



University Glen PROPERTY MANAGEMENT REPORT

March 2025

Overview:

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

University Glen (UGlen) is an affordable housing residential development adjacent to the academic campus of CSUCI which houses university faculty and staff as well as members of the public. Construction of UG was planned in two phases. Phase 1 was completed in three parts – Phase 1.A in 2002, Phase 1.B in 2004 and Phase 1.C in 2006. Phase 1 construction completed a total of 600 residential units – 328 apartments, 200 townhomes (TH), and 72 single family homes (SFH). The THs and SFHs are two stories high; the apartment buildings are 2 and 3-story high structures. Due to adverse economic conditions, Phase 2 construction was halted in 2008. Construction of this area (Anacapa Canyon) commenced again in 2022 by Kennedy Wilson Multi-Family, the corporation that acquired the rights to develop Phase 2 in 2016. The Anacapa Canyon project is anticipated to be completed by July 1, 2025.

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

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

Common Area Property Management:

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

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

- The Seabreeze's Team:
 - collected and processed Maintenance Rent (monthly charges) payments through Seabreeze's online community portal and/or with the drop box at the UGlen office in the Town Center.
 - participated in various monthly meetings including:
 - the UGlen Team meeting with the Executive Director of Operations for the Site Authority and the Site Authority Resource Specialist.
 - the Budget Advisory Group (BAG). As Chair of the BAG, UGlen Common Area Property Manager, Friesen called a meeting of the BAG on Thursday, March 13th at 3:00. Meeting minutes will be available for review.
 - the Community Advisory Group (CAG) met on March 27th at 4:00 PM. The Friesen attended and participated during this CAG meeting.
 - the Homeowners Advisory Council (HAC) meeting was held on Thursday, March 20th at 6:00 PM. Friesen attended this meeting and provided a Common Area Property Management Report for University Glen to those in attendance.
 - 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 collaborated with community members through Eblast and direct communication with individual owners to procure the monthly maintenance rents from owners.
 - The monthly Maintenance Rent charges for UGCAM FY 2024-2025 Budget are being collected at the amounts as follows:
Single-Family Homes=\$313.10; Townhomes=\$532.77.
 - Currently the practice of assessing no late fee is continuing.
 - The February 2025 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
 - On March 17th, the RFP for the Crack Seal and Asphalt Seal Project was sent to asphalt contractors for consideration and submitting bids. The bids were returned on March 28th. The UGlen CA Property Management office is collaborating with members of the BAG and Site Authority Staff to determine the path forward based on Asphalt Consulting Services (ACS) recommendation. ACS is the consultant the community is using for the RFP.
 - As of April 1, 2025, the heaters at the Hillcrest Pool/Spa the heaters are scheduled to be turned back "ON". In preparation for that Better Pools is draining the pool and refilling the pool to assure the water will hold the chemicals for the coming summer season. The community's janitorial vendor is cleaning the loungers and the upholstery of the cabanas and sofas.
After April 1st, the Townside pool is scheduled to be drained, repairs made to the plaster where the rebar is rusting through and resurfaced. The community's janitorial vendor is cleaning the loungers and the upholstery of sofas at the Townside Pool/Spa as well.
 - At 370 Frys Harbor Drive, the owner completed installation of the metal fence/gate at his single-family home.
 - The Landscape Maintenance Service contract is scheduled to be sent out in the first week of April with the bids to be returned on Monday, April 28th.

- Community Events:
 - There was a Food Truck Night on Sunday, March 30th from 4:00-7:30 PM. The Trucks were parked along Rincon Drive in front of the Mission Hills Leasing Office. We would like to thank Sasha Strunk, an owner in University Glen, for setting up this event.
- Meetings
 - Site Authority Board Meeting, Monday, June 9th at 11:30 AM
- Landscaping
 - Gothic Landscape's irrigation technician continued to make repairs to broken parts of the irrigation system components in University Glen. Owners continued to inform the UGlen Common Area Property Management office of locations where the irrigation system needed to be repaired. Many owners are now using Seabreeze's online University Glen portal to place work orders.
 - Gothic Landscape continues working with Management to address individual owner's landscape requests.
- Water Intrusion Events
 - On February 28th, an owner in the 300-block of Smugglers Cove reported a leaking toilet. The Common Area Property Management office submitted an insurance claim for the potential damage/loss at this townhouse. Work on this claim continued during the month of March.
- Notifications:
 - Hillcrest Pool/Spa Update: Our pool/spa vendor, Better Pools LA, cleaned, drained, and refilled the Hillcrest Pool in preparation for the upcoming summer pool season.
 - Beginning April 1, 2025, the natural gas heaters at the Hillcrest Pool/Spa will be turned back "ON" for the summer season. An Eblast was sent out informing the community.
 - UGlen CA Property Management's cleaning vendor, Vega Cleaning has cleaned the cabanas and loungers at both the Hillcrest and Townside pool/spa amenities in anticipation of the upcoming summer pool season.

- Work Orders

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

18 WO submitted via Seabreeze Portal (CINC).

21 WO submitted via Text.

39 Total Work Orders

WORK ORDERS IN CINC	In Progress	Cancelled	Completed	Totals
Electrical			2	2
Landscaping	5		3	8
Plumbing				0
Gutter & Downspouts				0
Roofing/Waterproofing				0
HVAC/Dryer Vents			1	1
Painting/Stucco Repair/Garage Door				0
Janitorial				0
Gates/Fences	1			1
TH Garage Doors			3	3
Other-TH Windows/Sliding Drs	2			2
Other- wall/concrete flatwork				0
Pest Control			1	1
Subtotal	8	0	10	18

WORK ORDERS SENT BY TEXT	In Progress	Cancelled	Completed	Totals
Electrical	1			1
Pest Control			2	2
Landscaping	5		13	18
Subtotal	6	0	15	21

TOTAL Work Orders for the Month	14	0	25	39
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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	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	0				0
Bldg. Permit Apps	0	1	3	0	0	3	0	0	0				7
Total Apps/Month	2	1	3	0	1	3	0	0	0				10

University Glen--Work Orders for March 2025

	Created Date	WorkOrde	Address1	Status	WO Type	Description	Notes
1	03/03/2025	55287	217 Landing Cove	Closed	Garage Door	Owner reports	Owner reports the garage door no longer opens
2	03/04/2025	55536	210 Landing Cove	Pending	Landscaping	Remove bay laurel	Remove bay laurel and replant front area around
3	03/06/2025	55835	329 Smuggler's Cove	Closed	Electric/Lighting	Door bell needs to be	Owner reports the door bell is not working properly
4	03/06/2025	55839	260 Landing Cove	Closed	HVAC/Air	Heater reported	Owner reports their heater is working intermittently.
5	03/10/2025	56075	309 Smuggler's Cove	Pending	Windows	Broken Sliding Glass	Owner reported coming home from a weekend trip to
6	03/10/2025	56111	229 Smuggler's Cove	Closed	Garage Door	Owner reports	Owner reports the garage door at 228 Smugglers
7	03/12/2025	56409	45 Rincon Dr Ste 103	Closed	Irrigation	Replacement	Gothic landscape reports a broken irrigation valve.
8	03/14/2025	56752	369 Smuggler's Cove	Closed	Maintenance/P	369 Smugglers Cove	Handyman to paint front door SW 2816 Rockwood
9	03/14/2025	56754	350 E. Cuyler Harbor Drive	Pending	Landscaping	Trim Trees at Cuyler	Owner requests the low hanging limbs along Cuyler
10	03/18/2025	57027	45 Rincon Dr Ste 103	Pending	Landscaping	Replace ferns at	Replace ferns in the courtyard of Building 200
11	03/18/2025	57029	45 Rincon Dr Ste 103	Pending	Landscaping	Replace ferns in	Replace ferns in the courtyard by Building 140 of
12	03/18/2025	57063	313 Anacapa Island Drive	Closed	Miscellaneous	Street Light	2 weeks ago @ 6:30AM on a Sunday morning-
13	03/20/2025	57249	299 Smuggler's Cove	Closed	Miscellaneous	Critter Living in Roof	Hello, the past few evenings I have been hearing a
14	03/25/2025	57682	234 Smuggler's Cove	Closed	Irrigation	Repair sprinkler head	Owner reports a broken sprinkler head at the
15	03/25/2025	57754	205 Channel Islands Drive	Closed	Landscaping	Cleanup leaves	Owner requests the leaves at the side of 205 CI
16	03/31/2025	58252	435 Channel Islands Drive	Pending	Gates/Fences	Townhouse demising	Status Change From: Open To: Pending Reason
17	03/31/2025	58280	375 Channel Islands Drive	Pending	Landscaping	Plant replacement	Status Change From: Open To: Pending Reason
18	03/31/2025	58370	229 Smuggler's Cove	Pending	Windows	Repair windows	Status Change From: Open To: Pending Reason

Balance Sheet Comparative - Combined

University Glen (Cal State University Channel Island Site Authority)

End Date: 03/31/2025

	Current Balance at 3/31/2025	Prior Month Balance at 02/28/2025	Change
Assets			
CASH - OPERATING			
01-1001-00 Sunwest - Operating - 3571	\$ 524,939.39	\$ 460,809.52	\$ 64,129.87
Total CASH - OPERATING:	\$ 524,939.39	\$ 460,809.52	\$ 64,129.87
ACCOUNTS RECEIVABLE			
12-1280-00 Accounts Receivable	\$ 38,336.18	\$ 39,678.14	\$ (1,341.96)
Total ACCOUNTS RECEIVABLE:	\$ 38,336.18	\$ 39,678.14	\$ (1,341.96)
OTHER ASSETS			
13-1300-00 Prepaid Insurance	\$ 41,114.72	\$ 54,819.64	\$ (13,704.92)
13-1690-00 Clearing Account	-	(1,355.22)	1,355.22
Total OTHER ASSETS:	\$ 41,114.72	\$ 53,464.42	\$ (12,349.70)
Total Assets:	\$ 604,390.29	\$ 553,952.08	\$ 50,438.21
Liabilities & Equity			
ACCOUNTS PAYABLE			
20-2001-00 Prepaid Dues	\$ 15,625.12	\$ 13,404.55	\$ 2,220.57
Total ACCOUNTS PAYABLE:	\$ 15,625.12	\$ 13,404.55	\$ 2,220.57
RESERVES			
40-4000-00 Reserve Liability	\$ 76,709.81	\$ 38,126.09	\$ 38,583.72
Total RESERVES:	\$ 76,709.81	\$ 38,126.09	\$ 38,583.72
EQUITY			
49-4998-00 Prior Year Equity	\$ 227,952.78	\$ 227,952.78	\$ -
Total EQUITY:	\$ 227,952.78	\$ 227,952.78	\$ -
Net Income / (Loss)	\$ 284,102.58	\$ 274,468.66	\$ 9,633.92
Total Liabilities & Equity:	\$ 604,390.29	\$ 553,952.08	\$ 50,438.21

Income Statement

University Glen (Cal State University Channel Island Site Authority)

From 03/01/2025 to 03/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
TOTAL OPERATING INCOME	\$243,131.11	\$243,080.26	\$50.85	\$2,303,900.08	\$2,187,722.34	\$116,177.74	\$2,916,963.00
TOTAL INCOME	\$243,131.11	\$243,080.26	\$50.85	\$2,303,900.08	\$2,187,722.34	\$116,177.74	\$2,916,963.00
EXPENSES AND RESERVE FUNDING							
TOTAL ADMINISTRATION	\$16,538.72	\$24,906.91	\$8,368.19	\$159,866.39	\$224,162.19	\$64,295.80	\$298,883.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.67	\$-	\$71,700.03	\$71,700.03	\$0.00	\$95,600.00
TOTAL LANDSCAPE	\$41,119.73	\$37,522.17	(\$3,597.56)	\$354,125.03	\$337,699.53	(\$16,425.50)	\$450,266.00
TOTAL COMMON AREA MAINTENANCE	\$17,510.89	\$18,831.84	\$1,320.95	\$132,074.83	\$169,486.56	\$37,411.73	\$225,982.00
TOTAL TOWNHOUSE MAINTENANCE	\$3,445.96	\$2,050.00	(\$1,395.96)	\$19,227.48	\$18,450.00	(\$777.48)	\$24,600.00
TOTAL UTILITIES	\$86,434.39	\$84,478.00	(\$1,956.39)	\$640,956.46	\$760,302.00	\$119,345.54	\$1,013,736.00
TOTAL INSURANCE	\$13,704.92	\$20,548.75	\$6,843.83	\$123,344.28	\$184,938.75	\$61,594.47	\$246,585.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$-	\$-	\$-	\$97,519.81	\$-	(\$97,519.81)	\$-
TOTAL RESERVE ALLOCATION	\$46,775.91	\$46,775.91	\$-	\$420,983.19	\$420,983.19	\$0.00	\$561,311.00
TOTAL DISBURSEMENTS	\$233,497.19	\$243,080.25	\$9,583.06	\$2,019,797.50	\$2,187,722.25	\$167,924.75	\$2,916,963.00
	\$9,633.92	\$0.01	\$9,633.91	\$284,102.58	\$0.09	\$284,102.49	\$0.00
NET INCREASE (DECREASE)	\$9,633.92	\$0.01	\$9,633.91	\$284,102.58	\$0.09	\$284,102.49	\$0.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 03/01/2025 to 03/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME							
OPERATING INCOME							
5010-00 Townhomes Assessments	\$106,554.00	\$106,553.42	\$0.58	\$958,986.00	\$958,980.78	\$5.22	\$1,278,641.00
5013-00 Single family homes	\$22,543.20	\$22,542.92	\$0.28	\$202,888.80	\$202,886.28	\$2.52	\$270,515.00
5015-00 Apartment Assessment	\$113,983.91	\$113,983.92	(\$0.01)	\$1,025,855.19	\$1,025,855.28	(\$0.09)	\$1,367,807.00
5023-00 Bank Return Check/NSF Fees	\$25.00	\$0.00	\$25.00	\$325.00	\$0.00	\$325.00	\$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	\$25.00	\$0.00	\$25.00	\$325.00	\$0.00	\$325.00	\$0.00
5060-00 Gate/Pool Keys/Remotes	\$0.00	\$0.00	\$0.00	\$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	\$243,131.11	\$243,080.26	\$50.85	\$2,303,900.08	\$2,187,722.34	\$116,177.74	\$2,916,963.00
TOTAL OPERATING INCOME	\$243,131.11	\$243,080.26	\$50.85	\$2,303,900.08	\$2,187,722.34	\$116,177.74	\$2,916,963.00
OPERATING EXPENSE							
ADMINISTRATION							
6015-00 Reserve Study	\$0.00	\$1,052.08	\$1,052.08	\$5,625.00	\$9,468.72	\$3,843.72	\$12,625.00
6035-00 Office & Postage	\$496.35	\$380.00	(\$116.35)	\$5,207.80	\$3,420.00	(\$1,787.80)	\$4,560.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$15,487.42	\$15,375.00	(\$112.42)	\$133,598.68	\$138,375.00	\$4,776.32	\$184,500.00
6041-00 Office Rent	\$0.00	\$7,509.83	\$7,509.83	\$14,344.92	\$67,588.47	\$53,243.55	\$90,118.00
6045-00 Records Storage	\$0.00	\$80.00	\$80.00	\$0.00	\$720.00	\$720.00	\$960.00
6085-00 Misc Admin (Office Supplies/Cellphone)	\$554.95	\$510.00	(\$44.95)	\$1,089.99	\$4,590.00	\$3,500.01	\$6,120.00
TOTAL ADMINISTRATION	\$16,538.72	\$24,906.91	\$8,368.19	\$159,866.39	\$224,162.19	\$64,295.80	\$298,883.00
PROPERTY PROTECTION							
6320-00 Security Services	\$7,966.67	\$7,966.67	\$0.00	\$71,700.03	\$71,700.03	\$0.00	\$95,600.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.67	\$0.00	\$71,700.03	\$71,700.03	\$0.00	\$95,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 03/01/2025 to 03/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
LANDSCAPE							
6405-00 Landscape Contract	\$32,088.00	\$28,100.00	(\$3,988.00)	\$288,792.00	\$252,900.00	(\$35,892.00)	\$337,200.00
6410-00 Landscape Extras	\$9,031.73	\$2,528.00	(\$6,503.73)	\$39,440.03	\$22,752.00	(\$16,688.03)	\$30,336.00
6420-00 Irrigation Repairs	\$0.00	\$3,525.00	\$3,525.00	\$25,893.00	\$31,725.00	\$5,832.00	\$42,300.00
6425-00 Tree Maintenance	\$0.00	\$3,369.17	\$3,369.17	\$0.00	\$30,322.53	\$30,322.53	\$40,430.00
TOTAL LANDSCAPE	\$41,119.73	\$37,522.17	(\$3,597.56)	\$354,125.03	\$337,699.53	(\$16,425.50)	\$450,266.00
COMMON AREA MAINTENANCE							
6509-00 Plumbing Repair (Common Area)	\$0.00	\$166.67	\$166.67	\$949.29	\$1,500.03	\$550.74	\$2,000.00
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$921.48	\$850.00	(\$71.48)	\$9,859.90	\$7,650.00	(\$2,209.90)	\$10,200.00
6532-00 Tot Lot Inspection	\$0.00	\$100.00	\$100.00	\$0.00	\$900.00	\$900.00	\$1,200.00
6534-00 Roof Repairs (Common Area)	\$0.00	\$708.33	\$708.33	\$0.00	\$6,374.97	\$6,374.97	\$8,500.00
6543-00 Pet Waste Supplies	\$0.00	\$850.00	\$850.00	\$1,818.70	\$7,650.00	\$5,831.30	\$10,200.00
6550-00 Janitorial Service	\$7,390.00	\$5,098.50	(\$2,291.50)	\$45,495.00	\$45,886.50	\$391.50	\$61,182.00
6553-00 Common Area Maintenance	\$0.00	\$1,125.00	\$1,125.00	\$9,711.00	\$10,125.00	\$414.00	\$13,500.00
6554-00 Common Area Supplies	\$964.46	\$450.00	(\$514.46)	\$10,585.18	\$4,050.00	(\$6,535.18)	\$5,400.00
6555-00 Pest Control (Pest & Gopher)	\$1,000.00	\$2,650.00	\$1,650.00	\$9,850.00	\$23,850.00	\$14,000.00	\$31,800.00
6570-00 Pool/Fountain Contract Services	\$5,700.00	\$5,516.67	(\$183.33)	\$25,775.00	\$49,650.03	\$23,875.03	\$66,200.00
6572-00 Pool/Fountain Extras	\$1,339.95	\$0.00	(\$1,339.95)	\$14,659.01	\$0.00	(\$14,659.01)	\$0.00
6588-00 Fitness Equipment	\$195.00	\$916.67	\$721.67	\$2,121.75	\$8,250.03	\$6,128.28	\$11,000.00
6595-00 Miscellaneous Maintenance	\$0.00	\$400.00	\$400.00	\$1,250.00	\$3,600.00	\$2,350.00	\$4,800.00
TOTAL COMMON AREA MAINTENANCE	\$17,510.89	\$18,831.84	\$1,320.95	\$132,074.83	\$169,486.56	\$37,411.73	\$225,982.00
TOWNHOUSE MAINTENANCE							
6627-00 Lighting - Townhomes Sconce Repairs	\$3,445.96	\$2,050.00	(\$1,395.96)	\$19,227.48	\$18,450.00	(\$777.48)	\$24,600.00
TOTAL TOWNHOUSE MAINTENANCE	\$3,445.96	\$2,050.00	(\$1,395.96)	\$19,227.48	\$18,450.00	(\$777.48)	\$24,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 03/01/2025 to 03/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
UTILITIES							
6700-00 Water - Reclaimed (Landscape)	\$6,894.48	\$6,329.08	(\$565.40)	\$69,396.51	\$56,961.72	(\$12,434.79)	\$75,949.00
6701-00 Water-(Potable/Common Area Pools)	\$12,970.35	\$14,419.42	\$1,449.07	\$119,095.78	\$129,774.78	\$10,679.00	\$173,033.00
6702-00 Sewer	\$20,365.16	\$20,418.92	\$53.76	\$145,583.87	\$183,770.28	\$38,186.41	\$245,027.00
6703-00 Water/Sewer Infrastructrue Fee	\$7,799.19	\$8,080.75	\$281.56	\$57,679.00	\$72,726.75	\$15,047.75	\$96,969.00
6705-00 Electricity	\$9,003.81	\$9,757.58	\$753.77	\$62,596.04	\$87,818.22	\$25,222.18	\$117,091.00
6710-00 Gas	\$2,218.60	\$3,361.50	\$1,142.90	\$15,124.54	\$30,253.50	\$15,128.96	\$40,338.00
6720-00 Cable/Telephone	\$766.35	\$325.00	(\$441.35)	\$6,715.47	\$2,925.00	(\$3,790.47)	\$3,900.00
6725-00 Trash Removal	\$26,416.45	\$20,360.50	(\$6,055.95)	\$164,765.25	\$183,244.50	\$18,479.25	\$244,326.00
6730-00 Trash Extras	\$0.00	\$1,425.25	\$1,425.25	\$0.00	\$12,827.25	\$12,827.25	\$17,103.00
TOTAL UTILITIES	\$86,434.39	\$84,478.00	(\$1,956.39)	\$640,956.46	\$760,302.00	\$119,345.54	\$1,013,736.00
INSURANCE							
6800-00 Insurance Master Policy	\$13,704.92	\$13,382.08	(\$322.84)	\$123,344.28	\$120,438.72	(\$2,905.56)	\$160,585.00
6810-00 Earthquake Insurance	\$0.00	\$7,166.67	\$7,166.67	\$0.00	\$64,500.03	\$64,500.03	\$86,000.00
TOTAL INSURANCE	\$13,704.92	\$20,548.75	\$6,843.83	\$123,344.28	\$184,938.75	\$61,594.47	\$246,585.00
PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS							
8900-00 Prior Year Surplus Refunds to Owners	\$0.00	\$0.00	\$0.00	\$97,519.81	\$0.00	(\$97,519.81)	\$0.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$0.00	\$0.00	\$0.00	\$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	\$206,962.47	\$206,962.47	\$0.00	\$275,950.00
9008-00 Reserves-Single Family	\$1,000.08	\$1,000.08	\$0.00	\$9,000.72	\$9,000.72	\$0.00	\$12,001.00
9009-00 Reserves-Townhouse	\$22,780.00	\$22,780.00	\$0.00	\$205,020.00	\$205,020.00	\$0.00	\$273,360.00
TOTAL RESERVE ALLOCATION	\$46,775.91	\$46,775.91	\$0.00	\$420,983.19	\$420,983.19	\$0.00	\$561,311.00
TOTAL OPERATING EXPENSE	\$233,497.19	\$243,080.25	\$9,583.06	\$2,019,797.50	\$2,187,722.25	\$167,924.75	\$2,916,963.00
Net Income:	\$9,633.92	\$0.01	\$9,633.91	\$284,102.58	\$0.09	\$284,102.49	\$0.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 03/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
OPERATING INCOME														
OPERATING INCOME														
5010-00 Townhomes Assessments														
Budget	106,553.42	106,553.42	106,553.42	106,553.42	106,553.42	106,553.42	106,553.42	106,553.42	106,553.42	-	-	-	958,980.78	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	106,554.00	-	-	-	958,986.00	
Variance	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	-	-	-	5.22	
5013-00 Single family homes														
Budget	22,542.92	22,542.92	22,542.92	22,542.92	22,542.92	22,542.92	22,542.92	22,542.92	22,542.92	-	-	-	202,886.28	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	22,543.20	-	-	-	202,888.80	
Variance	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	-	-	-	2.52	
5015-00 Apartment Assessment														
Budget	113,983.92	113,983.92	113,983.92	113,983.92	113,983.92	113,983.92	113,983.92	113,983.92	113,983.92	-	-	-	1,025,855.28	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	113,983.91	-	-	-	1,025,855.19	
Variance	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	-	-	-	(0.09)	
5023-00 Bank Return Check/NSF Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	75.00	75.00	125.00	(25.00)	-	-	25.00	25.00	25.00	-	-	-	325.00	
Variance	75.00	75.00	125.00	(25.00)	-	-	25.00	25.00	25.00	-	-	-	325.00	
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	25.00	-	-	-	325.00	
Variance	-	-	50.00	25.00	75.00	-	75.00	75.00	25.00	-	-	-	325.00	
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: 03/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	0.00	0.00	0.00	2,187,722.34	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	243,131.11	0.00	0.00	0.00	2,303,900.08	
Variance	707.03	75.85	175.85	114,514.76	75.85	0.85	325.85	250.85	50.85	0.00	0.00	0.00	116,177.74	
Total OPERATING INCOME														
Budget	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	0.00	0.00	0.00	2,187,722.34	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	243,131.11	0.00	0.00	0.00	2,303,900.08	
Variance	707.03	75.85	175.85	114,514.76	75.85	0.85	325.85	250.85	50.85	0.00	0.00	0.00	116,177.74	
OPERATING EXPENSE														
ADMINISTRATION														
6015-00 Reserve Study														
Budget	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	-	-	-	9,468.72	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)	1,052.08	-	-	-	3,843.72	
6035-00 Office & Postage														
Budget	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	-	-	-	3,420.00	4,560.00
Actual	-	489.65	(95.45)	-	-	3,344.98	496.14	476.13	496.35	-	-	-	5,207.80	
Variance	380.00	(109.65)	475.45	380.00	380.00	(2,964.98)	(116.14)	(96.13)	(116.35)	-	-	-	(1,787.80)	
6040-00 Mgmt Services & On-Site Staff Payroll														
Budget	15,375.00	15,375.00	15,375.00	15,375.00	15,375.00	15,375.00	15,375.00	15,375.00	15,375.00	-	-	-	138,375.00	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	15,487.42	-	-	-	133,598.68	
Variance	2,559.66	(3,389.13)	289.15	(5,427.60)	5,440.80	(5,546.62)	10,875.00	87.48	(112.42)	-	-	-	4,776.32	
6041-00 Office Rent														
Budget	7,509.83	7,509.83	7,509.83	7,509.83	7,509.83	7,509.83	7,509.83	7,509.83	7,509.83	-	-	-	67,588.47	90,118.00
Actual	-	-	(107.68)	-	-	3,118.68	11,333.92	-	-	-	-	-	14,344.92	
Variance	7,509.83	7,509.83	7,617.51	7,509.83	7,509.83	4,391.15	(3,824.09)	7,509.83	7,509.83	-	-	-	53,243.55	
6045-00 Records Storage														
Budget	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	-	-	-	720.00	960.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	-	-	-	720.00	
6085-00 Misc Admin (Office Supplies/Cellphone)														
Budget	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	-	-	-	4,590.00	6,120.00
Actual	-	-	-	-	-	-	535.04	-	554.95	-	-	-	1,089.99	
Variance	510.00	510.00	510.00	510.00	510.00	510.00	(25.04)	510.00	(44.95)	-	-	-	3,500.01	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 03/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Total 60 - ADMINISTRATION														
Budget	24,906.91	24,906.91	24,906.91	24,906.91	24,906.91	24,906.91	24,906.91	24,906.91	24,906.91	0.00	0.00	0.00	224,162.19	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	16,538.72	0.00	0.00	0.00	159,866.39	
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	8,368.19	0.00	0.00	0.00	64,295.80	
PROPERTY PROTECTION														
6320-00 Security Services														
Budget	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	-	-	-	71,700.03	95,600.00
Actual	-	7,966.67	-	31,866.68	-	7,966.67	-	15,933.34	7,966.67	-	-	-	71,700.03	
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	7,966.67	0.00	0.00	0.00	71,700.03	95,600.00
Actual	0.00	7,966.67	0.00	31,866.68	0.00	7,966.67	0.00	15,933.34	7,966.67	0.00	0.00	0.00	71,700.03	
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	28,100.00	-	-	-	252,900.00	337,200.00
Actual	-	32,088.00	64,176.00	32,088.00	-	-	32,088.00	96,264.00	32,088.00	-	-	-	288,792.00	
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)	(3,988.00)	-	-	-	(35,892.00)	
6410-00 Landscape Extras														
Budget	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	-	-	-	22,752.00	30,336.00
Actual	-	2,000.00	110.00	1,414.00	1,445.00	2,167.01	-	23,272.29	9,031.73	-	-	-	39,440.03	
Variance	2,528.00	528.00	2,418.00	1,114.00	1,083.00	360.99	2,528.00	(20,744.29)	(6,503.73)	-	-	-	(16,688.03)	
6420-00 Irrigation Repairs														
Budget	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	-	-	-	31,725.00	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)	3,525.00	-	-	-	5,832.00	
6425-00 Tree Maintenance														
Budget	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	-	-	-	30,322.53	40,430.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	-	-	-	30,322.53	
Total 64 - LANDSCAPE														
Budget	37,522.17	37,522.17	37,522.17	37,522.17	37,522.17	37,522.17	37,522.17	37,522.17	37,522.17	0.00	0.00	0.00	337,699.53	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	41,119.73	0.00	0.00	0.00	354,125.03	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 03/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	37,522.17	(8,637.83)	(30,813.83)	1,670.17	36,077.17	35,355.16	4,834.17	(88,835.12)	(3,597.56)	0.00	0.00	0.00	(16,425.50)	
COMMON AREA MAINTENANCE														
6509-00 Plumbing Repair (Common Area)														
Budget	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	-	-	-	1,500.03	2,000.00
Actual	-	-	-	413.31	-	535.98	-	-	-	-	-	-	949.29	
Variance	166.67	166.67	166.67	(246.64)	166.67	(369.31)	166.67	166.67	166.67	-	-	-	550.74	
6528-00 Electrical/Lighting Rpr - Common Area Bollards														
Budget	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	-	-	-	7,650.00	10,200.00
Actual	-	-	-	-	3,858.56	1,252.14	1,932.35	1,895.37	921.48	-	-	-	9,859.90	
Variance	850.00	850.00	850.00	850.00	(3,008.56)	(402.14)	(1,082.35)	(1,045.37)	(71.48)	-	-	-	(2,209.90)	
6532-00 Tot Lot Inspection														
Budget	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	-	-	-	900.00	1,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	-	-	-	900.00	
6534-00 Roof Repairs (Common Area)														
Budget	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	-	-	-	6,374.97	8,500.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	-	-	-	6,374.97	
6543-00 Pet Waste Supplies														
Budget	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	-	-	-	7,650.00	10,200.00
Actual	-	1,265.83	-	-	-	-	552.87	-	-	-	-	-	1,818.70	
Variance	850.00	(415.83)	850.00	850.00	850.00	850.00	297.13	850.00	850.00	-	-	-	5,831.30	
6550-00 Janitorial Service														
Budget	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	-	-	-	45,886.50	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	7,390.00	-	-	-	45,495.00	
Variance	5,098.50	(3,821.50)	2,868.50	(61.50)	(876.50)	238.50	238.50	(1,001.50)	(2,291.50)	-	-	-	391.50	
6553-00 Common Area Maintenance														
Budget	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	-	-	-	10,125.00	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)	1,125.00	-	-	-	414.00	
6554-00 Common Area Supplies														
Budget	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	-	-	-	4,050.00	5,400.00
Actual	-	1,059.89	854.98	1,411.75	839.06	2,015.75	584.92	2,854.37	964.46	-	-	-	10,585.18	
Variance	450.00	(609.89)	(404.98)	(961.75)	(389.06)	(1,565.75)	(134.92)	(2,404.37)	(514.46)	-	-	-	(6,535.18)	
6555-00 Pest Control (Pest & Gopher)														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 03/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	-	-	-	23,850.00	31,800.00
Actual	-	-	1,700.00	1,000.00	-	1,000.00	2,350.00	2,800.00	1,000.00	-	-	-	9,850.00	
Variance	2,650.00	2,650.00	950.00	1,650.00	2,650.00	1,650.00	300.00	(150.00)	1,650.00	-	-	-	14,000.00	
6570-00 Pool/Fountain Contract Services														
Budget	5,516.67	5,516.67	5,516.67	5,516.67	5,516.67	5,516.67	5,516.67	5,516.67	5,516.67	-	-	-	49,650.03	66,200.00
Actual	-	6,350.00	2,900.00	2,525.00	3,175.00	1,300.00	650.00	3,175.00	5,700.00	-	-	-	25,775.00	
Variance	5,516.67	(833.33)	2,616.67	2,991.67	2,341.67	4,216.67	4,866.67	2,341.67	(183.33)	-	-	-	23,875.03	
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	1,339.95	-	-	-	14,659.01	
Variance	-	(5,476.70)	(589.45)	(2,560.20)	(625.00)	(1,172.51)	(1,015.00)	(1,880.20)	(1,339.95)	-	-	-	(14,659.01)	
6588-00 Fitness Equipment														
Budget	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	-	-	-	8,250.03	11,000.00
Actual	-	445.00	-	-	1,036.75	-	445.00	-	195.00	-	-	-	2,121.75	
Variance	916.67	471.67	916.67	916.67	(120.08)	916.67	471.67	916.67	721.67	-	-	-	6,128.28	
6595-00 Miscellaneous Maintenance														
Budget	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	-	-	-	3,600.00	4,800.00
Actual	-	250.00	-	-	1,000.00	-	-	-	-	-	-	-	1,250.00	
Variance	400.00	150.00	400.00	400.00	(600.00)	400.00	400.00	400.00	400.00	-	-	-	2,350.00	
Total 65 - COMMON AREA MAINTENANCE														
Budget	18,831.84	18,831.84	18,831.84	18,831.84	18,831.84	18,831.84	18,831.84	18,831.84	18,831.84	0.00	0.00	0.00	169,486.56	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	17,510.89	0.00	0.00	0.00	132,074.83	
Variance	18,831.84	(4,935.58)	10,557.41	5,761.58	(112.53)	4,470.46	5,396.70	(3,879.10)	1,320.95	0.00	0.00	0.00	37,411.73	
TOWNHOUSE MAINTENANCE														
6627-00 Lighting - Townhomes Sconce Repairs														
Budget	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	-	-	-	18,450.00	24,600.00
Actual	-	2,880.39	3,382.60	3,008.17	(291.21)	2,093.19	2,393.54	2,314.84	3,445.96	-	-	-	19,227.48	
Variance	2,050.00	(830.39)	(1,332.60)	(958.17)	2,341.21	(43.19)	(343.54)	(264.84)	(1,395.96)	-	-	-	(777.48)	
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	2,050.00	0.00	0.00	0.00	18,450.00	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	3,445.96	0.00	0.00	0.00	19,227.48	
Variance	2,050.00	(830.39)	(1,332.60)	(958.17)	2,341.21	(43.19)	(343.54)	(264.84)	(1,395.96)	0.00	0.00	0.00	(777.48)	
UTILITIES														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 03/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
6700-00 Water - Reclaimed (Landscape)														
Budget	6,329.08	6,329.08	6,329.08	6,329.08	6,329.08	6,329.08	6,329.08	6,329.08	6,329.08	-	-	-	56,961.72	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	6,894.48	-	-	-	69,396.51	
Variance	6,329.08	(6,029.80)	3,396.52	(2,850.68)	(6,180.92)	(2,193.80)	(5,319.65)	979.86	(565.40)	-	-	-	(12,434.79)	
6701-00 Water-(Potable/Common Area Pools)														
Budget	14,419.42	14,419.42	14,419.42	14,419.42	14,419.42	14,419.42	14,419.42	14,419.42	14,419.42	-	-	-	129,774.78	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	12,970.35	-	-	-	119,095.78	
Variance	14,419.42	9,205.48	7,917.30	(1,168.21)	(224.42)	(2,873.62)	(16,558.67)	(1,487.35)	1,449.07	-	-	-	10,679.00	
6702-00 Sewer														
Budget	20,418.92	20,418.92	20,418.92	20,418.92	20,418.92	20,418.92	20,418.92	20,418.92	20,418.92	-	-	-	183,770.28	245,027.00
Actual	-	-	3,027.75	20,365.16	20,365.16	20,365.16	40,730.32	20,365.16	20,365.16	-	-	-	145,583.87	
Variance	20,418.92	20,418.92	17,391.17	53.76	53.76	53.76	(20,311.40)	53.76	53.76	-	-	-	38,186.41	
6703-00 Water/Sewer Infrastructrue Fee														
Budget	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	-	-	-	72,726.75	96,969.00
Actual	-	-	3,183.69	7,700.17	7,799.19	7,799.19	15,598.38	7,799.19	7,799.19	-	-	-	57,679.00	
Variance	8,080.75	8,080.75	4,897.06	380.58	281.56	281.56	(7,517.63)	281.56	281.56	-	-	-	15,047.75	
6705-00 Electricity														
Budget	9,757.58	9,757.58	9,757.58	9,757.58	9,757.58	9,757.58	9,757.58	9,757.58	9,757.58	-	-	-	87,818.22	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	9,003.81	-	-	-	62,596.04	
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	753.77	-	-	-	25,222.18	
6710-00 Gas														
Budget	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	-	-	-	30,253.50	40,338.00
Actual	-	111.82	1,239.17	1,596.81	2,721.33	2,656.12	2,170.38	2,410.31	2,218.60	-	-	-	15,124.54	
Variance	3,361.50	3,249.68	2,122.33	1,764.69	640.17	705.38	1,191.12	951.19	1,142.90	-	-	-	15,128.96	
6720-00 Cable/Telephone														
Budget	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	-	-	-	2,925.00	3,900.00
Actual	760.21	229.09	1,288.83	448.18	532.37	1,027.17	980.55	682.72	766.35	-	-	-	6,715.47	
Variance	(435.21)	95.91	(963.83)	(123.18)	(207.37)	(702.17)	(655.55)	(357.72)	(441.35)	-	-	-	(3,790.47)	
6725-00 Trash Removal														
Budget	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	-	-	-	183,244.50	244,326.00
Actual	-	35,567.46	-	53,181.71	26,753.81	791.14	10,733.83	11,320.85	26,416.45	-	-	-	164,765.25	
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	(6,055.95)	-	-	-	18,479.25	
6730-00 Trash Extras														
Budget	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	-	-	-	12,827.25	17,103.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	-	-	-	12,827.25	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 03/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Total 67 - UTILITIES														
Budget	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	0.00	0.00	0.00	760,302.00	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	86,434.39	0.00	0.00	0.00	640,956.46	
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	(1,956.39)	0.00	0.00	0.00	119,345.54	
INSURANCE														
6800-00 Insurance Master Policy														
Budget	13,382.08	13,382.08	13,382.08	13,382.08	13,382.08	13,382.08	13,382.08	13,382.08	13,382.08	-	-	-	120,438.72	160,585.00
Actual	-	-	-	-	-	82,229.52	13,704.92	13,704.92	13,704.92	-	-	-	123,344.28	
Variance	13,382.08	13,382.08	13,382.08	13,382.08	13,382.08	(68,847.44)	(322.84)	(322.84)	(322.84)	-	-	-	(2,905.56)	
6810-00 Earthquake Insurance														
Budget	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	-	-	-	64,500.03	86,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	-	-	-	64,500.03	
Total 68 - INSURANCE														
Budget	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	0.00	0.00	0.00	184,938.75	246,585.00
Actual	0.00	0.00	0.00	0.00	0.00	82,229.52	13,704.92	13,704.92	13,704.92	0.00	0.00	0.00	123,344.28	
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	6,843.83	0.00	0.00	0.00	61,594.47	
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	22,995.83	-	-	-	206,962.47	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	22,995.83	-	-	-	206,962.47	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
9008-00 Reserves-Single Family														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 03/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	-	-	-	9,000.72	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	1,000.08	-	-	-	9,000.72	
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	22,780.00	-	-	-	205,020.00	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	22,780.00	-	-	-	205,020.00	
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	46,775.91	0.00	0.00	0.00	420,983.19	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	46,775.91	0.00	0.00	0.00	420,983.19	
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	243,080.25	0.00	0.00	0.00	2,187,722.25	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	233,497.19	0.00	0.00	0.00	2,019,797.50	
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)	9,583.06	0.00	0.00	0.00	167,924.75	
Net Income:														
Budget	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.00	0.00	0.00	0.09	
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)	9,633.92	0.00	0.00	0.00	284,102.58	
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)	9,633.91	0.00	0.00	0.00	284,102.49	

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

03/01/2025 - 03/31/2025

Date	Check #	Payee	Amount
01-1001-00 Sunwest - Operating - 3571			
03/04/2025	300036	E. J. Harrison & Sons, Inc.	\$1,765.60
		Invoice #: 021325	
		67-6725-00 1 -0044477 5	\$1,765.60
03/05/2025	100402	Seabreeze Management Company, Inc.	\$4,500.00
		Invoice #: 25838	
		60-6040-00 March Service-Seabreeze Management Company, Inc.	\$4,500.00
03/05/2025	100403	HD Supply Facilities Maintenance, LTD.	\$314.71
		Invoice #: 9234556899	
		65-6554-00 Common Area Supplies	\$314.71
03/05/2025	100404	HD Supply Facilities Maintenance, LTD.	\$314.71
		Invoice #: 9234556897	
		65-6554-00 Gymwipes Antibacterial Disinfctnt Wipes-HD Supply Facilities Maintenance, LTD.	\$314.71
03/07/2025	300037	E. J. Harrison & Sons, Inc.	\$5,415.00
		Invoice #: 021325	
		67-6725-00 1 -0044384 3	\$5,415.00
03/07/2025	100405	Gothic Landscape Maintenance Division	\$9,031.73
		Invoice #: 384418	
		64-6410-00 247 Landing Cove	\$800.00
		Invoice #: 384419	
		64-6410-00 Hillcrest Apt Bldg 1140	\$1,011.38
		Invoice #: 384420	
		64-6410-00 Hillcrest Erosion Control	\$7,000.00
		Invoice #: 384421	
		64-6410-00 371 Frys Harbor Drive	\$220.35
03/07/2025	100406	Better Pools	\$650.00
		Invoice #: 85081	
		65-6570-00 Monthly Maintenance Fountains	\$650.00
03/10/2025	300038	Charter Communications	\$528.82
		Invoice #: 0033385022125	
		67-6720-00 8448 20 899 0033385	\$528.82
03/10/2025	100407	SoCalGas	\$2,188.58
		Invoice #: 030425-085881513	
		67-6710-00 100 858 8151 3	\$2,188.58
03/10/2025	100408	SoCalGas	\$30.02
		Invoice #: 030425-337810871	
		67-6710-00 153 378 1087 1	\$30.02
03/11/2025	0	Reclass	\$1,355.22
		13-1690-00 Bank Adjustment - Reclass batch 214577 (offset to misc scanned deposit from Cal State); Reclass batch 214577 (offset to misc scanned deposit from Cal State)	\$1,355.22
03/12/2025	100409	Remedy Pest Elimination	\$1,000.00
		Invoice #: 26495	
		65-6555-00 Monthly Pest Control Service	\$1,000.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

03/01/2025 - 03/31/2025

Date	Check #	Payee	Amount
03/12/2025	100410	Better Pools	\$2,525.00
		Invoice #: 85080	
		65-6570-00 Monthly Pool Fountain Maintenance	\$2,525.00
03/12/2025	100411	Vega Cleaning Service Inc.	\$1,240.00
		Invoice #: 1281	
		65-6550-00 Weekly Contract Service	\$1,240.00
03/12/2025	100412	Garage Door Doctor	\$60.00
		Invoice #: 10708	
		40-4003-00 279 Smugglers Cove Maintenance	\$60.00
03/12/2025	100413	Garage Door Doctor	\$525.00
		Invoice #: 10993	
		40-4003-00 205 Channel Islands Drive	\$525.00
03/12/2025	100414	Garage Door Doctor	\$525.00
		Invoice #: 11036	
		40-4003-00 217 Landing Cove	\$525.00
03/12/2025	100415	Seabreeze Management Company, Inc.	\$6,520.01
		Invoice #: 27424	
		60-6035-00 February Service-Seabreeze Management Company, Inc.	\$496.35
		Invoice #: 27579	
		60-6040-00 February Service-Seabreeze Management Company, Inc.	\$5,493.71
		Invoice #: 27724	
		60-6085-00 Misc. Temp Parking Passes	\$73.36
		60-6085-00 Business Cellphone	\$116.91
		60-6085-00 Office Supplies	\$50.54
		60-6085-00 Misc Reserve Study Binding	\$6.01
		60-6085-00 Office Supplies	\$4.28
		60-6085-00 Printer Ink	\$23.57
		60-6085-00 Misc Printing Reserve Studies	\$82.05
		60-6085-00 Business Cellphone	\$108.89
		60-6085-00 Printer Ink	\$64.34
03/12/2025	100416	Eastman Electric	\$921.48
		Invoice #: 79	
		65-6528-00 Common Area Elec Maintenance	\$921.48
03/12/2025	100417	Eastman Electric	\$3,445.96
		Invoice #: 183	
		66-6627-00 Monthly TH Elec Maintenance	\$3,445.96
03/13/2025	100418	Vega Cleaning Service Inc.	\$1,215.00
		Invoice #: 1256	
		65-6550-00 Contract Service thru Dec 1, 2024	\$1,215.00
03/13/2025	100419	Vega Cleaning Service Inc.	\$1,215.00
		Invoice #: 1259	
		65-6550-00 Contract Service thru Dec. 15, 2024	\$1,215.00
03/13/2025	100420	Vega Cleaning Service Inc.	\$1,240.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

03/01/2025 - 03/31/2025

Date	Check #	Payee	Amount
		Invoice #: 1282	
		65-6550-00 Contract Service thru March 9, 2025	\$1,240.00
03/13/2025	100421	Vega Cleaning Service Inc.	\$200.00
		Invoice #: 1283	
		65-6572-00 Relocate Loungers	\$200.00
03/13/2025	100422	California State University, Channel Islands	\$48,029.18
		Invoice #: 511431	
		67-6700-00 Jan 2025 Reclaimed Water	\$6,894.48
		67-6701-00 Jan 2025 Potable Water	\$12,970.35
		67-6702-00 Jan 2025 Sewer	\$20,365.16
		67-6703-00 Jan 2025 Infrastructure Fee	\$7,799.19
03/17/2025	100423	Southern California Edison Co.	\$43.05
		Invoice #: 031025-788573264	
		67-6705-00 700788573264	\$43.05
03/17/2025	100424	Southern California Edison Co.	\$41.20
		Invoice #: 031025-788591452	
		67-6705-00 700788591452	\$41.20
03/17/2025	100425	Southern California Edison Co.	\$95.10
		Invoice #: 031025-788600647	
		67-6705-00 700788600647	\$95.10
03/17/2025	100426	Southern California Edison Co.	\$50.29
		Invoice #: 031025-788555076	
		67-6705-00 700788555076	\$50.29
03/17/2025	100427	Southern California Edison Co.	\$64.69
		Invoice #: 031025-788590947	
		67-6705-00 700788590947	\$64.69
03/17/2025	100428	Southern California Edison Co.	\$40.10
		Invoice #: 031025-788564271	
		67-6705-00 700788564271	\$40.10
03/17/2025	100429	Southern California Edison Co.	\$38.08
		Invoice #: 031025-788549622	
		67-6705-00 700788549622	\$38.08
03/17/2025	100430	Southern California Edison Co.	\$49.28
		Invoice #: 031025-788539114	
		67-6705-00 700788539114	\$49.28
03/17/2025	100431	Southern California Edison Co.	\$47.09
		Invoice #: 031025-788529818	
		67-6705-00 700788529818	\$47.09
03/17/2025	100432	Southern California Edison Co.	\$2,356.78
		Invoice #: 030525-239238016	
		67-6705-00 700239238016	\$2,356.78
03/17/2025	100433	Southern California Edison Co.	\$4,008.16
		Invoice #: 031025-001512196	
		67-6705-00 600001512196	\$4,008.16

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

03/01/2025 - 03/31/2025

Date	Check #	Payee	Amount
03/18/2025	300039	E. J. Harrison & Sons, Inc.	Voiced on 4/9/2025 9:34:23PM \$0.00
		Invoice #: 030425	
		67-6725-00 5 - 0058798 3	\$602.11
03/19/2025	300040	Charter Communications	\$237.53
		Invoice #: 0293780030925	
		67-6720-00 8448 20 041 0293780	\$237.53
03/20/2025	100434	Vega Cleaning Service Inc.	\$1,240.00
		Invoice #: 1284	
		65-6550-00 Weekly Contract Service thru March 16th	\$1,240.00
03/20/2025	100435	Seabreeze Management Company, Inc.	\$5,493.71
		Invoice #: 28020	
		60-6041-00 Pay Period 2/23/2025 - 3/8/2025	\$5,493.71
03/20/2025	100436	Gothic Landscape Maintenance Division	\$32,088.00
		Invoice #: 383349	
		64-6405-00 Service Contract for March 2025	\$32,088.00
03/20/2025	100437	Better Pools	\$245.00
		Invoice #: 85318	
		65-6572-00 Repairs Fountain #3	\$245.00
03/20/2025	100438	Better Pools	\$894.95
		Invoice #: 85316	
		65-6572-00 Replace Fountain Pump #4	\$894.95
03/20/2025	100439	Better Pools	\$2,525.00
		Invoice #: 84486	
		65-6570-00 Service Contract for Feb 2025	\$2,525.00
03/21/2025	100440	California State University	\$7,966.67
		Invoice #: 511475	
		63-6320-00 Police Service for March 2025	\$7,966.67
03/21/2025	100441	Sahni Garcia	\$400.00
		Invoice #: 031725-000	
		40-4003-00 Reimbursement from TH Reserves	\$400.00
03/21/2025	100442	Garage Door Doctor	\$200.00
		Invoice #: 11029	
		40-4003-00 415 Channel Islands Drive	\$200.00
03/21/2025	100443	Kaia-Joan Tollefson	\$4,331.69
		Invoice #: 031725-169	
		40-4003-00 Reimbursement for French doors	\$4,331.69
03/21/2025	100444	Sylvia Gomez	\$25.00
		Invoice #: 031825-500	
		60-6085-00 Reimbursement for Bank Chart	\$25.00
03/26/2025	300041	E. J. Harrison & Sons, Inc.	Voiced on 4/9/2025 9:35:11PM \$0.00
		Invoice #: 031325--00443843	
		67-6725-00 1-0044384 3	\$5,982.00
03/26/2025	300042	E. J. Harrison & Sons, Inc.	Voiced on 4/9/2025 9:35:28PM \$0.00
		Invoice #: 031325--01272571	
		67-6725-00 1 -0127257 1	\$1,696.16

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

03/01/2025 - 03/31/2025

Date	Check #	Payee	Amount
03/26/2025	300043	E. J. Harrison & Sons, Inc. Invoice #: 031325--01192282 67-6725-00 1 -0119228 2	Voiced on 4/9/2025 9:35:42PM \$787.14 \$0.00
03/26/2025	300044	E. J. Harrison & Sons, Inc. Invoice #: 031325--00056173 67-6725-00 March 2025 Billing-E. J. Harrison & Sons, Inc.	Voiced on 4/9/2025 9:35:55PM \$4,940.10 \$0.00
03/26/2025	300045	E. J. Harrison & Sons, Inc. Invoice #: 031325--01289583 67-6725-00 March 2025 Billing-E. J. Harrison & Sons, Inc.	Voiced on 4/9/2025 9:36:10PM \$3,304.24 \$0.00
03/26/2025	100445	Southern California Edison Co. Invoice #: 031325-305875602 67-6705-00 700305875602	\$54.63 \$54.63 \$2,115.36
03/26/2025	100446	Southern California Edison Co. Invoice #: 031725-466262876 67-6705-00 700466262876	\$2,115.36 \$2,115.36 \$0.00
03/27/2025	300046	E. J. Harrison & Sons, Inc. Invoice #: 031325--00444775 67-6725-00 1-0044477 5	Voiced on 4/9/2025 9:36:25PM \$1,924.10 \$335.04
03/27/2025	100447	HD Supply Facilities Maintenance, LTD. Invoice #: 9235393888 65-6554-00 CA Paper Supplies	\$335.04 \$335.04 \$195.00
03/27/2025	100448	Xtreme Fitness Service, Inc. Invoice #: 12377 65-6588-00 Hillcrest treadmill maintenance	\$195.00 \$195.00 \$1,203.00
03/27/2025	100449	Environmental Testing Associates Invoice #: UN-092824 40-4003-00 228 Smugglers Cove-Slab leak	\$1,203.00 \$1,203.00 \$802.50
03/27/2025	100450	Environmental Testing Associates Invoice #: UN-103024-02 40-4003-00 228 Smugglers Cove Slab Leak	\$802.50 \$802.50 \$1,240.00
03/27/2025	100451	Vega Cleaning Service Inc. Invoice #: 1285 65-6550-00 Weekly Contract Service thru March 23, 2025	\$1,240.00 \$1,240.00 \$145.00
03/27/2025	100452	Garage Door Doctor Invoice #: 11106 40-4003-00 229 Smugglers Cove	\$145.00 \$145.00 \$145.00
		Account Totals	# Checks: 63 \$163,327.92
		Association Totals	# Checks: 63 \$163,327.92

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

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

University Glen - Balance Due To Reserves GL 4000

Fiscal Year July 2024-June 2025

DATE	Amount	Monthly Subtotal	Reserve Exp Type	Description	Vendor	Invoice Number
Jun-24	119,137.92			Balance Forward		
Jul-24	(84,561.48)			Quarterly Transfer to University (4th Qtr - Jun 2024)		
Jul-24	46,775.91			July Reserve Contribution		
Jul-24	(35,876.44)			Reclass expenses paid due from reserves		
		45,475.91				
Aug-24	1,300.00			Reclass bal 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)				
Feb-25	46,775.91			February 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
	(425.00)		Townhouse	208 Smugglers Cove	Vega Cleaning Service	1268
	(585.00)		Townhouse	369 Smugglers Cove garage door repair	Garage Door Doctor	10466

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
	(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				
Mar-25	46,775.91			March Reserve Contribution		
	(60.00)		Townhouse	279 Smugglers Cove	Ventura Garage Door Doc	10708
	(525.00)		Townhouse	205 Channel Islands Dr	Ventura Garage Door Doc	10993
	(525.00)		Townhouse	217 Landing Cove	Ventura Garage Door Doc	11036
	(400.00)		Townhouse	Reimbursement	Sahni Garcia	031725-000
	(4,331.69)		Townhouse	Reimburse French Doors	Kaia-Joan Tollefson	031725-169
	(200.00)		Townhouse	415 Channel Islands Dr	Ventura Garage Door Doc	11029
	(1,203.00)		Townhouse	228 Smugglers Cove - Slab leak	Environmental Testing Associates	UN-092824
	(802.50)		Townhouse	228 Smugglers Cove - Slab leak	Environmental Testing Associates	UN-103024-02
	(145.00)		Townhouse	229 Smugglers Cove	Ventura Garage Door Doc	11106
		38,583.72				
Total	76,709.80	76,709.80				

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	1,000.08	22,995.83	22,780.00	46,775.91			(8,192.19)	(8,192.19)	1,000.08	22,995.83	14,587.81	38,583.72
Apr-25				-				-	-	-	-	-
May-25				-				-	-	-	-	-
Jun-25				-				-	-	-	-	-
YTD	9,000.72	206,962.47	205,020.00	420,983.19	(1,189.23)	(37,984.67)	(127,423.54)	(166,597.44)	7,811.49	168,977.80	77,596.46	76,709.81

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01-1001-00	Sunwest - Operating - 3571	\$460,809.52	\$247,006.74	\$182,876.87	\$524,939.39
Date	GL Ref #	Debit	Credit	Description	
03/03/2025	7836504	\$ 1,165.77	\$ -	Deposit from batch 208803	
03/03/2025	7841516	11,552.30	-	Deposit from batch 208583	
03/03/2025	7868420	1,598.31	-	Deposit from batch 209838	
03/04/2025	7871053	3,729.01	-	Deposit from batch 209602	
03/04/2025	7882269	-	1,765.60	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300036 Inv: 021325 E. J. Harrison & Sons, Inc.	
03/04/2025	8084797	2,663.85	-	Deposit from batch 209226	
03/05/2025	7890022	532.77	-	Deposit from batch 210593	
03/05/2025	7891667	3,822.82	-	Deposit from batch 210234	
03/05/2025	7900258	-	4,500.00	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100402 Inv: 25838 Seabreeze Management Company, Inc.	
03/05/2025	7900260	-	314.71	Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100403 Inv: 9234556899 HD Supply Facilities Maintenance, LTD.	
03/05/2025	7900262	-	314.71	Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100404 Inv: 9234556897 HD Supply Facilities Maintenance, LTD.	
03/05/2025	7906927	1,064.77	-	Deposit from batch 212164	
03/06/2025	7909597	1,158.97	-	Deposit from batch 211482	
03/06/2025	7920536	2,004.84	-	Deposit from batch 212823	
03/07/2025	7922261	2,537.61	-	Deposit from batch 212376	
03/07/2025	7923386	532.77	-	Deposit from batch 212322	
03/07/2025	7995465	159,292.17	-	Deposit from batch 210736	
03/07/2025	8004900	-	5,415.00	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300037 Inv: 021325 E. J. Harrison & Sons, Inc.	
03/07/2025	8004902	-	800.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100405 Inv: 384418 Gothic Landscape Maintenance Division	
03/07/2025	8004902	-	1,011.38	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100405 Inv: 384419 Gothic Landscape Maintenance Division	
03/07/2025	8004902	-	7,000.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100405 Inv: 384420 Gothic Landscape Maintenance Division	
03/07/2025	8004902	-	220.35	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100405 Inv: 384421 Gothic Landscape Maintenance Division	
03/07/2025	8004910	-	650.00	Sunwest - Operating - 3571; Better Pools Chk # 100406 Inv: 85081 Better Pools	
03/07/2025	8008379	5,010.58	-	Deposit from batch 213235	
03/07/2025	8008996	533.04	-	Deposit from batch 213298	
03/10/2025	8011278	73.14	-	Deposit from batch 213005	
03/10/2025	8013739	4,573.49	-	Deposit from batch 212991	
03/10/2025	8023001	-	528.82	Sunwest - Operating - 3571; Charter Communications Chk # 300038 Inv: 0033385022125 Charter Communications	
03/10/2025	8023003	-	2,188.58	Sunwest - Operating - 3571; SoCalGas Chk # 100407 Inv: 030425-085881513 SoCalGas	
03/10/2025	8023005	-	30.02	Sunwest - Operating - 3571; SoCalGas Chk # 100408	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 030425-337810871 SoCalGas					
03/10/2025	8023754	532.77	-		Deposit from batch 214058
03/11/2025	8030283	1,065.54	-		Deposit from batch 213858
03/11/2025	8031305	1,066.31	-		Deposit from batch 213748
03/11/2025	8032360	1,355.22	-		Deposit from batch 214577
03/11/2025	8043909	1,981.42	-		Deposit from batch 215106
03/11/2025	8044933	-	1,355.22		Reclass batch 214577 (offset to misc scanned deposit from Cal State); Reclass Chk # 0
03/12/2025	8045162	532.77	-		Deposit from batch 214550
03/12/2025	8054462	-	1,000.00		Sunwest - Operating - 3571; Remedy Pest Elimination Chk # 100409
Inv: 26495 Remedy Pest Elimination					
03/12/2025	8054464	-	2,525.00		Sunwest - Operating - 3571; Better Pools Chk # 100410
Inv: 85080 Better Pools					
03/12/2025	8054466	-	1,240.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100411
Inv: 1281 Vega Cleaning Service Inc.					
03/12/2025	8054468	-	60.00		Sunwest - Operating - 3571; Garage Door Doctor Chk # 100412
Inv: 10708 Garage Door Doctor					
03/12/2025	8054470	-	525.00		Sunwest - Operating - 3571; Garage Door Doctor Chk # 100413
Inv: 10993 Garage Door Doctor					
03/12/2025	8054472	-	525.00		Sunwest - Operating - 3571; Garage Door Doctor Chk # 100414
Inv: 11036 Garage Door Doctor					
03/12/2025	8054474	-	5,493.71		Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100415
Inv: 27579 Seabreeze Management Company, Inc.					
03/12/2025	8054474	-	529.95		Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100415
Inv: 27724 Seabreeze Management Company, Inc.					
03/12/2025	8054474	-	496.35		Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100415
Inv: 27424 Seabreeze Management Company, Inc.					
03/12/2025	8054480	-	921.48		Sunwest - Operating - 3571; Eastman Electric Chk # 100416
Inv: 79 Eastman Electric					
03/12/2025	8054482	-	3,445.96		Sunwest - Operating - 3571; Eastman Electric Chk # 100417
Inv: 183 Eastman Electric					
03/12/2025	8061370	6,168.69	-		Deposit from batch 215924
03/13/2025	8071569	-	1,215.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100418
Inv: 1256 Vega Cleaning Service Inc.					
03/13/2025	8071571	-	1,215.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100419
Inv: 1259 Vega Cleaning Service Inc.					
03/13/2025	8071573	-	1,240.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100420
Inv: 1282 Vega Cleaning Service Inc.					
03/13/2025	8071575	-	200.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100421
Inv: 1283 Vega Cleaning Service Inc.					
03/13/2025	8071577	-	48,029.18		Sunwest - Operating - 3571; California State University, Channel Islands Chk # 100422
Inv: 511431 California State University, Channel Islands					

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/13/2025	8080590	\$ 9,649.94	\$ -	Deposit from batch 217081	
03/14/2025	8082202	1,598.31	-	Deposit from batch 216513	
03/14/2025	8092701	845.87	-	Deposit from batch 217621	
03/14/2025	8093233	700.00	-	Deposit from batch 217726	
03/17/2025	8106117	-	43.05	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100423 Inv: 031025-788573264 Southern California Edison Co.	
03/17/2025	8106119	-	41.20	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100424 Inv: 031025-788591452 Southern California Edison Co.	
03/17/2025	8106121	-	95.10	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100425 Inv: 031025-788600647 Southern California Edison Co.	
03/17/2025	8106123	-	50.29	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100426 Inv: 031025-788555076 Southern California Edison Co.	
03/17/2025	8106125	-	64.69	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100427 Inv: 031025-788590947 Southern California Edison Co.	
03/17/2025	8106127	-	40.10	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100428 Inv: 031025-788564271 Southern California Edison Co.	
03/17/2025	8106129	-	38.08	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100429 Inv: 031025-788549622 Southern California Edison Co.	
03/17/2025	8106131	-	49.28	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100430 Inv: 031025-788539114 Southern California Edison Co.	
03/17/2025	8106133	-	47.09	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100431 Inv: 031025-788529818 Southern California Edison Co.	
03/17/2025	8106135	-	2,356.78	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100432 Inv: 030525-239238016 Southern California Edison Co.	
03/17/2025	8106137	-	4,008.16	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100433 Inv: 031025-001512196 Southern California Edison Co.	
03/17/2025	8107028	532.77	-	Deposit from batch 218313	
03/17/2025	8107165	330.00	-	Deposit from batch 218389	
03/17/2025	8109077	532.32	-	Deposit from batch 218394	
03/18/2025	8110440	532.77	-	Deposit from batch 217974	
03/18/2025	8117061	-	602.11	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300039 Inv: 030425 E. J. Harrison & Sons, Inc.	
03/18/2025	8118440	532.77	-	Deposit from batch 218958	
03/18/2025	8120301	1,065.54	-	Deposit from batch 219101	
03/19/2025	8128378	-	237.53	Sunwest - Operating - 3571; Charter Communications Chk # 300040 Inv: 0293780030925 Charter Communications	
03/19/2025	8130631	313.10	-	Deposit from batch 219473	
03/19/2025	8133008	-	313.10	Return CK# 6909 - Payment Stopped	
03/20/2025	8131929	532.77	-	Deposit from batch 219496	
03/20/2025	8132518	1,065.54	-	Deposit from batch 219205	
03/20/2025	8138084	-	1,240.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100434 Inv: 1284 Vega Cleaning Service Inc.	
03/20/2025	8138086	-	5,493.71	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100435	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 28020 Seabreeze Management Company, Inc.					
03/20/2025	8138088	-	32,088.00		Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100436
Inv: 383349 Gothic Landscape Maintenance Division					
03/20/2025	8138090	-	245.00		Sunwest - Operating - 3571; Better Pools Chk # 100437
Inv: 85318 Better Pools					
03/20/2025	8138092	-	894.95		Sunwest - Operating - 3571; Better Pools Chk # 100438
Inv: 85316 Better Pools					
03/20/2025	8138094	-	2,525.00		Sunwest - Operating - 3571; Better Pools Chk # 100439
Inv: 84486 Better Pools					
03/20/2025	8138712	532.77	-		Deposit from batch 220026
03/20/2025	8139828	313.00	-		Deposit from batch 220042
03/21/2025	8148308	-	7,966.67		Sunwest - Operating - 3571; California State University Chk # 100440
Inv: 511475 California State University					
03/21/2025	8148310	-	400.00		Sunwest - Operating - 3571; Sahni Garcia Chk # 100441
Inv: 031725-000 Sahni Garcia					
03/21/2025	8148312	-	200.00		Sunwest - Operating - 3571; Garage Door Doctor Chk # 100442
Inv: 11029 Garage Door Doctor					
03/21/2025	8148314	-	4,331.69		Sunwest - Operating - 3571; Kaia-Joan Tollefson Chk # 100443
Inv: 031725-169 Kaia-Joan Tollefson					
03/21/2025	8148316	-	25.00		Sunwest - Operating - 3571; Sylvia Gomez Chk # 100444
Inv: 031825-500 Sylvia Gomez					
03/21/2025	8149846	313.86	-		Deposit from batch 220480
03/24/2025	8153456	1,065.54	-		Deposit from batch 220236
03/24/2025	8163104	1,379.14	-		Deposit from batch 221076
03/25/2025	8165471	2,663.85	-		Deposit from batch 220860
03/26/2025	8175003	845.87	-		Deposit from batch 221367
03/26/2025	8175495	532.77	-		Deposit from batch 221347
03/26/2025	8180230	-	5,982.00		Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300041
Inv: 031325--00443843 E. J. Harrison & Sons, Inc.					
03/26/2025	8180232	-	1,696.16		Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300042
Inv: 031325--01272571 E. J. Harrison & Sons, Inc.					
03/26/2025	8180234	-	787.14		Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300043
Inv: 031325--01192282 E. J. Harrison & Sons, Inc.					
03/26/2025	8180236	-	4,940.10		Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300044
Inv: 031325--00056173 E. J. Harrison & Sons, Inc.					
03/26/2025	8180238	-	3,304.24		Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300045
Inv: 031325--01289583 E. J. Harrison & Sons, Inc.					
03/26/2025	8180240	-	54.63		Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100445
Inv: 031325-305875602 Southern California Edison Co.					
03/26/2025	8180242	-	2,115.36		Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100446
Inv: 031725-466262876 Southern California Edison Co.					

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/27/2025	8183758	\$ 1,591.57	\$ -	Deposit from batch 221947	
03/27/2025	8184505	532.77	-	Deposit from batch 221937	
03/27/2025	8189725	-	1,924.10	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300046 Inv: 031325--00444775 E. J. Harrison & Sons, Inc.	
03/27/2025	8189727	-	335.04	Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100447 Inv: 9235393888 HD Supply Facilities Maintenance, LTD.	
03/27/2025	8189729	-	195.00	Sunwest - Operating - 3571; Xtreme Fitness Service, Inc. Chk # 100448 Inv: 12377 Xtreme Fitness Service, Inc.	
03/27/2025	8189731	-	1,203.00	Sunwest - Operating - 3571; Environmental Testing Associates Chk # 100449 Inv: UN-092824 Environmental Testing Associates	
03/27/2025	8189733	-	802.50	Sunwest - Operating - 3571; Environmental Testing Associates Chk # 100450 Inv: UN-103024-02 Environmental Testing Associates	
03/27/2025	8189735	-	1,240.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100451 Inv: 1285 Vega Cleaning Service Inc.	
03/27/2025	8189737	-	145.00	Sunwest - Operating - 3571; Garage Door Doctor Chk # 100452 Inv: 11106 Garage Door Doctor	
03/27/2025	8192332	532.77	-	Deposit from batch 222905	
03/31/2025	8208011	2,323.12	-	Deposit from batch 223010	
03/31/2025	8217501	1,599.08	-	Deposit from batch 224020	
12-1280-00	Accounts Receivable		39,678.14	243,444.21	244,786.17
					38,336.18
Date	GL Ref #	Debit	Credit	Description	
03/01/2025	4206212	\$ 22,543.20	\$ -	Assessment - A - Batch 105590	
03/01/2025	4206236	106,554.00	-	Assessment - A - Batch 105591	
03/01/2025	4206264	93,099.58	-	Apartment Assessment - A - Batch 105588	
03/01/2025	4206288	16,823.50	-	Apartment Assessment - A - Batch 105589	
03/01/2025	4206312	4,060.83	-	Commercial Assessment - A - Batch 105592	
03/01/2025	7812520	-	313.10	Applied Prepaid 124525874596	
03/01/2025	7812522	-	313.10	Applied Prepaid 124525874740	
03/01/2025	7812524	-	116.85	Applied Prepaid 124525874659	
03/01/2025	7812526	-	313.10	Applied Prepaid 124525874636	
03/01/2025	7812528	-	313.10	Applied Prepaid 124525874838	
03/01/2025	7812530	-	2.23	Applied Prepaid 124525874730	
03/01/2025	7812532	-	53.55	Applied Prepaid 124525874679	
03/01/2025	7812534	-	532.77	Applied Prepaid 124525874817	
03/01/2025	7812536	-	146.23	Applied Prepaid 124525874757	
03/01/2025	7812538	-	532.77	Applied Prepaid 124525874651	
03/01/2025	7812540	-	146.23	Applied Prepaid 124525874735	
03/01/2025	7812542	-	313.10	Applied Prepaid 124525874647	
03/01/2025	7812544	-	313.10	Applied Prepaid 124525874634	
03/01/2025	7812546	-	313.10	Applied Prepaid 124525874589	
03/01/2025	7812548	-	313.10	Applied Prepaid 124525874656	
03/01/2025	7812550	-	98.22	Applied Prepaid 124525874722	
03/01/2025	7812552	-	532.77	Applied Prepaid 124525874710	
03/01/2025	7812554	-	147.88	Applied Prepaid 124525874805	
03/01/2025	7812556	-	388.74	Applied Prepaid 124525874592	
03/01/2025	7812558	-	119.92	Applied Prepaid 124525874774	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
03/01/2025	7812560	\$ -	\$ 532.77	Applied Prepaid 124525874687		
03/01/2025	7812562	-	532.77	Applied Prepaid 124525874770		
03/01/2025	7812564	-	73.14	Applied Prepaid 124525874644		
03/01/2025	7812566	-	53.55	Applied Prepaid 124525874664		
03/01/2025	7812568	-	146.23	Applied Prepaid 124525874616		
03/01/2025	7812570	-	146.23	Applied Prepaid 124525874744		
03/01/2025	7812572	-	145.65	Applied Prepaid 124525874824		
03/01/2025	7812574	-	532.77	Applied Prepaid 124525874641		
03/01/2025	7812576	-	146.23	Applied Prepaid 124525874648		
03/01/2025	7812578	-	155.78	Applied Prepaid 124525874698		
03/01/2025	7812580	-	23.15	Applied Prepaid 124525874683		
03/01/2025	7812582	-	532.77	Applied Prepaid 124525874706		
03/01/2025	7812584	-	146.23	Applied Prepaid 124525874752		
03/01/2025	7812586	-	146.23	Applied Prepaid 124525874622		
03/01/2025	7812588	-	121.11	Applied Prepaid 124525874709		
03/01/2025	7812590	-	0.31	Applied Prepaid 124525874820		
03/03/2025	7841516	0.00	10,706.43	Deposit from batch 208583		
03/03/2025	7836504	0.00	1,162.66	Deposit from batch 208803		
03/03/2025	7868420	0.00	1,598.31	Deposit from batch 209838		
03/03/2025	7856641	-	0.35	Applied Prepaid 124525874620		
03/03/2025	7856643	-	2.76	Applied Prepaid 124525874758		
03/03/2025	7856645	-	532.77	Applied Prepaid 124525874762		
03/03/2025	7856647	-	532.77	Applied Prepaid 124525874699		
03/03/2025	7857818	-	532.77	Applied Prepaid 124525874670		
03/04/2025	8084797	0.00	2,107.93	Deposit from batch 209226		
03/04/2025	7871053	0.00	3,074.42	Deposit from batch 209602		
03/05/2025	7891667	0.00	3,363.49	Deposit from batch 210234		
03/05/2025	7890022	0.00	532.77	Deposit from batch 210593		
03/05/2025	7906927	0.00	918.54	Deposit from batch 212164		
03/06/2025	7909597	0.00	845.87	Deposit from batch 211482		
03/06/2025	7920536	0.00	2,004.84	Deposit from batch 212823		
03/07/2025	7995465	0.00	159,292.17	Deposit from batch 210736		
03/07/2025	7923386	0.00	532.77	Deposit from batch 212322		
03/07/2025	7922261	0.00	2,537.61	Deposit from batch 212376		
03/07/2025	8008379	0.00	4,521.99	Deposit from batch 213235		
03/07/2025	8008996	0.00	533.04	Deposit from batch 213298		
03/10/2025	8013739	0.00	4,280.57	Deposit from batch 212991		
03/10/2025	8011278	0.00	73.14	Deposit from batch 213005		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
03/11/2025	8031305	\$ 0.00	\$ 533.54	Deposit from batch 213748		
03/11/2025	8030283	0.00	1,011.99	Deposit from batch 213858		
03/11/2025	8032360	0.00	822.45	Deposit from batch 214577		
03/11/2025	8043909	0.00	1,981.42	Deposit from batch 215106		
03/12/2025	8045162	0.00	532.77	Deposit from batch 214550		
03/12/2025	8061370	0.00	5,477.31	Deposit from batch 215924		
03/13/2025	8080590	0.00	9,119.52	Deposit from batch 217081		
03/14/2025	8082202	0.00	1,598.31	Deposit from batch 216513		
03/14/2025	8092701	0.00	699.64	Deposit from batch 217621		
03/14/2025	8093233	0.00	700.00	Deposit from batch 217726		
03/17/2025	8107028	0.00	532.77	Deposit from batch 218313		
03/17/2025	8109077	0.00	532.32	Deposit from batch 218394		
03/18/2025	8110440	0.00	532.77	Deposit from batch 217974		
03/18/2025	8118440	0.00	532.77	Deposit from batch 218958		
03/18/2025	8120301	0.00	1,011.99	Deposit from batch 219101		
03/19/2025	8130631	0.00	313.10	Deposit from batch 219473		
03/19/2025	8133008	313.10	-	Return CK# 6909 - Payment Stopped		
03/19/2025	8133963	25.00	-	NSF/Returned Check Fee - Batch 219695		
03/20/2025	8132518	0.00	1,065.54	Deposit from batch 219205		
03/20/2025	8131929	0.00	532.77	Deposit from batch 219496		
03/20/2025	8138712	0.00	532.77	Deposit from batch 220026		
03/20/2025	8139828	0.00	313.00	Deposit from batch 220042		
03/24/2025	8153456	0.00	1,065.54	Deposit from batch 220236		
03/24/2025	8163104	0.00	846.37	Deposit from batch 221076		
03/25/2025	8165471	0.00	2,663.85	Deposit from batch 220860		
03/26/2025	8175495	0.00	532.77	Deposit from batch 221347		
03/26/2025	8175003	0.00	845.87	Deposit from batch 221367		
03/27/2025	8184505	0.00	532.77	Deposit from batch 221937		
03/27/2025	8183758	0.00	1,475.63	Deposit from batch 221947		
03/31/2025	8217501	0.00	0.77	Deposit from batch 224020		
03/31/2025	8208702	25.00	-	Parking Permit/ Pass Fee - Batch 223472		
13-1300-00	Prepaid Insurance		54,819.64	-	13,704.92	41,114.72
Date	GL Ref #	Debit	Credit	Description		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/31/2025	8480284	\$ -	\$ 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	
03/11/2025	8044933	\$ 1,355.22	\$ -	Reclass batch 214577 (offset to misc scanned deposit from Cal State); Reclass Chk # 0	
20-2001-00	Prepaid Dues	(13,404.55)	10,359.30	12,579.87	(15,625.12)
Date	GL Ref #	Debit	Credit	Description	
03/01/2025	7812520	\$ 313.10	\$ -	Adjust Prepaid	
03/01/2025	7812522	313.10	-	Adjust Prepaid	
03/01/2025	7812524	116.85	-	Adjust Prepaid	
03/01/2025	7812526	313.10	-	Adjust Prepaid	
03/01/2025	7812528	313.10	-	Adjust Prepaid	
03/01/2025	7812530	2.23	-	Adjust Prepaid	
03/01/2025	7812532	53.55	-	Adjust Prepaid	
03/01/2025	7812534	532.77	-	Adjust Prepaid	
03/01/2025	7812536	146.23	-	Adjust Prepaid	
03/01/2025	7812538	532.77	-	Adjust Prepaid	
03/01/2025	7812540	146.23	-	Adjust Prepaid	
03/01/2025	7812542	313.10	-	Adjust Prepaid	
03/01/2025	7812544	313.10	-	Adjust Prepaid	
03/01/2025	7812546	313.10	-	Adjust Prepaid	
03/01/2025	7812548	313.10	-	Adjust Prepaid	
03/01/2025	7812550	98.22	-	Adjust Prepaid	
03/01/2025	7812552	532.77	-	Adjust Prepaid	
03/01/2025	7812554	147.88	-	Adjust Prepaid	
03/01/2025	7812556	388.74	-	Adjust Prepaid	
03/01/2025	7812558	119.92	-	Adjust Prepaid	
03/01/2025	7812560	532.77	-	Adjust Prepaid	
03/01/2025	7812562	532.77	-	Adjust Prepaid	
03/01/2025	7812564	73.14	-	Adjust Prepaid	
03/01/2025	7812566	53.55	-	Adjust Prepaid	
03/01/2025	7812568	146.23	-	Adjust Prepaid	
03/01/2025	7812570	146.23	-	Adjust Prepaid	
03/01/2025	7812572	145.65	-	Adjust Prepaid	
03/01/2025	7812574	532.77	-	Adjust Prepaid	
03/01/2025	7812576	146.23	-	Adjust Prepaid	
03/01/2025	7812578	155.78	-	Adjust Prepaid	
03/01/2025	7812580	23.15	-	Adjust Prepaid	
03/01/2025	7812582	532.77	-	Adjust Prepaid	
03/01/2025	7812584	146.23	-	Adjust Prepaid	
03/01/2025	7812586	146.23	-	Adjust Prepaid	
03/01/2025	7812588	121.11	-	Adjust Prepaid	
03/01/2025	7812590	0.31	-	Adjust Prepaid	
03/03/2025	7841516	0.00	845.87	Deposit from batch 208583	
03/03/2025	7836504	0.00	3.11	Deposit from batch 208803	
03/03/2025	7856641	0.35	-	Adjust Prepaid	
03/03/2025	7856643	2.76	-	Adjust Prepaid	
03/03/2025	7856645	532.77	-	Adjust Prepaid	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/03/2025	7856647	\$ 532.77	\$ -	Adjust Prepaid	
03/03/2025	7857818	532.77	-	Adjust Prepaid	
03/04/2025	8084797	0.00	555.92	Deposit from batch 209226	
03/04/2025	7871053	0.00	654.59	Deposit from batch 209602	
03/05/2025	7891667	0.00	459.33	Deposit from batch 210234	
03/05/2025	7906927	0.00	146.23	Deposit from batch 212164	
03/06/2025	7909597	0.00	313.10	Deposit from batch 211482	
03/07/2025	8008379	0.00	488.59	Deposit from batch 213235	
03/10/2025	8013739	0.00	292.92	Deposit from batch 212991	
03/10/2025	8023754	0.00	532.77	Deposit from batch 214058	
03/11/2025	8031305	0.00	532.77	Deposit from batch 213748	
03/11/2025	8030283	0.00	53.55	Deposit from batch 213858	
03/11/2025	8032360	0.00	532.77	Deposit from batch 214577	
03/12/2025	8061370	0.00	691.38	Deposit from batch 215924	
03/13/2025	8080590	0.00	530.42	Deposit from batch 217081	
03/14/2025	8092701	0.00	146.23	Deposit from batch 217621	
03/17/2025	8107165	0.00	330.00	Deposit from batch 218389	
03/18/2025	8120301	0.00	53.55	Deposit from batch 219101	
03/21/2025	8149846	0.00	313.86	Deposit from batch 220480	
03/24/2025	8163104	0.00	532.77	Deposit from batch 221076	
03/27/2025	8183758	0.00	115.94	Deposit from batch 221947	
03/27/2025	8192332	0.00	532.77	Deposit from batch 222905	
03/31/2025	8208011	0.00	2,323.12	Deposit from batch 223010	
03/31/2025	8217501	0.00	1,598.31	Deposit from batch 224020	
20-2799-00	Accounts Payable		-	181,208.55	181,208.55
Date	GL Ref #	Debit	Credit	Description	
03/04/2025	7882267	\$ -	\$ 1,765.60	Accounts Payable Inv # 021325 Inv: 021325 E. J. Harrison & Sons, Inc.	
03/04/2025	7882269	1,765.60	-	Accounts Payable Inv # 021325; E. J. Harrison & Sons, Inc. Chk # 300036 Inv: 021325 E. J. Harrison & Sons, Inc.	
03/05/2025	7900252	-	314.71	Accounts Payable Inv # 9234556899 Inv: 9234556899 HD Supply Facilities Maintenance, LTD.	
03/05/2025	7900254	-	314.71	Accounts Payable Inv # 9234556897 Inv: 9234556897 HD Supply Facilities Maintenance, LTD.	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/05/2025	7900256	\$ -	\$ 4,500.00		Accounts Payable Inv # 25838 Inv: 25838 Seabreeze Management Company, Inc.
03/05/2025	7900258	4,500.00	-		Accounts Payable Inv # 25838; Seabreeze Management Company, Inc. Chk # 100402 Inv: 25838 Seabreeze Management Company, Inc.
03/05/2025	7900260	314.71	-		Accounts Payable Inv # 9234556899; HD Supply Facilities Maintenance, LTD. Chk # 100403 Inv: 9234556899 HD Supply Facilities Maintenance, LTD.
03/05/2025	7900262	314.71	-		Accounts Payable Inv # 9234556897; HD Supply Facilities Maintenance, LTD. Chk # 100404 Inv: 9234556897 HD Supply Facilities Maintenance, LTD.
03/07/2025	8004888	-	800.00		Accounts Payable Inv # 384418 Inv: 384418 Gothic Landscape Maintenance Division
03/07/2025	8004890	-	1,011.38		Accounts Payable Inv # 384419 Inv: 384419 Gothic Landscape Maintenance Division
03/07/2025	8004892	-	7,000.00		Accounts Payable Inv # 384420 Inv: 384420 Gothic Landscape Maintenance Division
03/07/2025	8004894	-	220.35		Accounts Payable Inv # 384421 Inv: 384421 Gothic Landscape Maintenance Division
03/07/2025	8004896	-	650.00		Accounts Payable Inv # 85081 Inv: 85081 Better Pools
03/07/2025	8004898	-	5,415.00		Accounts Payable Inv # 021325 Inv: 021325 E. J. Harrison & Sons, Inc.
03/07/2025	8004900	5,415.00	-		Accounts Payable Inv # 021325; E. J. Harrison & Sons, Inc. Chk # 300037 Inv: 021325 E. J. Harrison & Sons, Inc.
03/07/2025	8004902	800.00	-		Accounts Payable Inv # 384418; Gothic Landscape Maintenance Division Chk # 100405 Inv: 384418 Gothic Landscape Maintenance Division
03/07/2025	8004902	1,011.38	-		Accounts Payable Inv # 384419; Gothic Landscape Maintenance Division Chk # 100405 Inv: 384419 Gothic Landscape Maintenance Division
03/07/2025	8004902	7,000.00	-		Accounts Payable Inv # 384420; Gothic Landscape Maintenance Division Chk # 100405 Inv: 384420 Gothic Landscape Maintenance Division
03/07/2025	8004902	220.35	-		Accounts Payable Inv # 384421; Gothic Landscape Maintenance Division Chk # 100405 Inv: 384421 Gothic Landscape Maintenance Division
03/07/2025	8004910	650.00	-		Accounts Payable Inv # 85081; Better Pools Chk # 100406 Inv: 85081 Better Pools
03/10/2025	8022995	-	2,188.58		Accounts Payable Inv # 030425-085881513 Inv: 030425-085881513 SoCalGas
03/10/2025	8022997	-	30.02		Accounts Payable Inv # 030425-337810871 Inv: 030425-337810871 SoCalGas
03/10/2025	8022999	-	528.82		Accounts Payable Inv # 0033385022125 Inv: 0033385022125 Charter Communications
03/10/2025	8023001	528.82	-		Accounts Payable Inv # 0033385022125; Charter Communications Chk # 300038 Inv: 0033385022125 Charter Communications

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/10/2025	8023003	\$ 2,188.58	\$ -	Accounts Payable Inv # 030425-085881513; SoCalGas Chk # 100407 Inv: 030425-085881513 SoCalGas	
03/10/2025	8023005	30.02	-	Accounts Payable Inv # 030425-337810871; SoCalGas Chk # 100408 Inv: 030425-337810871 SoCalGas	
03/12/2025	8054432	-	5,493.71	Accounts Payable Inv # 27579 Inv: 27579 Seabreeze Management Company, Inc.	
03/12/2025	8054434	-	2,525.00	Accounts Payable Inv # 85080 Inv: 85080 Better Pools	
03/12/2025	8054436	-	1,000.00	Accounts Payable Inv # 26495 Inv: 26495 Joel L Bustamante	
03/12/2025	8054438	-	1,240.00	Accounts Payable Inv # 1281 Inv: 1281 Vega Cleaning Service Inc.	
03/12/2025	8054440	-	60.00	Accounts Payable Inv # 10708 Inv: 10708 Ventura Garage Door Doc, Inc.	
03/12/2025	8054442	-	525.00	Accounts Payable Inv # 10993 Inv: 10993 Ventura Garage Door Doc, Inc.	
03/12/2025	8054444	-	921.48	Accounts Payable Inv # 79 Inv: 79 Eastman Electric	
03/12/2025	8054446	-	3,445.96	Accounts Payable Inv # 183 Inv: 183 Eastman Electric	
03/12/2025	8054448	-	525.00	Accounts Payable Inv # 11036 Inv: 11036 Ventura Garage Door Doc, Inc.	
03/12/2025	8054450	-	529.95	Accounts Payable Inv # 27724 Inv: 27724 Seabreeze Management Company, Inc.	
03/12/2025	8054460	-	496.35	Accounts Payable Inv # 27424 Inv: 27424 Seabreeze Management Company, Inc.	
03/12/2025	8054462	1,000.00	-	Accounts Payable Inv # 26495; Remedy Pest Elimination Chk # 100409 Inv: 26495 Remedy Pest Elimination	
03/12/2025	8054464	2,525.00	-	Accounts Payable Inv # 85080; Better Pools Chk # 100410 Inv: 85080 Better Pools	
03/12/2025	8054466	1,240.00	-	Accounts Payable Inv # 1281; Vega Cleaning Service Inc. Chk # 100411 Inv: 1281 Vega Cleaning Service Inc.	
03/12/2025	8054468	60.00	-	Accounts Payable Inv # 10708; Garage Door Doctor Chk # 100412 Inv: 10708 Garage Door Doctor	
03/12/2025	8054470	525.00	-	Accounts Payable Inv # 10993; Garage Door Doctor Chk # 100413 Inv: 10993 Garage Door Doctor	
03/12/2025	8054472	525.00	-	Accounts Payable Inv # 11036; Garage Door Doctor Chk # 100414 Inv: 11036 Garage Door Doctor	
03/12/2025	8054474	5,493.71	-	Accounts Payable Inv # 27579; Seabreeze Management Company, Inc. Chk # 100415 Inv: 27579 Seabreeze Management Company, Inc.	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/12/2025	8054474	\$ 529.95	\$ -	Accounts Payable Inv # 27724; Seabreeze Management Company, Inc. Chk # 100415 Inv: 27724 Seabreeze Management Company, Inc.	
03/12/2025	8054474	496.35	-	Accounts Payable Inv # 27424; Seabreeze Management Company, Inc. Chk # 100415 Inv: 27424 Seabreeze Management Company, Inc.	
03/12/2025	8054480	921.48	-	Accounts Payable Inv # 79; Eastman Electric Chk # 100416 Inv: 79 Eastman Electric	
03/12/2025	8054482	3,445.96	-	Accounts Payable Inv # 183; Eastman Electric Chk # 100417 Inv: 183 Eastman Electric	
03/13/2025	8071556	-	48,029.18	Accounts Payable Inv # 511431 Inv: 511431 California State University, Channel Islands	
03/13/2025	8071561	-	1,215.00	Accounts Payable Inv # 1256 Inv: 1256 Vega Cleaning Service Inc.	
03/13/2025	8071563	-	1,215.00	Accounts Payable Inv # 1259 Inv: 1259 Vega Cleaning Service Inc.	
03/13/2025	8071565	-	1,240.00	Accounts Payable Inv # 1282 Inv: 1282 Vega Cleaning Service Inc.	
03/13/2025	8071567	-	200.00	Accounts Payable Inv # 1283 Inv: 1283 Vega Cleaning Service Inc.	
03/13/2025	8071569	1,215.00	-	Accounts Payable Inv # 1256; Vega Cleaning Service Inc. Chk # 100418 Inv: 1256 Vega Cleaning Service Inc.	
03/13/2025	8071571	1,215.00	-	Accounts Payable Inv # 1259; Vega Cleaning Service Inc. Chk # 100419 Inv: 1259 Vega Cleaning Service Inc.	
03/13/2025	8071573	1,240.00	-	Accounts Payable Inv # 1282; Vega Cleaning Service Inc. Chk # 100420 Inv: 1282 Vega Cleaning Service Inc.	
03/13/2025	8071575	200.00	-	Accounts Payable Inv # 1283; Vega Cleaning Service Inc. Chk # 100421 Inv: 1283 Vega Cleaning Service Inc.	
03/13/2025	8071577	48,029.18	-	Accounts Payable Inv # 511431; California State University, Channel Islands Chk # 100422 Inv: 511431 California State University, Channel Islands	
03/17/2025	8106095	-	43.05	Accounts Payable Inv # 031025-788573264 Inv: 031025-788573264 Southern California Edison Co.	
03/17/2025	8106097	-	41.20	Accounts Payable Inv # 031025-788591452 Inv: 031025-788591452 Southern California Edison Co.	
03/17/2025	8106099	-	95.10	Accounts Payable Inv # 031025-788600647 Inv: 031025-788600647 Southern California Edison Co.	
03/17/2025	8106101	-	50.29	Accounts Payable Inv # 031025-788555076 Inv: 031025-788555076 Southern California Edison Co.	
03/17/2025	8106103	-	64.69	Accounts Payable Inv # 031025-788590947 Inv: 031025-788590947 Southern California Edison Co.	
03/17/2025	8106105	-	40.10	Accounts Payable Inv # 031025-788564271 Inv: 031025-788564271 Southern California Edison Co.	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/17/2025	8106107	\$ -	\$ 38.08	Accounts Payable Inv # 031025-788549622 Inv: 031025-788549622 Southern California Edison Co.	
03/17/2025	8106109	-	49.28	Accounts Payable Inv # 031025-788539114 Inv: 031025-788539114 Southern California Edison Co.	
03/17/2025	8106111	-	47.09	Accounts Payable Inv # 031025-788529818 Inv: 031025-788529818 Southern California Edison Co.	
03/17/2025	8106113	-	2,356.78	Accounts Payable Inv # 030525-239238016 Inv: 030525-239238016 Southern California Edison Co.	
03/17/2025	8106115	-	4,008.16	Accounts Payable Inv # 031025-001512196 Inv: 031025-001512196 Southern California Edison Co.	
03/17/2025	8106117	43.05	-	Accounts Payable Inv # 031025-788573264; Southern California Edison Co. Chk # 100423 Inv: 031025-788573264 Southern California Edison Co.	
03/17/2025	8106119	41.20	-	Accounts Payable Inv # 031025-788591452; Southern California Edison Co. Chk # 100424 Inv: 031025-788591452 Southern California Edison Co.	
03/17/2025	8106121	95.10	-	Accounts Payable Inv # 031025-788600647; Southern California Edison Co. Chk # 100425 Inv: 031025-788600647 Southern California Edison Co.	
03/17/2025	8106123	50.29	-	Accounts Payable Inv # 031025-788555076; Southern California Edison Co. Chk # 100426 Inv: 031025-788555076 Southern California Edison Co.	
03/17/2025	8106125	64.69	-	Accounts Payable Inv # 031025-788590947; Southern California Edison Co. Chk # 100427 Inv: 031025-788590947 Southern California Edison Co.	
03/17/2025	8106127	40.10	-	Accounts Payable Inv # 031025-788564271; Southern California Edison Co. Chk # 100428 Inv: 031025-788564271 Southern California Edison Co.	
03/17/2025	8106129	38.08	-	Accounts Payable Inv # 031025-788549622; Southern California Edison Co. Chk # 100429 Inv: 031025-788549622 Southern California Edison Co.	
03/17/2025	8106131	49.28	-	Accounts Payable Inv # 031025-788539114; Southern California Edison Co. Chk # 100430 Inv: 031025-788539114 Southern California Edison Co.	
03/17/2025	8106133	47.09	-	Accounts Payable Inv # 031025-788529818; Southern California Edison Co. Chk # 100431 Inv: 031025-788529818 Southern California Edison Co.	
03/17/2025	8106135	2,356.78	-	Accounts Payable Inv # 030525-239238016; Southern California Edison Co. Chk # 100432 Inv: 030525-239238016 Southern California Edison Co.	
03/17/2025	8106137	4,008.16	-	Accounts Payable Inv # 031025-001512196; Southern California Edison Co. Chk # 100433 Inv: 031025-001512196 Southern California Edison Co.	
03/18/2025	8117059	-	602.11	Accounts Payable Inv # 030425 Inv: 030425 E. J. Harrison & Sons, Inc.	
03/18/2025	8117061	602.11	-	Accounts Payable Inv # 030425; E. J. Harrison & Sons, Inc. Chk # 300039 Inv: 030425 E. J. Harrison & Sons, Inc.	
03/19/2025	8128376	-	237.53	Accounts Payable Inv # 0293780030925 Inv: 0293780030925 Charter Communications	
03/19/2025	8128378	237.53	-	Accounts Payable Inv # 0293780030925; Charter Communications Chk # 300040 Inv: 0293780030925 Charter Communications	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/20/2025	8138072	\$ -	\$ 245.00	Accounts Payable Inv # 85318 Inv: 85318 Better Pools	
03/20/2025	8138074	-	894.95	Accounts Payable Inv # 85316 Inv: 85316 Better Pools	
03/20/2025	8138076	-	32,088.00	Accounts Payable Inv # 383349 Inv: 383349 Gothic Landscape Maintenance Division	
03/20/2025	8138078	-	5,493.71	Accounts Payable Inv # 28020 Inv: 28020 Seabreeze Management Company, Inc.	
03/20/2025	8138080	-	2,525.00	Accounts Payable Inv # 84486 Inv: 84486 Better Pools	
03/20/2025	8138082	-	1,240.00	Accounts Payable Inv # 1284 Inv: 1284 Vega Cleaning Service Inc.	
03/20/2025	8138084	1,240.00	-	Accounts Payable Inv # 1284; Vega Cleaning Service Inc. Chk # 100434 Inv: 1284 Vega Cleaning Service Inc.	
03/20/2025	8138086	5,493.71	-	Accounts Payable Inv # 28020; Seabreeze Management Company, Inc. Chk # 100435 Inv: 28020 Seabreeze Management Company, Inc.	
03/20/2025	8138088	32,088.00	-	Accounts Payable Inv # 383349; Gothic Landscape Maintenance Division Chk # 100436 Inv: 383349 Gothic Landscape Maintenance Division	
03/20/2025	8138090	245.00	-	Accounts Payable Inv # 85318; Better Pools Chk # 100437 Inv: 85318 Better Pools	
03/20/2025	8138092	894.95	-	Accounts Payable Inv # 85316; Better Pools Chk # 100438 Inv: 85316 Better Pools	
03/20/2025	8138094	2,525.00	-	Accounts Payable Inv # 84486; Better Pools Chk # 100439 Inv: 84486 Better Pools	
03/21/2025	8148298	-	400.00	Accounts Payable Inv # 031725-000 Inv: 031725-000 Sahni Garcia	
03/21/2025	8148300	-	4,331.69	Accounts Payable Inv # 031725-169 Inv: 031725-169 Kaia-Joan Tollefson	
03/21/2025	8148302	-	25.00	Accounts Payable Inv # 031825-500 Inv: 031825-500 Sylvia Gomez	
03/21/2025	8148304	-	7,966.67	Accounts Payable Inv # 511475 Inv: 511475 California State University	
03/21/2025	8148306	-	200.00	Accounts Payable Inv # 11029 Inv: 11029 Ventura Garage Door Doc, Inc.	
03/21/2025	8148308	7,966.67	-	Accounts Payable Inv # 511475; California State University Chk # 100440 Inv: 511475 California State University	
03/21/2025	8148310	400.00	-	Accounts Payable Inv # 031725-000; Sahni Garcia Chk # 100441 Inv: 031725-000 Sahni Garcia	
03/21/2025	8148312	200.00	-	Accounts Payable Inv # 11029; Garage Door Doctor Chk # 100442 Inv: 11029 Garage Door Doctor	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/21/2025	8148314	\$ 4,331.69	\$ -	Accounts Payable Inv # 031725-169; Kaia-Joan Tollefson Chk # 100443 Inv: 031725-169 Kaia-Joan Tollefson	
03/21/2025	8148316	25.00	-	Accounts Payable Inv # 031825-500; Sylvia Gomez Chk # 100444 Inv: 031825-500 Sylvia Gomez	
03/26/2025	8180216	-	54.63	Accounts Payable Inv # 031325-305875602 Inv: 031325-305875602 Southern California Edison Co.	
03/26/2025	8180218	-	2,115.36	Accounts Payable Inv # 031725-466262876 Inv: 031725-466262876 Southern California Edison Co.	
03/26/2025	8180220	-	1,696.16	Accounts Payable Inv # 031325--01272571 Inv: 031325--01272571 E. J. Harrison & Sons, Inc.	
03/26/2025	8180222	-	787.14	Accounts Payable Inv # 031325--01192282 Inv: 031325--01192282 E. J. Harrison & Sons, Inc.	
03/26/2025	8180224	-	4,940.10	Accounts Payable Inv # 031325--00056173 Inv: 031325--00056173 E. J. Harrison & Sons, Inc.	
03/26/2025	8180226	-	3,304.24	Accounts Payable Inv # 031325--01289583 Inv: 031325--01289583 E. J. Harrison & Sons, Inc.	
03/26/2025	8180228	-	5,982.00	Accounts Payable Inv # 031325--00443843 Inv: 031325--00443843 E. J. Harrison & Sons, Inc.	
03/26/2025	8180230	5,982.00	-	Accounts Payable Inv # 031325--00443843; E. J. Harrison & Sons, Inc. Chk # 300041 Inv: 031325--00443843 E. J. Harrison & Sons, Inc.	
03/26/2025	8180232	1,696.16	-	Accounts Payable Inv # 031325--01272571; E. J. Harrison & Sons, Inc. Chk # 300042 Inv: 031325--01272571 E. J. Harrison & Sons, Inc.	
03/26/2025	8180234	787.14	-	Accounts Payable Inv # 031325--01192282; E. J. Harrison & Sons, Inc. Chk # 300043 Inv: 031325--01192282 E. J. Harrison & Sons, Inc.	
03/26/2025	8180236	4,940.10	-	Accounts Payable Inv # 031325--00056173; E. J. Harrison & Sons, Inc. Chk # 300044 Inv: 031325--00056173 E. J. Harrison & Sons, Inc.	
03/26/2025	8180238	3,304.24	-	Accounts Payable Inv # 031325--01289583; E. J. Harrison & Sons, Inc. Chk # 300045 Inv: 031325--01289583 E. J. Harrison & Sons, Inc.	
03/26/2025	8180240	54.63	-	Accounts Payable Inv # 031325-305875602; Southern California Edison Co. Chk # 100445 Inv: 031325-305875602 Southern California Edison Co.	
03/26/2025	8180242	2,115.36	-	Accounts Payable Inv # 031725-466262876; Southern California Edison Co. Chk # 100446 Inv: 031725-466262876 Southern California Edison Co.	
03/27/2025	8189711	-	335.04	Accounts Payable Inv # 9235393888 Inv: 9235393888 HD Supply Facilities Maintenance, LTD.	
03/27/2025	8189713	-	1,203.00	Accounts Payable Inv # UN-092824 Inv: UN-092824 Environmental Testing Associates	
03/27/2025	8189715	-	802.50	Accounts Payable Inv # UN-103024-02 Inv: UN-103024-02 Environmental Testing Associates	
03/27/2025	8189717	-	1,240.00	Accounts Payable Inv # 1285 Inv: 1285 Vega Cleaning Service Inc.	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
03/27/2025	8189719	\$ -	\$ 195.00	Accounts Payable Inv # 12377 Inv: 12377 Xtreme Fitness Service, Inc.		
03/27/2025	8189721	-	145.00	Accounts Payable Inv # 11106 Inv: 11106 Ventura Garage Door Doc, Inc.		
03/27/2025	8189723	-	1,924.10	Accounts Payable Inv # 031325--00444775 Inv: 031325--00444775 E. J. Harrison & Sons, Inc.		
03/27/2025	8189725	1,924.10	-	Accounts Payable Inv # 031325--00444775; E. J. Harrison & Sons, Inc. Chk # 300046 Inv: 031325--00444775 E. J. Harrison & Sons, Inc.		
03/27/2025	8189727	335.04	-	Accounts Payable Inv # 9235393888; HD Supply Facilities Maintenance, LTD. Chk # 100447 Inv: 9235393888 HD Supply Facilities Maintenance, LTD.		
03/27/2025	8189729	195.00	-	Accounts Payable Inv # 12377; Xtreme Fitness Service, Inc. Chk # 100448 Inv: 12377 Xtreme Fitness Service, Inc.		
03/27/2025	8189731	1,203.00	-	Accounts Payable Inv # UN-092824; Environmental Testing Associates Chk # 100449 Inv: UN-092824 Environmental Testing Associates		
03/27/2025	8189733	802.50	-	Accounts Payable Inv # UN-103024-02; Environmental Testing Associates Chk # 100450 Inv: UN-103024-02 Environmental Testing Associates		
03/27/2025	8189735	1,240.00	-	Accounts Payable Inv # 1285; Vega Cleaning Service Inc. Chk # 100451 Inv: 1285 Vega Cleaning Service Inc.		
03/27/2025	8189737	145.00	-	Accounts Payable Inv # 11106; Garage Door Doctor Chk # 100452 Inv: 11106 Garage Door Doctor		
40-4000-00	Reserve Liability		(38,126.09)	8,192.19	46,775.91	(76,709.81)
Date	GL Ref #	Debit	Credit	Description		
03/31/2025	8211416	\$ -	\$ 22,995.83	Monthly Reserve Contribution		
03/31/2025	8211416	-	1,000.08	Monthly Reserve Contribution		
03/31/2025	8211416	-	22,780.00	Monthly Reserve Contribution		
03/31/2025	8480288	8,192.19	-	Reallocate reserve exp to GL 4000 liability		
40-4003-00	Reserve Expenses - Townhouse		-	8,192.19	8,192.19	-
Date	GL Ref #	Debit	Credit	Description		
03/12/2025	8054440	\$ 60.00	\$ -	279 Smugglers Cove Maintenance Inv: 10708 Ventura Garage Door Doc, Inc.		
03/12/2025	8054442	525.00	-	205 Channel Islands Drive Inv: 10993 Ventura Garage Door Doc, Inc.		
03/12/2025	8054448	525.00	-	217 Landing Cove Inv: 11036 Ventura Garage Door Doc, Inc.		
03/21/2025	8148298	400.00	-	Reimbursement from TH Reserves Inv: 031725-000 Sahni Garcia		
03/21/2025	8148300	4,331.69	-	Reimbursement for French doors Inv: 031725-169 Kaia-Joan Tollefson		
03/21/2025	8148306	200.00	-	415 Channel Islands Drive Inv: 11029 Ventura Garage Door Doc, Inc.		
03/27/2025	8189713	1,203.00	-	228 Smugglers Cove-Slab leak Inv: UN-092824 Environmental Testing Associates		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/27/2025	8189715	\$ 802.50	\$ -	228 Smugglers Cove Slab Leak	
				Inv: UN-103024-02 Environmental Testing Associates	
03/27/2025	8189721	145.00	-	229 Smugglers Cove	
				Inv: 11106 Ventura Garage Door Doc, Inc.	
03/31/2025	8480288	-	8,192.19	Reallocate reserve exp to GL 4000 liability	
49-4998-00	Prior Year Equity	(227,952.78)	-	-	(227,952.78)
Date	GL Ref #	Debit	Credit	Description	
50-5010-00	Townhomes Assessments	(852,432.00)	22,543.20	129,097.20	(958,986.00)
Date	GL Ref #	Debit	Credit	Description	
03/01/2025	4206212	\$ -	\$ 22,543.20	Assessment - A - Batch 105590	
03/01/2025	4206236	-	106,554.00	Assessment - A - Batch 105591	
03/01/2025	7777543	22,543.20	-	RECLASS SINGLE FAMILY HOMES ASSESSMENTS	
50-5013-00	Single family homes	(180,345.60)	-	22,543.20	(202,888.80)
Date	GL Ref #	Debit	Credit	Description	
03/01/2025	7777543	\$ -	\$ 22,543.20	RECLASS SINGLE FAMILY HOMES ASSESSMENTS	
50-5015-00	Apartment Assessment	(911,871.28)	-	113,983.91	(1,025,855.19)
Date	GL Ref #	Debit	Credit	Description	
03/01/2025	4206264	\$ -	\$ 93,099.58	Apartment Assessment - A - Batch 105588	
03/01/2025	4206288	-	16,823.50	Apartment Assessment - A - Batch 105589	
03/01/2025	4206312	-	4,060.83	Commercial Assessment - A - Batch 105592	
50-5023-00	Bank Return Check/NSF Fees	(300.00)	-	25.00	(325.00)
Date	GL Ref #	Debit	Credit	Description	
03/19/2025	8133963	\$ -	\$ 25.00	NSF/Returned Check Fee - Batch 219695	
50-5030-00	Interest Income-Operating	(631.18)	-	-	(631.18)
Date	GL Ref #	Debit	Credit	Description	
50-5045-00	Parking Fees	(300.00)	-	25.00	(325.00)
Date	GL Ref #	Debit	Credit	Description	
03/31/2025	8208702	\$ -	\$ 25.00	Parking Permit/ Pass Fee - Batch 223472	
50-5060-00	Gate/Pool Keys/Remotes	(375.00)	-	-	(375.00)
Date	GL Ref #	Debit	Credit	Description	
50-5125-00	Revenue Related to Past Years	(114,513.91)	-	-	(114,513.91)
Date	GL Ref #	Debit	Credit	Description	
60-6015-00	Reserve Study	5,625.00	-	-	5,625.00
Date	GL Ref #	Debit	Credit	Description	
60-6035-00	Office & Postage	4,711.45	496.35	-	5,207.80
Date	GL Ref #	Debit	Credit	Description	
03/12/2025	8054460	\$ 496.35	\$ -	February Service-Seabreeze Management Company, Inc.	
				Inv: 27424 Seabreeze Management Company, Inc.	
60-6040-00	Mgmt Services & On-Site Staff Payroll	118,111.26	15,487.42	-	133,598.68
Date	GL Ref #	Debit	Credit	Description	
03/05/2025	7900256	\$ 4,500.00	\$ -	March Service-Seabreeze Management Company, Inc.	
				Inv: 25838 Seabreeze Management Company, Inc.	
03/12/2025	8054432	5,493.71	-	February Service-Seabreeze Management Company, Inc.	
				Inv: 27579 Seabreeze Management Company, Inc.	
03/31/2025	8480286	5,493.71	-	Reclass payroll	
60-6041-00	Office Rent	14,344.92	5,493.71	5,493.71	14,344.92
Date	GL Ref #	Debit	Credit	Description	
03/20/2025	8138078	\$ 5,493.71	\$ -	Pay Period 2/23/2025 - 3/8/2025	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 28020 Seabreeze Management Company, Inc.					
03/31/2025	8480286	-	5,493.71		
60-6085-00	Misc Admin (Office Supplies/Cellphone)	535.04	554.95	-	1,089.99
Date	GL Ref #	Debit	Credit	Description	
03/12/2025	8054450	\$ 73.36	\$ -	Misc. Temp Parking Passes	
Inv: 27724 Seabreeze Management Company, Inc.					
03/12/2025	8054450	116.91	-	Business Cellphone	
Inv: 27724 Seabreeze Management Company, Inc.					
03/12/2025	8054450	50.54	-	Office Supplies	
Inv: 27724 Seabreeze Management Company, Inc.					
03/12/2025	8054450	6.01	-	Misc Reserve Study Binding	
Inv: 27724 Seabreeze Management Company, Inc.					
03/12/2025	8054450	4.28	-	Office Supplies	
Inv: 27724 Seabreeze Management Company, Inc.					
03/12/2025	8054450	23.57	-	Printer Ink	
Inv: 27724 Seabreeze Management Company, Inc.					
03/12/2025	8054450	82.05	-	Misc Printing Reserve Studies	
Inv: 27724 Seabreeze Management Company, Inc.					
03/12/2025	8054450	108.89	-	Business Cellphone	
Inv: 27724 Seabreeze Management Company, Inc.					
03/12/2025	8054450	64.34	-	Printer Ink	
Inv: 27724 Seabreeze Management Company, Inc.					
03/21/2025	8148302	25.00	-	Reimbursement for Bank Chart	
Inv: 031825-500 Sylvia Gomez					
63-6320-00	Security Services	63,733.36	7,966.67	-	71,700.03
Date	GL Ref #	Debit	Credit	Description	
03/21/2025	8148304	\$ 7,966.67	\$ -	Police Service for March 2025	
Inv: 511475 California State University					
64-6405-00	Landscape Contract	256,704.00	32,088.00	-	288,792.00
Date	GL Ref #	Debit	Credit	Description	
03/20/2025	8138076	\$ 32,088.00	\$ -	Service Contract for March 2025	
Inv: 383349 Gothic Landscape Maintenance Division					
64-6410-00	Landscape Extras	30,408.30	9,031.73	-	39,440.03
Date	GL Ref #	Debit	Credit	Description	
03/07/2025	8004888	\$ 800.00	\$ -	247 Landing Cove	
Inv: 384418 Gothic Landscape Maintenance Division					
03/07/2025	8004890	1,011.38	-	Hillcrest Apt Bldg 1140	
Inv: 384419 Gothic Landscape Maintenance Division					
03/07/2025	8004892	7,000.00	-	Hillcrest Erosion Control	
Inv: 384420 Gothic Landscape Maintenance Division					
03/07/2025	8004894	220.35	-	371 Frys Harbor Drive	
Inv: 384421 Gothic Landscape Maintenance Division					

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
64-6420-00	Irrigation Repairs	\$25,893.00	\$-	\$-	\$25,893.00
Date	GL Ref #	Debit	Credit	Description	
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	8,938.42	921.48	-	9,859.90
Date	GL Ref #	Debit	Credit	Description	
03/12/2025	8054444	\$ 921.48	\$ -	Common Area Elec Maintenance Inv: 79 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	38,105.00	7,390.00	-	45,495.00
Date	GL Ref #	Debit	Credit	Description	
03/12/2025	8054438	\$ 1,240.00	\$ -	Weekly Contract Service Inv: 1281 Vega Cleaning Service Inc.	
03/13/2025	8071561	1,215.00	-	Contract Service thru Dec 1, 2024 Inv: 1256 Vega Cleaning Service Inc.	
03/13/2025	8071563	1,215.00	-	Contract Service thru Dec. 15, 2024 Inv: 1259 Vega Cleaning Service Inc.	
03/13/2025	8071565	1,240.00	-	Contract Service thru March 9, 2025 Inv: 1282 Vega Cleaning Service Inc.	
03/20/2025	8138082	1,240.00	-	Weekly Contract Service thru March 16th Inv: 1284 Vega Cleaning Service Inc.	
03/27/2025	8189717	1,240.00	-	Weekly Contract Service thru March 23, 2025 Inv: 1285 Vega Cleaning Service Inc.	
65-6553-00	Common Area Maintenance	9,711.00	-	-	9,711.00
Date	GL Ref #	Debit	Credit	Description	
65-6554-00	Common Area Supplies	9,620.72	964.46	-	10,585.18
Date	GL Ref #	Debit	Credit	Description	
03/05/2025	7900252	\$ 314.71	\$ -	Common Area Supplies Inv: 9234556899 HD Supply Facilities Maintenance, LTD.	
03/05/2025	7900254	314.71	-	Gymwipes Antibacterial Disinfctnt Wipes-HD Supply Facilities Maintenance, LTD. Inv: 9234556897 HD Supply Facilities Maintenance, LTD.	
03/27/2025	8189711	335.04	-	CA Paper Supplies Inv: 9235393888 HD Supply Facilities Maintenance, LTD.	
65-6555-00	Pest Control (Pest & Gopher)	8,850.00	1,000.00	-	9,850.00
Date	GL Ref #	Debit	Credit	Description	
03/12/2025	8054436	\$ 1,000.00	\$ -	Monthly Pest Control Service Inv: 26495 Joel L Bustamante	
65-6570-00	Pool/Fountain Contract Services	20,075.00	5,700.00	-	25,775.00
Date	GL Ref #	Debit	Credit	Description	
03/07/2025	8004896	\$ 650.00	\$ -	Monthly Maintenance Fountains Inv: 85081 Better Pools	
03/12/2025	8054434	2,525.00	-	Monthly Pool Fountain Maintenance Inv: 85080 Better Pools	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/20/2025	8138080	\$ 2,525.00	\$ -		
	Service Contract for Feb 2025 Inv: 84486 Better Pools				
65-6572-00	Pool/Fountain Extras	13,319.06	1,339.95	-	14,659.01
Date	GL Ref #	Debit	Credit	Description	
03/13/2025	8071567	\$ 200.00	\$ -	Relocate Loungers Inv: 1283 Vega Cleaning Service Inc.	
03/20/2025	8138072	245.00	-	Repairs Fountain #3 Inv: 85318 Better Pools	
03/20/2025	8138074	894.95	-	Replace Fountain Pump #4 Inv: 85316 Better Pools	
65-6588-00	Fitness Equipment	1,926.75	195.00	-	2,121.75
Date	GL Ref #	Debit	Credit	Description	
03/27/2025	8189719	\$ 195.00	\$ -	Hillcrest treadmill maintenance Inv: 12377 Xtreme Fitness Service, Inc.	
65-6595-00	Miscellaneous Maintenance	1,250.00	-	-	1,250.00
Date	GL Ref #	Debit	Credit	Description	
66-6627-00	Lighting - Townhomes Sconce Repairs	15,781.52	3,445.96	-	19,227.48
Date	GL Ref #	Debit	Credit	Description	
03/12/2025	8054446	\$ 3,445.96	\$ -	Monthly TH Elec Maintenance Inv: 183 Eastman Electric	
67-6700-00	Water - Reclaimed (Landscape)	62,502.03	6,894.48	-	69,396.51
Date	GL Ref #	Debit	Credit	Description	
03/13/2025	8071556	\$ 6,894.48	\$ -	Jan 2025 Reclaimed Water Inv: 511431 California State University, Channel Islands	
67-6701-00	Water-(Potable/Common Area Pools)	106,125.43	12,970.35	-	119,095.78
Date	GL Ref #	Debit	Credit	Description	
03/13/2025	8071556	\$ 12,970.35	\$ -	Jan 2025 Potable Water Inv: 511431 California State University, Channel Islands	
67-6702-00	Sewer	125,218.71	20,365.16	-	145,583.87
Date	GL Ref #	Debit	Credit	Description	
03/13/2025	8071556	\$ 20,365.16	\$ -	Jan 2025 Sewer Inv: 511431 California State University, Channel Islands	
67-6703-00	Water/Sewer Infrastructue Fee	49,879.81	7,799.19	-	57,679.00
Date	GL Ref #	Debit	Credit	Description	
03/13/2025	8071556	\$ 7,799.19	\$ -	Jan 2025 Infrastructure Fee Inv: 511431 California State University, Channel Islands	
67-6705-00	Electricity	53,592.23	9,003.81	-	62,596.04
Date	GL Ref #	Debit	Credit	Description	
03/17/2025	8106095	\$ 43.05	\$ -	700788573264 Inv: 031025-788573264 Southern California Edison Co.	
03/17/2025	8106097	41.20	-	700788591452 Inv: 031025-788591452 Southern California Edison Co.	
03/17/2025	8106099	95.10	-	700788600647 Inv: 031025-788600647 Southern California Edison Co.	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
03/17/2025	8106101	\$ 50.29	\$ -	700788555076			
				Inv: 031025-788555076 Southern California Edison Co.			
03/17/2025	8106103	64.69	-	700788590947			
				Inv: 031025-788590947 Southern California Edison Co.			
03/17/2025	8106105	40.10	-	700788564271			
				Inv: 031025-788564271 Southern California Edison Co.			
03/17/2025	8106107	38.08	-	700788549622			
				Inv: 031025-788549622 Southern California Edison Co.			
03/17/2025	8106109	49.28	-	700788539114			
				Inv: 031025-788539114 Southern California Edison Co.			
03/17/2025	8106111	47.09	-	700788529818			
				Inv: 031025-788529818 Southern California Edison Co.			
03/17/2025	8106113	2,356.78	-	700239238016			
				Inv: 030525-239238016 Southern California Edison Co.			
03/17/2025	8106115	4,008.16	-	600001512196			
				Inv: 031025-001512196 Southern California Edison Co.			
03/26/2025	8180216	54.63	-	700305875602			
				Inv: 031325-305875602 Southern California Edison Co.			
03/26/2025	8180218	2,115.36	-	700466262876			
				Inv: 031725-466262876 Southern California Edison Co.			
67-6710-00	Gas			12,905.94	2,218.60	-	15,124.54
Date	GL Ref #	Debit	Credit	Description			
03/10/2025	8022995	\$ 2,188.58	\$ -	100 858 8151 3			
				Inv: 030425-085881513 SoCalGas			
03/10/2025	8022997	30.02	-	153 378 1087 1			
				Inv: 030425-337810871 SoCalGas			
67-6720-00	Cable/Telephone			5,949.12	766.35	-	6,715.47
Date	GL Ref #	Debit	Credit	Description			
03/10/2025	8022999	\$ 528.82	\$ -	8448 20 899 0033385			
				Inv: 0033385022125 Charter Communications			
03/19/2025	8128376	237.53	-	8448 20 041 0293780			
				Inv: 0293780030925 Charter Communications			
67-6725-00	Trash Removal			138,348.80	26,416.45	-	164,765.25
Date	GL Ref #	Debit	Credit	Description			
03/04/2025	7882267	\$ 1,765.60	\$ -	1 -0044477 5			
				Inv: 021325 E. J. Harrison & Sons, Inc.			
03/07/2025	8004898	5,415.00	-	1 -0044384 3			
				Inv: 021325 E. J. Harrison & Sons, Inc.			
03/18/2025	8117059	602.11	-	5 - 0058798 3			
				Inv: 030425 E. J. Harrison & Sons, Inc.			
03/26/2025	8180220	1,696.16	-	1 -0127257 1			
				Inv: 031325--01272571 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: 90-9695-99 Dates: 3/1/2025 - 3/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/26/2025	8180222	\$ 787.14	\$ -	1 -0119228 2	
				Inv: 031325--01192282 E. J. Harrison & Sons, Inc.	
03/26/2025	8180224	4,940.10	-	March 2025 Billing-E. J. Harrison & Sons, Inc.	
				Inv: 031325--00056173 E. J. Harrison & Sons, Inc.	
03/26/2025	8180226	3,304.24	-	March 2025 Billing-E. J. Harrison & Sons, Inc.	
				Inv: 031325--01289583 E. J. Harrison & Sons, Inc.	
03/26/2025	8180228	5,982.00	-	1-0044384 3	
				Inv: 031325--00443843 E. J. Harrison & Sons, Inc.	
03/27/2025	8189723	1,924.10	-	1-0044477 5	
				Inv: 031325--00444775 E. J. Harrison & Sons, Inc.	
68-6800-00	Insurance Master Policy	109,639.36	13,704.92	-	123,344.28
Date	GL Ref #	Debit	Credit	Description	
03/31/2025	8480284	\$ 13,704.92	\$ -	Amortize prepaid insurance expense 7/1/24-25	
89-8900-00	Prior Year Surplus Refunds to Owners	97,519.81	-		97,519.81
Date	GL Ref #	Debit	Credit	Description	
90-9005-00	Reserves-Common Space	183,966.64	22,995.83		206,962.47
Date	GL Ref #	Debit	Credit	Description	
03/31/2025	8211416	\$ 22,995.83	\$ -	Monthly Reserve Contribution	
90-9008-00	Reserves-Single Family	8,000.64	1,000.08		9,000.72
Date	GL Ref #	Debit	Credit	Description	
03/31/2025	8211416	\$ 1,000.08	\$ -	Monthly Reserve Contribution	
90-9009-00	Reserves-Townhouse	182,240.00	22,780.00		205,020.00
Date	GL Ref #	Debit	Credit	Description	
03/31/2025	8211416	\$ 22,780.00	\$ -	Monthly Reserve Contribution	
			Totals:		
			\$0.00	\$961,292.50	\$961,292.50
					\$0.00

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 3571 (End: 03/31/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
11/05/2024		Samantha Acuna		100190	(\$146.23)
11/05/2024		John Shannon		100188	(\$145.41)
11/05/2024		Eric Kaltman		100181	(\$54.02)
11/20/2024		E. J. Harrison & Sons, Inc.		300018	(\$748.26)
01/22/2025		E. J. Harrison & Sons, Inc.		300024	(\$10.19)
02/12/2025		E. J. Harrison & Sons, Inc.		300030	(\$593.21)
03/18/2025		E. J. Harrison & Sons, Inc.		300039	(\$602.11)
03/21/2025		California State University		100440	(\$7,966.67)
03/21/2025		Kaia-Joan Tollefson		100443	(\$4,331.69)
03/21/2025		Sahni Garcia		100441	(\$400.00)
03/21/2025		Garage Door Doctor		100442	(\$200.00)
03/21/2025		Sylvia Gomez		100444	(\$25.00)
03/26/2025		E. J. Harrison & Sons, Inc.		300045	(\$3,304.24)
03/26/2025		Southern California Edison Co.		100446	(\$2,115.36)
03/26/2025		Southern California Edison Co.		100445	(\$54.63)
03/26/2025		E. J. Harrison & Sons, Inc.		300041	(\$5,982.00)
03/26/2025		E. J. Harrison & Sons, Inc.		300042	(\$1,696.16)
03/26/2025		E. J. Harrison & Sons, Inc.		300043	(\$787.14)
03/26/2025		E. J. Harrison & Sons, Inc.		300044	(\$4,940.10)
03/27/2025		E. J. Harrison & Sons, Inc.		300046	(\$1,924.10)
03/27/2025		Vega Cleaning Service Inc.		100451	(\$1,240.00)
03/27/2025		HD Supply Facilities Maintenance, LTD.		100447	(\$335.04)
03/27/2025		Garage Door Doctor		100452	(\$145.00)
03/31/2025		Deposit from batch 223010	223010 - Online Payment	515	\$2,323.12
				Total Uncleared	(\$35,423.44)

Sunwest - Operating - 3571 Summary

Ending Account Balance:	\$ 524,939.39
Uncleared Items:	(\$35,423.44)
Adjusted Balance:	\$ 560,362.83
Sweep Account Balance:	\$ 320,362.83
Bank Ending Balance:	\$ 240,000.00
Difference:	\$-



2050 Main Street, Suite 300
Irvine, CA 92614

Statement Ending 03/31/2025

CALIFORNIA STATE UNIVERISTY

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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
03/01/2025	Beginning Balance	\$240,000.00
	60 Credit(s) This Period	\$409,928.74
	74 Debit(s) This Period	\$409,928.74
03/31/2025	Ending Balance	\$240,000.00

Deposits

Date	Description	Amount
03/03/2025	RDC DEPOSIT	\$1,165.77
03/04/2025	RDC DEPOSIT	\$3,729.01
03/05/2025	RDC DEPOSIT	\$532.77
03/07/2025	RDC DEPOSIT	\$2,537.61
03/10/2025	RDC DEPOSIT	\$73.14
03/11/2025	RDC DEPOSIT	\$1,065.54
03/12/2025	RDC DEPOSIT	\$532.77
03/14/2025	RDC DEPOSIT	\$1,598.31
03/18/2025	RDC DEPOSIT	\$532.77
03/20/2025	RDC DEPOSIT	\$532.77
03/26/2025	RDC DEPOSIT	\$845.87
03/27/2025	RDC DEPOSIT	\$1,591.57

Electronic Credits

Date	Description	Amount
03/03/2025	University Glen OnlinePay -SETT-A211CINC	\$2,128.47
03/03/2025	LOCKBOX DEPOSIT	\$1,598.31
03/04/2025	University Glen OnlinePay -SETT-A211CINC	\$11,552.30
03/05/2025	University Glen OnlinePay -SETT-A211CINC	\$2,663.85



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
03/05/2025	LOCKBOX DEPOSIT	\$1,064.77
03/06/2025	University Glen OnlinePay -SETT-A211CINC	\$3,822.82
03/06/2025	LOCKBOX DEPOSIT	\$2,004.84
03/07/2025	PAYABLI DEPOSIT Transfer 813618562	\$533.04
03/07/2025	University Glen OnlinePay -SETT-A211CINC	\$1,158.97
03/07/2025	LOCKBOX DEPOSIT	\$5,010.58
03/10/2025	PAYABLI DEPOSIT Transfer 813886186	\$532.77
03/10/2025	University Glen OnlinePay -SETT-A211CINC	\$532.77
03/11/2025	University Glen OnlinePay -SETT-A211CINC	\$4,573.49
03/11/2025	University Glen ASSN DUES -SETT-A211CINC	\$159,292.17
03/11/2025	LOCKBOX DEPOSIT	\$1,981.42
03/12/2025	University Glen OnlinePay -SETT-A211CINC	\$1,066.31
03/12/2025	LOCKBOX DEPOSIT	\$6,168.69
03/13/2025	LOCKBOX DEPOSIT	\$9,649.94
03/14/2025	PAYABLI DEPOSIT Transfer 815056828	\$700.00
03/14/2025	LOCKBOX DEPOSIT	\$845.87
03/17/2025	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445064821275 REV	\$330.00
03/17/2025	PAYABLI DEPOSIT Transfer 815305718	\$532.77
03/17/2025	LOCKBOX DEPOSIT	\$532.32
03/18/2025	PAYABLI DEPOSIT Transfer 815824589	\$532.77
03/18/2025	LOCKBOX DEPOSIT	\$1,065.54
03/19/2025	LOCKBOX DEPOSIT	\$313.10
03/20/2025	PAYABLI DEPOSIT Transfer 816229871	\$532.77
03/20/2025	LOCKBOX DEPOSIT	\$313.00
03/21/2025	University Glen OnlinePay -SETT-A211CINC	\$1,065.54
03/21/2025	LOCKBOX DEPOSIT	\$313.86
03/24/2025	LOCKBOX DEPOSIT	\$1,379.14
03/25/2025	University Glen OnlinePay -SETT-A211CINC	\$1,065.54
03/26/2025	University Glen OnlinePay -SETT-A211CINC	\$2,663.85
03/27/2025	University Glen OnlinePay -SETT-A211CINC	\$532.77
03/27/2025	LOCKBOX DEPOSIT	\$532.77
03/28/2025	University Glen OnlinePay -SETT-A211CINC	\$532.77
03/31/2025	LOCKBOX DEPOSIT	\$1,599.08

Other Credits

Date	Description	Amount
03/03/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$32,928.22
03/10/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$40.14
03/14/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$14,764.06
03/17/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$7,636.64
03/18/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,835.59
03/19/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$10,587.44
03/21/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$55,808.44
03/25/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$31,022.46
03/26/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,324.10
03/28/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,905.26
03/31/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$619.52

Electronic Debits

Date	Description	Amount
03/06/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100402* 250305* Seabreeze Management Company \1	\$4,500.00
03/10/2025	SPECTRUM SPECTRUM 0908030	\$528.82
03/10/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100406* 250307* Better Pools\170011168\12235837	\$650.00
03/13/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100410* 250312* Better Pools\170471059\12283663	\$2,525.00

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

Date	Description	Amount
03/13/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100415* 250312* Seabreeze Management Company \1	\$6,520.01
03/14/2025	EJ HARRISON EBILL PMTS 6382319	\$787.14
03/14/2025	EJ HARRISON EBILL PMTS 6382332	\$1,696.16
03/14/2025	EJ HARRISON EBILL PMTS 6382255	\$1,765.60
03/14/2025	EJ HARRISON EBILL PMTS 6382333	\$3,304.24
03/14/2025	EJ HARRISON EBILL PMTS 6382201	\$4,940.10
03/14/2025	EJ HARRISON EBILL PMTS 6382254	\$5,415.00
03/21/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100437* 250320* Better Pools\171286311\12378377	\$245.00
03/21/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100438* 250320* Better Pools\171286278\12378376	\$894.95
03/21/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100439* 250320* Better Pools\171286342\12378377	\$2,525.00
03/21/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100435* 250320* Seabreeze Management Company \1	\$5,493.71
03/28/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100448* 250327* Xtreme Fitness Service Inc\1718	\$195.00
03/28/2025	SPECTRUM SPECTRUM 7243503	\$237.53
03/28/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100450* 250327* Environmental Testing Associa\1	\$802.50
03/28/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100449* 250327* Environmental Testing Associa\1	\$1,203.00

Other Debits

Date	Description	Amount
03/04/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,466.31
03/05/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$171.39
03/06/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,327.66
03/07/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$9,240.20
03/11/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$166,912.62
03/12/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$7,138.35
03/13/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$604.93
03/19/2025	Charge Back Item Check 6909	\$313.10
03/20/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,378.54
03/24/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$379.14
03/27/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,417.11

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100374	03/03/2025	\$1,250.00	100405	03/17/2025	\$9,031.73	100423	03/26/2025	\$43.05
100375	03/03/2025	\$1,000.00	100407*	03/31/2025	\$2,188.58	100424	03/26/2025	\$41.20
100378*	03/04/2025	\$1,325.00	100408	03/31/2025	\$30.02	100425	03/26/2025	\$95.10
100379	03/04/2025	\$3,650.00	100409	03/24/2025	\$1,000.00	100426	03/26/2025	\$50.29
100380	03/04/2025	\$650.00	100411*	03/19/2025	\$1,240.00	100427	03/26/2025	\$64.69
100381	03/03/2025	\$2,950.00	100412	03/19/2025	\$60.00	100428	03/26/2025	\$40.10
100382	03/18/2025	\$7,966.67	100413	03/19/2025	\$525.00	100429	03/26/2025	\$38.08
100386*	03/04/2025	\$1,215.00	100414	03/19/2025	\$525.00	100430	03/26/2025	\$49.28
100387	03/04/2025	\$275.00	100416*	03/19/2025	\$921.48	100431	03/26/2025	\$47.09
100389*	03/03/2025	\$32,088.00	100417	03/19/2025	\$3,445.96	100432	03/26/2025	\$2,356.78
100393*	03/05/2025	\$1,240.00	100418	03/19/2025	\$1,215.00	100433	03/26/2025	\$4,008.16
100394	03/05/2025	\$2,850.00	100419	03/19/2025	\$1,215.00	100434	03/27/2025	\$1,240.00
100398*	03/04/2025	\$1,700.00	100420	03/19/2025	\$1,240.00	100436*	03/25/2025	\$32,088.00
100403*	03/12/2025	\$314.71	100421	03/19/2025	\$200.00	500008*	03/03/2025	\$532.77
100404	03/12/2025	\$314.71	100422	03/21/2025	\$48,029.18			

* Indicates skipped check number

Daily Balances

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



Statement Ending 03/31/2025

CALIFORNIA STATE UNIVERISTY

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Account Number: XXXXXX3571

HOA CHECKING - XXXXXX3571 (continued)

Daily Balances (continued)

Date	Amount	Date	Amount	Date	Amount
03/11/2025	\$240,000.00	03/18/2025	\$240,000.00	03/25/2025	\$240,000.00
03/12/2025	\$240,000.00	03/19/2025	\$240,000.00	03/26/2025	\$240,000.00
03/13/2025	\$240,000.00	03/20/2025	\$240,000.00	03/27/2025	\$240,000.00
03/14/2025	\$240,000.00	03/21/2025	\$240,000.00	03/28/2025	\$240,000.00
03/17/2025	\$240,000.00	03/24/2025	\$240,000.00	03/31/2025	\$240,000.00

Overdraft and Returned Item Fees

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

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

Swire Bank
2550 Main Street
Irvine, CA 92614

DATE: 02/14/2025

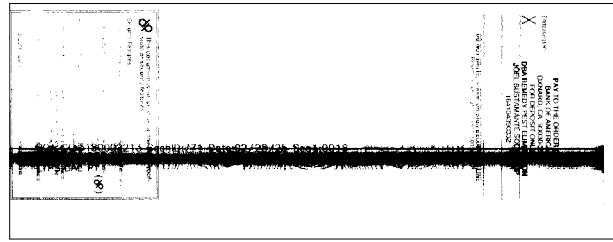
100374

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

\$ 1,250.00

memo: Inv 22196

100374 03/03/2025 \$1,250.00



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

Swire Bank
2550 Main Street
Irvine, CA 92614

DATE: 02/14/2025

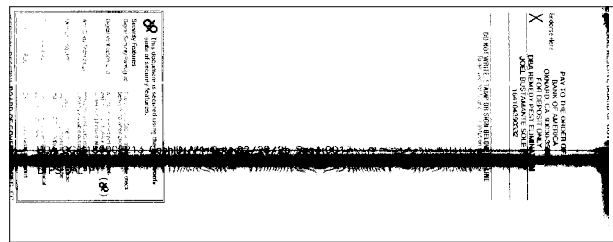
100375

PAY TO: Remedy Pest Elimination
THE ORDER OF: One Thousand Dollars and Zero Cents

\$ 1,000.00

memo: Inv 22194

100375 03/03/2025 \$1,000.00



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

Swire Bank
2550 Main Street
Irvine, CA 92614

DATE: 02/29/2025

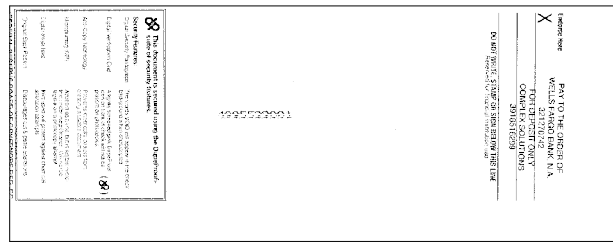
100378

PAY TO: Complex Solutions, Ltd.
THE ORDER OF: One Thousand Three Hundred Twenty-Five Dollars and Zero Cents

\$ 1,325.00

memo: Act 21712/Inv 15476

100378 03/04/2025 \$1,325.00



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

Swire Bank
2550 Main Street
Irvine, CA 92614

DATE: 02/20/2025

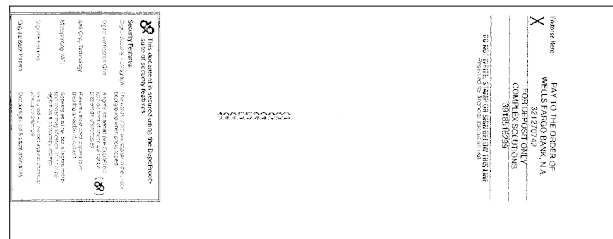
100379

PAY TO: Complex Solutions, Ltd.
THE ORDER OF: Three Thousand Six Hundred Sixty Dollars and Zero Cents

\$ 3,650.00

memo: Act 21712/Inv 15474

100379 03/04/2025 \$3,650.00



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

Swire Bank
2550 Main Street
Irvine, CA 92614

DATE: 02/20/2025

100380

PAY TO: Complex Solutions, Ltd.
THE ORDER OF: Six Hundred Fifty Dollars and Zero Cents

\$ 650.00

memo: Act 21716/Inv 15475

100380 03/04/2025 \$650.00



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

Swire Bank
2550 Main Street
Irvine, CA 92614

DATE: 02/20/2025

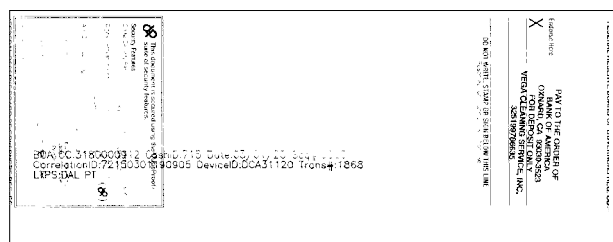
100381

PAY TO: Vega Cleaning Service, Inc.
THE ORDER OF: Two Thousand Nine Hundred Fifty Dollars and Zero Cents

\$ 2,950.00

memo: Inv 1254

100381 03/03/2025 \$2,950.00





Statement Ending 03/31/2025

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
2350 Main Street
Irvine, CA 92614

DATE: 02/20/2025

100382

PAY TO THE ORDER OF: California State University
Seven Thousand Nine Hundred Sixty-Six Dollars and Sixty-Seven Cents

MEMO: ACT 1002475 (Inv: 511380)

\$ 7,966.67

DOLLARS

100382 03/18/2025 \$7,966.67

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
2350 Main Street
Irvine, CA 92614

DATE: 02/20/2025

100382

PAY TO THE ORDER OF: California State University
Seven Thousand Nine Hundred Sixty-Six Dollars and Sixty-Seven Cents

MEMO: ACT 1002475 (Inv: 511380)

\$ 7,966.67

DOLLARS

100382 03/18/2025 \$7,966.67

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
2350 Main Street
Irvine, CA 92614

DATE: 02/24/2025

100386

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

MEMO: INV 1277

\$ 1,215.00

DOLLARS

100386 03/04/2025 \$1,215.00

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
2350 Main Street
Irvine, CA 92614

DATE: 02/24/2025

100386

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

MEMO: INV 1277

\$ 1,215.00

DOLLARS

100386 03/04/2025 \$1,215.00

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
2350 Main Street
Irvine, CA 92614

DATE: 02/24/2025

100387

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

MEMO: INV 1278

\$ 275.00

DOLLARS

100387 03/04/2025 \$275.00

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
2350 Main Street
Irvine, CA 92614

DATE: 02/24/2025

100387

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

MEMO: INV 1278

\$ 275.00

DOLLARS

100387 03/04/2025 \$275.00

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
2350 Main Street
Irvine, CA 92614

DATE: 02/24/2025

100389

PAY TO THE ORDER OF: Gothic Landscape Maintenance Division
Thirty-Two Thousand Eighty-Eight Dollars and Zero Cents

MEMO: ACT 100597-41 (Inv: 380842)

\$ 32,088.00

DOLLARS

100389 03/03/2025 \$32,088.00

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
2350 Main Street
Irvine, CA 92614

DATE: 02/24/2025

100389

PAY TO THE ORDER OF: Gothic Landscape Maintenance Division
Thirty-Two Thousand Eighty-Eight Dollars and Zero Cents

MEMO: ACT 100597-41 (Inv: 380842)

\$ 32,088.00

DOLLARS

100389 03/03/2025 \$32,088.00

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
2350 Main Street
Irvine, CA 92614

DATE: 02/26/2025

100393

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

MEMO: INV 1279

\$ 1,240.00

DOLLARS

100393 03/05/2025 \$1,240.00

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
2350 Main Street
Irvine, CA 92614

DATE: 02/26/2025

100393

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

MEMO: INV 1279

\$ 1,240.00

DOLLARS

100393 03/05/2025 \$1,240.00

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
2350 Main Street
Irvine, CA 92614

DATE: 02/26/2025

100394

PAY TO THE ORDER OF: Vega Cleaning Service, Inc.
Two Thousand Eight Hundred Fifty Dollars and Zero Cents

MEMO: INV 1280

\$ 2,850.00

DOLLARS

100394 03/05/2025 \$2,850.00

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
2350 Main Street
Irvine, CA 92614

DATE: 02/26/2025

100394

PAY TO THE ORDER OF: Vega Cleaning Service, Inc.
Two Thousand Eight Hundred Fifty Dollars and Zero Cents

MEMO: INV 1280

\$ 2,850.00

DOLLARS

100394 03/05/2025 \$2,850.00

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE BACK FOR DETAILS

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

Sealbreze Bank
2020 Main Street
Irvine, CA 92614

DATE: 02/26/2025

100398

PAY TO: Gothic Landscape Maintenance Division
THE ORDER OF: One Thousand Seven Hundred Dollars and Zero Cents

MEMO: See Check Stub for Remittance Info

\$ 1,700.00 DOLLARS

100398 03/04/2025 \$1,700.00

FOR DEPOSIT ONLY
CASH TO THE ORDER OF THE UNIVERSITY OF CALIFORNIA
DATE: 02/26/2025
AMOUNT: \$1,700.00
UNIVERSITY OF CALIFORNIA
CASH TO THE ORDER OF THE UNIVERSITY OF CALIFORNIA

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE BACK FOR DETAILS

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

Sealbreze Bank
2020 Main Street
Irvine, CA 92614

DATE: 03/05/2025

100403

PAY TO: HD Supply Facilities Maintenance, LTD
THE ORDER OF: Three Hundred Fourteen Dollars and Seventy One Cents

MEMO: A/c: 8223790 inv: 9234516899

\$ 314.71 DOLLARS

100403 03/12/2025 \$314.71

FOR DEPOSIT ONLY
CASH TO THE ORDER OF THE UNIVERSITY OF CALIFORNIA
DATE: 03/05/2025
AMOUNT: \$314.71
UNIVERSITY OF CALIFORNIA
CASH TO THE ORDER OF THE UNIVERSITY OF CALIFORNIA

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE BACK FOR DETAILS

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

Sealbreze Bank
2020 Main Street
Irvine, CA 92614

DATE: 03/05/2025

100404

PAY TO: HD Supply Facilities Maintenance, LTD
THE ORDER OF: Three Hundred Fourteen Dollars and Seventy One Cents

MEMO: A/c: 8223790 inv: 9234516899

\$ 314.71 DOLLARS

100404 03/12/2025 \$314.71

FOR DEPOSIT ONLY
CASH TO THE ORDER OF THE UNIVERSITY OF CALIFORNIA
DATE: 03/05/2025
AMOUNT: \$314.71
UNIVERSITY OF CALIFORNIA
CASH TO THE ORDER OF THE UNIVERSITY OF CALIFORNIA

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE BACK FOR DETAILS

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

Sealbreze Bank
2020 Main Street
Irvine, CA 92614

DATE: 03/07/2025

100405

PAY TO: Gothic Landscape Maintenance Division
THE ORDER OF: Nine Thousand Thirty One Dollars and Seventy Three Cents

MEMO: See Check Stub for Remittance Info

\$ 9,031.73 DOLLARS

100405 03/17/2025 \$9,031.73

FOR DEPOSIT ONLY
CASH TO THE ORDER OF THE UNIVERSITY OF CALIFORNIA
DATE: 03/07/2025
AMOUNT: \$9,031.73
UNIVERSITY OF CALIFORNIA
CASH TO THE ORDER OF THE UNIVERSITY OF CALIFORNIA

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE BACK FOR DETAILS

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

Sealbreze Bank
2020 Main Street
Irvine, CA 92614

DATE: 03/10/2025

100407

PAY TO: SoCal Gas
THE ORDER OF: Two Thousand One Hundred Eighty Eight Dollars and Fifty Eight Cents

MEMO: A/c: 100858151 inv: 030425-08158151

\$ 2,188.58 DOLLARS

100407 03/31/2025 \$2,188.58

FOR DEPOSIT ONLY
CASH TO THE ORDER OF THE UNIVERSITY OF CALIFORNIA
DATE: 03/10/2025
AMOUNT: \$2,188.58
UNIVERSITY OF CALIFORNIA
CASH TO THE ORDER OF THE UNIVERSITY OF CALIFORNIA

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE BACK FOR DETAILS

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

Sealbreze Bank
2020 Main Street
Irvine, CA 92614

DATE: 03/10/2025

100408

PAY TO: SoCal Gas
THE ORDER OF: Thirty Dollars and Two Cents

MEMO: A/c: 153 378 10871 inv: 030425-37810871

\$ 30.02 DOLLARS

100408 03/31/2025 \$30.02

FOR DEPOSIT ONLY
CASH TO THE ORDER OF THE UNIVERSITY OF CALIFORNIA
DATE: 03/10/2025
AMOUNT: \$30.02
UNIVERSITY OF CALIFORNIA
CASH TO THE ORDER OF THE UNIVERSITY OF CALIFORNIA



Statement Ending 03/31/2025

CALIFORNIA STATE UNIVERISTY

Page 9 of 14

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: 03/12/2025

100409

PAY TO: Remedy Pest Elimination
THE ORDER OF: One Thousand Dollars and Zero Cents

memo: inv 20495

\$ 1,000.00 DOLLARS

#100409 03/24/2025 \$1,000.00

Pay to the order of
Remedy Pest Elimination
100409 \$1,000.00
DATE 03/24/2025
SUNWEST BANK
2050 MAIN STREET
IRVINE, CA 92614

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: 03/12/2025

100411

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

memo: inv 1291

\$ 1,240.00 DOLLARS

#100411 03/19/2025 \$1,240.00

Pay to the order of
Vega Cleaning Service Inc.
100411 \$1,240.00
DATE 03/19/2025
SUNWEST BANK
2050 MAIN STREET
IRVINE, CA 92614

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: 03/12/2025

100412

PAY TO: Garage Door Doctor
THE ORDER OF: Sixty Dollars and Zero Cents

memo: inv 10708

\$ 60.00 DOLLARS

#100412 03/19/2025 \$60.00

Pay to the order of
Garage Door Doctor
100412 \$60.00
DATE 03/19/2025
SUNWEST BANK
2050 MAIN STREET
IRVINE, CA 92614

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: 03/12/2025

100413

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

memo: inv 10993

\$ 525.00 DOLLARS

#100413 03/19/2025 \$525.00

Pay to the order of
Garage Door Doctor
100413 \$525.00
DATE 03/19/2025
SUNWEST BANK
2050 MAIN STREET
IRVINE, CA 92614

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: 03/12/2025

100414

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

memo: inv 11036

\$ 525.00 DOLLARS

#100414 03/19/2025 \$525.00

Pay to the order of
Garage Door Doctor
100414 \$525.00
DATE 03/19/2025
SUNWEST BANK
2050 MAIN STREET
IRVINE, CA 92614

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: 03/12/2025

100416

PAY TO: Eastman Electric
THE ORDER OF: Nine Hundred Twenty-One Dollars and Forty-Eight Cents

memo: inv 79

\$ 921.48 DOLLARS

#100416 03/19/2025 \$921.48

Pay to the order of
Eastman Electric
100416 \$921.48
DATE 03/19/2025
SUNWEST BANK
2050 MAIN STREET
IRVINE, CA 92614

3/18/2025 5:04 PM
Premier America CU
322283990
920900000036430
LOC #16
TELLER #2914
SEQ #310242

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
200 Main Street
Irvine, CA 92614

DATE: 03/12/2025

100417

PAY TO Eastman Electric

THE ORDER OF Three Thousand Four Hundred Forty-Five Dollars and Ninety-Six Cents

MEMO: Inv 143

\$ 3,445.96

DOLLARS

100417 100417 100417 100417 100417

#100417 03/19/2025 \$3,445.96

3/18/2025 5:04 PM
Premier America CU
322283980
920900000036431
LOC #16
TELLER #2914
SEQ # 310242

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
200 Main Street
Irvine, CA 92614

DATE: 03/13/2025

100418

PAY TO Vega Cleaning Service Inc.

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

MEMO: Inv 1224

\$ 1,215.00

DOLLARS

100418 100418 100418 100418 100418

#100418 03/19/2025 \$1,215.00

BOA CO:3180000912 CashID:716 Date:03/18/25 Seq#:0013
CP:3222839803184855 DeviceID:CA31149 TrnSeq:4715
UPSPAL P

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
200 Main Street
Irvine, CA 92614

DATE: 03/13/2025

100419

PAY TO Vega Cleaning Service Inc.

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

MEMO: Inv 1229

\$ 1,215.00

DOLLARS

100419 100419 100419 100419 100419

#100419 03/19/2025 \$1,215.00

BOA CO:3180000912 CashID:716 Date:03/18/25 Seq#:0013
CP:3222839803184855 DeviceID:CA31149 TrnSeq:4717
UPSPAL P

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
200 Main Street
Irvine, CA 92614

DATE: 03/13/2025

100420

PAY TO Vega Cleaning Service Inc.

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

MEMO: Inv 1282

\$ 1,240.00

DOLLARS

100420 100420 100420 100420 100420

#100420 03/19/2025 \$1,240.00

BOA CO:3180000912 CashID:716 Date:03/18/25 Seq#:0014
CP:3222839803184855 DeviceID:CA31149 TrnSeq:4718
UPSPAL P

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
200 Main Street
Irvine, CA 92614

DATE: 03/13/2025

100421

PAY TO Vega Cleaning Service Inc.

THE ORDER OF Two Hundred Dollars and Zero Cents

MEMO: Inv 1283

\$ 200.00

DOLLARS

100421 100421 100421 100421 100421

#100421 03/19/2025 \$200.00

BOA CO:3180000912 CashID:716 Date:03/18/25 Seq#:0002
CP:3222839803184855 DeviceID:CA31149 TrnSeq:4717
UPSPAL P

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
200 Main Street
Irvine, CA 92614

DATE: 03/13/2025

100422

PAY TO California State University, Channel Islands

THE ORDER OF Forty-Eight Thousand Twenty-Nine Dollars and Eighteen Cents

MEMO: A/C 10022448 Inv 511431

\$ 48,029.18

DOLLARS

100422 100422 100422 100422 100422

#100422 03/21/2025 \$48,029.18

BOA CO:3180000912 CashID:716 Date:03/18/25 Seq#:0002
CP:3222839803184855 DeviceID:CA31149 TrnSeq:4717
UPSPAL P



Statement Ending 03/31/2025

CALIFORNIA STATE UNIVERISTY

Page 11 of 14

Account Number: XXXXXX3571

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

SUNWEST BANK
2050 Main Street
Irvine, CA 92614

DATE: 03/17/2025

100423

PAY TO THE ORDER OF: Southern California Edison Co.
Forty-Three Dollars and Five Cents

MEMO: A/c: 707788571284 / Inv: 031025-78857284

\$ 43.05 DOLLARS

100423 03/26/2025 201223571

#100423 03/26/2025 \$43.05

FOR DEPOSIT ONLY
DO NOT WRITE, STAMP OR SIGN IN THESE SPACES

100423

03/26/2025

201223571

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

SUNWEST BANK
2050 Main Street
Irvine, CA 92614

DATE: 03/17/2025

100424

PAY TO THE ORDER OF: Southern California Edison Co.
Forty-One Dollars and Twenty Cents

MEMO: A/c: 70778857142 / Inv: 031025-7885742

\$ 41.20 DOLLARS

100424 03/26/2025 201223571

#100424 03/26/2025 \$41.20

FOR DEPOSIT ONLY
DO NOT WRITE, STAMP OR SIGN IN THESE SPACES

100424

03/26/2025

201223571

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

SUNWEST BANK
2050 Main Street
Irvine, CA 92614

DATE: 03/17/2025

100425

PAY TO THE ORDER OF: Southern California Edison Co.
Ninety-Five Dollars and Ten Cents

MEMO: A/c: 707788570547 / Inv: 031025-788570547

\$ 95.10 DOLLARS

100425 03/26/2025 201223571

#100425 03/26/2025 \$95.10

FOR DEPOSIT ONLY
DO NOT WRITE, STAMP OR SIGN IN THESE SPACES

100425

03/26/2025

201223571

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

SUNWEST BANK
2050 Main Street
Irvine, CA 92614

DATE: 03/17/2025

100426

PAY TO THE ORDER OF: Southern California Edison Co.
Fifty Dollars and Twenty-Nine Cents

MEMO: A/c: 707788555076 / Inv: 031025-78855076

\$ 50.29 DOLLARS

100426 03/26/2025 201223571

#100426 03/26/2025 \$50.29

FOR DEPOSIT ONLY
DO NOT WRITE, STAMP OR SIGN IN THESE SPACES

100426

03/26/2025

201223571

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

SUNWEST BANK
2050 Main Street
Irvine, CA 92614

DATE: 03/17/2025

100427

PAY TO THE ORDER OF: Southern California Edison Co.
Sixty-Four Dollars and Sixty-Nine Cents

MEMO: A/c: 707788595047 / Inv: 031025-78859047

\$ 64.69 DOLLARS

100427 03/26/2025 201223571

#100427 03/26/2025 \$64.69

FOR DEPOSIT ONLY
DO NOT WRITE, STAMP OR SIGN IN THESE SPACES

100427

03/26/2025

201223571

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

SUNWEST BANK
2050 Main Street
Irvine, CA 92614

DATE: 03/17/2025

100428

PAY TO THE ORDER OF: Southern California Edison Co.
Forty Dollars and Ten Cents

MEMO: A/c: 707788594371 / Inv: 031025-788594371

\$ 40.10 DOLLARS

100428 03/26/2025 201223571

#100428 03/26/2025 \$40.10

FOR DEPOSIT ONLY
DO NOT WRITE, STAMP OR SIGN IN THESE SPACES

100428

03/26/2025

201223571

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

Payroll Bank
2550 Main Street
Irvine, CA 92614

DATE: 03/17/2025

100429

PAY TO THE ORDER OF Southern California Edison Co.
THE ORDER OF Thirty-Eight Dollars and Eight Cents

\$ 38.08 DOLLARS

memo: Act: 700788146221 (iv: 031025-78839102)

#100429 03/26/2025 \$38.08

PAY TO THE ORDER OF
WELLS FARGO
FOR DEPOSIT ONLY
SEE FRONT
X
MICR LINE

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

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

Payroll Bank
2550 Main Street
Irvine, CA 92614

DATE: 03/17/2025

100430

PAY TO THE ORDER OF Southern California Edison Co.
THE ORDER OF Forty-Nine Dollars and Eight Cents

\$ 49.28 DOLLARS

memo: Act: 700788391741 (iv: 031025-78839114)

#100430 03/26/2025 \$49.28

PAY TO THE ORDER OF
WELLS FARGO
FOR DEPOSIT ONLY
SEE FRONT
X
MICR LINE

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

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

Payroll Bank
2550 Main Street
Irvine, CA 92614

DATE: 03/17/2025

100431

PAY TO THE ORDER OF Southern California Edison Co.
THE ORDER OF Forty-Seven Dollars and Nine Cents

\$ 47.09 DOLLARS

memo: Act: 700788328716 (iv: 031025-78839118)

#100431 03/26/2025 \$47.09

PAY TO THE ORDER OF
WELLS FARGO
FOR DEPOSIT ONLY
SEE FRONT
X
MICR LINE

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

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

Payroll Bank
2550 Main Street
Irvine, CA 92614

DATE: 03/17/2025

100432

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

\$ 2,356.78 DOLLARS

memo: Act: 70029238716 (iv: 031025-23923816)

#100432 03/26/2025 \$2,356.78

PAY TO THE ORDER OF
WELLS FARGO
FOR DEPOSIT ONLY
SEE FRONT
X
MICR LINE

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

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

Payroll Bank
2550 Main Street
Irvine, CA 92614

DATE: 03/17/2025

100433

PAY TO THE ORDER OF Southern California Edison Co.
THE ORDER OF Four Thousand Eight Dollars and Sixteen Cents

\$ 4,008.16 DOLLARS

memo: Act: 60005137136 (iv: 031025-0713136)

#100433 03/26/2025 \$4,008.16

PAY TO THE ORDER OF
WELLS FARGO
FOR DEPOSIT ONLY
SEE FRONT
X
MICR LINE

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

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

Payroll Bank
2550 Main Street
Irvine, CA 92614

DATE: 03/20/2025

100434

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

\$ 1,240.00 DOLLARS

memo: Riv: 1294

#100434 03/27/2025 \$1,240.00

PAY TO THE ORDER OF
WELLS FARGO
FOR DEPOSIT ONLY
SEE FRONT
X
MICR LINE

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE



Statement Ending 03/31/2025

CALIFORNIA STATE UNIVERISTY

Page 13 of 14

Account Number: XXXXXX3571

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

Sunwest Bank
2009 Main Street
Irvine, CA 92614

100436
DATE: 03/20/2025

PAY TO THE ORDER OF: Gothic Landscape Maintenance Division
\$ 32,088.00
DOLLARS

memo: Ad UN99741 for 380340

#100436 03/25/2025 \$32,088.00

FOR DEPOSIT ONLY
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CASH TO THE ORDER OF

Sunwest Bank - 8003 Irvine, CA
University Glen (Cal State University Channel Island Site Authority) (1245)
25840 Aliso Viejo Parkway
Suite 100
Aliso Viejo, CA 92656

Check Number: 500008

PAY Five Hundred Thirty-Two And 77/100 Dollars
DATE 02/11/2025
AMOUNT ****\$532.77

TO THE ORDER OF: Yeager Kins and Stephanie Yeager
359 Smugglers Cove
Camarillo, CA 93012

Memo: Refund after CCE Acct. 124525374701

#500008 03/03/2025 \$532.77

FOR DEPOSIT ONLY
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FOR DEPOSIT ONLY
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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
03/31/2025

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 March 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%	\$295,407.44	\$320,982.35
TOTAL			\$295,407.44	\$320,982.35

DETAILED ACCOUNT OVERVIEW

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



Account Summary - Demand

Statement Period	3/1-3/31/2025	Average Daily Balance	\$348,822.63
Previous Period Ending Balance	\$295,407.44	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	195,036.25	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(169,461.34)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance	\$320,982.35		

Account Transaction Detail

Date	Activity Type	Amount	Balance
03/03/2025	Withdrawal	(\$5,608.99)	\$289,798.45
03/04/2025	Withdrawal	(32,928.22)	256,870.23
03/05/2025	Deposit	6,466.31	263,336.54
03/06/2025	Deposit	171.39	263,507.93
03/07/2025	Deposit	1,327.66	264,835.59
03/10/2025	Deposit	9,240.20	274,075.79
03/11/2025	Withdrawal	(40.14)	274,035.65
03/12/2025	Deposit	166,912.62	440,948.27
03/13/2025	Deposit	7,138.35	448,086.62
03/14/2025	Deposit	604.93	448,691.55
03/17/2025	Withdrawal	(14,764.06)	433,927.49
03/18/2025	Withdrawal	(7,636.64)	426,290.85
03/19/2025	Withdrawal	(5,835.59)	420,455.26
03/20/2025	Withdrawal	(10,587.44)	409,867.82
03/21/2025	Deposit	1,378.54	411,246.36
03/24/2025	Withdrawal	(55,808.44)	355,437.92
03/25/2025	Deposit	379.14	355,817.06
03/26/2025	Withdrawal	(31,022.46)	324,794.60
03/27/2025	Withdrawal	(3,324.10)	321,470.50
03/28/2025	Deposit	1,417.11	322,887.61
03/31/2025	Withdrawal	(1,905.26)	320,982.35

Summary of Balances as of March 31, 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	73,982.35



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

02/01/2025 through 02/28/2025

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on Feb 28 (\$)	Value on Feb 28 (\$)	Average Cost Amount (\$)	Cumulative Change in Value (\$)
CSU CHANNEL ISLANDS SITE AUTHORITY						
CalTRUST Short Term Fund		312,102.611	10.07	3,142,873.29	3,130,736.60	12,136.69
CalTRUST Medium Term Fund		533,020.041	9.86	5,255,577.60	5,193,029.42	62,548.18
CalTRUST Liquidity Fund		1,569,848.250	1.00	1,569,848.25	1,569,848.25	0.00
Total For Account -				9,968,299.14		
CSU CHANNEL ISLANDS TOWNHOUSE						
CalTRUST Short Term Fund		53,302.342	10.07	536,754.58	536,221.71	532.87
CalTRUST Medium Term Fund		151,298.964	9.86	1,491,807.79	1,525,896.14	(34,088.35)
CalTRUST Liquidity Fund		706,708.040	1.00	706,708.04	706,708.04	0.00
Total For Account -				2,735,270.41		
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE						
CalTRUST Short Term Fund		17,055.036	10.07	171,744.21	171,667.70	76.51
CalTRUST Medium Term Fund		91,417.538	9.86	901,376.92	918,128.50	(16,751.58)
CalTRUST Liquidity Fund		442,045.770	1.00	442,045.77	442,045.77	0.00
Total For Account -				1,515,166.90		
CSU CHANNEL ISLANDS SINGLE FAMILY						
CalTRUST Short Term Fund		1,233.090	10.07	12,417.22	12,411.70	5.52
CalTRUST Medium Term Fund		7,850.311	9.86	77,404.07	78,444.51	(1,040.44)
CalTRUST Liquidity Fund		26,510.990	1.00	26,510.99	26,510.99	0.00
Total For Account -				116,332.28		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 TOWNHOMES						
CalTRUST Medium Term Fund		924.811	9.86	9,118.64	9,109.01	9.63
Total For Account -				9,118.64		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 SINGLE FAMILY						
CalTRUST Medium Term Fund		214.263	9.86	2,112.63	2,110.39	2.24
Total For Account -				2,112.63		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 CAM						
CalTRUST Medium Term Fund		4,298.854	9.86	42,386.70	42,341.95	44.75
Total For Account -				42,386.70		
Portfolios Total value as of 02/28/2025				14,388,686.70		

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 SITE AUTHORITY Account Number: [REDACTED]								
Beginning Balance	02/01/2025			311,041.044	10.06	3,129,072.90		
Accrual Income Div Reinvestment	02/28/2025	10,689.98	1,061.567	312,102.611	10.07	3,142,873.29	0.00	0.00
Change in Value						3,110.41		
Closing Balance as of	Feb 28			312,102.611	10.07	3,142,873.29		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	02/01/2025			53,121.042	10.06	534,397.68		
Accrual Income Div Reinvestment	02/28/2025	1,825.69	181.300	53,302.342	10.07	536,754.58	0.00	0.00
Change in Value						531.21		
Closing Balance as of	Feb 28			53,302.342	10.07	536,754.58		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	02/01/2025			16,997.026	10.06	170,990.08		
Accrual Income Div Reinvestment	02/28/2025	584.16	58.010	17,055.036	10.07	171,744.21	0.00	0.00
Change in Value						169.97		
Closing Balance as of	Feb 28			17,055.036	10.07	171,744.21		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	02/01/2025			1,228.895	10.06	12,362.68		
Accrual Income Div Reinvestment	02/28/2025	42.24	4.195	1,233.090	10.07	12,417.22	0.00	0.00
Change in Value						12.30		
Closing Balance as of	Feb 28			1,233.090	10.07	12,417.22		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY Account Number: [REDACTED]								
Beginning Balance	02/01/2025			531,315.665	9.80	5,206,893.52		
Accrual Income Div Reinvestment	02/28/2025	16,805.15	1,704.376	533,020.041	9.86	5,255,577.60	0.00	0.00
Change in Value						31,878.93		
Closing Balance as of	Feb 28			533,020.041	9.86	5,255,577.60		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	02/01/2025			150,815.173	9.80	1,477,988.70		
Accrual Income Div Reinvestment	02/28/2025	4,770.18	483.791	151,298.964	9.86	1,491,807.79	0.00	0.00
Change in Value						9,048.91		
Closing Balance as of	Feb 28			151,298.964	9.86	1,491,807.79		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	02/01/2025			91,125.223	9.80	893,027.19		
Accrual Income Div Reinvestment	02/28/2025	2,882.23	292.315	91,417.538	9.86	901,376.92	0.00	0.00
Change in Value						5,467.50		
Closing Balance as of	Feb 28			91,417.538	9.86	901,376.92		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	02/01/2025			7,825.209	9.80	76,687.05		
Accrual Income Div Reinvestment	02/28/2025	247.51	25.102	7,850.311	9.86	77,404.07	0.00	0.00
Change in Value						469.51		
Closing Balance as of	Feb 28			7,850.311	9.86	77,404.07		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 TOWNHOMES Account Number: [REDACTED]								
Beginning Balance	02/01/2025			921.854	9.80	9,034.17		
Accrual Income Div Reinvestment	02/28/2025	29.16	2.957	924.811	9.86	9,118.64	0.00	0.00
Change in Value						55.31		
Closing Balance as of	Feb 28			924.811	9.86	9,118.64		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	02/01/2025			213.577	9.80	2,093.05		
Accrual Income Div Reinvestment	02/28/2025	6.76	0.686	214.263	9.86	2,112.63	0.00	0.00
Change in Value						12.82		
Closing Balance as of	Feb 28			214.263	9.86	2,112.63		

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 Medium Term Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY ANACA		Account Number: [REDACTED]		
				PA UG PHASE 2 CAM				
Beginning Balance	02/01/2025			4,285.108	9.80	41,994.06		
Accrual Income Div Reinvestment	02/28/2025	135.54	13.746	4,298.854	9.86	42,386.70	0.00	0.00
Change in Value						257.10		
Closing Balance as of	Feb 28			4,298.854	9.86	42,386.70		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY		Account Number: [REDACTED]		
Beginning Balance	02/01/2025			1,564,566.530	1.00	1,564,566.53		
Accrual Income Div Reinvestment	02/28/2025	5,281.72	5,281.720	1,569,848.250	1.00	1,569,848.25	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Feb 28			1,569,848.250	1.00	1,569,848.25		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS TOWNHOUSE		Account Number: [REDACTED]		
Beginning Balance	02/01/2025			704,330.340	1.00	704,330.34		
Accrual Income Div Reinvestment	02/28/2025	2,377.70	2,377.700	706,708.040	1.00	706,708.04	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Feb 28			706,708.040	1.00	706,708.04		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE		Account Number: [REDACTED]		
Beginning Balance	02/01/2025			440,558.520	1.00	440,558.52		
Accrual Income Div Reinvestment	02/28/2025	1,487.25	1,487.250	442,045.770	1.00	442,045.77	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Feb 28			442,045.770	1.00	442,045.77		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SINGLE FAMILY		Account Number: [REDACTED]		
Beginning Balance	02/01/2025			26,421.790	1.00	26,421.79		
Accrual Income Div Reinvestment	02/28/2025	89.20	89.200	26,510.990	1.00	26,510.99	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Feb 28			26,510.990	1.00	26,510.99		



2025 CalTRUST Closures

The CalTRUST Funds will be closed for trading on the following days:

Date	Holiday
January 1, 2025	New Year's Day
January 20, 2025	Martin Luther King, Jr. Day
February 17, 2025	Presidents' Day
April 18, 2025	Good Friday
May 26, 2025	Memorial Day
June 19, 2025	Juneteenth National Independence Day
July 4, 2025	Independence Day
September 1, 2025	Labor Day
October 13, 2025	Indigenous Peoples Day
November 11, 2025	Veterans Day
November 27, 2025	Thanksgiving Day
December 25, 2025	Christmas Day

The CalTRUST Funds will have early closures on the following days:

Date	Holiday
April 17, 2025	Day Before Good Friday
May 23, 2025	Friday Before Memorial Day
July 3, 2025	Day Before Independence Day
November 28, 2025	Day Following Thanksgiving
December 24, 2025	Christmas Eve
December 31, 2025	New Year's Eve

Govt Advantage Int Ckg - State/Muni

Account number: [REDACTED] ■ February 1, 2025 - February 28, 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]	\$296,359.89	\$92.87	\$0.00	\$296,452.76

Interest summary

Year to date interest and bonuses paid	\$165.50
Total interest and bonuses earned in 2024	\$151.02

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	02/10	92.87	Analysis Int Earned 0125 Interest 250210
		\$92.87	Total electronic deposits/bank credits
		\$92.87	Total credits

Daily ledger balance summary

Date	Balance	Date	Balance
01/31	296,359.89	02/10	296,452.76
Average daily ledger balance		\$296,422.90	