$532.77
02/11/2025	RDC DEPOSIT	\$2,131.08
02/13/2025	RDC DEPOSIT	\$1,378.64
02/18/2025	RDC DEPOSIT	\$1,065.54
02/18/2025	RDC DEPOSIT	\$1,382.23
02/19/2025	RDC DEPOSIT	\$532.77
02/20/2025	RDC DEPOSIT	\$1,355.22
02/25/2025	RDC DEPOSIT	\$1,378.67
02/25/2025	RDC DEPOSIT	\$19,159.51

Electronic Credits

Date	Description	Amount
02/03/2025	University Glen OnlinePay -SETT-A211CINC	\$1,065.54
02/03/2025	LOCKBOX DEPOSIT	\$2,444.18
02/04/2025	University Glen OnlinePay -SETT-A211CINC	\$7,204.83
02/04/2025	LOCKBOX DEPOSIT	\$3,568.27



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 (continued)

Date	Description	Amount
02/05/2025	PAYABLI DEPOSIT Transfer 806113693	\$1,135.55
02/05/2025	University Glen OnlinePay -SETT-A211CINC	\$1,598.31
02/05/2025	LOCKBOX DEPOSIT	\$1,378.87
02/06/2025	University Glen OnlinePay -SETT-A211CINC	\$2,223.74
02/07/2025	University Glen OnlinePay -SETT-A211CINC	\$1,158.97
02/07/2025	PAYABLI DEPOSIT Transfer 806707876	\$1,815.00
02/07/2025	LOCKBOX DEPOSIT	\$1,065.54
02/10/2025	PAYABLI DEPOSIT Transfer 806988537	\$532.77
02/10/2025	University Glen OnlinePay -SETT-A211CINC	\$2,446.41
02/10/2025	LOCKBOX DEPOSIT	\$5,108.03
02/11/2025	University Glen OnlinePay -SETT-A211CINC	\$7,145.51
02/11/2025	University Glen ASSN DUES -SETT-A211CINC	\$158,979.07
02/11/2025	LOCKBOX DEPOSIT	\$2,747.28
02/12/2025	University Glen OnlinePay -SETT-A211CINC	\$532.77
02/12/2025	LOCKBOX DEPOSIT	\$5,606.95
02/13/2025	PAYABLI DEPOSIT Transfer 807960860	\$2,131.08
02/13/2025	LOCKBOX DEPOSIT	\$1,378.64
02/14/2025	University Glen OnlinePay -SETT-A211CINC	\$4,533.77
02/14/2025	LOCKBOX DEPOSIT	\$845.87
02/18/2025	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445064821275 REV	\$330.00
02/18/2025	PAYABLI DEPOSIT Transfer 808983226	\$532.77
02/18/2025	University Glen OnlinePay -SETT-A211CINC	\$847.77
02/18/2025	LOCKBOX DEPOSIT	\$846.63
02/19/2025	University Glen OnlinePay -SETT-A211CINC	\$1,132.77
02/20/2025	LOCKBOX DEPOSIT	\$532.77
02/24/2025	University Glen OnlinePay -SETT-A211CINC	\$1,065.54
02/24/2025	LOCKBOX DEPOSIT	\$532.77
02/25/2025	University Glen OnlinePay -SETT-A211CINC	\$532.77
02/28/2025	LOCKBOX DEPOSIT	\$1,065.54

Other Credits

Date	Description	Amount
02/04/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$10,831.51
02/10/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$46,668.45
02/12/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$8,643.47
02/13/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$8,364.30
02/18/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,066.27
02/19/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$62,510.46
02/20/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$16,012.01
02/21/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,323.51
02/24/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$737.09
02/26/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$51,543.81
02/27/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,163.24
02/28/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,608.99

Electronic Debits

Date	Description	Amount
02/04/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100344* 250203* Seabreeze Management Company \1	\$4,500.00
02/04/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100347* 250203* Pacific Fitness Inc\166994091\1	\$19,688.96
02/10/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100359* 250207* Seabreeze Management Company \1	\$476.13
02/10/2025	SPECTRUM SPECTRUM 9645605	\$532.32
02/10/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100362* 250207* Better Pools\167517908\11947969	\$650.00
02/10/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100361* 250207* Better Pools\167517925\11947969	\$2,525.00

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

Date	Description	Amount
02/12/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100364* 250211* HD Supply Facilities Maintena\1	\$110.66
02/12/2025	EJ HARRISON EBILL PMTS 6340649	\$787.14
02/12/2025	EJ HARRISON EBILL PMTS 6340653	\$1,692.16
02/12/2025	EJ HARRISON EBILL PMTS 6340654	\$3,304.24
02/12/2025	ACH CHARGEBACK RETURN 215226	\$3,948.89
02/12/2025	EJ HARRISON EBILL PMTS 6340627	\$4,940.10
02/14/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100371* 250213* Seabreeze Management Company \1	\$5,293.81
02/18/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100372* 250214* Anderson Refrigeration Inc\1682	\$221.00
02/21/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100383* 250220* HD Supply Facilities Maintena\1	\$966.73
02/25/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100388* 250224* Seabreeze Management Company \1	\$5,493.71
02/26/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100391* 250225* Better Pools\169020942\12122292	\$175.00
02/26/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100392* 250225* Better Pools\169020920\12122291	\$175.00
02/26/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100390* 250225* Better Pools\169020949\12122292	\$1,240.70
02/27/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100399* 250226* Better Pools\169141326\12134625	\$144.00
02/27/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100400* 250226* Better Pools\169141332\12134625	\$145.50
02/27/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100395* 250226* Franklin Vizzo Plumbing Inc\16	\$173.14
02/27/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100397* 250226* Mike Kimble Plumbing\169141271\	\$580.99
02/27/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100396* 250226* Environmental Testing Associa\1	\$1,298.00
02/27/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100401* 250226* HD Supply Facilities Maintena\1	\$1,731.98
02/28/2025	SPECTRUM SPECTRUM 6720313	\$150.40

Other Debits

Date	Description	Amount
02/03/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,509.72
02/05/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,699.81
02/06/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,223.74
02/07/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,572.28
02/11/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$158,321.88
02/14/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$85.83
02/25/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$15,577.24

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100337	02/05/2025	\$1,215.00	100353	02/18/2025	\$1,215.00	100368	02/24/2025	\$1,215.00
100338	02/05/2025	\$650.00	100354	02/18/2025	\$425.00	100369	02/24/2025	\$585.00
100339	02/10/2025	\$50,572.21	100355	02/18/2025	\$1,895.37	100370	02/20/2025	\$17,350.00
100343*	02/11/2025	\$4,148.62	100356	02/28/2025	\$2,392.51	100373*	02/26/2025	\$49,420.34
100345*	02/11/2025	\$5,366.90	100357	02/28/2025	\$17.80	100376*	02/24/2025	\$490.40
100346	02/13/2025	\$7,966.67	100358	02/13/2025	\$3,085.99	100377	02/28/2025	\$4,113.82
100348*	02/13/2025	\$285.00	100360*	02/18/2025	\$2,314.84	100384*	02/27/2025	\$2,038.92
100349	02/13/2025	\$375.00	100363*	02/19/2025	\$64,176.00	100385	02/27/2025	\$50.71
100350	02/13/2025	\$325.00	100365*	02/20/2025	\$550.00	500005*	02/11/2025	\$532.77
100351	02/13/2025	\$1,215.00	100366	02/21/2025	\$2,356.78	500006	02/11/2025	\$532.77
100352	02/11/2025	\$2,100.00	100367	02/24/2025	\$45.00	500007	02/26/2025	\$532.77

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
02/03/2025	\$240,000.00	02/05/2025	\$240,000.00	02/07/2025	\$240,000.00
02/04/2025	\$240,000.00	02/06/2025	\$240,000.00	02/10/2025	\$240,000.00



Statement Ending 02/28/2025

CALIFORNIA STATE UNIVERISTY

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Account Number: XXXXXX3571

HOA CHECKING - XXXXXX3571 (continued)

Daily Balances (continued)

Date	Amount	Date	Amount	Date	Amount
02/11/2025	\$240,000.00	02/19/2025	\$240,000.00	02/26/2025	\$240,000.00
02/12/2025	\$240,000.00	02/20/2025	\$240,000.00	02/27/2025	\$240,000.00
02/13/2025	\$240,000.00	02/21/2025	\$240,000.00	02/28/2025	\$240,000.00
02/14/2025	\$240,000.00	02/24/2025	\$240,000.00		
02/18/2025	\$240,000.00	02/25/2025	\$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

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

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

DATE: 01/28/2025

100337

PAY TO
THE ORDER OF Vega Cleaning Service Inc.

\$ 1,215.00

DOLLARS

memo: inv 1271

#100337 02/05/2025 \$1,215.00

PAY TO THE ORDER OF
UNIVERSITY OF ARIZONA
OFFICE OF GENERAL COUNSEL
VEGA CLEANING SERVICE, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

DATE: 01/28/2025

100337

\$ 1,215.00

DOLLARS

memo: inv 1271

#100337 02/05/2025 \$1,215.00

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

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

DATE: 01/28/2025

100338

PAY TO
THE ORDER OF Vega Cleaning Service Inc.

\$ 650.00

DOLLARS

memo: inv 1237

#100338 02/05/2025 \$650.00

PAY TO THE ORDER OF
UNIVERSITY OF ARIZONA
OFFICE OF GENERAL COUNSEL
VEGA CLEANING SERVICE, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

DATE: 01/28/2025

100338

\$ 650.00

DOLLARS

memo: inv 1237

#100338 02/05/2025 \$650.00

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

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

DATE: 01/30/2025

100339

PAY TO
THE ORDER OF California State University, Channel Islands

\$ 50,572.21

DOLLARS

memo: Act 1003390, inv 511108

#100339 02/10/2025 \$50,572.21

PAY TO THE ORDER OF
UNIVERSITY OF ARIZONA
OFFICE OF GENERAL COUNSEL
CALIFORNIA STATE UNIVERSITY, CHANNEL ISLANDS
500 UNIVERSITY AVENUE
SANTA BARBARA, CA 93106

DATE: 01/30/2025

100339

\$ 50,572.21

DOLLARS

memo: Act 1003390, inv 511108

#100339 02/10/2025 \$50,572.21

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

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

DATE: 01/30/2025

100343

PAY TO
THE ORDER OF Southern California Edison Co.

\$ 4,148.62

DOLLARS

memo: AG 602031912196, inv 011025-001012196

#100343 02/11/2025 \$4,148.62

PAY TO THE ORDER OF
UNIVERSITY OF ARIZONA
OFFICE OF GENERAL COUNSEL
SOUTHERN CALIFORNIA EDISON CO.
1400 SHAW BLVD
SANTA ANA, CA 92701

DATE: 01/30/2025

100343

\$ 4,148.62

DOLLARS

memo: AG 602031912196, inv 011025-001012196

#100343 02/11/2025 \$4,148.62

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

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

DATE: 02/03/2025

100345

PAY TO
THE ORDER OF Gothic Landscape Maintenance Division

\$ 5,366.90

DOLLARS

memo: See Check Stub for Remittance Info

#100345 02/11/2025 \$5,366.90

PAY TO THE ORDER OF
UNIVERSITY OF ARIZONA
OFFICE OF GENERAL COUNSEL
GOthic LANDSCAPE MAINTENANCE DIVISION
1000 UNIVERSITY AVENUE
SANTA BARBARA, CA 93106

DATE: 02/03/2025

100345

\$ 5,366.90

DOLLARS

memo: See Check Stub for Remittance Info

#100345 02/11/2025 \$5,366.90

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

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

DATE: 02/03/2025

100346

PAY TO
THE ORDER OF California State University

\$ 7,966.67

DOLLARS

memo: Act 1006475, inv 511923

#100346 02/13/2025 \$7,966.67

PAY TO THE ORDER OF
UNIVERSITY OF ARIZONA
OFFICE OF GENERAL COUNSEL
CALIFORNIA STATE UNIVERSITY
1000 UNIVERSITY AVENUE
SANTA BARBARA, CA 93106

DATE: 02/03/2025

100346

\$ 7,966.67

DOLLARS

memo: Act 1006475, inv 511923

#100346 02/13/2025 \$7,966.67



Statement Ending 02/28/2025

CALIFORNIA STATE UNIVERISTY

Page 7 of 12

Account Number: XXXXXX3571

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 02/03/2025

100348

PAY TO THE ORDER OF Vega Cleaning Service Inc.

THE ORDER OF Two Hundred Eighty-Five Dollars and Zero Cents

memo: Inv 1267

\$ 285.00 DOLLARS

100348 02/22280030 20223571

#100348 02/13/2025 \$285.00

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
CHANDLER CAMPUS
VEGA CLEANING SERVICE INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

100348 02/22280030 20223571

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 02/03/2025

100349

PAY TO THE ORDER OF Vega Cleaning Service Inc.

THE ORDER OF Three Hundred Seventy-Five Dollars and Zero Cents

memo: Inv 1269

\$ 375.00 DOLLARS

100349 02/22280030 20223571

#100349 02/13/2025 \$375.00

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
CHANDLER CAMPUS
VEGA CLEANING SERVICE INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

100349 02/22280030 20223571

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 02/03/2025

100350

PAY TO THE ORDER OF Vega Cleaning Service Inc.

THE ORDER OF Three Hundred Twenty-Five Dollars and Zero Cents

memo: Inv 1272

\$ 325.00 DOLLARS

100350 02/22280030 20223571

#100350 02/13/2025 \$325.00

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
CHANDLER CAMPUS
VEGA CLEANING SERVICE INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

100350 02/22280030 20223571

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 02/03/2025

100351

PAY TO THE ORDER OF Vega Cleaning Service Inc.

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

memo: Inv 1273

\$ 1,215.00 DOLLARS

100351 02/22280030 20223571

#100351 02/13/2025 \$1,215.00

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
CHANDLER CAMPUS
VEGA CLEANING SERVICE INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

100351 02/22280030 20223571

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 02/04/2025

100352

PAY TO THE ORDER OF Gothic Landscape Maintenance Division

THE ORDER OF Two Thousand One Hundred Dollars and Zero Cents

memo: ACH UN199741 (Inv 35043), (cont. on stub)

\$ 2,100.00 DOLLARS

100352 02/22280030 20223571

#100352 02/11/2025 \$2,100.00

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
CHANDLER CAMPUS
GOthic LANDSCAPE MAINTENANCE DIVISION
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

100352 02/22280030 20223571

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 02/06/2025

100353

PAY TO THE ORDER OF Vega Cleaning Service Inc.

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

memo: Inv 1274

\$ 1,215.00 DOLLARS

100353 02/22280030 20223571

#100353 02/18/2025 \$1,215.00

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
CHANDLER CAMPUS
VEGA CLEANING SERVICE INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

100353 02/22280030 20223571

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE BACK FOR DETAILS

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

DATE: 02/06/2025

100354

PAY TO Vega Cleaning Service Inc. \$ 1,425.00

THE ORDER OF Four Hundred Twenty-Five Dollars and Zero Cents

memo: Inv 128

Signature: [Handwritten Signature]

100354 02/18/2025 \$425.00

2/14/2025 11:21 AM
Premier America CU
322283990
91770000006034
LOC #28
TELLER #2846
SEQ # 233961

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE BACK FOR DETAILS

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

DATE: 02/06/2025

100355

PAY TO Eastman Electric \$ 1,895.37

THE ORDER OF One Thousand Eight Hundred Ninety-Five Dollars and Thirty-Seven Cents

memo: Inv 78

Signature: [Handwritten Signature]

100355 02/18/2025 \$1,895.37

2/14/2025 11:21 AM
Premier America CU
322283990
91770000006034
LOC #28
TELLER #2846
SEQ # 233961

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE BACK FOR DETAILS

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

DATE: 02/06/2025

100356

PAY TO SoCalGas \$ 2,392.51

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

memo: Act 100 858431 3 Inv 013125 0858431

Signature: [Handwritten Signature]

100356 02/28/2025 \$2,392.51

75387 4164 022725 0026 N

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE BACK FOR DETAILS

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

DATE: 02/06/2025

100357

PAY TO SoCalGas \$ 17.80

THE ORDER OF Seventeen Dollars and Eighty Cents

memo: Act 133 8781367 3 Inv 013125 0858431

Signature: [Handwritten Signature]

100357 02/28/2025 \$17.80

75387 4164 022725 0027 N

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE BACK FOR DETAILS

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

DATE: 02/06/2025

100358

PAY TO Gothic Landscape Maintenance Division \$ 3,085.99

THE ORDER OF Three Thousand Eighty-Five Dollars and Ninety-Nine Cents

memo: Act UN05741 Inv 375051

Signature: [Handwritten Signature]

100358 02/13/2025 \$3,085.99

2/14/2025 11:21 AM
Premier America CU
322283990
91770000006033
LOC #28
TELLER #2846
SEQ # 233961

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE BACK FOR DETAILS

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

DATE: 02/07/2025

100360

PAY TO Eastman Electric \$ 2,314.84

THE ORDER OF Two Thousand Three Hundred Fourteen Dollars and Eighty-Four Cents

memo: Inv 192

Signature: [Handwritten Signature]

100360 02/18/2025 \$2,314.84

2/14/2025 11:21 AM
Premier America CU
322283990
91770000006033
LOC #28
TELLER #2846
SEQ # 233961



Statement Ending 02/28/2025

CALIFORNIA STATE UNIVERISTY

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Account Number: XXXXXX3571

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 02/19/2025

100363

PAY TO: Gothic Landscape Maintenance Division
THE ORDER OF: Sixty-Four Thousand One Hundred Seventy-Six Dollars and Zero Cents

\$ 64,176.00 DOLLARS

memo: See Check Stub for remittance info

100363 02/19/2025 \$64,176.00

For Deposit Only - MICR Line
MICR Line: 100363 02/19/2025 \$64,176.00

For Deposit Only - MICR Line
MICR Line: 100363 02/19/2025 \$64,176.00

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 02/19/2025

100365

PAY TO: Kastle Kare Inc
THE ORDER OF: Five Hundred Fifty Dollars and Zero Cents

\$ 550.00 DOLLARS

memo: Inv 667970

100365 02/20/2025 \$550.00

For Deposit Only - MICR Line
MICR Line: 100365 02/20/2025 \$550.00

Seq: 9
Dep: 000439
Date: 02/19/25

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 02/12/2025

100366

PAY TO: Southern California Edison Co
THE ORDER OF: Two Thousand Three Hundred Fifty-Six Dollars and Seventy-Eight Cents

\$ 2,356.78 DOLLARS

memo: Acl: 75923223076 Inv: 020523 23050015

100366 02/21/2025 \$2,356.78

For Deposit Only - MICR Line
MICR Line: 100366 02/21/2025 \$2,356.78

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 02/13/2025

100367

PAY TO: Vega Cleaning Service, Inc.
THE ORDER OF: Forty-Five Dollars and Zero Cents

\$ 45.00 DOLLARS

memo: Inv: 1275

100367 02/24/2025 \$45.00

For Deposit Only - MICR Line
MICR Line: 100367 02/24/2025 \$45.00

BGA CC: 3180007213 Date: 02/21/25 Seq: 0016
Correction ID: 58860227621830 Device ID: DCA31435 Trans: 4543

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 02/13/2025

100368

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

\$ 1,215.00 DOLLARS

memo: Inv: 1276

100368 02/24/2025 \$1,215.00

For Deposit Only - MICR Line
MICR Line: 100368 02/24/2025 \$1,215.00

BGA CC: 3180007213 Date: 02/21/25 Seq: 0017
Correction ID: 58860227621830 Device ID: DCA31435 Trans: 4543

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 02/13/2025

100369

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

\$ 585.00 DOLLARS

memo: Inv: 1046

100369 02/24/2025 \$585.00

For Deposit Only - MICR Line
MICR Line: 100369 02/24/2025 \$585.00

For Deposit Only - JPMC

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

Summit Bank
2050 Main Street
Irvine, CA 92614

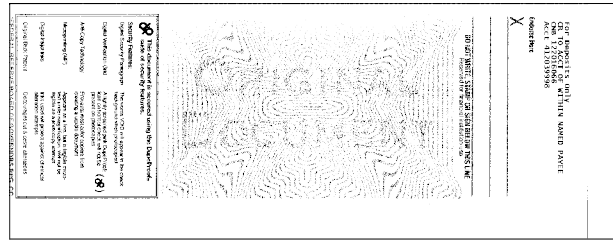
DATE: 02/13/2025

100370

PAY TO THE ORDER OF: Gothic Landscape Maintenance Division
\$ 17,350.00
Seventeen Thousand Three Hundred Fifty Dollars and Zero Cents

memo: See Check Stub for Remittance Info.

#100370 02/20/2025 \$17,350.00



University Glen (Cal State University Channel Islands)
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: 02/14/2025

100373

PAY TO THE ORDER OF: California State University, Channel Islands
\$ 49,420.34
Forty-Nine Thousand Four Hundred Twenty Dollars and Thirty-Four Cents

memo: ACH 1004248 (Inv 511376)

#100373 02/26/2025 \$49,420.34



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

Summit Bank
2050 Main Street
Irvine, CA 92614

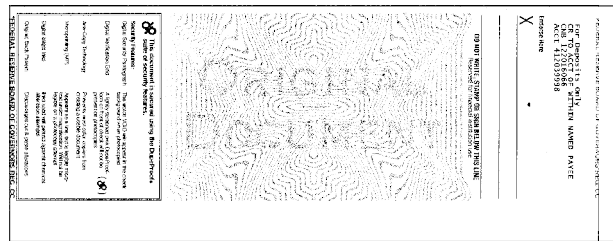
DATE: 02/14/2025

100376

PAY TO THE ORDER OF: Gothic Landscape Maintenance Division
\$ 490.40
Four Hundred Ninety Dollars and Forty Cents

memo: ACH 1004248 (Inv 515691)

#100376 02/24/2025 \$490.40



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

Summit Bank
2050 Main Street
Irvine, CA 92614

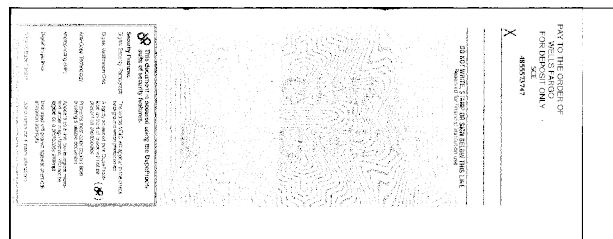
DATE: 02/18/2025

100377

PAY TO THE ORDER OF: Southern California Edison Co.
\$ 4,113.82
Four Thousand One Hundred Thirteen Dollars and Eighty-Two Cents

memo: ACH 600011512 (Inv 021025 00151216)

#100377 02/28/2025 \$4,113.82



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

Summit Bank
2050 Main Street
Irvine, CA 92614

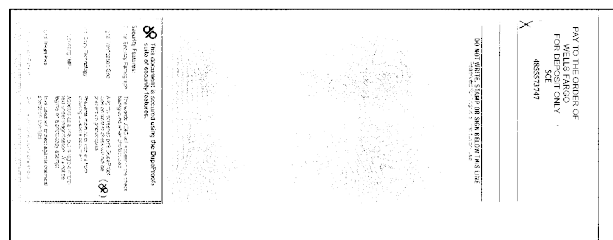
DATE: 02/20/2025

100384

PAY TO THE ORDER OF: Southern California Edison Co.
\$ 2,038.92
Two Thousand Twenty-Eight Dollars and Ninety-Two Cents

memo: ACH 70046202676 (Inv 021225 46436276)

#100384 02/27/2025 \$2,038.92



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

Summit Bank
2050 Main Street
Irvine, CA 92614

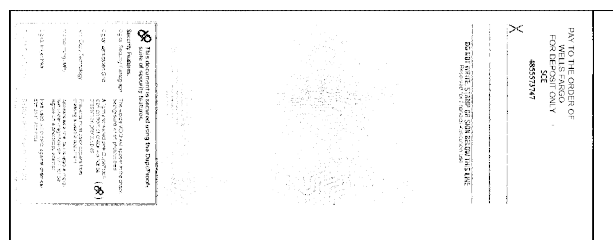
DATE: 02/20/2025

100385

PAY TO THE ORDER OF: Southern California Edison Co.
\$ 50.71
Fifty Dollars and Seventy-One Cents

memo: ACH 70046202676 (Inv 021225 35167562)

#100385 02/27/2025 \$50.71





Statement Ending 02/28/2025

CALIFORNIA STATE UNIVERISTY

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Account Number: XXXXXX3571

UNIVERSITY GLEN (Cal State University Channel Island Site Authority) (1245)
28840 Aliso Viejo Parkway
Suite 100
Aliso Viejo, CA 92656

Check Number: 500005

PAY Five Hundred Thirty-Two And 77/100 Dollars

DATE 01/31/2025

AMOUNT *****\$532.77

TO THE ORDER OF Susan Park
155 S State College Blvd
Unit 4002
Brea, CA 92821

Memo: OVERPAYMENT REFUND

*****0000500005***** 12222600342012235714 *****0000053277*****

#500005

02/11/2025

\$532.77

Ally Bank
2289903
224623240
503936056
0001 WASHINGTON
02/02/25 09:57
01240025146

Signature: [Handwritten Signature]

UNIVERSITY GLEN (Cal State University Channel Island Site Authority) (1245)
28840 Aliso Viejo Parkway
Suite 100
Aliso Viejo, CA 92656

Check Number: 500006

PAY Five Hundred Thirty-Two And 77/100 Dollars

DATE 01/31/2025

AMOUNT *****\$532.77

TO THE ORDER OF Susan Park
155 S State College Blvd
Unit 4002
Brea, CA 92821

Memo: OVERPAYMENT REFUND

*****0000500005***** 12222600342012235714 *****0000053277*****

#500006

02/11/2025

\$532.77

Ally Bank
2289903
224623240
503936056
0001 WASHINGTON
02/02/25 09:58
01240025146

Signature: [Handwritten Signature]

UNIVERSITY GLEN (Cal State University Channel Island Site Authority) (1245)
28840 Aliso Viejo Parkway
Suite 100
Aliso Viejo, CA 92656

Check Number: 500007

PAY Five Hundred Thirty-Two And 77/100 Dollars

DATE 02/03/2025

AMOUNT *****\$532.77

TO THE ORDER OF Keith Herren and Jennifer Herren
7780 Wheeler Canyon Rd
Santa Paula, CA 95050

Memo: Refund after CCS Aud # 12412874670

*****0000500007***** 12222600342012235714 *****0000053277*****

#500007

02/26/2025

\$532.77

Ally Bank
2289903
224623240
503936056
0001 WASHINGTON
02/03/25 09:58
01240025146

Signature: [Handwritten Signature]

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Sunwest Bank
2050 Main Street
Suite 300
Irvine, CA 92614



RETURN SERVICE REQUESTED

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

Contact Us
714-730-4444



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

Date
02/28/2025

Page
1 of 2

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

The following information is a summary of activity in your account(s) for the month of February 2025 and the list of FDIC-insured institution(s) that hold your deposits as of the date indicated. These deposits have been placed by us, as your agent and custodian, in deposit accounts through IntraFi Cash Service. Funds in your deposit accounts at the FDIC-insured institutions at which your funds have been placed will be "deposits," as defined by federal law. Certain conditions must be satisfied for "pass-through" FDIC deposit insurance coverage to apply. To meet the conditions for pass-through FDIC deposit insurance, deposit accounts at FDIC-insured banks in IntraFi's network that hold deposits placed using an IntraFi service are titled, and deposit account records are maintained, in accordance with FDIC regulations for pass-through coverage.

Summary of Accounts

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
*****571	Demand	0.00%	\$369,740.43	\$295,407.44
TOTAL			\$369,740.43	\$295,407.44

DETAILED ACCOUNT OVERVIEW

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



Account Summary - Demand

Statement Period	2/1-2/28/2025	Average Daily Balance	\$357,094.73
Previous Period Ending Balance	\$369,740.43	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	187,990.50	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(262,323.49)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance	\$295,407.44		

Account Transaction Detail

Date	Activity Type	Amount	Balance
02/03/2025	Withdrawal	(\$46,459.37)	\$323,281.06
02/04/2025	Deposit	3,509.72	326,790.78
02/05/2025	Withdrawal	(10,831.51)	315,959.27
02/06/2025	Deposit	3,699.81	319,659.08
02/07/2025	Deposit	2,223.74	321,882.82
02/10/2025	Deposit	4,572.28	326,455.10
02/11/2025	Withdrawal	(46,668.45)	279,786.65
02/12/2025	Deposit	158,321.88	438,108.53
02/13/2025	Withdrawal	(8,643.47)	429,465.06
02/14/2025	Withdrawal	(8,364.30)	421,100.76
02/18/2025	Deposit	85.83	421,186.59
02/19/2025	Withdrawal	(1,066.27)	420,120.32
02/20/2025	Withdrawal	(62,510.46)	357,609.86
02/21/2025	Withdrawal	(16,012.01)	341,597.85
02/24/2025	Withdrawal	(3,323.51)	338,274.34
02/25/2025	Withdrawal	(737.09)	337,537.25
02/26/2025	Deposit	15,577.24	353,114.49
02/27/2025	Withdrawal	(51,543.81)	301,570.68
02/28/2025	Withdrawal	(6,163.24)	295,407.44

Summary of Balances as of February 28, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Raymond James Bank	St. Petersburg, FL	33893	\$247,000.00
Western Alliance Bank	Phoenix, AZ	57512	48,407.44



CalTRUST
PO Box 2709
Granite Bay, CA 95746
www.caltrust.org
Email: admin@caltrust.org
Fax: 402-963-9094
Phone: 833-CALTRUST (225-8787)

Investment Account Summary

01/01/2025 through 01/31/2025

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on Jan 31 (\$)	Value on Jan 31 (\$)	Average Cost Amount (\$)	Cumulative Change In Value (\$)
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]				[REDACTED]	[REDACTED]	[REDACTED]
CSU CHANNEL ISLANDS TOWNHOUSE						
CalTRUST Short Term Fund	20100029340	53,121.042	10.06	534,397.68	534,396.02	1.66
CalTRUST Medium Term Fund	20100029340	150,815.173	9.80	1,477,988.70	1,521,125.96	(43,137.26)
CalTRUST Liquidity Fund	20100029340	704,330.340	1.00	704,330.34	704,330.34	0.00
Total For Account - 20100029340				2,716,716.72		
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE						
CalTRUST Short Term Fund	20100029350	16,997.026	10.06	170,990.08	171,083.54	(93.46)
CalTRUST Medium Term Fund	20100029350	91,125.223	9.80	893,027.19	915,246.27	(22,219.08)
CalTRUST Liquidity Fund	20100029350	440,558.520	1.00	440,558.52	440,558.52	0.00
Total For Account - 20100029350				1,504,575.79		
CSU CHANNEL ISLANDS SINGLE FAMILY						
CalTRUST Short Term Fund	20100029360	1,228.895	10.06	12,362.68	12,369.46	(6.78)
CalTRUST Medium Term Fund	20100029360	7,825.209	9.80	76,687.05	78,197.00	(1,509.95)
CalTRUST Liquidity Fund	20100029360	26,421.790	1.00	26,421.79	26,421.79	0.00
Total For Account - 20100029360				115,471.52		
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]				[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]				[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]				[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]				[REDACTED]	[REDACTED]	[REDACTED]

Please note that this information should not be construed as tax advice and it is recommended that you consult with a tax professional regarding your account.

DETAIL OF TRANSACTION ACTIVITY

Activity Description	Activity Date	Amount (\$)	Amount in Shares	Balance in Shares	Price per Share (\$)	Balance (\$)	Average Cost Amt (\$)	Realized Gain/(Loss) (\$)
CalTRUST Short Term Fund								
CSU CHANNEL ISLANDS TOWNHOUSE								
Account Number: 20100029340								
Beginning Balance	01/01/2025			52,920.470	10.07	532,909.13		
Accrual Income Div Reinvestment	01/31/2025	2,017.75	200.572	53,121.042	10.06	534,397.68	0.00	0.00
Change in Value						(529.20)		
Closing Balance as of	Jan 31			53,121.042	10.06	534,397.68		
CalTRUST Short Term Fund								
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE								
Account Number: 20100029350								
Beginning Balance	01/01/2025			16,932.850	10.07	170,513.80		
Accrual Income Div Reinvestment	01/31/2025	645.61	64.176	16,997.026	10.06	170,990.08	0.00	0.00
Change in Value						(169.33)		
Closing Balance as of	Jan 31			16,997.026	10.06	170,990.08		
CalTRUST Short Term Fund								
CSU CHANNEL ISLANDS SINGLE FAMILY								
Account Number: 20100029360								
Beginning Balance	01/01/2025			1,224.255	10.07	12,328.25		
Accrual Income Div Reinvestment	01/31/2025	46.68	4.640	1,228.895	10.06	12,362.68	0.00	0.00
Change in Value						(12.25)		
Closing Balance as of	Jan 31			1,228.895	10.06	12,362.68		
CalTRUST Medium Term Fund								
CSU CHANNEL ISLANDS TOWNHOUSE								
Account Number: 20100029340								
Beginning Balance	01/01/2025			150,288.982	9.80	1,472,832.02		
Accrual Income Div Reinvestment	01/31/2025	5,156.67	526.191	150,815.173	9.80	1,477,988.70	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jan 31			150,815.173	9.80	1,477,988.70		
CalTRUST Medium Term Fund								
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE								
Account Number: 20100029350								
Beginning Balance	01/01/2025			90,807.289	9.80	889,911.43		
Accrual Income Div Reinvestment	01/31/2025	3,115.75	317.934	91,125.223	9.80	893,027.19	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jan 31			91,125.223	9.80	893,027.19		
CalTRUST Medium Term Fund								
CSU CHANNEL ISLANDS SINGLE FAMILY								
Account Number: 20100029360								
Beginning Balance	01/01/2025			7,797.907	9.80	76,419.49		
Accrual Income Div Reinvestment	01/31/2025	267.56	27.302	7,825.209	9.80	76,687.05	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jan 31			7,825.209	9.80	76,687.05		

DETAIL OF TRANSACTION ACTIVITY

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

Govt Advantage Int Ckg - State/Muni

Account number: [REDACTED] ■ January 1, 2025 - January 31, 2025 ■ 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

Year to date interest and bonuses paid	[REDACTED]
Total interest and bonuses earned in 2024	[REDACTED]

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	[REDACTED]	[REDACTED]	[REDACTED]
	[REDACTED]	[REDACTED]	[REDACTED]
	01/16	78,584.16	Ug2 MR, LLC (Ana Avidpay 250116 Ck100227 Ref*Ck*100227*Ug2 MR LLC Anacapa Canyon\165302048
		[REDACTED]	[REDACTED]
		[REDACTED]	[REDACTED]

Daily ledger balance summary

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