



University Glen

PROPERTY MANAGEMENT REPORT

April 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. Construction of the Villas Apartments and Vintage (55+) Communities are completed and occupied. The townhouses and single-family homes in Anacapa Canyon are anticipated to be completed by July 1, 2025.

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

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

Common Area Property Management:

- Acting as Agent for the CSUCI Site Authority is the Seabreeze Management Company's Team which is comprised of:
 - Jake Friesen, UGlen Common Area Property Manager, is available in the onsite office 9:00-5:00 Monday through Friday*
 - Jessica Oakes, Director of Community Management
 - Courtney Chastain, Senior Vice President Community Management
 - Seabreeze Customer Care contact phone number: 800-232-7517.
- *Seabreeze Management Company employee who is a UGlen homeowner and resides in the community.
- The Seabreeze's Team:
 - collected and processed Maintenance Rent (monthly charges) payments through Seabreeze's online community portal and/or with the drop box at the UGlen office in the Town Center.
 - participated in various monthly meetings including:
 - the UGlen Team meeting with the Executive Director of Operations for the Site Authority and the Site Authority Resource Specialist.
 - the Budget Advisory Group (BAG). As Chair of the BAG, UGlen Common Area Property Manager, Friesen called a meeting of the BAG on Tuesday, April 15th at 3:00. Meeting minutes will be available for review. Refinements to the UGlen Common Area Budget for FY 2025-2026 continued during April 2025.
 - the Community Advisory Group (CAG) met on April 24th at 4:00 PM. The Friesen attended and participated during this CAG meeting.
 - the Homeowners Advisory Council (HAC) meeting was held on Thursday, April 17th 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 March 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
 - Two bids were returned for the Crack Seal & Asphalt Reseal Project in UGlen through Asphalt Consulting Services (ACS). The low bid was from JB Bostick out of Anaheim, California. The bid was \$201,635.80. The BAG reviewed the bids. There was consensus to move ahead with JB Bostick. JB Bostick has provided a contract with the UGlen CA Property Management Office. Seabreeze Management Company signed the contract for this work representing the community. The contract calls for the work to be completed in the first two weeks of June 2025.
 - Update on the Pool/Spa Amenities:
As of April 1st, the heat is back “ON” at the Hillcrest Pool and Spa. After the Hillcrest Pool/Spa was operational again, the Townside pool was drained, the rust stains caused by rebar penetrating the plaster walls of the pool were repaired (3 locations). The pool was then refilled.
 - The Landscape Maintenance Service Request For Proposals (RFP) was distributed to six landscape service providers. The Bid Forms along with landscape vendors supporting information were received on Monday, April 28th. The evaluation of the bids continued into the month of May. The service contract is set to begin on July 1, 2025.
 - The Management Office’s heat pump needs to be replaced. Review of the lease between KWP and University Glen LLC. appears to state that the lessee is responsible for the maintenance and replacement of the mechanical equipment serving the rental office space. Three prices

secured. Anderson Refrigeration was the lowest at \$11,500.00. The Site Authority signed a proposal authorizing the work to be completed. The payment for this work is expected to come from the UGlen Common Area Property's 2024-2025 operating budget.

- Community Events:

- The Asian American and Pacific Islanders (AAPI) Night Market at the University is scheduled for Thursday, April 24th 6:00-9:00 PM. See the flyer.
- The Autism Society of Ventura County annual Aut2Run Race took place Sunday, April 27th. The race route went through CSUCI Campus and University Glen.

- 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

- There were no water intrusion events reported during April 2025.

- Notifications:

- 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.

- Work Orders

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

20 WO submitted via Seabreeze Portal (CINC).

21 WO submitted via Text.

41 Total Work Orders

WORK ORDERS IN CINC	In Progress	Cancelled	Completed	Totals
Electrical			1	1
Landscaping	2		2	4
Plumbing			2	2
Gutter & Downspouts				0
Roofing/Waterproofing	1			1
HVAC/Dryer Vents			1	1
Painting/Stucco Repair/Garage Door			3	3
Janitorial				0
Gates/Fences	1			1
TH Garage Doors	1		1	2
Fitness Equipment Repair			1	1
Other-Fire Hardening			2	2
Other-TH Windows/Sliding Drs				0
Other- wall/concrete flatwork				0
Pest Control	1		1	2
Subtotal	6	0	14	20

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

TOTAL Work Orders for the Month	6	0	35	41
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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	0			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			0
Bldg. Permit Apps	0	1	3	0	0	3	0	0	0	2			9
Total Apps/Month	2	1	3	0	1	3	0	0	0	2			12

University Glen -- Work Orders from April 2025

	Created Date	WorkOrd	Address1	Status	WO Type	Description	Notes
1	04/01/2025	58533	304 E. Santa Cruz Island	Closed	Miscellaneous	Hole behind garage	Would you please have maintenance address the
2	04/02/2025	58585	304 E. Santa Cruz Island	Pending	Miscellaneous	Water stain on my upstairs ceiling	There is a water stain forming on the ceiling of the
3	04/02/2025	58586	901 N. Channel Islands	Closed	Miscellaneous	Doorbell malfunction/does not work	ISSUE: Door bell does not ring when the button is
4	04/04/2025	58783	342 Anacapa Island Drive	Closed	Irrigation	Repair irrigation system lateral	Met with Owners and Gothic Landscape. Gothic will
5	04/04/2025	58784	45 Rincon Dr Ste 103	Pending	Gates/Fences	Repair wrought iron railings	Provide price from wrought iron repairmen to
6	04/04/2025	58787	275 Channel Islands Drive	Closed	Maintenance/Painting	Pepaint CA side of Courtyard wall	Paint portion of front courtyard wall which is visible
7	04/04/2025	58788	337 E. Platt's Harbor Drive	Closed	Maintenance/Painting	Paint CA side of courtyard wall at 337	Work Order Completed Reason :Vendor completed
8	04/04/2025	58790	337 E. Platt's Harbor Drive	Closed	Maintenance/Painting	Paint CA side of courtyard wall at 337	Work Order Completed Reason :This is a duplicate
9	04/07/2025	58900	306 E. Santa Cruz Island	Closed	Plumbing	Water Leak at water meter	Work Order Completed Reason :CSUCI Facilities
10	04/07/2025	58901	306 E. Twin Harbor Drive	Pending	HVAC/Air	Owner reports ductwork not distributing	Owner reports the ductwork to one of their bedrooms
11	04/07/2025	58906	360 Landing Cove	Closed	Pest/Insect Control	Spray around exterior of townhosue	Owner requests RPE both spraying for pest and also
12	04/07/2025	58915	45 Rincon Dr Ste 103	Pending	Miscellaneous	Repair Treadmill in TC Fitness Center	In the Town Center Fitness Center it is reported one
13	04/08/2025	59071	901 N. Channel Islands	Pending	Miscellaneous	Open eaves where bird nests build	Fire hazard. The Ventura County Fire Inspection said
14	04/08/2025	59075	901 N. Channel Islands	Pending	Miscellaneous	Check for/install screens on vents for	Ventura County Fire Inspection report pages 13-14
15	04/15/2025	59740	231 Landing Cove	Pending	Landscaping	Owner requests removal of tree	Owner requests the tree which is leaning over the
16	04/21/2025	60223	349 Smuggler's Cove	Pending	Miscellaneous	Leak near water heater	Came home to a leak near water heater. I cannot tell
17	04/21/2025	60256	333 E. Platt's Harbor Drive	Closed	Garage Door	Owner reports Garage Door not	Owner reported their Garage Door was not operating
18	04/21/2025	60265	310 Landing Cove	Pending	Landscaping	Owner reports newly planted plants at	Owner reports recently planted plants on the alley
19	04/24/2025	60702	405 Channel Islands Drive	Closed	Miscellaneous	Mice	We would like to see if our home can be fumigated
20	04/24/2025	60782	333 E. Platt's Harbor Drive	Pending	Garage Door	Large Gaps at door.	Owner reports there are large gaps around the edge

Balance Sheet Comparative - Combined

University Glen (Cal State University Channel Island Site Authority)

End Date: 04/30/2025

	Current Balance at 4/30/2025	Prior Month Balance at 03/31/2025	Change
Assets			
CASH - OPERATING			
01-1001-00 Sunwest - Operating - 3571	\$ 524,300.01	\$ 524,939.39	\$ (639.38)
Total CASH - OPERATING:	\$ 524,300.01	\$ 524,939.39	\$ (639.38)
ACCOUNTS RECEIVABLE			
12-1280-00 Accounts Receivable	\$ 42,359.79	\$ 38,336.18	\$ 4,023.61
12-1281-00 A/R-Miscellaneous	1,930.62	-	1,930.62
Total ACCOUNTS RECEIVABLE:	\$ 44,290.41	\$ 38,336.18	\$ 5,954.23
OTHER ASSETS			
13-1300-00 Prepaid Insurance	\$ 27,409.80	\$ 41,114.72	\$ (13,704.92)
Total OTHER ASSETS:	\$ 27,409.80	\$ 41,114.72	\$ (13,704.92)
Total Assets:	\$ 596,000.22	\$ 604,390.29	\$ (8,390.07)
Liabilities & Equity			
ACCOUNTS PAYABLE			
20-2001-00 Prepaid Dues	\$ 15,065.87	\$ 15,625.12	\$ (559.25)
Total ACCOUNTS PAYABLE:	\$ 15,065.87	\$ 15,625.12	\$ (559.25)
RESERVES			
40-4000-00 Reserve Liability	\$ 51,704.87	\$ 76,709.81	\$ (25,004.94)
Total RESERVES:	\$ 51,704.87	\$ 76,709.81	\$ (25,004.94)
EQUITY			
49-4998-00 Prior Year Equity	\$ 227,952.78	\$ 227,952.78	\$ -
Total EQUITY:	\$ 227,952.78	\$ 227,952.78	\$ -
Net Income / (Loss)	\$ 301,276.70	\$ 284,102.58	\$ 17,174.12
Total Liabilities & Equity:	\$ 596,000.22	\$ 604,390.29	\$ (8,390.07)

Income Statement

University Glen (Cal State University Channel Island Site Authority)

From 04/01/2025 to 04/30/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
TOTAL OPERATING INCOME	\$243,231.11	\$243,080.26	\$150.85	\$2,547,131.19	\$2,430,802.60	\$116,328.59	\$2,916,963.00
TOTAL INCOME	\$243,231.11	\$243,080.26	\$150.85	\$2,547,131.19	\$2,430,802.60	\$116,328.59	\$2,916,963.00
EXPENSES AND RESERVE FUNDING							
TOTAL ADMINISTRATION	\$21,724.78	\$24,906.91	\$3,182.13	\$181,591.17	\$249,069.10	\$67,477.93	\$298,883.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.67	\$-	\$79,666.70	\$79,666.70	\$0.00	\$95,600.00
TOTAL LANDSCAPE	\$28,139.81	\$37,522.17	\$9,382.36	\$382,264.84	\$375,221.70	(\$7,043.14)	\$450,266.00
TOTAL COMMON AREA MAINTENANCE	\$21,177.59	\$18,831.84	(\$2,345.75)	\$153,252.42	\$188,318.40	\$35,065.98	\$225,982.00
TOTAL TOWNHOUSE MAINTENANCE	\$1,663.97	\$2,050.00	\$386.03	\$20,891.45	\$20,500.00	(\$391.45)	\$24,600.00
TOTAL UTILITIES	\$84,903.34	\$84,478.00	(\$425.34)	\$725,859.80	\$844,780.00	\$118,920.20	\$1,013,736.00
TOTAL INSURANCE	\$13,704.92	\$20,548.75	\$6,843.83	\$137,049.20	\$205,487.50	\$68,438.30	\$246,585.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$-	\$-	\$-	\$97,519.81	\$-	(\$97,519.81)	\$-
TOTAL RESERVE ALLOCATION	\$46,775.91	\$46,775.91	\$-	\$467,759.10	\$467,759.10	\$0.00	\$561,311.00
TOTAL DISBURSEMENTS	\$226,056.99	\$243,080.25	\$17,023.26	\$2,245,854.49	\$2,430,802.50	\$184,948.01	\$2,916,963.00
	\$17,174.12	\$0.01	\$17,174.11	\$301,276.70	\$0.10	\$301,276.60	\$0.00
NET INCREASE (DECREASE)	\$17,174.12	\$0.01	\$17,174.11	\$301,276.70	\$0.10	\$301,276.60	\$0.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 04/01/2025 to 04/30/2025

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	\$1,065,540.00	\$1,065,534.20	\$5.80	\$1,278,641.00
5013-00 Single family homes	\$22,543.20	\$22,542.92	\$0.28	\$225,432.00	\$225,429.20	\$2.80	\$270,515.00
5015-00 Apartment Assessment	\$113,983.91	\$113,983.92	(\$0.01)	\$1,139,839.10	\$1,139,839.20	(\$0.10)	\$1,367,807.00
5023-00 Bank Return Check/NSF Fees	\$0.00	\$0.00	\$0.00	\$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	\$75.00	\$0.00	\$75.00	\$400.00	\$0.00	\$400.00	\$0.00
5060-00 Gate/Pool Keys/Remotes	\$75.00	\$0.00	\$75.00	\$450.00	\$0.00	\$450.00	\$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	\$243,231.11	\$243,080.26	\$150.85	\$2,547,131.19	\$2,430,802.60	\$116,328.59	\$2,916,963.00
TOTAL OPERATING INCOME	\$243,231.11	\$243,080.26	\$150.85	\$2,547,131.19	\$2,430,802.60	\$116,328.59	\$2,916,963.00
OPERATING EXPENSE							
ADMINISTRATION							
6015-00 Reserve Study	\$0.00	\$1,052.08	\$1,052.08	\$5,625.00	\$10,520.80	\$4,895.80	\$12,625.00
6035-00 Office & Postage	\$503.65	\$380.00	(\$123.65)	\$5,711.45	\$3,800.00	(\$1,911.45)	\$4,560.00
6037-00 Mgmt-Add'l Onsite Office Expenses (Contingency)	\$240.00	\$0.00	(\$240.00)	\$240.00	\$0.00	(\$240.00)	\$0.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$20,981.13	\$15,375.00	(\$5,606.13)	\$154,579.81	\$153,750.00	(\$829.81)	\$184,500.00
6041-00 Office Rent	\$0.00	\$7,509.83	\$7,509.83	\$14,344.92	\$75,098.30	\$60,753.38	\$90,118.00
6045-00 Records Storage	\$0.00	\$80.00	\$80.00	\$0.00	\$800.00	\$800.00	\$960.00
6085-00 Misc Admin (Office Supplies/Cellphone)	\$0.00	\$510.00	\$510.00	\$1,089.99	\$5,100.00	\$4,010.01	\$6,120.00
TOTAL ADMINISTRATION	\$21,724.78	\$24,906.91	\$3,182.13	\$181,591.17	\$249,069.10	\$67,477.93	\$298,883.00
PROPERTY PROTECTION							
6320-00 Security Services	\$7,966.67	\$7,966.67	\$0.00	\$79,666.70	\$79,666.70	\$0.00	\$95,600.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.67	\$0.00	\$79,666.70	\$79,666.70	\$0.00	\$95,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 04/01/2025 to 04/30/2025

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)	\$320,880.00	\$281,000.00	(\$39,880.00)	\$337,200.00
6410-00 Landscape Extras	(\$4,498.19)	\$2,528.00	\$7,026.19	\$34,941.84	\$25,280.00	(\$9,661.84)	\$30,336.00
6420-00 Irrigation Repairs	\$550.00	\$3,525.00	\$2,975.00	\$26,443.00	\$35,250.00	\$8,807.00	\$42,300.00
6425-00 Tree Maintenance	\$0.00	\$3,369.17	\$3,369.17	\$0.00	\$33,691.70	\$33,691.70	\$40,430.00
TOTAL LANDSCAPE	\$28,139.81	\$37,522.17	\$9,382.36	\$382,264.84	\$375,221.70	(\$7,043.14)	\$450,266.00
COMMON AREA MAINTENANCE							
6509-00 Plumbing Repair (Common Area)	\$0.00	\$166.67	\$166.67	\$949.29	\$1,666.70	\$717.41	\$2,000.00
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$1,163.94	\$850.00	(\$313.94)	\$11,023.84	\$8,500.00	(\$2,523.84)	\$10,200.00
6532-00 Tot Lot Inspection	\$0.00	\$100.00	\$100.00	\$0.00	\$1,000.00	\$1,000.00	\$1,200.00
6534-00 Roof Repairs (Common Area)	\$0.00	\$708.33	\$708.33	\$0.00	\$7,083.30	\$7,083.30	\$8,500.00
6543-00 Pet Waste Supplies	\$0.00	\$850.00	\$850.00	\$1,818.70	\$8,500.00	\$6,681.30	\$10,200.00
6550-00 Janitorial Service	\$6,200.00	\$5,098.50	(\$1,101.50)	\$51,695.00	\$50,985.00	(\$710.00)	\$61,182.00
6553-00 Common Area Maintenance	\$675.00	\$1,125.00	\$450.00	\$10,386.00	\$11,250.00	\$864.00	\$13,500.00
6554-00 Common Area Supplies	\$2,093.65	\$450.00	(\$1,643.65)	\$12,678.83	\$4,500.00	(\$8,178.83)	\$5,400.00
6555-00 Pest Control (Pest & Gopher)	\$2,100.00	\$2,650.00	\$550.00	\$11,950.00	\$26,500.00	\$14,550.00	\$31,800.00
6570-00 Pool/Fountain Contract Services	\$3,175.00	\$5,516.67	\$2,341.67	\$28,950.00	\$55,166.70	\$26,216.70	\$66,200.00
6572-00 Pool/Fountain Extras	\$5,325.00	\$0.00	(\$5,325.00)	\$19,984.01	\$0.00	(\$19,984.01)	\$0.00
6588-00 Fitness Equipment	\$445.00	\$916.67	\$471.67	\$2,566.75	\$9,166.70	\$6,599.95	\$11,000.00
6595-00 Miscellaneous Maintenance	\$0.00	\$400.00	\$400.00	\$1,250.00	\$4,000.00	\$2,750.00	\$4,800.00
TOTAL COMMON AREA MAINTENANCE	\$21,177.59	\$18,831.84	(\$2,345.75)	\$153,252.42	\$188,318.40	\$35,065.98	\$225,982.00
TOWNHOUSE MAINTENANCE							
6627-00 Lighting - Townhomes Sconce Repairs	\$1,413.97	\$2,050.00	\$636.03	\$20,641.45	\$20,500.00	(\$141.45)	\$24,600.00
6645-00 Plumbing (Townhouse)	\$250.00	\$0.00	(\$250.00)	\$250.00	\$0.00	(\$250.00)	\$0.00
TOTAL TOWNHOUSE MAINTENANCE	\$1,663.97	\$2,050.00	\$386.03	\$20,891.45	\$20,500.00	(\$391.45)	\$24,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 04/01/2025 to 04/30/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
UTILITIES							
6700-00 Water - Reclaimed (Landscape)	\$1,708.71	\$6,329.08	\$4,620.37	\$71,105.22	\$63,290.80	(\$7,814.42)	\$75,949.00
6701-00 Water-(Potable/Common Area Pools)	\$12,773.12	\$14,419.42	\$1,646.30	\$131,868.90	\$144,194.20	\$12,325.30	\$173,033.00
6702-00 Sewer	\$20,365.16	\$20,418.92	\$53.76	\$165,949.03	\$204,189.20	\$38,240.17	\$245,027.00
6703-00 Water/Sewer Infrastructrue Fee	\$7,799.19	\$8,080.75	\$281.56	\$65,478.19	\$80,807.50	\$15,329.31	\$96,969.00
6705-00 Electricity	\$1,640.02	\$9,757.58	\$8,117.56	\$64,236.06	\$97,575.80	\$33,339.74	\$117,091.00
6710-00 Gas	\$2,704.80	\$3,361.50	\$656.70	\$17,829.34	\$33,615.00	\$15,785.66	\$40,338.00
6720-00 Cable/Telephone	\$807.22	\$325.00	(\$482.22)	\$7,522.69	\$3,250.00	(\$4,272.69)	\$3,900.00
6725-00 Trash Removal	\$37,105.12	\$20,360.50	(\$16,744.62)	\$201,870.37	\$203,605.00	\$1,734.63	\$244,326.00
6730-00 Trash Extras	\$0.00	\$1,425.25	\$1,425.25	\$0.00	\$14,252.50	\$14,252.50	\$17,103.00
TOTAL UTILITIES	\$84,903.34	\$84,478.00	(\$425.34)	\$725,859.80	\$844,780.00	\$118,920.20	\$1,013,736.00
INSURANCE							
6800-00 Insurance Master Policy	\$13,704.92	\$13,382.08	(\$322.84)	\$137,049.20	\$133,820.80	(\$3,228.40)	\$160,585.00
6810-00 Earthquake Insurance	\$0.00	\$7,166.67	\$7,166.67	\$0.00	\$71,666.70	\$71,666.70	\$86,000.00
TOTAL INSURANCE	\$13,704.92	\$20,548.75	\$6,843.83	\$137,049.20	\$205,487.50	\$68,438.30	\$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	\$229,958.30	\$229,958.30	\$0.00	\$275,950.00
9008-00 Reserves-Single Family	\$1,000.08	\$1,000.08	\$0.00	\$10,000.80	\$10,000.80	\$0.00	\$12,001.00
9009-00 Reserves-Townhouse	\$22,780.00	\$22,780.00	\$0.00	\$227,800.00	\$227,800.00	\$0.00	\$273,360.00
TOTAL RESERVE ALLOCATION	\$46,775.91	\$46,775.91	\$0.00	\$467,759.10	\$467,759.10	\$0.00	\$561,311.00
TOTAL OPERATING EXPENSE	\$226,056.99	\$243,080.25	\$17,023.26	\$2,245,854.49	\$2,430,802.50	\$184,948.01	\$2,916,963.00
Net Income:	\$17,174.12	\$0.01	\$17,174.11	\$301,276.70	\$0.10	\$301,276.60	\$0.00

Budget Spread Report - Operating
University Glen (Cal State University Channel Island Site Authority)
End Date: 4/30/2025

Description	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
OPERATING INCOME														
OPERATING INCOME														
5010-00 Townhomes Assessments														
Budget	106,553.42	106,553.42	106,553.42	106,553.42	106,553.42	106,553.42	106,553.42	106,553.42	106,553.42	106,553.42	106,553.42	106,553.38	1,278,641.00	1,278,641.00
Actual	106,554.00	106,554.00	106,554.00	106,554.00	106,554.00	106,554.00	106,554.00	106,554.00	106,554.00	106,554.00	-	-	1,065,540.00	
Variance	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	-	-	5.80	
5013-00 Single family homes														
Budget	22,542.92	22,542.92	22,542.92	22,542.92	22,542.92	22,542.92	22,542.92	22,542.92	22,542.92	22,542.92	22,542.92	22,542.88	270,515.00	270,515.00
Actual	22,543.20	22,543.20	22,543.20	22,543.20	22,543.20	22,543.20	22,543.20	22,543.20	22,543.20	22,543.20	-	-	225,432.00	
Variance	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	-	-	2.80	
5015-00 Apartment Assessment														
Budget	113,983.92	113,983.92	113,983.92	113,983.92	113,983.92	113,983.92	113,983.92	113,983.92	113,983.92	113,983.92	113,983.92	113,983.88	1,367,807.00	1,367,807.00
Actual	113,983.91	113,983.91	113,983.91	113,983.91	113,983.91	113,983.91	113,983.91	113,983.91	113,983.91	113,983.91	-	-	1,139,839.10	
Variance	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	-	-	(0.10)	
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	75.00	-	-	400.00	
Variance	-	-	50.00	25.00	75.00	-	75.00	75.00	25.00	75.00	-	-	400.00	
5060-00 Gate/Pool Keys/Remotes														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	225.00	150.00	-	75.00	-	-	450.00	
Variance	-	-	-	-	-	-	225.00	150.00	-	75.00	-	-	450.00	
5125-00 Revenue Related to Past Years														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	114,513.91	-	-	-	-	-	-	-	-	114,513.91	
Variance	-	-	-	114,513.91	-	-	-	-	-	-	-	-	114,513.91	
Total 50 - OPERATING INCOME														
Budget	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.14	2,916,963.00	2,916,963.00
Actual	243,787.29	243,156.11	243,256.11	357,595.02	243,156.11	243,081.11	243,406.11	243,331.11	243,131.11	243,231.11	0.00	0.00	2,547,131.19	
Variance	707.03	75.85	175.85	114,514.76	75.85	0.85	325.85	250.85	50.85	150.85	0.00	0.00	116,328.59	
Total OPERATING INCOME														
Budget	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.14	2,916,963.00	2,916,963.00
Actual	243,787.29	243,156.11	243,256.11	357,595.02	243,156.11	243,081.11	243,406.11	243,331.11	243,131.11	243,231.11	0.00	0.00	2,547,131.19	

Description	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	707.03	75.85	175.85	114,514.76	75.85	0.85	325.85	250.85	50.85	150.85	0.00	0.00	116,328.59	
OPERATING EXPENSE														
ADMINISTRATION														
6015-00 Reserve Study														
Budget	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.08	1,052.12	12,625.00	12,625.00
Actual	-	-	-	-	-	-	-	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	1,052.08	1,052.08	1,052.12	7,000.00	
6035-00 Office & Postage														
Budget	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	380.00	4,560.00	4,560.00
Actual	-	489.65	(95.45)	-	-	3,344.98	496.14	476.13	496.35	503.65	-	-	5,711.45	
Variance	380.00	(109.65)	475.45	380.00	380.00	(2,964.98)	(116.14)	(96.13)	(116.35)	(123.65)	380.00	380.00	(1,151.45)	
6037-00 Mgmt-Add'l Onsite Office Expenses (Contingency)														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	240.00	-	-	240.00	
Variance	-	-	-	-	-	-	-	-	-	(240.00)	-	-	(240.00)	
6040-00 Mgmt Services & On-Site Staff Payroll														
Budget	15,375.00	15,375.00	15,375.00	15,375.00	15,375.00	15,375.00	15,375.00	15,375.00	15,375.00	15,375.00	15,375.00	15,375.00	184,500.00	184,500.00
Actual	12,815.34	18,764.13	15,085.85	20,802.60	9,934.20	20,921.62	4,500.00	15,287.52	15,487.42	20,981.13	-	-	154,579.81	
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)	(5,606.13)	15,375.00	15,375.00	29,920.19	
6041-00 Office Rent														
Budget	7,509.83	7,509.83	7,509.83	7,509.83	7,509.83	7,509.83	7,509.83	7,509.83	7,509.83	7,509.83	7,509.83	7,509.87	90,118.00	90,118.00
Actual	-	-	(107.68)	-	-	3,118.68	11,333.92	-	-	-	-	-	14,344.92	
Variance	7,509.83	7,509.83	7,617.51	7,509.83	7,509.83	4,391.15	(3,824.09)	7,509.83	7,509.83	7,509.83	7,509.83	7,509.87	75,773.08	
6045-00 Records Storage														
Budget	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	960.00	960.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	960.00	
6085-00 Misc Admin (Office Supplies/Cellphone)														
Budget	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	510.00	6,120.00	6,120.00
Actual	-	-	-	-	-	-	535.04	-	554.95	-	-	-	1,089.99	
Variance	510.00	510.00	510.00	510.00	510.00	510.00	(25.04)	510.00	(44.95)	510.00	510.00	510.00	5,030.01	
Total 60 - ADMINISTRATION														
Budget	24,906.91	24,906.91	24,906.91	24,906.91	24,906.91	24,906.91	24,906.91	24,906.91	24,906.91	24,906.91	24,906.91	24,906.99	298,883.00	298,883.00
Actual	12,815.34	19,253.78	14,882.72	20,802.60	9,934.20	27,385.28	16,865.10	21,388.65	16,538.72	21,724.78	0.00	0.00	181,591.17	
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	3,182.13	24,906.91	24,906.99	117,291.83	
PROPERTY PROTECTION														
6320-00 Security Services														
Budget	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.63	95,600.00	95,600.00
Actual	-	7,966.67	-	31,866.68	-	7,966.67	-	15,933.34	7,966.67	7,966.67	-	-	79,666.70	
Variance	7,966.67	-	7,966.67	(23,900.01)	7,966.67	-	7,966.67	(7,966.67)	-	-	7,966.67	7,966.63	15,933.30	
Total 63 - PROPERTY PROTECTION														

Budget Spread Report - Operating
University Glen (Cal State University Channel Island Site Authority)
End Date: 4/30/2025

Description	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.63	95,600.00	95,600.00
Actual	0.00	7,966.67	0.00	31,866.68	0.00	7,966.67	0.00	15,933.34	7,966.67	7,966.67	0.00	0.00	79,666.70	
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	7,966.67	7,966.63	15,933.30	
LANDSCAPE														
6405-00 Landscape Contract														
Budget	28,100.00	28,100.00	28,100.00	28,100.00	28,100.00	28,100.00	28,100.00	28,100.00	28,100.00	28,100.00	28,100.00	28,100.00	337,200.00	337,200.00
Actual	-	32,088.00	64,176.00	32,088.00	-	-	32,088.00	96,264.00	32,088.00	32,088.00	-	-	320,880.00	
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)	(3,988.00)	28,100.00	28,100.00	16,320.00	
6410-00 Landscape Extras														
Budget	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	2,528.00	30,336.00	30,336.00
Actual	-	2,000.00	110.00	1,414.00	1,445.00	2,167.01	-	23,272.29	9,031.73	(4,498.19)	-	-	34,941.84	
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)	7,026.19	2,528.00	2,528.00	(4,605.84)	
6420-00 Irrigation Repairs														
Budget	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	3,525.00	42,300.00	42,300.00
Actual	-	12,072.00	4,050.00	2,350.00	-	-	600.00	6,821.00	-	550.00	-	-	26,443.00	
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	2,975.00	3,525.00	3,525.00	15,857.00	
6425-00 Tree Maintenance														
Budget	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.13	40,430.00	40,430.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.17	3,369.13	40,430.00	
Total 64 - LANDSCAPE														
Budget	37,522.17	37,522.17	37,522.17	37,522.17	37,522.17	37,522.17	37,522.17	37,522.17	37,522.17	37,522.17	37,522.17	37,522.13	450,266.00	450,266.00
Actual	0.00	46,160.00	68,336.00	35,852.00	1,445.00	2,167.01	32,688.00	126,357.29	41,119.73	28,139.81	0.00	0.00	382,264.84	
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)	9,382.36	37,522.17	37,522.13	68,001.16	
COMMON AREA MAINTENANCE														
6509-00 Plumbing Repair (Common Area)														
Budget	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.63	2,000.00	2,000.00
Actual	-	-	-	413.31	-	535.98	-	-	-	-	-	-	949.29	
Variance	166.67	166.67	166.67	(246.64)	166.67	(369.31)	166.67	166.67	166.67	166.67	166.67	166.63	1,050.71	
6528-00 Electrical/Lighting Rpr - Common Area Bollards														
Budget	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	10,200.00	10,200.00
Actual	-	-	-	-	3,858.56	1,252.14	1,932.35	1,895.37	921.48	1,163.94	-	-	11,023.84	
Variance	850.00	850.00	850.00	850.00	(3,008.56)	(402.14)	(1,082.35)	(1,045.37)	(71.48)	(313.94)	850.00	850.00	(823.84)	
6532-00 Tot Lot Inspection														
Budget	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	1,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00	
6534-00 Roof Repairs (Common Area)														
Budget	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.37	8,500.00	8,500.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.33	708.37	8,500.00	

Description	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
6543-00 Pet Waste Supplies														
Budget	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	10,200.00	10,200.00
Actual	-	1,265.83	-	-	-	-	552.87	-	-	-	-	-	1,818.70	
Variance	850.00	(415.83)	850.00	850.00	850.00	850.00	297.13	850.00	850.00	850.00	850.00	850.00	8,381.30	
6550-00 Janitorial Service														
Budget	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	5,098.50	61,182.00	61,182.00
Actual	-	8,920.00	2,230.00	5,160.00	5,975.00	4,860.00	4,860.00	6,100.00	7,390.00	6,200.00	-	-	51,695.00	
Variance	5,098.50	(3,821.50)	2,868.50	(61.50)	(876.50)	238.50	238.50	(1,001.50)	(2,291.50)	(1,101.50)	5,098.50	5,098.50	9,487.00	
6553-00 Common Area Maintenance														
Budget	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	1,125.00	13,500.00	13,500.00
Actual	-	-	-	-	2,435.00	2,225.00	1,045.00	4,006.00	-	675.00	-	-	10,386.00	
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	450.00	1,125.00	1,125.00	3,114.00	
6554-00 Common Area Supplies														
Budget	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	450.00	5,400.00	5,400.00
Actual	-	1,059.89	854.98	1,411.75	839.06	2,015.75	584.92	2,854.37	964.46	2,093.65	-	-	12,678.83	
Variance	450.00	(609.89)	(404.98)	(961.75)	(389.06)	(1,565.75)	(134.92)	(2,404.37)	(514.46)	(1,643.65)	450.00	450.00	(7,278.83)	
6555-00 Pest Control (Pest & Gopher)														
Budget	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	31,800.00	31,800.00
Actual	-	-	1,700.00	1,000.00	-	1,000.00	2,350.00	2,800.00	1,000.00	2,100.00	-	-	11,950.00	
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	550.00	2,650.00	2,650.00	19,850.00	
6570-00 Pool/Fountain Contract Services														
Budget	5,516.67	5,516.67	5,516.67	5,516.67	5,516.67	5,516.67	5,516.67	5,516.67	5,516.67	5,516.67	5,516.67	5,516.63	66,200.00	66,200.00
Actual	-	6,350.00	2,900.00	2,525.00	3,175.00	1,300.00	650.00	3,175.00	5,700.00	3,175.00	-	-	28,950.00	
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)	2,341.67	5,516.67	5,516.63	37,250.00	
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	5,325.00	-	-	19,984.01	
Variance	-	(5,476.70)	(589.45)	(2,560.20)	(625.00)	(1,172.51)	(1,015.00)	(1,880.20)	(1,339.95)	(5,325.00)	-	-	(19,984.01)	
6588-00 Fitness Equipment														
Budget	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.63	11,000.00	11,000.00
Actual	-	445.00	-	-	1,036.75	-	445.00	-	195.00	445.00	-	-	2,566.75	
Variance	916.67	471.67	916.67	916.67	(120.08)	916.67	471.67	916.67	721.67	471.67	916.67	916.63	8,433.25	
6595-00 Miscellaneous Maintenance														
Budget	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00	4,800.00
Actual	-	250.00	-	-	1,000.00	-	-	-	-	-	-	-	1,250.00	
Variance	400.00	150.00	400.00	400.00	(600.00)	400.00	400.00	400.00	400.00	400.00	400.00	400.00	3,550.00	
Total 65 - COMMON AREA MAINTENANCE														
Budget	18,831.84	18,831.84	18,831.84	18,831.84	18,831.84	18,831.84	18,831.84	18,831.84	18,831.84	18,831.84	18,831.84	18,831.76	225,982.00	225,982.00
Actual	0.00	23,767.42	8,274.43	13,070.26	18,944.37	14,361.38	13,435.14	22,710.94	17,510.89	21,177.59	0.00	0.00	153,252.42	
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	(2,345.75)	18,831.84	18,831.76	72,729.58	
TOWNHOUSE MAINTENANCE														
6627-00 Lighting - Townhomes Sconce Repairs														

Budget Spread Report - Operating
University Glen (Cal State University Channel Island Site Authority)
End Date: 4/30/2025

Description	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	24,600.00	24,600.00
Actual	-	2,880.39	3,382.60	3,008.17	(291.21)	2,093.19	2,393.54	2,314.84	3,445.96	1,413.97	-	-	20,641.45	
Variance	2,050.00	(830.39)	(1,332.60)	(958.17)	2,341.21	(43.19)	(343.54)	(264.84)	(1,395.96)	636.03	2,050.00	2,050.00	3,958.55	
6645-00 Plumbing (Townhouse)														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	250.00	-	-	250.00	
Variance	-	-	-	-	-	-	-	-	-	(250.00)	-	-	(250.00)	
Total 66 - TOWNHOUSE MAINTENANCE														
Budget	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	24,600.00	24,600.00
Actual	0.00	2,880.39	3,382.60	3,008.17	(291.21)	2,093.19	2,393.54	2,314.84	3,445.96	1,663.97	0.00	0.00	20,891.45	
Variance	2,050.00	(830.39)	(1,332.60)	(958.17)	2,341.21	(43.19)	(343.54)	(264.84)	(1,395.96)	386.03	2,050.00	2,050.00	3,708.55	
UTILITIES														
6700-00 Water - Reclaimed (Landscape)														
Budget	6,329.08	6,329.08	6,329.08	6,329.08	6,329.08	6,329.08	6,329.08	6,329.08	6,329.08	6,329.08	6,329.08	6,329.12	75,949.00	75,949.00
Actual	-	12,358.88	2,932.56	9,179.76	12,510.00	8,522.88	11,648.73	5,349.22	6,894.48	1,708.71	-	-	71,105.22	
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)	4,620.37	6,329.08	6,329.12	4,843.78	
6701-00 Water-(Potable/Common Area Pools)														
Budget	14,419.42	14,419.42	14,419.42	14,419.42	14,419.42	14,419.42	14,419.42	14,419.42	14,419.42	14,419.42	14,419.42	14,419.38	173,033.00	173,033.00
Actual	-	5,213.94	6,502.12	15,587.63	14,643.84	17,293.04	30,978.09	15,906.77	12,970.35	12,773.12	-	-	131,868.90	
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	1,646.30	14,419.42	14,419.38	41,164.10	
6702-00 Sewer														
Budget	20,418.92	20,418.92	20,418.92	20,418.92	20,418.92	20,418.92	20,418.92	20,418.92	20,418.92	20,418.92	20,418.92	20,418.88	245,027.00	245,027.00
Actual	-	-	3,027.75	20,365.16	20,365.16	20,365.16	40,730.32	20,365.16	20,365.16	20,365.16	-	-	165,949.03	
Variance	20,418.92	20,418.92	17,391.17	53.76	53.76	53.76	(20,311.40)	53.76	53.76	53.76	20,418.92	20,418.88	79,077.97	
6703-00 Water/Sewer Infrastructrue Fee														
Budget	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	96,969.00	96,969.00
Actual	-	-	3,183.69	7,700.17	7,799.19	7,799.19	15,598.38	7,799.19	7,799.19	7,799.19	-	-	65,478.19	
Variance	8,080.75	8,080.75	4,897.06	380.58	281.56	281.56	(7,517.63)	281.56	281.56	281.56	8,080.75	8,080.75	31,490.81	
6705-00 Electricity														
Budget	9,757.58	9,757.58	9,757.58	9,757.58	9,757.58	9,757.58	9,757.58	9,757.58	9,757.58	9,757.58	9,757.58	9,757.62	117,091.00	117,091.00
Actual	-	7,700.43	4,319.35	11,044.49	11,095.24	2,866.05	8,006.44	8,560.23	9,003.81	1,640.02	-	-	64,236.06	
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	8,117.56	9,757.58	9,757.62	52,854.94	
6710-00 Gas														
Budget	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	40,338.00	40,338.00
Actual	-	111.82	1,239.17	1,596.81	2,721.33	2,656.12	2,170.38	2,410.31	2,218.60	2,704.80	-	-	17,829.34	
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	656.70	3,361.50	3,361.50	22,508.66	
6720-00 Cable/Telephone														
Budget	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	3,900.00	3,900.00
Actual	760.21	229.09	1,288.83	448.18	532.37	1,027.17	980.55	682.72	766.35	807.22	-	-	7,522.69	
Variance	(435.21)	95.91	(963.83)	(123.18)	(207.37)	(702.17)	(655.55)	(357.72)	(441.35)	(482.22)	325.00	325.00	(3,622.69)	
6725-00 Trash Removal														
Budget	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	20,360.50	244,326.00	244,326.00

Budget Spread Report - Operating
University Glen (Cal State University Channel Island Site Authority)
End Date: 4/30/2025

Description	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Actual	-	35,567.46	-	53,181.71	26,753.81	791.14	10,733.83	11,320.85	26,416.45	37,105.12	-	-	201,870.37	
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)	(16,744.62)	20,360.50	20,360.50	42,455.63	
6730-00 Trash Extras														
Budget	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	17,103.00	17,103.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	17,103.00	
Total 67 - UTILITIES														
Budget	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	84,478.00	1,013,736.00	1,013,736.00
Actual	760.21	61,181.62	22,493.47	119,103.91	96,420.94	61,320.75	120,846.72	72,394.45	86,434.39	84,903.34	0.00	0.00	725,859.80	
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)	(425.34)	84,478.00	84,478.00	287,876.20	
INSURANCE														
6800-00 Insurance Master Policy														
Budget	13,382.08	13,382.08	13,382.08	13,382.08	13,382.08	13,382.08	13,382.08	13,382.08	13,382.08	13,382.08	13,382.08	13,382.12	160,585.00	160,585.00
Actual	-	-	-	-	-	82,229.52	13,704.92	13,704.92	13,704.92	13,704.92	-	-	137,049.20	
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)	(322.84)	13,382.08	13,382.12	23,535.80	
6810-00 Earthquake Insurance														
Budget	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.63	86,000.00	86,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.67	7,166.63	86,000.00	
Total 68 - INSURANCE														
Budget	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	20,548.75	246,585.00	246,585.00
Actual	0.00	0.00	0.00	0.00	0.00	82,229.52	13,704.92	13,704.92	13,704.92	13,704.92	0.00	0.00	137,049.20	
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	6,843.83	20,548.75	20,548.75	109,535.80	
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 ADJUSTMENT														
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	22,995.83	22,995.83	22,995.87	275,950.00	275,950.00
Actual	22,995.83	22,995.83	22,995.83	22,995.83	22,995.83	22,995.83	22,995.83	22,995.83	22,995.83	22,995.83	-	-	229,958.30	
Variance	-	-	-	-	-	-	-	-	-	-	22,995.83	22,995.87	45,991.70	
9008-00 Reserves-Single Family														
Budget	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.12	12,001.00	12,001.00
Actual	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	1,000.08	-	-	10,000.80	

Budget Spread Report - Operating
 University Glen (Cal State University Channel Island Site Authority)
 End Date: 4/30/2025

Description	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	-	-	-	-	-	-	-	-	-	-	1,000.08	1,000.12	2,000.20	
9009-00 Reserves-Townhouse														
Budget	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	273,360.00	273,360.00
Actual	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	22,780.00	-	-	227,800.00	
Variance	-	-	-	-	-	-	-	-	-	-	22,780.00	22,780.00	45,560.00	
Total 90 - RESERVE ALLOCATION														
Budget	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.99	561,311.00	561,311.00
Actual	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	0.00	0.00	467,759.10	
Variance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,775.91	46,775.99	93,551.90	
Total OPERATING EXPENSE														
Budget	243,080.25	243,080.25	243,080.25	243,080.25	243,080.25	243,080.25	243,080.25	243,080.25	243,080.25	243,080.25	243,080.25	243,080.25	2,916,963.00	2,916,963.00
Actual	60,351.46	207,985.79	164,145.13	270,479.53	173,229.21	244,299.71	341,746.05	324,063.43	233,497.19	226,056.99	0.00	0.00	2,245,854.49	
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	17,023.26	243,080.25	243,080.25	671,108.51	
Net Income:														
Budget	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	(0.11)	0.00	
Actual	183,435.83	35,170.32	79,110.98	87,115.49	69,926.90	(1,218.60)	(98,339.94)	(80,732.32)	9,633.92	17,174.12	0.00	0.00	301,276.70	
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)	(17,174.11)	0.01	(0.11)	(301,276.70)	

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

04/01/2025 - 04/30/2025

Date	Check #	Payee	Amount
01-1001-00 Sunwest - Operating - 3571			
04/01/2025	100453	Gothic Landscape Maintenance Division	\$550.00
		Invoice #: 385451	
		64-6420-00 Irrigation Valve Replacement	\$550.00
04/01/2025	100454	Better Pools	\$125.00
		Invoice #: 86060	
		65-6572-00 Townside Pool/Spa Filter Cleaning	\$125.00
04/01/2025	100455	Better Pools	\$375.00
		Invoice #: 86061	
		65-6572-00 Hilcrest Pool/Spa Filter Cleaning	\$375.00
04/01/2025	100456	John McVarish	\$595.00
		Invoice #: 031925-500	
		40-4003-00 In wall plumbing repair	\$200.00
		40-4003-00 Garage Door Torsion Spring Replacement	\$395.00
04/02/2025	300047	Charter Communications	\$569.69
		Invoice #: 0033385032125	
		67-6720-00 8448 20 899 0033385	\$569.69
04/02/2025	100457	Seabreeze Management Company, Inc.	\$9,993.71
		Invoice #: 28965	
		60-6040-00 April Service-Seabreeze Management Company, Inc.	\$4,500.00
		Invoice #: 29744	
		60-6040-00 March Service-Seabreeze Management Company, Inc.	\$5,493.71
04/03/2025	100458	Vega Cleaning Service Inc.	\$325.00
		Invoice #: 1286	
		65-6553-00 repair broken curb	\$325.00
04/03/2025	100459	Vega Cleaning Service Inc.	\$1,240.00
		Invoice #: 1288	
		65-6550-00 Weekly Contract Service	\$1,240.00
04/03/2025	100460	Vega Cleaning Service Inc.	\$350.00
		Invoice #: 1289	
		65-6572-00 Summer season upholstery cleaning	\$350.00
04/03/2025	100461	Better Pools	\$625.00
		Invoice #: 85928	
		65-6572-00 Pre Summer Conditioner	\$625.00
04/03/2025	100462	Better Pools	\$650.00
		Invoice #: 85929	
		65-6570-00 Monthly Fountains Contract	\$650.00
04/04/2025	100463	Remedy Pest Elimination	\$1,000.00
		Invoice #: 26642	
		65-6555-00 Weekly Pest Control for March	\$1,000.00
04/07/2025	100464	SoCalGas	\$2,233.86
		Invoice #: 040225-085881513	
		67-6710-00 100 858 8151 3	\$2,233.86

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

04/01/2025 - 04/30/2025

Date	Check #	Payee	Amount
04/07/2025	100465	SoCalGas	\$470.94
		Invoice #: 040225-337810871	
		67-6710-00 153 378 1087 1	\$470.94
04/08/2025	100466	Vega Cleaning Service Inc.	\$450.00
		Invoice #: 1287	
		40-4003-00 TH Reserves-Maintenance	\$450.00
04/08/2025	100467	Seabreeze Management Company, Inc.	\$240.00
		Invoice #: 30039	
		60-6037-00 2024 Year end 1099	\$240.00
04/08/2025	100468	Eastman Electric	\$1,163.94
		Invoice #: 80	
		65-6528-00 Common Area Elec Maintenance	\$1,163.94
04/08/2025	100469	Better Pools	\$465.00
		Invoice #: 86170	
		65-6572-00 Townside Spa Filter Grid Replacement	\$465.00
04/09/2025	100470	Better Pools	\$2,525.00
		Invoice #: 85927	
		65-6570-00 Monthly Pool Fountain Maintenance	\$2,525.00
04/09/2025	100471	Eastman Electric	\$1,413.97
		Invoice #: 184	
		66-6627-00 Monthly TH Elec Maintenance	\$1,413.97
04/09/2025	100472	Mike Kimble Plumbing	\$240.00
		Invoice #: 58365422	
		40-4003-00 TH Reserves-Maintenance	\$240.00
04/11/2025	100473	E. J. Harrison & Sons, Inc.	\$748.26
		Invoice #: 308	
		67-6725-00 1 -0119228 2	\$748.26
04/11/2025	100474	E. J. Harrison & Sons, Inc.	\$10.19
		Invoice #: 010325	
		67-6725-00 5 -0058798 3	\$10.19
04/11/2025	100475	E. J. Harrison & Sons, Inc.	\$593.21
		Invoice #: 020425	
		67-6725-00 01/09-01/31-E. J. Harrison & Sons, Inc.	\$593.21
04/11/2025	100476	E. J. Harrison & Sons, Inc.	\$602.11
		Invoice #: 030425	
		67-6725-00 5 - 0058798 3	\$602.11
04/11/2025	100477	E. J. Harrison & Sons, Inc.	\$5,982.00
		Invoice #: 031325--00443843	
		67-6725-00 1-0044384 3	\$5,982.00
04/11/2025	100478	E. J. Harrison & Sons, Inc.	\$1,696.16
		Invoice #: 031325--01272571	
		67-6725-00 1 -0127257 1	\$1,696.16
04/11/2025	100479	E. J. Harrison & Sons, Inc.	\$787.14
		Invoice #: 031325--01192282	
		67-6725-00 1 -0119228 2	\$787.14

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

04/01/2025 - 04/30/2025

Date	Check #	Payee	Amount
04/11/2025	100480	E. J. Harrison & Sons, Inc. Invoice #: 031325--00056173 67-6725-00 March 2025 Billing-E. J. Harrison & Sons, Inc.	\$4,940.10 \$4,940.10
04/11/2025	100481	E. J. Harrison & Sons, Inc. Invoice #: 031325--01289583 67-6725-00 March 2025 Billing-E. J. Harrison & Sons, Inc.	\$3,304.24 \$3,304.24
04/11/2025	100482	E. J. Harrison & Sons, Inc. Invoice #: 031325--00444775 67-6725-00 1-0044477 5	\$1,924.10 \$1,924.10
04/17/2025	100483	Seabreeze Management Company, Inc. Invoice #: 31155 60-6040-00 Pay Period 3/23/2025 - 4/5/2025	\$5,493.71 \$5,493.71
04/17/2025	100484	Better Pools Invoice #: 86218 65-6572-00 Hillcrest Skimmer Lid Thermometers	\$625.00 \$625.00
04/17/2025	100485	HD Supply Facilities Maintenance, LTD. Invoice #: 9235873387 65-6554-00 CA Supplies	\$998.06 \$998.06
04/17/2025	100486	California State (WFB) Invoice #: 040925-981 40-4000-00 3rd Quarter Transfer to Reserves - Jan-Mar 2025 less expenses paid (transfer to Cal State Wells Farg	\$76,709.81 \$76,709.81
04/11/2025	0	E. J. Harrison & Sons, Inc. 67-6725-00 EFT - Misc. Check; EJ HARRISON EBILL PMTS 6417713 67-6725-00 EFT - Misc. Check; EJ HARRISON EBILL PMTS 6417703 67-6725-00 EFT - Misc. Check; EJ HARRISON EBILL PMTS 6417733 67-6725-00 EFT - Misc. Check; EJ HARRISON EBILL PMTS 6417732 67-6725-00 EFT - Misc. Check; EJ HARRISON EBILL PMTS 6417728 67-6725-00 EFT - Misc. Check; EJ HARRISON EBILL PMTS 6417712	\$36,460.80 \$3,689.70 \$9,880.20 \$6,608.48 \$3,392.32 \$1,574.28 \$11,315.82
04/21/2025	100487	Seabreeze Management Company, Inc. Invoice #: 31040 60-6035-00 April Service-Seabreeze Management Company, Inc.	\$503.65 \$503.65
04/21/2025	100488	Anderson Refrigeration Inc Invoice #: 4552997 90-9009-00 260 Landing Cove Heater Maintenance	\$410.00 \$410.00
04/21/2025	100489	Kastle Kare Inc Invoice #: 668273 65-6555-00 Gopher Service Monthly	\$550.00 \$550.00
04/21/2025	100490	Better Pools Invoice #: 86171 90-9005-00 CA Reserve Expense	\$5,195.00 \$5,195.00
04/21/2025	100491	Better Pools Invoice #: 86262 90-9005-00 Pay from CA Reserves	\$5,495.00 \$5,495.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

04/01/2025 - 04/30/2025

Date	Check #	Payee	Amount
04/21/2025	100492	Better Pools	\$515.00
		Invoice #: 86261	
		65-6572-00 Townside Spa Gas Line repairs	\$515.00
04/21/2025	100493	Better Pools	\$1,995.00
		Invoice #: 86260	
		65-6572-00 Townside Pool Plaster Repair	\$1,995.00
04/21/2025	100494	HD Supply Facilities Maintenance, LTD.	\$365.70
		Invoice #: 9236103853	
		65-6554-00 CA Paper Supplies	\$365.70
04/22/2025	100495	Gothic Landscape Maintenance Division	\$32,088.00
		Invoice #: 385844	
		64-6405-00 Contract Service for April 2025	\$32,088.00
04/22/2025	100496	HD Supply Facilities Maintenance, LTD.	\$729.89
		Invoice #: 9236148108	
		65-6554-00 Janitorial Supplies	\$729.89
04/22/2025	100497	Xtreme Fitness Service, Inc.	\$445.00
		Invoice #: 12458	
		65-6588-00 Quarterly Maintenance	\$445.00
04/22/2025	100498	Vega Cleaning Service Inc.	\$1,240.00
		Invoice #: 1290	
		65-6550-00 Weekly Contract Service thru April 6, 2025	\$1,240.00
04/22/2025	100499	Vega Cleaning Service Inc.	\$1,240.00
		Invoice #: 1291	
		65-6550-00 Weekly Contract Service thru April 13, 2025	\$1,240.00
04/22/2025	100500	Vega Cleaning Service Inc.	\$750.00
		Invoice #: 1292	
		90-9009-00 237 LC Paint Stucco	\$750.00
04/22/2025	100501	California State University, Channel Islands	\$42,646.18
		Invoice #: 511529	
		67-6700-00 10002448 As of March 31, 2025	\$1,708.71
		67-6701-00 10002448 As of March 31, 2025	\$12,773.12
		67-6702-00 10002448 As of March 31, 2025	\$20,365.16
		67-6703-00 10002448 As of March 31, 2025	\$7,799.19
04/25/2025	300048	Charter Communications	\$237.53
		Invoice #: 0293780040925	
		67-6720-00 8448 20 041 0293780	\$237.53
04/25/2025	100502	Southern California Edison Co.	\$1,640.02
		Invoice #: 041525-466262876	
		67-6705-00 700466262876	\$1,640.02
04/25/2025	100503	Garage Door Doctor	\$225.00
		Invoice #: 11311	
		90-9009-00 Garage Door at 337 Landing Cove	\$225.00
04/25/2025	100504	Gothic Landscape Maintenance Division	\$1,036.71
		Invoice #: 387515	
		64-6410-00 310/320 Fry's Harbor Plant Replacement	\$1,036.71

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

04/01/2025 - 04/30/2025

Date	Check #	Payee	Amount
04/25/2025	100505	Better Pools	\$250.00
		Invoice #: 86730	
		65-6572-00 Townside Pool Spa Filter Cleaning	\$250.00
04/30/2025	100506	Vega Cleaning Service Inc.	\$1,240.00
		Invoice #: 1293	
		65-6550-00 Contract Service thru April 20, 2025	\$1,240.00
04/30/2025	100507	Vega Cleaning Service Inc.	\$250.00
		Invoice #: 1294	
		66-6645-00 801 CI Drive Replace Hose Bib	\$250.00
04/30/2025	100508	Vega Cleaning Service Inc.	\$350.00
		Invoice #: 1295	
		65-6553-00 Playground-Gate Repair	\$350.00
04/30/2025	100509	Vega Cleaning Service Inc.	\$1,240.00
		Invoice #: 1296	
		65-6550-00 Contract Service thru April 27, 2025	\$1,240.00
04/30/2025	100510	Vega Cleaning Service Inc.	\$550.00
		Invoice #: 1297	
		40-4003-00 275 CI Drive Stucco Painting	\$550.00
04/30/2025	100511	Vega Cleaning Service Inc.	\$850.00
		Invoice #: 1298	
		40-4003-00 337 E Platts Harbor Stucco Painting courtyard wall	\$850.00
04/30/2025	100512	Kastle Kare Inc	\$550.00
		Invoice #: 668674	
		65-6555-00 Gopher Service Monthly	\$550.00
04/30/2025	100513	Gothic Landscape Maintenance Division	\$1,260.00
		Invoice #: 388188	
		64-6410-00 Building Clearance-Additional	\$1,260.00
04/30/2025	100514	E. J. Harrison & Sons, Inc.	\$485.82
		Invoice #: 041525-0044384	
		67-6725-00 1 -0044384 3	\$485.82
04/30/2025	100515	E. J. Harrison & Sons, Inc.	\$158.50
		Invoice #: 041525-0044477	
		67-6725-00 1 -0044477 5	\$158.50
04/30/2025	100516	California State University	\$7,966.67
		Invoice #: 511548	
		63-6320-00 Security Services for April 2025	\$7,966.67
04/30/2025	100517	Seabreeze Management Company, Inc.	\$5,493.71
		Invoice #: 32355	
		60-6040-00 April Service-Seabreeze Management Company, Inc.	\$5,493.71
04/30/2025	0	Cal State Site Authority	\$1,930.62
		60-6000-00 Bank Adjustment - Charge Back Item Check 484; Charge Back Item Check 484	\$1,930.62
04/30/2025	0	Reclass	\$1,930.62
		12-1281-00 Bank Adjustment - Due from Site Authority for home sales; Due from Site Authority for home sales	\$1,930.62

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

04/01/2025 - 04/30/2025

Date	Check #	Payee	Amount	
		Account Totals	# Checks:	70
				\$288,289.62
		Association Totals	# Checks:	70
				\$288,289.62

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

DATE	Amount	Description
Apr-25	1,930.62	Due from Site Authority for sales to replace previous returned check
Total	1,930.62	

University Glen
Prepaid Insurance # 1300
As of April 30, 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				
Dec-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				
Apr-25	(76,709.81)			Transfer to Cal State reserve account (Balance due as of 3/31/25)		
		(76,709.81)				
Apr-25	46,775.91			April Reserve Contribution		
	(5,195.00)		Common Space	Pool expense	Better Pools	86171
	(5,495.00)		Common Space	Pool heater installation	Better Pools	86262
	(410.00)		Townhouse	260 Landing Cove heater maintenance	Anderson Refrigeration	4552997
	(750.00)		Townhouse	237 LC Paint Stucco	Vega Cleaning Service	1292
	(225.00)		Townhouse	Garage Door at 337 Landing Cove	Ventura Garage Door Doc	11311
	19,688.96		Common Space	Refund of February payment to the wrong vendor with similar name	Pacific Fitness	
	(200.00)		Townhouse	In wall plumbing repair	John McVarish	031925-500
	(395.00)		Townhouse	Garage door torsion spring replacement	John McVarish	031925-500
	(450.00)		Townhouse	Maintenance	Vega Cleaning Service	1287
	(240.00)		Townhouse	Maintenance	Mike Kimble Plumbing	58365422
	(550.00)		Townhouse	275 Cl Drive Stucco Painting	Vega Cleaning Service	1298
	(850.00)		Townhouse	337 E Platts Harbor Stucco Painting	Vega Cleaning Service	1297
		51,704.87				
Total	51,704.86	51,704.86				

University Glen - Reserve Account Income & Expenses

CONTRIBUTION: CAM Income				
	9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
Jul-24	1,000.08	22,995.83	22,780.00	46,775.91
Aug-24	1,000.08	22,995.83	22,780.00	46,775.91
Sep-24	1,000.08	22,995.83	22,780.00	46,775.91
Oct-24	1,000.08	22,995.83	22,780.00	46,775.91
<i>Transfer</i>				
Nov-24	1,000.08	22,995.83	22,780.00	46,775.91
Dec-24	1,000.08	22,995.83	22,780.00	46,775.91
<i>Transfer</i>				
Jan-25	1,000.08	22,995.83	22,780.00	46,775.91
Feb-25	1,000.08	22,995.83	22,780.00	46,775.91
Mar-25	1,000.08	22,995.83	22,780.00	46,775.91
<i>Transfer</i>				
Apr-25	1,000.08	22,995.83	22,780.00	46,775.91
May-25				-
Jun-25				-
YTD	10,000.80	229,958.30	227,800.00	467,759.10

EXPENDITURES			
4002	4001	4003	
9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
			-
-	(2,244.00)	(2,513.00)	(4,757.00)
-	-	(26,733.36)	(26,733.36)
(1,189.23)	(6,056.71)	(27,263.69)	(34,509.63)
-	(9,995.00)	(20,336.93)	(30,331.93)
-	-	(6,647.60)	(6,647.60)
-	-	(48,559.15)	(48,559.15)
-	(19,688.96)	12,822.38	(6,866.58)
		(8,192.19)	(8,192.19)
	8,998.96	(4,070.00)	4,928.96
			-
			-
(1,189.23)	(28,985.71)	(131,493.54)	(161,668.48)

NET TOTALS			
9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
1,000.08	22,995.83	22,780.00	46,775.91
1,000.08	20,751.83	20,267.00	42,018.91
1,000.08	22,995.83	(3,953.36)	20,042.55
(189.15)	16,939.12	(4,483.69)	12,266.28
-	-	-	(108,837.37)
1,000.08	13,000.83	2,443.07	16,443.98
1,000.08	22,995.83	16,132.40	40,128.31
			(68,838.57)
1,000.08	22,995.83	(25,779.15)	(1,783.24)
1,000.08	3,306.87	35,602.38	39,909.33
1,000.08	22,995.83	14,587.81	38,583.72
			(76,709.81)
1,000.08	31,994.79	18,710.00	51,704.87
-	-	-	-
-	-	-	-
8,811.57	200,972.59	96,306.46	51,704.87

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01-1001-00	Sunwest - Operating - 3571	\$524,939.39	\$288,183.01	\$288,822.39	\$524,300.01
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	8218425	\$ 1,527.29	\$ -	Deposit from batch 223833	
04/01/2025	8220354	2,131.08	-	Deposit from batch 223595	
04/01/2025	8221720	1,378.64	-	Deposit from batch 223601	
04/01/2025	8296480	-	550.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100453 Inv: 385451 Gothic Landscape Maintenance Division	
04/01/2025	8296482	-	125.00	Sunwest - Operating - 3571; Better Pools Chk # 100454 Inv: 86060 Better Pools	
04/01/2025	8296484	-	375.00	Sunwest - Operating - 3571; Better Pools Chk # 100455 Inv: 86061 Better Pools	
04/01/2025	8296486	-	595.00	Sunwest - Operating - 3571; John McVarish Chk # 100456 Inv: 031925-500 John McVarish	
04/01/2025	8304168	1,065.54	-	Deposit from batch 224765	
04/02/2025	8305899	1,403.64	-	Deposit from batch 224237	
04/02/2025	8307888	2,004.84	-	Deposit from batch 224147	
04/02/2025	8316543	-	569.69	Sunwest - Operating - 3571; Charter Communications Chk # 300047 Inv: 0033385032125 Charter Communications	
04/02/2025	8316545	-	4,500.00	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100457 Inv: 28965 Seabreeze Management Company, Inc.	
04/02/2025	8316545	-	5,493.71	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100457 Inv: 29744 Seabreeze Management Company, Inc.	
04/02/2025	8321857	2,537.61	-	Deposit from batch 225111	
04/02/2025	8322612	1,065.23	-	Deposit from batch 225328	
04/03/2025	8324232	845.87	-	Deposit from batch 225463	
04/03/2025	8335923	-	325.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100458 Inv: 1286 Vega Cleaning Service Inc.	
04/03/2025	8335925	-	1,240.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100459 Inv: 1288 Vega Cleaning Service Inc.	
04/03/2025	8335927	-	350.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100460 Inv: 1289 Vega Cleaning Service Inc.	
04/03/2025	8335929	-	625.00	Sunwest - Operating - 3571; Better Pools Chk # 100461 Inv: 85928 Better Pools	
04/03/2025	8335931	-	650.00	Sunwest - Operating - 3571; Better Pools Chk # 100462 Inv: 85929 Better Pools	
04/03/2025	8340866	313.10	-	Deposit from batch 225890	
04/03/2025	8342288	532.34	-	Deposit from batch 226040	
04/04/2025	8345594	2,987.61	-	Deposit from batch 225521	
04/04/2025	8347310	6,794.90	-	Misc Scanned Deposit	
04/04/2025	8352228	-	1,000.00	Sunwest - Operating - 3571; Remedy Pest Elimination Chk # 100463 Inv: 26642 Remedy Pest Elimination	
04/04/2025	8356665	532.77	-	Deposit from batch 226570	
04/07/2025	8360867	1,912.17	-	Deposit from batch 226537	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/07/2025	8362309	\$ 3,292.28	\$ -	Deposit from batch 226390	
04/07/2025	8363517	1,385.87	-	Deposit from batch 226470	
04/07/2025	8371399	-	2,233.86	Sunwest - Operating - 3571; SoCalGas Chk # 100464 Inv: 040225-085881513 SoCalGas	
04/07/2025	8371401	-	470.94	Sunwest - Operating - 3571; SoCalGas Chk # 100465 Inv: 040225-337810871 SoCalGas	
04/07/2025	8377169	2,297.95	-	Deposit from batch 227715	
04/08/2025	8380384	1,598.31	-	Deposit from batch 227242	
04/08/2025	8387078	-	450.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100466 Inv: 1287 Vega Cleaning Service Inc.	
04/08/2025	8387080	-	240.00	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100467 Inv: 30039 Seabreeze Management Company, Inc.	
04/08/2025	8387082	-	1,163.94	Sunwest - Operating - 3571; Eastman Electric Chk # 100468 Inv: 80 Eastman Electric	
04/08/2025	8387084	-	465.00	Sunwest - Operating - 3571; Better Pools Chk # 100469 Inv: 86170 Better Pools	
04/08/2025	8388129	532.77	-	Deposit from batch 228312	
04/08/2025	8391568	5,133.39	-	Deposit from batch 228336	
04/09/2025	8394478	3,256.89	-	Deposit from batch 227852	
04/09/2025	6242180	748.26	-	Sunwest - Operating - 3571 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300018 Inv: 308 E. J. Harrison & Sons, Inc.	
04/09/2025	7243538	10.19	-	Sunwest - Operating - 3571 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300024 Inv: 010325 E. J. Harrison & Sons, Inc.	
04/09/2025	7625363	593.21	-	Sunwest - Operating - 3571 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300030 Inv: 020425 E. J. Harrison & Sons, Inc.	
04/09/2025	8117061	602.11	-	Sunwest - Operating - 3571 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300039 Inv: 030425 E. J. Harrison & Sons, Inc.	
04/09/2025	8180230	5,982.00	-	Sunwest - Operating - 3571 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300041 Inv: 031325--00443843 E. J. Harrison & Sons, Inc.	
04/09/2025	8180232	1,696.16	-	Sunwest - Operating - 3571 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300042 Inv: 031325--01272571 E. J. Harrison & Sons, Inc.	
04/09/2025	8180234	787.14	-	Sunwest - Operating - 3571 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300043 Inv: 031325--01192282 E. J. Harrison & Sons, Inc.	
04/09/2025	8180236	4,940.10	-	Sunwest - Operating - 3571 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300044 Inv: 031325--00056173 E. J. Harrison & Sons, Inc.	
04/09/2025	8180238	3,304.24	-	Sunwest - Operating - 3571 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300045 Inv: 031325--01289583 E. J. Harrison & Sons, Inc.	
04/09/2025	8189725	1,924.10	-	Sunwest - Operating - 3571 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300046 Inv: 031325--00444775 E. J. Harrison & Sons, Inc.	
04/09/2025	8486055	-	2,525.00	Sunwest - Operating - 3571; Better Pools Chk # 100470 Inv: 85927 Better Pools	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/09/2025	8486057	\$ -	\$ 1,413.97	Sunwest - Operating - 3571; Eastman Electric Chk # 100471 Inv: 184 Eastman Electric	
04/09/2025	8486059	-	240.00	Sunwest - Operating - 3571; Mike Kimble Plumbing Chk # 100472 Inv: 58365422 Mike Kimble Plumbing	
04/09/2025	8490854	3,509.72	-	Deposit from batch 228819	
04/10/2025	8473204	159,628.57	-	Deposit from batch 226566	
04/10/2025	8492373	1,378.64	-	Deposit from batch 228597	
04/10/2025	8493417	1,915.54	-	Deposit from batch 228439	
04/10/2025	8493945	1,065.54	-	Deposit from batch 228519	
04/10/2025	8507975	2,444.18	-	Deposit from batch 229431	
04/11/2025	8509928	532.77	-	Deposit from batch 229318	
04/11/2025	8511041	532.77	-	Deposit from batch 228928	
04/11/2025	8516777	-	748.26	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 100473 Inv: 308 E. J. Harrison & Sons, Inc.	
04/11/2025	8516779	-	10.19	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 100474 Inv: 010325 E. J. Harrison & Sons, Inc.	
04/11/2025	8516781	-	593.21	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 100475 Inv: 020425 E. J. Harrison & Sons, Inc.	
04/11/2025	8516783	-	602.11	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 100476 Inv: 030425 E. J. Harrison & Sons, Inc.	
04/11/2025	8516785	-	5,982.00	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 100477 Inv: 031325--00443843 E. J. Harrison & Sons, Inc.	
04/11/2025	8516787	-	1,696.16	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 100478 Inv: 031325--01272571 E. J. Harrison & Sons, Inc.	
04/11/2025	8516789	-	787.14	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 100479 Inv: 031325--01192282 E. J. Harrison & Sons, Inc.	
04/11/2025	8516791	-	4,940.10	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 100480 Inv: 031325--00056173 E. J. Harrison & Sons, Inc.	
04/11/2025	8516793	-	3,304.24	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 100481 Inv: 031325--01289583 E. J. Harrison & Sons, Inc.	
04/11/2025	8516795	-	1,924.10	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 100482 Inv: 031325--00444775 E. J. Harrison & Sons, Inc.	
04/11/2025	8521280	7,112.83	-	Deposit from batch 229835	
04/11/2025	8581030	-	36,460.80	Misc. Check; E. J. Harrison & Sons, Inc. Chk # 0	
04/14/2025	8528601	-	532.77	4/10 Skipped ACH Return - Batch 226566	
04/14/2025	8533338	335.00	-	Deposit from batch 230660	
04/14/2025	8536109	532.77	-	Deposit from batch 230762	
04/15/2025	8537813	2,131.08	-	Deposit from batch 230812	
04/15/2025	8547195	846.63	-	Deposit from batch 231941	
04/16/2025	8557189	1,133.22	-	Deposit from batch 232541	
04/16/2025	8557805	532.77	-	Deposit from batch 232671	
04/17/2025	8560999	1,453.64	-	Deposit from batch 232497	
04/17/2025	8567097	-	5,493.71	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100483	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 31155 Seabreeze Management Company, Inc.					
04/17/2025	8567099	-	625.00		Sunwest - Operating - 3571; Better Pools Chk # 100484
Inv: 86218 Better Pools					
04/17/2025	8567101	-	998.06		Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100485
Inv: 9235873387 HD Supply Facilities Maintenance, LTD.					
04/17/2025	8567103	-	76,709.81		Sunwest - Operating - 3571; California State (WFB) Chk # 100486
Inv: 040925-981 California State (WFB)					
04/18/2025	8570778	532.77	-		Deposit from batch 232772
04/18/2025	8577068	1,159.07	-		Deposit from batch 233512
04/18/2025	8577530	532.77	-		Deposit from batch 233563
04/21/2025	8580891	1,058.31	-		Deposit from batch 233297
04/21/2025	8586610	-	503.65		Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100487
Inv: 31040 Seabreeze Management Company, Inc.					
04/21/2025	8586612	-	410.00		Sunwest - Operating - 3571; Anderson Refrigeration Inc Chk # 100488
Inv: 4552997 Anderson Refrigeration Inc					
04/21/2025	8586614	-	550.00		Sunwest - Operating - 3571; Kastle Kare Inc Chk # 100489
Inv: 668273 Kastle Kare Inc					
04/21/2025	8586616	-	5,195.00		Sunwest - Operating - 3571; Better Pools Chk # 100490
Inv: 86171 Better Pools					
04/21/2025	8586618	-	5,495.00		Sunwest - Operating - 3571; Better Pools Chk # 100491
Inv: 86262 Better Pools					
04/21/2025	8586620	-	515.00		Sunwest - Operating - 3571; Better Pools Chk # 100492
Inv: 86261 Better Pools					
04/21/2025	8586622	-	1,995.00		Sunwest - Operating - 3571; Better Pools Chk # 100493
Inv: 86260 Better Pools					
04/21/2025	8586624	-	365.70		Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100494
Inv: 9236103853 HD Supply Facilities Maintenance, LTD.					
04/22/2025	8590424	1,065.54	-		Deposit from batch 233821
04/22/2025	8590841	1,930.62	-		Misc Scanned Deposit
04/22/2025	8596539	-	32,088.00		Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100495
Inv: 385844 Gothic Landscape Maintenance Division					
04/22/2025	8596541	-	729.89		Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100496
Inv: 9236148108 HD Supply Facilities Maintenance, LTD.					
04/22/2025	8596543	-	445.00		Sunwest - Operating - 3571; Xtreme Fitness Service, Inc. Chk # 100497
Inv: 12458 Xtreme Fitness Service, Inc.					
04/22/2025	8596545	-	1,240.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100498
Inv: 1290 Vega Cleaning Service Inc.					
04/22/2025	8596547	-	1,240.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100499
Inv: 1291 Vega Cleaning Service Inc.					
04/22/2025	8596549	-	750.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100500
Inv: 1292 Vega Cleaning Service Inc.					

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/22/2025	8596551	\$ -	\$ 42,646.18		Sunwest - Operating - 3571; California State University, Channel Islands Chk # 100501 Inv: 511529 California State University, Channel Islands
04/22/2025	8598358	532.77	-		Deposit from batch 234624
04/23/2025	8599896	1,065.54	-		Deposit from batch 234361
04/24/2025	8614718	1,065.54	-		Deposit from batch 235495
04/25/2025	8616610	1,598.31	-		Deposit from batch 235289
04/25/2025	8622162	-	237.53		Sunwest - Operating - 3571; Charter Communications Chk # 300048 Inv: 0293780040925 Charter Communications
04/25/2025	8622164	-	1,640.02		Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100502 Inv: 041525-466262876 Southern California Edison Co.
04/25/2025	8622166	-	225.00		Sunwest - Operating - 3571; Garage Door Doctor Chk # 100503 Inv: 11311 Garage Door Doctor
04/25/2025	8622168	-	1,036.71		Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100504 Inv: 387515 Gothic Landscape Maintenance Division
04/25/2025	8622170	-	250.00		Sunwest - Operating - 3571; Better Pools Chk # 100505 Inv: 86730 Better Pools
04/28/2025	8626035	2,920.20	-		Deposit from batch 236141
04/28/2025	8627175	532.77	-		Deposit from batch 235686
04/28/2025	8635391	313.10	-		Deposit from batch 236455
04/28/2025	8635808	939.30	-		Deposit from batch 236530
04/29/2025	8636871	532.77	-		Deposit from batch 236690
04/29/2025	8637597	48.01	-		Deposit from batch 236149
04/30/2025	8648247	532.77	-		Deposit from batch 236729
04/30/2025	8648799	238.88	-		Deposit from batch 237463
04/30/2025	8648801	532.77	-		Deposit from batch 237465
04/30/2025	8648803	313.10	-		Deposit from batch 237467
04/30/2025	8651400	313.10	-		Deposit from batch 237470
04/30/2025	8651402	532.77	-		Deposit from batch 237474
04/30/2025	8651863	19,688.96	-		Misc Scanned Deposit
04/30/2025	8656608	-	1,240.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100506 Inv: 1293 Vega Cleaning Service Inc.
04/30/2025	8656610	-	250.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100507 Inv: 1294 Vega Cleaning Service Inc.
04/30/2025	8656612	-	350.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100508 Inv: 1295 Vega Cleaning Service Inc.
04/30/2025	8656614	-	1,240.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100509 Inv: 1296 Vega Cleaning Service Inc.
04/30/2025	8656616	-	550.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100510 Inv: 1297 Vega Cleaning Service Inc.
04/30/2025	8656618	-	850.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100511 Inv: 1298 Vega Cleaning Service Inc.
04/30/2025	8656620	-	550.00		Sunwest - Operating - 3571; Kastle Kare Inc Chk # 100512 Inv: 668674 Kastle Kare Inc

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/30/2025	8656622	\$ -	\$ 1,260.00		Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100513 Inv: 388188 Gothic Landscape Maintenance Division
04/30/2025	8656624	-	485.82		Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 100514 Inv: 041525-0044384 E. J. Harrison & Sons, Inc.
04/30/2025	8656626	-	158.50		Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 100515 Inv: 041525-0044477 E. J. Harrison & Sons, Inc.
04/30/2025	8656628	-	7,966.67		Sunwest - Operating - 3571; California State University Chk # 100516 Inv: 511548 California State University
04/30/2025	8656630	-	5,493.71		Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100517 Inv: 32355 Seabreeze Management Company, Inc.
04/30/2025	8668785	-	1,930.62		Charge Back Item Check 484; Cal State Site Authority Chk # 0
04/30/2025	8738684	-	1,930.62		Due from Site Authority for home sales; Reclass Chk # 0
12-1280-00	Accounts Receivable		38,336.18	244,296.65	240,273.04
					42,359.79
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	8220354	\$ 0.00	\$ 1,598.31	Deposit from batch 223595	
04/01/2025	8221720	0.00	1,378.64	Deposit from batch 223601	
04/01/2025	8218425	0.00	843.63	Deposit from batch 223833	
04/01/2025	8304168	0.00	1,065.54	Deposit from batch 224765	
04/01/2025	4206214	22,543.20	-	Assessment - A - Batch 105590	
04/01/2025	4206238	106,554.00	-	Assessment - A - Batch 105591	
04/01/2025	4206266	93,099.58	-	Apartment Assessment - A - Batch 105588	
04/01/2025	4206290	16,823.50	-	Apartment Assessment - A - Batch 105589	
04/01/2025	4206314	4,060.83	-	Commercial Assessment - A - Batch 105592	
04/01/2025	8222236	25.00	-	Parking Permit/ Pass Fee - Batch 224155	
04/01/2025	8270602	-	122.93	Applied Prepaid 124525874596	
04/01/2025	8270604	-	313.10	Applied Prepaid 124525874740	
04/01/2025	8270606	-	116.85	Applied Prepaid 124525874659	
04/01/2025	8270608	-	313.10	Applied Prepaid 124525874636	
04/01/2025	8270610	-	313.10	Applied Prepaid 124525874838	
04/01/2025	8270612	-	4.99	Applied Prepaid 124525874758	
04/01/2025	8270614	-	0.46	Applied Prepaid 124525874730	
04/01/2025	8270616	-	53.55	Applied Prepaid 124525874679	
04/01/2025	8270618	-	532.77	Applied Prepaid 124525874817	
04/01/2025	8270620	-	146.23	Applied Prepaid 124525874757	
04/01/2025	8270622	-	146.23	Applied Prepaid 124525874735	
04/01/2025	8270624	-	313.10	Applied Prepaid 124525874647	
04/01/2025	8270626	-	313.10	Applied Prepaid 124525874634	
04/01/2025	8270628	-	313.10	Applied Prepaid 124525874589	
04/01/2025	8270630	-	313.10	Applied Prepaid 124525874656	
04/01/2025	8270632	-	98.22	Applied Prepaid 124525874722	
04/01/2025	8270634	-	532.77	Applied Prepaid 124525874598	
04/01/2025	8270636	-	532.77	Applied Prepaid 124525874825	
04/01/2025	8270638	-	532.77	Applied Prepaid 124525874710	
04/01/2025	8270640	-	437.38	Applied Prepaid 124525874796	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
04/01/2025	8270642	\$ -	\$ 148.11	Applied Prepaid 124525874805		
04/01/2025	8270644	-	532.77	Applied Prepaid 124525874592		
04/01/2025	8270646	-	532.77	Applied Prepaid 124525874762		
04/01/2025	8270648	-	110.95	Applied Prepaid 124525874774		
04/01/2025	8270650	-	532.77	Applied Prepaid 124525874687		
04/01/2025	8270652	-	532.77	Applied Prepaid 124525874770		
04/01/2025	8270654	-	146.28	Applied Prepaid 124525874644		
04/01/2025	8270656	-	53.55	Applied Prepaid 124525874664		
04/01/2025	8270658	-	146.23	Applied Prepaid 124525874616		
04/01/2025	8270660	-	146.23	Applied Prepaid 124525874744		
04/01/2025	8270662	-	532.77	Applied Prepaid 124525874797		
04/01/2025	8270664	-	194.20	Applied Prepaid 124525874824		
04/01/2025	8270666	-	532.77	Applied Prepaid 124525874641		
04/01/2025	8270668	-	146.23	Applied Prepaid 124525874648		
04/01/2025	8270670	-	155.78	Applied Prepaid 124525874698		
04/01/2025	8270672	-	23.15	Applied Prepaid 124525874683		
04/01/2025	8270674	-	532.77	Applied Prepaid 124525874706		
04/01/2025	8270676	-	146.23	Applied Prepaid 124525874752		
04/01/2025	8270678	-	146.23	Applied Prepaid 124525874622		
04/01/2025	8270680	-	532.77	Applied Prepaid 124525874639		
04/01/2025	8270682	-	198.90	Applied Prepaid 124525874637		
04/01/2025	8270684	-	121.11	Applied Prepaid 124525874709		
04/01/2025	8288664	-	532.77	Applied Prepaid 124525874708		
04/02/2025	8307888	0.00	1,691.74	Deposit from batch 224147		
04/02/2025	8305899	0.00	1,403.64	Deposit from batch 224237		
04/02/2025	8321857	0.00	2,537.61	Deposit from batch 225111		
04/02/2025	8322612	0.00	1,065.23	Deposit from batch 225328		
04/03/2025	8324232	0.00	845.87	Deposit from batch 225463		
04/03/2025	8340866	0.00	313.10	Deposit from batch 225890		
04/03/2025	8342288	0.00	532.34	Deposit from batch 226040		
04/04/2025	8345594	0.00	2,431.69	Deposit from batch 225521		
04/04/2025	8356665	0.00	532.77	Deposit from batch 226570		
04/04/2025	8344290	386.54	-	Move Payment Transfer		
04/04/2025	8347457	-	386.54	Applied Prepaid 124525874738		
04/07/2025	8362309	0.00	2,830.72	Deposit from batch 226390		
04/07/2025	8363517	0.00	1,072.77	Deposit from batch 226470		
04/07/2025	8360867	0.00	1,598.31	Deposit from batch 226537		
04/07/2025	8377169	0.00	1,911.41	Deposit from batch 227715		
04/07/2025	8364978	50.00	-	Parking Permit/ Pass Fee - Batch 227401		
04/07/2025	8366499	-	50.00	Applied Prepaid 124525874830		

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/08/2025	8380384	\$ 0.00	\$ 1,598.31	Deposit from batch 227242	
04/08/2025	8391568	0.00	4,596.02	Deposit from batch 228336	
04/09/2025	8394478	0.00	2,964.43	Deposit from batch 227852	
04/09/2025	8490854	0.00	3,242.38	Deposit from batch 228819	
04/10/2025	8473204	0.00	159,628.57	Deposit from batch 226566	
04/10/2025	8493417	0.00	1,597.85	Deposit from batch 228439	
04/10/2025	8493945	0.00	1,065.54	Deposit from batch 228519	
04/10/2025	8492373	0.00	1,378.64	Deposit from batch 228597	
04/10/2025	8507975	0.00	2,345.96	Deposit from batch 229431	
04/11/2025	8509928	0.00	532.77	Deposit from batch 229318	
04/11/2025	8521280	0.00	6,664.59	Deposit from batch 229835	
04/14/2025	8536109	0.00	532.77	Deposit from batch 230762	
04/14/2025	8528601	532.77	-	4/10 Skipped ACH Return - Batch 226566	
04/15/2025	8537813	0.00	2,077.53	Deposit from batch 230812	
04/15/2025	8547195	0.00	532.77	Deposit from batch 231941	
04/16/2025	8557189	0.00	1,133.22	Deposit from batch 232541	
04/16/2025	8557805	0.00	532.77	Deposit from batch 232671	
04/16/2025	8550050	75.00	-	Key Fob / Remotes - Batch 232048	
04/16/2025	8552466	146.23	-	Move Payment Transfer	
04/16/2025	8553481	-	75.00	Applied Prepaid 124525874622	
04/17/2025	8560999	0.00	1,378.64	Deposit from batch 232497	
04/18/2025	8570778	0.00	532.77	Deposit from batch 232772	
04/18/2025	8577068	0.00	1,105.52	Deposit from batch 233512	
04/18/2025	8577530	0.00	532.77	Deposit from batch 233563	
04/21/2025	8580891	0.00	1,058.31	Deposit from batch 233297	
04/22/2025	8590424	0.00	1,065.54	Deposit from batch 233821	
04/23/2025	8599896	0.00	1,065.54	Deposit from batch 234361	
04/24/2025	8614718	0.00	532.77	Deposit from batch 235495	
04/25/2025	8616610	0.00	1,065.54	Deposit from batch 235289	
04/28/2025	8626035	0.00	2,662.11	Deposit from batch 236141	
04/28/2025	8635808	0.00	939.30	Deposit from batch 236530	
04/30/2025	8648247	0.00	532.77	Deposit from batch 236729	

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
04/30/2025	8648799	\$ 0.00	\$ 238.88	Deposit from batch 237463		
04/30/2025	8648801	0.00	532.77	Deposit from batch 237465		
04/30/2025	8651400	0.00	313.10	Deposit from batch 237470		
12-1281-00	A/R-Miscellaneous		-	1,930.62	-	1,930.62
Date	GL Ref #	Debit	Credit	Description		
04/30/2025	8738684	\$ 1,930.62	\$ -	Due from Site Authority for home sales; Reclass Chk # 0		
13-1300-00	Prepaid Insurance		41,114.72	-	13,704.92	27,409.80
Date	GL Ref #	Debit	Credit	Description		
04/30/2025	8783901	\$ -	\$ 13,704.92	Amortize prepaid insurance expense 7/1/24-25		
20-2001-00	Prepaid Dues		(15,625.12)	12,639.27	12,080.02	(15,065.87)
Date	GL Ref #	Debit	Credit	Description		
04/01/2025	8220354	\$ 0.00	\$ 532.77	Deposit from batch 223595		
04/01/2025	8218425	0.00	683.66	Deposit from batch 223833		
04/01/2025	8270602	122.93	-	Adjust Prepaid		
04/01/2025	8270604	313.10	-	Adjust Prepaid		
04/01/2025	8270606	116.85	-	Adjust Prepaid		
04/01/2025	8270608	313.10	-	Adjust Prepaid		
04/01/2025	8270610	313.10	-	Adjust Prepaid		
04/01/2025	8270612	4.99	-	Adjust Prepaid		
04/01/2025	8270614	0.46	-	Adjust Prepaid		
04/01/2025	8270616	53.55	-	Adjust Prepaid		
04/01/2025	8270618	532.77	-	Adjust Prepaid		
04/01/2025	8270620	146.23	-	Adjust Prepaid		
04/01/2025	8270622	146.23	-	Adjust Prepaid		
04/01/2025	8270624	313.10	-	Adjust Prepaid		
04/01/2025	8270626	313.10	-	Adjust Prepaid		
04/01/2025	8270628	313.10	-	Adjust Prepaid		
04/01/2025	8270630	313.10	-	Adjust Prepaid		
04/01/2025	8270632	98.22	-	Adjust Prepaid		
04/01/2025	8270634	532.77	-	Adjust Prepaid		
04/01/2025	8270636	532.77	-	Adjust Prepaid		
04/01/2025	8270638	532.77	-	Adjust Prepaid		
04/01/2025	8270640	437.38	-	Adjust Prepaid		
04/01/2025	8270642	148.11	-	Adjust Prepaid		
04/01/2025	8270644	532.77	-	Adjust Prepaid		
04/01/2025	8270646	532.77	-	Adjust Prepaid		
04/01/2025	8270648	110.95	-	Adjust Prepaid		
04/01/2025	8270650	532.77	-	Adjust Prepaid		
04/01/2025	8270652	532.77	-	Adjust Prepaid		
04/01/2025	8270654	146.28	-	Adjust Prepaid		
04/01/2025	8270656	53.55	-	Adjust Prepaid		
04/01/2025	8270658	146.23	-	Adjust Prepaid		
04/01/2025	8270660	146.23	-	Adjust Prepaid		
04/01/2025	8270662	532.77	-	Adjust Prepaid		
04/01/2025	8270664	194.20	-	Adjust Prepaid		
04/01/2025	8270666	532.77	-	Adjust Prepaid		

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/01/2025	8270668	\$ 146.23	\$ -	Adjust Prepaid	
04/01/2025	8270670	155.78	-	Adjust Prepaid	
04/01/2025	8270672	23.15	-	Adjust Prepaid	
04/01/2025	8270674	532.77	-	Adjust Prepaid	
04/01/2025	8270676	146.23	-	Adjust Prepaid	
04/01/2025	8270678	146.23	-	Adjust Prepaid	
04/01/2025	8270680	532.77	-	Adjust Prepaid	
04/01/2025	8270682	198.90	-	Adjust Prepaid	
04/01/2025	8270684	121.11	-	Adjust Prepaid	
04/01/2025	8288664	532.77	-	Adjust Prepaid	
04/02/2025	8307888	0.00	313.10	Deposit from batch 224147	
04/04/2025	8345594	0.00	555.92	Deposit from batch 225521	
04/04/2025	8344290	-	386.54	Move Payment Transfer	
04/04/2025	8347457	386.54	-	Adjust Prepaid	
04/07/2025	8362309	0.00	461.56	Deposit from batch 226390	
04/07/2025	8363517	0.00	313.10	Deposit from batch 226470	
04/07/2025	8360867	0.00	313.86	Deposit from batch 226537	
04/07/2025	8377169	0.00	386.54	Deposit from batch 227715	
04/07/2025	8366499	50.00	-	Adjust Prepaid	
04/08/2025	8388129	0.00	532.77	Deposit from batch 228312	
04/08/2025	8391568	0.00	537.37	Deposit from batch 228336	
04/09/2025	8394478	0.00	292.46	Deposit from batch 227852	
04/09/2025	8490854	0.00	267.34	Deposit from batch 228819	
04/10/2025	8493417	0.00	317.69	Deposit from batch 228439	
04/10/2025	8507975	0.00	98.22	Deposit from batch 229431	
04/11/2025	8511041	0.00	532.77	Deposit from batch 228928	
04/11/2025	8521280	0.00	448.24	Deposit from batch 229835	
04/14/2025	8533338	0.00	335.00	Deposit from batch 230660	
04/15/2025	8537813	0.00	53.55	Deposit from batch 230812	
04/15/2025	8547195	0.00	313.86	Deposit from batch 231941	
04/16/2025	8552466	-	146.23	Move Payment Transfer	
04/16/2025	8553481	75.00	-	Adjust Prepaid	
04/17/2025	8560999	0.00	75.00	Deposit from batch 232497	
04/18/2025	8577068	0.00	53.55	Deposit from batch 233512	
04/22/2025	8598358	0.00	532.77	Deposit from batch 234624	
04/24/2025	8614718	0.00	532.77	Deposit from batch 235495	

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/25/2025	8616610	\$ 0.00	\$ 532.77	Deposit from batch 235289	
04/28/2025	8627175	0.00	532.77	Deposit from batch 235686	
04/28/2025	8626035	0.00	258.09	Deposit from batch 236141	
04/28/2025	8635391	0.00	313.10	Deposit from batch 236455	
04/29/2025	8637597	0.00	48.01	Deposit from batch 236149	
04/29/2025	8636871	0.00	532.77	Deposit from batch 236690	
04/30/2025	8648803	0.00	313.10	Deposit from batch 237467	
04/30/2025	8651402	0.00	532.77	Deposit from batch 237474	
20-2799-00	Accounts Payable	-	247,967.58	247,967.58	-
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	8296471	\$ -	\$ 595.00	Accounts Payable Inv # 031925-500 Inv: 031925-500 John McVarish	
04/01/2025	8296474	-	125.00	Accounts Payable Inv # 86060 Inv: 86060 Better Pools	
04/01/2025	8296476	-	375.00	Accounts Payable Inv # 86061 Inv: 86061 Better Pools	
04/01/2025	8296478	-	550.00	Accounts Payable Inv # 385451 Inv: 385451 Gothic Landscape Maintenance Division	
04/01/2025	8296480	550.00	-	Accounts Payable Inv # 385451; Gothic Landscape Maintenance Division Chk # 100453 Inv: 385451 Gothic Landscape Maintenance Division	
04/01/2025	8296482	125.00	-	Accounts Payable Inv # 86060; Better Pools Chk # 100454 Inv: 86060 Better Pools	
04/01/2025	8296484	375.00	-	Accounts Payable Inv # 86061; Better Pools Chk # 100455 Inv: 86061 Better Pools	
04/01/2025	8296486	595.00	-	Accounts Payable Inv # 031925-500; John McVarish Chk # 100456 Inv: 031925-500 John McVarish	
04/02/2025	8316537	-	4,500.00	Accounts Payable Inv # 28965 Inv: 28965 Seabreeze Management Company, Inc.	
04/02/2025	8316539	-	5,493.71	Accounts Payable Inv # 29744 Inv: 29744 Seabreeze Management Company, Inc.	
04/02/2025	8316541	-	569.69	Accounts Payable Inv # 0033385032125 Inv: 0033385032125 Charter Communications	
04/02/2025	8316543	569.69	-	Accounts Payable Inv # 0033385032125; Charter Communications Chk # 300047 Inv: 0033385032125 Charter Communications	
04/02/2025	8316545	4,500.00	-	Accounts Payable Inv # 28965; Seabreeze Management Company, Inc. Chk # 100457 Inv: 28965 Seabreeze Management Company, Inc.	
04/02/2025	8316545	5,493.71	-	Accounts Payable Inv # 29744; Seabreeze Management Company, Inc. Chk # 100457 Inv: 29744 Seabreeze Management Company, Inc.	

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/03/2025	8335913	\$ -	\$ 325.00	Accounts Payable Inv # 1286 Inv: 1286 Vega Cleaning Service Inc.	
04/03/2025	8335915	-	1,240.00	Accounts Payable Inv # 1288 Inv: 1288 Vega Cleaning Service Inc.	
04/03/2025	8335917	-	350.00	Accounts Payable Inv # 1289 Inv: 1289 Vega Cleaning Service Inc.	
04/03/2025	8335919	-	625.00	Accounts Payable Inv # 85928 Inv: 85928 Better Pools	
04/03/2025	8335921	-	650.00	Accounts Payable Inv # 85929 Inv: 85929 Better Pools	
04/03/2025	8335923	325.00	-	Accounts Payable Inv # 1286; Vega Cleaning Service Inc. Chk # 100458 Inv: 1286 Vega Cleaning Service Inc.	
04/03/2025	8335925	1,240.00	-	Accounts Payable Inv # 1288; Vega Cleaning Service Inc. Chk # 100459 Inv: 1288 Vega Cleaning Service Inc.	
04/03/2025	8335927	350.00	-	Accounts Payable Inv # 1289; Vega Cleaning Service Inc. Chk # 100460 Inv: 1289 Vega Cleaning Service Inc.	
04/03/2025	8335929	625.00	-	Accounts Payable Inv # 85928; Better Pools Chk # 100461 Inv: 85928 Better Pools	
04/03/2025	8335931	650.00	-	Accounts Payable Inv # 85929; Better Pools Chk # 100462 Inv: 85929 Better Pools	
04/04/2025	8352226	-	1,000.00	Accounts Payable Inv # 26642 Inv: 26642 Joel L Bustamante	
04/04/2025	8352228	1,000.00	-	Accounts Payable Inv # 26642; Remedy Pest Elimination Chk # 100463 Inv: 26642 Remedy Pest Elimination	
04/07/2025	8371395	-	2,233.86	Accounts Payable Inv # 040225-085881513 Inv: 040225-085881513 SoCalGas	
04/07/2025	8371397	-	470.94	Accounts Payable Inv # 040225-337810871 Inv: 040225-337810871 SoCalGas	
04/07/2025	8371399	2,233.86	-	Accounts Payable Inv # 040225-085881513; SoCalGas Chk # 100464 Inv: 040225-085881513 SoCalGas	
04/07/2025	8371401	470.94	-	Accounts Payable Inv # 040225-337810871; SoCalGas Chk # 100465 Inv: 040225-337810871 SoCalGas	
04/08/2025	8387070	-	450.00	Accounts Payable Inv # 1287 Inv: 1287 Vega Cleaning Service Inc.	
04/08/2025	8387072	-	1,163.94	Accounts Payable Inv # 80 Inv: 80 Eastman Electric	
04/08/2025	8387074	-	240.00	Accounts Payable Inv # 30039 Inv: 30039 Seabreeze Management Company, Inc.	
04/08/2025	8387076	-	465.00	Accounts Payable Inv # 86170 Inv: 86170 Better Pools	

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/08/2025	8387078	\$ 450.00	\$ -	Accounts Payable Inv # 1287; Vega Cleaning Service Inc. Chk # 100466 Inv: 1287 Vega Cleaning Service Inc.	
04/08/2025	8387080	240.00	-	Accounts Payable Inv # 30039; Seabreeze Management Company, Inc. Chk # 100467 Inv: 30039 Seabreeze Management Company, Inc.	
04/08/2025	8387082	1,163.94	-	Accounts Payable Inv # 80; Eastman Electric Chk # 100468 Inv: 80 Eastman Electric	
04/08/2025	8387084	465.00	-	Accounts Payable Inv # 86170; Better Pools Chk # 100469 Inv: 86170 Better Pools	
04/09/2025	6242180	-	748.26	Accounts Payable Inv # 308 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300018 Inv: 308 E. J. Harrison & Sons, Inc.	
04/09/2025	7243538	-	10.19	Accounts Payable Inv # 010325 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300024 Inv: 010325 E. J. Harrison & Sons, Inc.	
04/09/2025	7625363	-	593.21	Accounts Payable Inv # 020425 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300030 Inv: 020425 E. J. Harrison & Sons, Inc.	
04/09/2025	8117061	-	602.11	Accounts Payable Inv # 030425 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300039 Inv: 030425 E. J. Harrison & Sons, Inc.	
04/09/2025	8180230	-	5,982.00	Accounts Payable Inv # 031325--00443843 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300043 Inv: 031325--00443843 E. J. Harrison & Sons, Inc.	
04/09/2025	8180232	-	1,696.16	Accounts Payable Inv # 031325--01272571 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300047 Inv: 031325--01272571 E. J. Harrison & Sons, Inc.	
04/09/2025	8180234	-	787.14	Accounts Payable Inv # 031325--01192282 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300051 Inv: 031325--01192282 E. J. Harrison & Sons, Inc.	
04/09/2025	8180236	-	4,940.10	Accounts Payable Inv # 031325--00056173 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300055 Inv: 031325--00056173 E. J. Harrison & Sons, Inc.	
04/09/2025	8180238	-	3,304.24	Accounts Payable Inv # 031325--01289583 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300059 Inv: 031325--01289583 E. J. Harrison & Sons, Inc.	
04/09/2025	8189725	-	1,924.10	Accounts Payable Inv # 031325--00444775 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300063 Inv: 031325--00444775 E. J. Harrison & Sons, Inc.	
04/09/2025	8486049	-	240.00	Accounts Payable Inv # 58365422 Inv: 58365422 Mike Kimble Plumbing	
04/09/2025	8486051	-	1,413.97	Accounts Payable Inv # 184 Inv: 184 Eastman Electric	
04/09/2025	8486053	-	2,525.00	Accounts Payable Inv # 85927 Inv: 85927 Better Pools	
04/09/2025	8486055	2,525.00	-	Accounts Payable Inv # 85927; Better Pools Chk # 100470 Inv: 85927 Better Pools	
04/09/2025	8486057	1,413.97	-	Accounts Payable Inv # 184; Eastman Electric Chk # 100471 Inv: 184 Eastman Electric	
04/09/2025	8486059	240.00	-	Accounts Payable Inv # 58365422; Mike Kimble Plumbing Chk # 100472 Inv: 58365422 Mike Kimble Plumbing	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/11/2025	8516777	\$ 748.26	\$ -	Accounts Payable Inv # 308; E. J. Harrison & Sons, Inc. Chk # 100473 Inv: 308 E. J. Harrison & Sons, Inc.	
04/11/2025	8516779	10.19	-	Accounts Payable Inv # 010325; E. J. Harrison & Sons, Inc. Chk # 100474 Inv: 010325 E. J. Harrison & Sons, Inc.	
04/11/2025	8516781	593.21	-	Accounts Payable Inv # 020425; E. J. Harrison & Sons, Inc. Chk # 100475 Inv: 020425 E. J. Harrison & Sons, Inc.	
04/11/2025	8516783	602.11	-	Accounts Payable Inv # 030425; E. J. Harrison & Sons, Inc. Chk # 100476 Inv: 030425 E. J. Harrison & Sons, Inc.	
04/11/2025	8516785	5,982.00	-	Accounts Payable Inv # 031325--00443843; E. J. Harrison & Sons, Inc. Chk # 100477 Inv: 031325--00443843 E. J. Harrison & Sons, Inc.	
04/11/2025	8516787	1,696.16	-	Accounts Payable Inv # 031325--01272571; E. J. Harrison & Sons, Inc. Chk # 100478 Inv: 031325--01272571 E. J. Harrison & Sons, Inc.	
04/11/2025	8516789	787.14	-	Accounts Payable Inv # 031325--01192282; E. J. Harrison & Sons, Inc. Chk # 100479 Inv: 031325--01192282 E. J. Harrison & Sons, Inc.	
04/11/2025	8516791	4,940.10	-	Accounts Payable Inv # 031325--00056173; E. J. Harrison & Sons, Inc. Chk # 100480 Inv: 031325--00056173 E. J. Harrison & Sons, Inc.	
04/11/2025	8516793	3,304.24	-	Accounts Payable Inv # 031325--01289583; E. J. Harrison & Sons, Inc. Chk # 100481 Inv: 031325--01289583 E. J. Harrison & Sons, Inc.	
04/11/2025	8516795	1,924.10	-	Accounts Payable Inv # 031325--00444775; E. J. Harrison & Sons, Inc. Chk # 100482 Inv: 031325--00444775 E. J. Harrison & Sons, Inc.	
04/17/2025	8567089	-	76,709.81	Accounts Payable Inv # 040925-981 Inv: 040925-981 California State (WFB)	
04/17/2025	8567091	-	998.06	Accounts Payable Inv # 9235873387 Inv: 9235873387 HD Supply Facilities Maintenance, LTD.	
04/17/2025	8567093	-	5,493.71	Accounts Payable Inv # 31155 Inv: 31155 Seabreeze Management Company, Inc.	
04/17/2025	8567095	-	625.00	Accounts Payable Inv # 86218 Inv: 86218 Better Pools	
04/17/2025	8567097	5,493.71	-	Accounts Payable Inv # 31155; Seabreeze Management Company, Inc. Chk # 100483 Inv: 31155 Seabreeze Management Company, Inc.	
04/17/2025	8567099	625.00	-	Accounts Payable Inv # 86218; Better Pools Chk # 100484 Inv: 86218 Better Pools	
04/17/2025	8567101	998.06	-	Accounts Payable Inv # 9235873387; HD Supply Facilities Maintenance, LTD. Chk # 100485 Inv: 9235873387 HD Supply Facilities Maintenance, LTD.	
04/17/2025	8567103	76,709.81	-	Accounts Payable Inv # 040925-981; California State (WFB) Chk # 100486 Inv: 040925-981 California State (WFB)	
04/21/2025	8586594	-	5,195.00	Accounts Payable Inv # 86171 Inv: 86171 Better Pools	
04/21/2025	8586596	-	550.00	Accounts Payable Inv # 668273 Inv: 668273 Kastle Kare Inc	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/21/2025	8586598	\$ -	\$ 503.65		Accounts Payable Inv # 31040 Inv: 31040 Seabreeze Management Company, Inc.
04/21/2025	8586600	-	410.00		Accounts Payable Inv # 4552997 Inv: 4552997 Anderson Refrigeration Inc
04/21/2025	8586602	-	5,495.00		Accounts Payable Inv # 86262 Inv: 86262 Better Pools
04/21/2025	8586604	-	515.00		Accounts Payable Inv # 86261 Inv: 86261 Better Pools
04/21/2025	8586606	-	1,995.00		Accounts Payable Inv # 86260 Inv: 86260 Better Pools
04/21/2025	8586608	-	365.70		Accounts Payable Inv # 9236103853 Inv: 9236103853 HD Supply Facilities Maintenance, LTD.
04/21/2025	8586610	503.65	-		Accounts Payable Inv # 31040; Seabreeze Management Company, Inc. Chk # 100487 Inv: 31040 Seabreeze Management Company, Inc.
04/21/2025	8586612	410.00	-		Accounts Payable Inv # 4552997; Anderson Refrigeration Inc Chk # 100488 Inv: 4552997 Anderson Refrigeration Inc
04/21/2025	8586614	550.00	-		Accounts Payable Inv # 668273; Kastle Kare Inc Chk # 100489 Inv: 668273 Kastle Kare Inc
04/21/2025	8586616	5,195.00	-		Accounts Payable Inv # 86171; Better Pools Chk # 100490 Inv: 86171 Better Pools
04/21/2025	8586618	5,495.00	-		Accounts Payable Inv # 86262; Better Pools Chk # 100491 Inv: 86262 Better Pools
04/21/2025	8586620	515.00	-		Accounts Payable Inv # 86261; Better Pools Chk # 100492 Inv: 86261 Better Pools
04/21/2025	8586622	1,995.00	-		Accounts Payable Inv # 86260; Better Pools Chk # 100493 Inv: 86260 Better Pools
04/21/2025	8586624	365.70	-		Accounts Payable Inv # 9236103853; HD Supply Facilities Maintenance, LTD. Chk # 100494 Inv: 9236103853 HD Supply Facilities Maintenance, LTD.
04/22/2025	8596522	-	729.89		Accounts Payable Inv # 9236148108 Inv: 9236148108 HD Supply Facilities Maintenance, LTD.
04/22/2025	8596524	-	42,646.18		Accounts Payable Inv # 511529 Inv: 511529 California State University, Channel Islands
04/22/2025	8596529	-	32,088.00		Accounts Payable Inv # 385844 Inv: 385844 Gothic Landscape Maintenance Division
04/22/2025	8596531	-	445.00		Accounts Payable Inv # 12458 Inv: 12458 Xtreme Fitness Service, Inc.
04/22/2025	8596533	-	1,240.00		Accounts Payable Inv # 1290 Inv: 1290 Vega Cleaning Service Inc.
04/22/2025	8596535	-	1,240.00		Accounts Payable Inv # 1291 Inv: 1291 Vega Cleaning Service Inc.

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/22/2025	8596537	\$ -	\$ 750.00		Accounts Payable Inv # 1292 Inv: 1292 Vega Cleaning Service Inc.
04/22/2025	8596539	32,088.00	-		Accounts Payable Inv # 385844; Gothic Landscape Maintenance Division Chk # 100495 Inv: 385844 Gothic Landscape Maintenance Division
04/22/2025	8596541	729.89	-		Accounts Payable Inv # 9236148108; HD Supply Facilities Maintenance, LTD. Chk # 100496 Inv: 9236148108 HD Supply Facilities Maintenance, LTD.
04/22/2025	8596543	445.00	-		Accounts Payable Inv # 12458; Xtreme Fitness Service, Inc. Chk # 100497 Inv: 12458 Xtreme Fitness Service, Inc.
04/22/2025	8596545	1,240.00	-		Accounts Payable Inv # 1290; Vega Cleaning Service Inc. Chk # 100498 Inv: 1290 Vega Cleaning Service Inc.
04/22/2025	8596547	1,240.00	-		Accounts Payable Inv # 1291; Vega Cleaning Service Inc. Chk # 100499 Inv: 1291 Vega Cleaning Service Inc.
04/22/2025	8596549	750.00	-		Accounts Payable Inv # 1292; Vega Cleaning Service Inc. Chk # 100500 Inv: 1292 Vega Cleaning Service Inc.
04/22/2025	8596551	42,646.18	-		Accounts Payable Inv # 511529; California State University, Channel Islands Chk # 100501 Inv: 511529 California State University, Channel Islands
04/25/2025	8622152	-	225.00		Accounts Payable Inv # 11311 Inv: 11311 Ventura Garage Door Doc, Inc.
04/25/2025	8622154	-	1,036.71		Accounts Payable Inv # 387515 Inv: 387515 Gothic Landscape Maintenance Division
04/25/2025	8622156	-	250.00		Accounts Payable Inv # 86730 Inv: 86730 Better Pools
04/25/2025	8622158	-	237.53		Accounts Payable Inv # 0293780040925 Inv: 0293780040925 Charter Communications
04/25/2025	8622160	-	1,640.02		Accounts Payable Inv # 041525-466262876 Inv: 041525-466262876 Southern California Edison Co.
04/25/2025	8622162	237.53	-		Accounts Payable Inv # 0293780040925; Charter Communications Chk # 300048 Inv: 0293780040925 Charter Communications
04/25/2025	8622164	1,640.02	-		Accounts Payable Inv # 041525-466262876; Southern California Edison Co. Chk # 100502 Inv: 041525-466262876 Southern California Edison Co.
04/25/2025	8622166	225.00	-		Accounts Payable Inv # 11311; Garage Door Doctor Chk # 100503 Inv: 11311 Garage Door Doctor
04/25/2025	8622168	1,036.71	-		Accounts Payable Inv # 387515; Gothic Landscape Maintenance Division Chk # 100504 Inv: 387515 Gothic Landscape Maintenance Division
04/25/2025	8622170	250.00	-		Accounts Payable Inv # 86730; Better Pools Chk # 100505 Inv: 86730 Better Pools
04/30/2025	8656584	-	550.00		Accounts Payable Inv # 668674 Inv: 668674 Kastle Kare Inc
04/30/2025	8656586	-	1,240.00		Accounts Payable Inv # 1293 Inv: 1293 Vega Cleaning Service Inc.

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/30/2025	8656588	\$ -	\$ 250.00		Accounts Payable Inv # 1294 Inv: 1294 Vega Cleaning Service Inc.
04/30/2025	8656590	-	350.00		Accounts Payable Inv # 1295 Inv: 1295 Vega Cleaning Service Inc.
04/30/2025	8656592	-	485.82		Accounts Payable Inv # 041525-0044384 Inv: 041525-0044384 E. J. Harrison & Sons, Inc.
04/30/2025	8656594	-	158.50		Accounts Payable Inv # 041525-0044477 Inv: 041525-0044477 E. J. Harrison & Sons, Inc.
04/30/2025	8656596	-	5,493.71		Accounts Payable Inv # 32355 Inv: 32355 Seabreeze Management Company, Inc.
04/30/2025	8656598	-	7,966.67		Accounts Payable Inv # 511548 Inv: 511548 California State University
04/30/2025	8656600	-	1,240.00		Accounts Payable Inv # 1296 Inv: 1296 Vega Cleaning Service Inc.
04/30/2025	8656602	-	550.00		Accounts Payable Inv # 1297 Inv: 1297 Vega Cleaning Service Inc.
04/30/2025	8656604	-	850.00		Accounts Payable Inv # 1298 Inv: 1298 Vega Cleaning Service Inc.
04/30/2025	8656606	-	1,260.00		Accounts Payable Inv # 388188 Inv: 388188 Gothic Landscape Maintenance Division
04/30/2025	8656608	1,240.00	-		Accounts Payable Inv # 1293; Vega Cleaning Service Inc. Chk # 100506 Inv: 1293 Vega Cleaning Service Inc.
04/30/2025	8656610	250.00	-		Accounts Payable Inv # 1294; Vega Cleaning Service Inc. Chk # 100507 Inv: 1294 Vega Cleaning Service Inc.
04/30/2025	8656612	350.00	-		Accounts Payable Inv # 1295; Vega Cleaning Service Inc. Chk # 100508 Inv: 1295 Vega Cleaning Service Inc.
04/30/2025	8656614	1,240.00	-		Accounts Payable Inv # 1296; Vega Cleaning Service Inc. Chk # 100509 Inv: 1296 Vega Cleaning Service Inc.
04/30/2025	8656616	550.00	-		Accounts Payable Inv # 1297; Vega Cleaning Service Inc. Chk # 100510 Inv: 1297 Vega Cleaning Service Inc.
04/30/2025	8656618	850.00	-		Accounts Payable Inv # 1298; Vega Cleaning Service Inc. Chk # 100511 Inv: 1298 Vega Cleaning Service Inc.
04/30/2025	8656620	550.00	-		Accounts Payable Inv # 668674; Kastle Kare Inc Chk # 100512 Inv: 668674 Kastle Kare Inc
04/30/2025	8656622	1,260.00	-		Accounts Payable Inv # 388188; Gothic Landscape Maintenance Division Chk # 100513 Inv: 388188 Gothic Landscape Maintenance Division
04/30/2025	8656624	485.82	-		Accounts Payable Inv # 041525-0044384; E. J. Harrison & Sons, Inc. Chk # 100514 Inv: 041525-0044384 E. J. Harrison & Sons, Inc.
04/30/2025	8656626	158.50	-		Accounts Payable Inv # 041525-0044477; E. J. Harrison & Sons, Inc. Chk # 100515 Inv: 041525-0044477 E. J. Harrison & Sons, Inc.

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/30/2025	8656628	\$ 7,966.67	\$ -	Accounts Payable Inv # 511548; California State University Chk # 100516 Inv: 511548 California State University	
04/30/2025	8656630	5,493.71	-	Accounts Payable Inv # 32355; Seabreeze Management Company, Inc. Chk # 100517 Inv: 32355 Seabreeze Management Company, Inc.	
40-4000-00	Reserve Liability	(76,709.81)	91,469.81	66,464.87	(51,704.87)
Date	GL Ref #	Debit	Credit	Description	
04/17/2025	8567089	\$ 76,709.81	\$ -	3rd Quarter Transfer to Reserves - Jan-Mar 2025 less expenses paid (transfer to Cal State We Inv: 040925-981 California State (WFB)	
04/21/2025	8783909	5,195.00	-	Reclass invoice 86171 - Common Space	
04/21/2025	8783911	5,495.00	-	Reclass invoice 86262 - Common Space	
04/30/2025	8651236	-	22,995.83	Monthly Reserve Contribution	
04/30/2025	8651236	-	1,000.08	Monthly Reserve Contribution	
04/30/2025	8651236	-	22,780.00	Monthly Reserve Contribution	
04/30/2025	8783913	1,385.00	-	Reclass townhomes reserve expenses	
04/30/2025	8783925	-	19,688.96	Reallocate reserve exp to GL 4000 liability	
04/30/2025	8783925	2,685.00	-	Reallocate reserve exp to GL 4000 liability	
40-4001-00	Reserve Expenses - Common Space	-	19,688.96	19,688.96	-
Date	GL Ref #	Debit	Credit	Description	
04/30/2025	8651863	\$ -	\$ 19,688.96	Pacific Fitness Ck 6005 - Refund payment to wrong vendor	
04/30/2025	8783925	19,688.96	-	Reallocate reserve exp to GL 4000 liability	
40-4003-00	Reserve Expenses - Townhouse	-	2,685.00	2,685.00	-
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	8296471	\$ 200.00	\$ -	In wall plumbing repair Inv: 031925-500 John McVarish	
04/01/2025	8296471	395.00	-	Garage Door Torsion Spring Replacement Inv: 031925-500 John McVarish	
04/08/2025	8387070	450.00	-	TH Reserves-Maintenance Inv: 1287 Vega Cleaning Service Inc.	
04/09/2025	8486049	240.00	-	TH Reserves-Maintenance Inv: 58365422 Mike Kimble Plumbing	
04/30/2025	8656602	550.00	-	275 CI Drive Stucco Painting Inv: 1297 Vega Cleaning Service Inc.	
04/30/2025	8656604	850.00	-	337 E Platts Harbor Stucco Painting courtyard wall Inv: 1298 Vega Cleaning Service Inc.	
04/30/2025	8783925	-	2,685.00	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	(958,986.00)	22,543.20	129,097.20	(1,065,540.00)
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	4206214	\$ -	\$ 22,543.20	Assessment - A - Batch 105590	
04/01/2025	4206238	-	106,554.00	Assessment - A - Batch 105591	
04/01/2025	8222731	22,543.20	-	RECLASS SINGLE FAMILY HOMES ASSESSMENTS	
50-5013-00	Single family homes	(202,888.80)	-	22,543.20	(225,432.00)
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	8222731	\$ -	\$ 22,543.20	RECLASS SINGLE FAMILY HOMES ASSESSMENTS	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5015-00	Apartment Assessment	(\$1,025,855.19)	\$-	\$113,983.91	(\$1,139,839.10)
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	4206266	\$ -	\$ 93,099.58	Apartment Assessment - A - Batch 105588	
04/01/2025	4206290	-	16,823.50	Apartment Assessment - A - Batch 105589	
04/01/2025	4206314	-	4,060.83	Commercial Assessment - A - Batch 105592	
50-5023-00	Bank Return Check/NSF Fees	(325.00)	-	-	(325.00)
Date	GL Ref #	Debit	Credit	Description	
50-5030-00	Interest Income-Operating	(631.18)	-	-	(631.18)
Date	GL Ref #	Debit	Credit	Description	
50-5045-00	Parking Fees	(325.00)	-	75.00	(400.00)
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	8222236	\$ -	\$ 25.00	Parking Permit/ Pass Fee - Batch 224155	
04/07/2025	8364978	-	50.00	Parking Permit/ Pass Fee - Batch 227401	
50-5060-00	Gate/Pool Keys/Remotes	(375.00)	-	75.00	(450.00)
Date	GL Ref #	Debit	Credit	Description	
04/16/2025	8550050	\$ -	\$ 75.00	Key Fob / Remotes - Batch 232048	
50-5125-00	Revenue Related to Past Years	(114,513.91)	-	-	(114,513.91)
Date	GL Ref #	Debit	Credit	Description	
60-6000-00	PLEASE SELECT PROPER GL CODE	-	1,930.62	1,930.62	-
Date	GL Ref #	Debit	Credit	Description	
04/22/2025	8590841	\$ -	\$ 1,930.62	Channel Islands Site Authority	
04/30/2025	8668785	1,930.62	-	Charge Back Item Check 484; Cal State Site Authority Chk # 0	
60-6015-00	Reserve Study	5,625.00	-	-	5,625.00
Date	GL Ref #	Debit	Credit	Description	
60-6035-00	Office & Postage	5,207.80	503.65	-	5,711.45
Date	GL Ref #	Debit	Credit	Description	
04/21/2025	8586598	\$ 503.65	\$ -	April Service-Seabreeze Management Company, Inc. Inv: 31040 Seabreeze Management Company, Inc.	
60-6037-00	Mgmt-Add'l Onsite Office Expenses (Contingenc	-	240.00	-	240.00
Date	GL Ref #	Debit	Credit	Description	
04/08/2025	8387074	\$ 240.00	\$ -	2024 Year end 1099 Inv: 30039 Seabreeze Management Company, Inc.	
60-6040-00	Mgmt Services & On-Site Staff Payroll	133,598.68	20,981.13	-	154,579.81
Date	GL Ref #	Debit	Credit	Description	
04/02/2025	8316537	\$ 4,500.00	\$ -	April Service-Seabreeze Management Company, Inc. Inv: 28965 Seabreeze Management Company, Inc.	
04/02/2025	8316539	5,493.71	-	March Service-Seabreeze Management Company, Inc. Inv: 29744 Seabreeze Management Company, Inc.	
04/17/2025	8567093	5,493.71	-	Pay Period 3/23/2025 - 4/5/2025 Inv: 31155 Seabreeze Management Company, Inc.	
04/30/2025	8656596	5,493.71	-	April Service-Seabreeze Management Company, Inc. Inv: 32355 Seabreeze Management Company, Inc.	
60-6041-00	Office Rent	14,344.92	-	-	14,344.92
Date	GL Ref #	Debit	Credit	Description	
60-6085-00	Misc Admin (Office Supplies/Cellphone)	1,089.99	-	-	1,089.99
Date	GL Ref #	Debit	Credit	Description	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
63-6320-00	Security Services	71,700.03	7,966.67	-	79,666.70
Date	GL Ref #	Debit	Credit	Description	
04/30/2025	8656598	\$ 7,966.67	\$ -	Security Services for April 2025 Inv: 511548 California State University	
64-6405-00	Landscape Contract	288,792.00	32,088.00	-	320,880.00
Date	GL Ref #	Debit	Credit	Description	
04/22/2025	8596529	\$ 32,088.00	\$ -	Contract Service for April 2025 Inv: 385844 Gothic Landscape Maintenance Division	
64-6410-00	Landscape Extras	39,440.03	2,296.71	6,794.90	34,941.84
Date	GL Ref #	Debit	Credit	Description	
04/04/2025	8347310	\$ -	\$ 6,794.90	Channel Islands Site Authority - Check 478	
04/25/2025	8622154	1,036.71	-	310/320 Fry's Harbor Plant Replacement Inv: 387515 Gothic Landscape Maintenance Division	
04/30/2025	8656606	1,260.00	-	Building Clearance-Additional Inv: 388188 Gothic Landscape Maintenance Division	
64-6420-00	Irrigation Repairs	25,893.00	550.00	-	26,443.00
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	8296478	\$ 550.00	\$ -	Irrigation Valve Replacement Inv: 385451 Gothic Landscape Maintenance Division	
65-6509-00	Plumbing Repair (Common Area)	949.29	-	-	949.29
Date	GL Ref #	Debit	Credit	Description	
65-6528-00	Electrical/Lighting Rpr - Common Area Bollards	9,859.90	1,163.94	-	11,023.84
Date	GL Ref #	Debit	Credit	Description	
04/08/2025	8387072	\$ 1,163.94	\$ -	Common Area Elec Maintenance Inv: 80 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	45,495.00	6,200.00	-	51,695.00
Date	GL Ref #	Debit	Credit	Description	
04/03/2025	8335915	\$ 1,240.00	\$ -	Weekly Contract Service Inv: 1288 Vega Cleaning Service Inc.	
04/22/2025	8596533	1,240.00	-	Weekly Contract Service thru April 6, 2025 Inv: 1290 Vega Cleaning Service Inc.	
04/22/2025	8596535	1,240.00	-	Weekly Contract Service thru April 13, 2025 Inv: 1291 Vega Cleaning Service Inc.	
04/30/2025	8656586	1,240.00	-	Contract Service thru April 20, 2025 Inv: 1293 Vega Cleaning Service Inc.	
04/30/2025	8656600	1,240.00	-	Contract Service thru April 27, 2025 Inv: 1296 Vega Cleaning Service Inc.	
65-6553-00	Common Area Maintenance	9,711.00	675.00	-	10,386.00
Date	GL Ref #	Debit	Credit	Description	
04/03/2025	8335913	\$ 325.00	\$ -	repair broken curb Inv: 1286 Vega Cleaning Service Inc.	
04/30/2025	8656590	350.00	-	Playground-Gate Repair	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 1295 Vega Cleaning Service Inc.					
65-6554-00	Common Area Supplies	10,585.18	2,093.65	-	12,678.83
Date	GL Ref #	Debit	Credit	Description	
04/17/2025	8567091	\$ 998.06	\$ -	CA Supplies Inv: 9235873387 HD Supply Facilities Maintenance, LTD.	
04/21/2025	8586608	365.70	-	CA Paper Supplies Inv: 9236103853 HD Supply Facilities Maintenance, LTD.	
04/22/2025	8596522	729.89	-	Janitorial Supplies Inv: 9236148108 HD Supply Facilities Maintenance, LTD.	
65-6555-00	Pest Control (Pest & Gopher)	9,850.00	2,100.00	-	11,950.00
Date	GL Ref #	Debit	Credit	Description	
04/04/2025	8352226	\$ 1,000.00	\$ -	Weekly Pest Control for March Inv: 26642 Joel L Bustamante	
04/21/2025	8586596	550.00	-	Gopher Service Monthly Inv: 668273 Kastle Kare Inc	
04/30/2025	8656584	550.00	-	Gopher Service Monthly Inv: 668674 Kastle Kare Inc	
65-6570-00	Pool/Fountain Contract Services	25,775.00	3,175.00	-	28,950.00
Date	GL Ref #	Debit	Credit	Description	
04/03/2025	8335921	\$ 650.00	\$ -	Monthly Fountains Contract Inv: 85929 Better Pools	
04/09/2025	8486053	2,525.00	-	Monthly Pool Fountain Maintenance Inv: 85927 Better Pools	
65-6572-00	Pool/Fountain Extras	14,659.01	5,325.00	-	19,984.01
Date	GL Ref #	Debit	Credit	Description	
04/01/2025	8296474	\$ 125.00	\$ -	Townside Pool/Spa Filter Cleaning Inv: 86060 Better Pools	
04/01/2025	8296476	375.00	-	Hilcrest Pool/Spa Filter Cleaning Inv: 86061 Better Pools	
04/03/2025	8335917	350.00	-	Summer season upholstery cleaning Inv: 1289 Vega Cleaning Service Inc.	
04/03/2025	8335919	625.00	-	Pre Summer Conditioner Inv: 85928 Better Pools	
04/08/2025	8387076	465.00	-	Townside Spa Filter Grid Replacement Inv: 86170 Better Pools	
04/17/2025	8567095	625.00	-	Hillcrest Skimmer Lid Thermometers Inv: 86218 Better Pools	
04/21/2025	8586604	515.00	-	Townside Spa Gas Line repairs Inv: 86261 Better Pools	
04/21/2025	8586606	1,995.00	-	Townside Pool Plaster Repair Inv: 86260 Better Pools	
04/25/2025	8622156	250.00	-	Townside Pool Spa Filter Cleaning	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 86730 Better Pools					
65-6588-00	Fitness Equipment	2,121.75	445.00	-	2,566.75
Date	GL Ref #	Debit	Credit	Description	
04/22/2025	8596531	\$ 445.00	\$ -	Quarterly Maintenance	
Inv: 12458 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	19,227.48	1,413.97	-	20,641.45
Date	GL Ref #	Debit	Credit	Description	
04/09/2025	8486051	\$ 1,413.97	\$ -	Monthly TH Elec Maintenance	
Inv: 184 Eastman Electric					
66-6645-00	Plumbing (Townhouse)	-	250.00	-	250.00
Date	GL Ref #	Debit	Credit	Description	
04/30/2025	8656588	\$ 250.00	\$ -	801 CI Drive Replace Hose Bib	
Inv: 1294 Vega Cleaning Service Inc.					
67-6700-00	Water - Reclaimed (Landscape)	69,396.51	1,708.71	-	71,105.22
Date	GL Ref #	Debit	Credit	Description	
04/22/2025	8596524	\$ 1,708.71	\$ -	10002448 As of March 31, 2025	
Inv: 511529 California State University, Channel Islands					
67-6701-00	Water-(Potable/Common Area Pools)	119,095.78	12,773.12	-	131,868.90
Date	GL Ref #	Debit	Credit	Description	
04/22/2025	8596524	\$ 12,773.12	\$ -	10002448 As of March 31, 2025	
Inv: 511529 California State University, Channel Islands					
67-6702-00	Sewer	145,583.87	20,365.16	-	165,949.03
Date	GL Ref #	Debit	Credit	Description	
04/22/2025	8596524	\$ 20,365.16	\$ -	10002448 As of March 31, 2025	
Inv: 511529 California State University, Channel Islands					
67-6703-00	Water/Sewer Infrastructrue Fee	57,679.00	7,799.19	-	65,478.19
Date	GL Ref #	Debit	Credit	Description	
04/22/2025	8596524	\$ 7,799.19	\$ -	10002448 As of March 31, 2025	
Inv: 511529 California State University, Channel Islands					
67-6705-00	Electricity	62,596.04	1,640.02	-	64,236.06
Date	GL Ref #	Debit	Credit	Description	
04/25/2025	8622160	\$ 1,640.02	\$ -	700466262876	
Inv: 041525-466262876 Southern California Edison Co.					
67-6710-00	Gas	15,124.54	2,704.80	-	17,829.34
Date	GL Ref #	Debit	Credit	Description	
04/07/2025	8371395	\$ 2,233.86	\$ -	100 858 8151 3	
Inv: 040225-085881513 SoCalGas					
04/07/2025	8371397	470.94	-	153 378 1087 1	
Inv: 040225-337810871 SoCalGas					
67-6720-00	Cable/Telephone	6,715.47	807.22	-	7,522.69
Date	GL Ref #	Debit	Credit	Description	
04/02/2025	8316541	\$ 569.69	\$ -	8448 20 899 0033385	
Inv: 0033385032125 Charter Communications					

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2025 - 4/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/25/2025	8622158	\$ 237.53	\$ -	8448 20 041 0293780	
				Inv: 0293780040925 Charter Communications	
67-6725-00	Trash Removal	164,765.25	37,105.12	-	201,870.37
Date	GL Ref #	Debit	Credit	Description	
04/11/2025	8581030	\$ 3,689.70	\$ -	EJ HARRISON EBILL PMTS 6417713; E. J. Harrison & Sons, Inc. Chk # 0	
04/11/2025	8581030	9,880.20	-	EJ HARRISON EBILL PMTS 6417703; E. J. Harrison & Sons, Inc. Chk # 0	
04/11/2025	8581030	6,608.48	-	EJ HARRISON EBILL PMTS 6417733; E. J. Harrison & Sons, Inc. Chk # 0	
04/11/2025	8581030	3,392.32	-	EJ HARRISON EBILL PMTS 6417732; E. J. Harrison & Sons, Inc. Chk # 0	
04/11/2025	8581030	1,574.28	-	EJ HARRISON EBILL PMTS 6417728; E. J. Harrison & Sons, Inc. Chk # 0	
04/11/2025	8581030	11,315.82	-	EJ HARRISON EBILL PMTS 6417712; E. J. Harrison & Sons, Inc. Chk # 0	
04/30/2025	8656592	485.82	-	1 -0044384 3	
				Inv: 041525-0044384 E. J. Harrison & Sons, Inc.	
04/30/2025	8656594	158.50	-	1 -0044477 5	
				Inv: 041525-0044477 E. J. Harrison & Sons, Inc.	
68-6800-00	Insurance Master Policy	123,344.28	13,704.92	-	137,049.20
Date	GL Ref #	Debit	Credit	Description	
04/30/2025	8783901	\$ 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	206,962.47	33,685.83	10,690.00	229,958.30
Date	GL Ref #	Debit	Credit	Description	
04/21/2025	8586594	\$ 5,195.00	\$ -	CA Reserve Expense	
				Inv: 86171 Better Pools	
04/21/2025	8586602	5,495.00	-	Pay from CA Reserves	
				Inv: 86262 Better Pools	
04/21/2025	8783909	-	5,195.00	Reclass invoice 86171 - Common Space	
04/21/2025	8783911	-	5,495.00	Reclass invoice 86262 - Common Space	
04/30/2025	8651236	22,995.83	-	Monthly Reserve Contribution	
90-9008-00	Reserves-Single Family	9,000.72	1,000.08	-	10,000.80
Date	GL Ref #	Debit	Credit	Description	
04/30/2025	8651236	\$ 1,000.08	\$ -	Monthly Reserve Contribution	
90-9009-00	Reserves-Townhouse	205,020.00	24,165.00	1,385.00	227,800.00
Date	GL Ref #	Debit	Credit	Description	
04/21/2025	8586600	\$ 410.00	\$ -	260 Landing Cove Heater Maintenance	
				Inv: 4552997 Anderson Refrigeration Inc	
04/22/2025	8596537	750.00	-	237 LC Paint Stucco	
				Inv: 1292 Vega Cleaning Service Inc.	
04/25/2025	8622152	225.00	-	Garage Door at 337 Landing Cove	
				Inv: 11311 Ventura Garage Door Doc, Inc.	
04/30/2025	8651236	22,780.00	-	Monthly Reserve Contribution	
04/30/2025	8783913	-	1,385.00	Reclass townhomes reserve expenses	
Totals:		\$0.00	\$1,178,261.61	\$1,178,261.61	\$0.00

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 3571 (End: 04/30/2025)

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)
03/21/2025		Sahni Garcia		100441	(\$400.00)
04/01/2025		John McVarish		100456	(\$595.00)
04/17/2025		HD Supply Facilities Maintenance, LTD.		100485	(\$998.06)
04/22/2025		California State University, Channel Islands		100501	(\$42,646.18)
04/22/2025		Vega Cleaning Service Inc.		100498	(\$1,240.00)
04/22/2025		Vega Cleaning Service Inc.		100499	(\$1,240.00)
04/22/2025		Vega Cleaning Service Inc.		100500	(\$750.00)
04/25/2025		Southern California Edison Co.		100502	(\$1,640.02)
04/25/2025		Gothic Landscape Maintenance Division		100504	(\$1,036.71)
04/25/2025		Garage Door Doctor		100503	(\$225.00)
04/30/2025		California State University		100516	(\$7,966.67)
04/30/2025		Seabreeze Management Company, Inc.		100517	(\$5,493.71)
04/30/2025		Gothic Landscape Maintenance Division		100513	(\$1,260.00)
04/30/2025		Vega Cleaning Service Inc.		100506	(\$1,240.00)
04/30/2025		Vega Cleaning Service Inc.		100509	(\$1,240.00)
04/30/2025		Vega Cleaning Service Inc.		100511	(\$850.00)
04/30/2025		Vega Cleaning Service Inc.		100510	(\$550.00)
04/30/2025		Kastle Kare Inc		100512	(\$550.00)
04/30/2025		E. J. Harrison & Sons, Inc.		100514	(\$485.82)
04/30/2025		Vega Cleaning Service Inc.		100508	(\$350.00)
04/30/2025		Vega Cleaning Service Inc.		100507	(\$250.00)
04/30/2025		E. J. Harrison & Sons, Inc.		100515	(\$158.50)
04/30/2025		Deposit from batch 236729	236729 - Online Payment	573	\$532.77
04/30/2025		Misc Scanned Deposit		576	\$19,688.96
Total Uncleared					(\$51,289.60)

Sunwest - Operating - 3571 Summary

Ending Account Balance:	\$ 524,300.01
Uncleared Items:	(\$51,289.60)
Adjusted Balance:	\$ 575,589.61
Sweep Account Balance:	\$ 335,589.61
Bank Ending Balance:	\$ 240,000.00
Difference:	\$-



2050 Main Street, Suite 300
Irvine, CA 92614

Statement Ending 04/30/2025

CALIFORNIA STATE UNIVERISTY

Page 1 of 10

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
04/01/2025	Beginning Balance	\$240,000.00
	61 Credit(s) This Period	\$407,261.74
	75 Debit(s) This Period	\$407,261.74
04/30/2025	Ending Balance	\$240,000.00

Deposits

Date	Description	Amount
04/02/2025	RDC DEPOSIT	\$1,403.64
04/02/2025	RDC DEPOSIT	\$1,527.29
04/03/2025	RDC DEPOSIT	\$845.87
04/07/2025	RDC DEPOSIT	\$1,912.17
04/07/2025	RDC DEPOSIT	\$6,794.90
04/10/2025	RDC DEPOSIT	\$1,378.64
04/11/2025	RDC DEPOSIT	\$532.77
04/16/2025	RDC DEPOSIT	\$2,131.08
04/17/2025	RDC DEPOSIT	\$1,453.64
04/25/2025	RDC DEPOSIT	\$1,065.54
04/25/2025	RDC DEPOSIT	\$1,930.62
04/29/2025	RDC DEPOSIT	\$532.77
04/29/2025	RDC DEPOSIT	\$2,920.20

Electronic Credits

Date	Description	Amount
04/01/2025	University Glen OnlinePay -SETT-A211CINC	\$2,323.12
04/01/2025	LOCKBOX DEPOSIT	\$1,065.54
04/02/2025	PAYABLI DEPOSIT Transfer 819282464	\$1,065.23



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
04/02/2025	University Glen OnlinePay -SETT-A211CINC	\$3,509.72
04/02/2025	LOCKBOX DEPOSIT	\$2,537.61
04/03/2025	PAYABLI DEPOSIT Transfer 819638208	\$532.34
04/03/2025	University Glen OnlinePay -SETT-A211CINC	\$2,004.84
04/03/2025	LOCKBOX DEPOSIT	\$313.10
04/04/2025	LOCKBOX DEPOSIT	\$532.77
04/07/2025	University Glen OnlinePay -SETT-A211CINC	\$2,987.61
04/07/2025	LOCKBOX DEPOSIT	\$2,297.95
04/08/2025	PAYABLI DEPOSIT Transfer 820936277	\$532.77
04/08/2025	University Glen OnlinePay -SETT-A211CINC	\$4,678.15
04/08/2025	LOCKBOX DEPOSIT	\$5,133.39
04/09/2025	University Glen OnlinePay -SETT-A211CINC	\$1,598.31
04/09/2025	LOCKBOX DEPOSIT	\$3,509.72
04/10/2025	University Glen OnlinePay -SETT-A211CINC	\$3,256.89
04/10/2025	LOCKBOX DEPOSIT	\$2,444.18
04/11/2025	University Glen OnlinePay -SETT-A211CINC	\$2,981.08
04/11/2025	University Glen ASSN DUES -SETT-A211CINC	\$159,095.80
04/11/2025	LOCKBOX DEPOSIT	\$7,112.83
04/14/2025	PAYABLI DEPOSIT Transfer 821868294	\$335.00
04/14/2025	University Glen OnlinePay -SETT-A211CINC	\$532.77
04/14/2025	LOCKBOX DEPOSIT	\$532.77
04/15/2025	LOCKBOX DEPOSIT	\$846.63
04/16/2025	PAYABLI DEPOSIT Transfer 822584905	\$532.77
04/16/2025	LOCKBOX DEPOSIT	\$1,133.22
04/18/2025	PAYABLI DEPOSIT Transfer 823016537	\$532.77
04/18/2025	LOCKBOX DEPOSIT	\$1,159.07
04/21/2025	University Glen OnlinePay -SETT-A211CINC	\$532.77
04/22/2025	PAYABLI DEPOSIT Transfer 823584526	\$532.77
04/22/2025	University Glen OnlinePay -SETT-A211CINC	\$1,058.31
04/23/2025	University Glen OnlinePay -SETT-A211CINC	\$1,065.54
04/24/2025	LOCKBOX DEPOSIT	\$1,065.54
04/28/2025	PAYABLI DEPOSIT Transfer 824554014	\$939.30
04/28/2025	University Glen OnlinePay -SETT-A211CINC	\$1,598.31
04/28/2025	LOCKBOX DEPOSIT	\$313.10
04/29/2025	University Glen OnlinePay -SETT-A211CINC	\$532.77
04/30/2025	University Glen OnlinePay -SETT-A211CINC	\$48.01

Other Credits

Date	Description	Amount
04/03/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$8,492.55
04/04/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,077.27
04/14/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$20,186.97
04/15/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$317.31
04/17/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,325.33
04/18/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$81,136.68
04/22/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$12,522.57
04/29/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$32,086.95
04/30/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,882.61

Electronic Debits

Date	Description	Amount
04/02/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100454* 250401* Better Pools\172165715\12486253	\$125.00
04/02/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100455* 250401* Better Pools\172165838\12486257	\$375.00
04/03/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100457* 250402* Seabreeze Management Company \1	\$9,993.71

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

Date	Description	Amount
04/04/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100461* 250403* Better Pools\172464833\12514048	\$625.00
04/04/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100462* 250403* Better Pools\172464831\12514048	\$650.00
04/09/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100467* 250408* Seabreeze Management Company \1	\$240.00
04/09/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100469* 250408* Better Pools\172854081\12561127	\$465.00
04/10/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100472* 250409* Mike Kimble Plumbing\172996998\	\$240.00
04/10/2025	SPECTRUM SPECTRUM 1954448	\$569.69
04/10/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100470* 250409* Better Pools\172997077\12576356	\$2,525.00
04/11/2025	EJ HARRISON EBILL PMTS 6417728	\$1,574.28
04/11/2025	EJ HARRISON EBILL PMTS 6417732	\$3,392.32
04/11/2025	EJ HARRISON EBILL PMTS 6417713	\$3,689.70
04/11/2025	EJ HARRISON EBILL PMTS 6417733	\$6,608.48
04/11/2025	EJ HARRISON EBILL PMTS 6417703	\$9,880.20
04/11/2025	EJ HARRISON EBILL PMTS 6417712	\$11,315.82
04/14/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100474* 250410* E J Harrison Sons Inc\17325833	\$10.19
04/14/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100475* 250410* E J Harrison Sons Inc\17325832	\$593.21
04/14/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100476* 250410* E J Harrison Sons Inc\17325831	\$602.11
04/14/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100473* 250410* E J Harrison Sons Inc\17325832	\$748.26
04/14/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100479* 250410* E J Harrison Sons Inc\17325840	\$787.14
04/14/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100478* 250410* E J Harrison Sons Inc\17325831	\$1,696.16
04/14/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100482* 250410* E J Harrison Sons Inc\17325839	\$1,924.10
04/14/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100481* 250410* E J Harrison Sons Inc\17325845	\$3,304.24
04/14/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100480* 250410* E J Harrison Sons Inc\17325840	\$4,940.10
04/14/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100477* 250410* E J Harrison Sons Inc\17325830	\$5,982.00
04/18/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100484* 250417* Better Pools\173834734\12673892	\$625.00
04/18/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100483* 250417* Seabreeze Management Company \1	\$5,493.71
04/18/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100486* 250417* California State WFB\173834649\	\$76,709.81
04/22/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100488* 250421* Anderson Refrigeration Inc\1740	\$410.00
04/22/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100487* 250421* Seabreeze Management Company \1	\$503.65
04/22/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100492* 250421* Better Pools\174050672\12707830	\$515.00
04/22/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100493* 250421* Better Pools\174050674\12707830	\$1,995.00
04/22/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100490* 250421* Better Pools\174050663\12707830	\$5,195.00
04/22/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100491* 250421* Better Pools\174050661\12707829	\$5,495.00
04/23/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100497* 250422* Xtreme Fitness Service Inc\1741	\$445.00
04/28/2025	SPECTRUM SPECTRUM 8342187	\$237.53
04/28/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100505* 250425* Better Pools\174532950\12758126	\$250.00

Other Debits

Date	Description	Amount
04/01/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,188.66
04/02/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$9,543.49
04/07/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$9,110.94
04/08/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$8,959.31
04/09/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,403.03
04/10/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,745.02
04/11/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$125,295.01
04/16/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,797.07



Statement Ending 04/30/2025

CALIFORNIA STATE UNIVERISTY

Page 5 of 10

Account Number: XXXXXX3571

HOA CHECKING - XXXXXX3571 (continued)

Other Debits (continued)

Date	Description	Amount
04/21/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$532.77
04/23/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$620.54
04/24/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,065.54
04/25/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,996.16
04/28/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,997.48
04/30/2025	Charge Back Item Check 484	\$1,930.62

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100440	04/11/2025	\$7,966.67	100452	04/08/2025	\$145.00	100466	04/17/2025	\$450.00
100442*	04/01/2025	\$200.00	100453	04/07/2025	\$550.00	100468*	04/15/2025	\$1,163.94
100443	04/07/2025	\$4,331.69	100458*	04/17/2025	\$325.00	100471*	04/17/2025	\$1,413.97
100444	04/03/2025	\$25.00	100459	04/17/2025	\$1,240.00	100489*	04/29/2025	\$550.00
100445	04/03/2025	\$54.63	100460	04/17/2025	\$350.00	100494*	04/28/2025	\$365.70
100446	04/03/2025	\$2,115.36	100463*	04/14/2025	\$1,000.00	100495	04/29/2025	\$32,088.00
100447	04/04/2025	\$335.04	100464	04/29/2025	\$2,233.86	100496	04/29/2025	\$729.89
100451*	04/08/2025	\$1,240.00	100465	04/29/2025	\$470.94			

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
04/01/2025	\$240,000.00	04/11/2025	\$240,000.00	04/23/2025	\$240,000.00
04/02/2025	\$240,000.00	04/14/2025	\$240,000.00	04/24/2025	\$240,000.00
04/03/2025	\$240,000.00	04/15/2025	\$240,000.00	04/25/2025	\$240,000.00
04/04/2025	\$240,000.00	04/16/2025	\$240,000.00	04/28/2025	\$240,000.00
04/07/2025	\$240,000.00	04/17/2025	\$240,000.00	04/29/2025	\$240,000.00
04/08/2025	\$240,000.00	04/18/2025	\$240,000.00	04/30/2025	\$240,000.00
04/09/2025	\$240,000.00	04/21/2025	\$240,000.00		
04/10/2025	\$240,000.00	04/22/2025	\$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 OF CALIFORNIA STATE UNIVERSITY CHANNEL ISLAND
c/o Seabreeze Management Company, Inc.
20840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 03/21/2025

100440

PAY TO
California State University

THE ORDER OF
Seven Thousand Nine Hundred Sixty Six Dollars and Sixty-Seven Cents

\$ 7,966.67

DOLLARS

memo: Acc: 1002475 Inv: 311475

#100440# 12122280031 201223571#

#100440 04/11/2025 \$7,966.67

Pay to the order of
Wells Fargo Bank, N.A.
California State University
Channel Islands University
Aliso Viejo, CA 92656
1,796.67

UNIVERSITY OF CALIFORNIA STATE UNIVERSITY CHANNEL ISLAND
c/o Seabreeze Management Company, Inc.
20840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 03/21/2025

100442

PAY TO
Garage Door Doctor

THE ORDER OF
Two Hundred Dollars and Zero Cents

\$ 200.00

DOLLARS

memo: Inv: 11022

#100442# 12122280031 201223571#

#100442 04/01/2025 \$200.00

For Deposit Only - JPMC

UNIVERSITY OF CALIFORNIA STATE UNIVERSITY CHANNEL ISLAND
c/o Seabreeze Management Company, Inc.
20840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 03/21/2025

100443

PAY TO
Kala-Jean Tollefson

THE ORDER OF
Four Thousand Three Hundred Thirty-One Dollars and Sixty-Nine Cents

\$ 4,331.69

DOLLARS

memo: Inv: 01125-169

#100443# 12122280031 201223571#

#100443 04/07/2025 \$4,331.69

Pay to the order of
Wells Fargo Bank, N.A.
California State University
Channel Islands University
Aliso Viejo, CA 92656
4,331.69

UNIVERSITY OF CALIFORNIA STATE UNIVERSITY CHANNEL ISLAND
c/o Seabreeze Management Company, Inc.
20840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 03/21/2025

100444

PAY TO
Sylvia Gomez

THE ORDER OF
Twenty-Five Dollars and Zero Cents

\$ 25.00

DOLLARS

memo: Inv: 03125-500

#100444# 12122280031 201223571#

#100444 04/03/2025 \$25.00

Pay to the order of
Wells Fargo Bank, N.A.
California State University
Channel Islands University
Aliso Viejo, CA 92656
25.00

UNIVERSITY OF CALIFORNIA STATE UNIVERSITY CHANNEL ISLAND
c/o Seabreeze Management Company, Inc.
20840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 03/26/2025

100445

PAY TO
Southern California Edison Co.

THE ORDER OF
Fifty-Four Dollars and Sixty-Three Cents

\$ 54.63

DOLLARS

memo: Acc: 702381915022 Inv: 03125-369870502

#100445# 12122280031 201223571#

#100445 04/03/2025 \$54.63

Pay to the order of
Wells Fargo Bank, N.A.
California State University
Channel Islands University
Aliso Viejo, CA 92656
54.63

UNIVERSITY OF CALIFORNIA STATE UNIVERSITY CHANNEL ISLAND
c/o Seabreeze Management Company, Inc.
20840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 03/26/2025

100446

PAY TO
Southern California Edison Co.

THE ORDER OF
Two Thousand One Hundred Fifteen Dollars and Thirty-Six Cents

\$ 2,115.36

DOLLARS

memo: Acc: 700461626276 Inv: 03125-45522876

#100446# 12122280031 201223571#

#100446 04/03/2025 \$2,115.36

Pay to the order of
Wells Fargo Bank, N.A.
California State University
Channel Islands University
Aliso Viejo, CA 92656
2,115.36



Statement Ending 04/30/2025

CALIFORNIA STATE UNIVERISTY

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Account Number: XXXXXX3571

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

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

Sunwest Bank
2000 Main Street
Irvine, CA 92614

DATE: 03/27/2025

100447

PAY TO: HD Supply Facilities Maintenance, LTD. \$ 335.04

THE ORDER OF: Three Hundred Thirty-Five Dollars and Four Cents

memo: inv 123750

100447 1222260031 204223571

#100447 04/04/2025 \$335.04

FOR DEPOSIT ONLY - NO CASH

Pay to the order of: HD Supply Facilities Maintenance, LTD.

Amount: \$335.04

DATE: 03/27/2025

100447

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

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

Sunwest Bank
2000 Main Street
Irvine, CA 92614

DATE: 03/27/2025

100451

PAY TO: Vega Cleaning Service, Inc. \$ 1,240.00

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

memo: inv 1285

100451 1222260031 204223571

#100451 04/08/2025 \$1,240.00

FOR DEPOSIT ONLY - NO CASH

Pay to the order of: Vega Cleaning Service, Inc.

Amount: \$1,240.00

DATE: 03/27/2025

100451

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

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

Sunwest Bank
2000 Main Street
Irvine, CA 92614

DATE: 03/27/2025

100452

PAY TO: Garage Door Doctor \$ 145.00

THE ORDER OF: One Hundred Forty-Five Dollars and Zero Cents

memo: inv 11106

100452 1222260031 204223571

#100452 04/08/2025 \$145.00

FOR DEPOSIT ONLY - NO CASH

Pay to the order of: Garage Door Doctor

Amount: \$145.00

DATE: 03/27/2025

100452

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

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

Sunwest Bank
2000 Main Street
Irvine, CA 92614

DATE: 04/01/2025

100453

PAY TO: Gothic Landscape Maintenance Division \$ 550.00

THE ORDER OF: Five Hundred Fifty Dollars and Zero Cents

memo: inv 129741

100453 1222260031 204223571

#100453 04/07/2025 \$550.00

FOR DEPOSIT ONLY - NO CASH

Pay to the order of: Gothic Landscape Maintenance Division

Amount: \$550.00

DATE: 04/01/2025

100453

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

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

Sunwest Bank
2000 Main Street
Irvine, CA 92614

DATE: 04/03/2025

100458

PAY TO: Vega Cleaning Service, Inc. \$ 325.00

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

memo: inv 1268

100458 1222260031 204223571

#100458 04/17/2025 \$325.00

FOR DEPOSIT ONLY - NO CASH

Pay to the order of: Vega Cleaning Service, Inc.

Amount: \$325.00

DATE: 04/03/2025

100458

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

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

Sunwest Bank
2000 Main Street
Irvine, CA 92614

DATE: 04/03/2025

100459

PAY TO: Vega Cleaning Service, Inc. \$ 1,240.00

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

memo: inv 1288

100459 1222260031 204223571

#100459 04/17/2025 \$1,240.00

FOR DEPOSIT ONLY - NO CASH

Pay to the order of: Vega Cleaning Service, Inc.

Amount: \$1,240.00

DATE: 04/03/2025

100459

UNIVERSITY OF CALIFORNIA - SAN DIEGO
University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26540 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2550 Main Street
Irvine, CA 92614

DATE: 04/03/2025

100460

PAY TO: Vega Cleaning Service Inc.

THE ORDER OF: Three Hundred Fifty Dollars and Zero Cents

memo: inv 1289

\$ 350.00

DOLLARS

100460 04/17/2025 \$350.00

8

BCA CC 318000912 Date: 04/16/25 Seq#: 0013
Original ID: 133564180633 DeviceID: DCA31149 Trans#: 5665

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
CHANDLER, CA 92008
VISA CLERK ONLY
35000000000000000000

UNIVERSITY OF CALIFORNIA - SAN DIEGO
University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26540 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2550 Main Street
Irvine, CA 92614

DATE: 04/04/2025

100463

PAY TO: Remedy Pest Elimination

THE ORDER OF: One Thousand Dollars and Zero Cents

memo: inv 3642

\$ 1,000.00

DOLLARS

100463 04/14/2025 \$1,000.00

8

BCA CC 318000912 Date: 04/16/25 Seq#: 0013
Original ID: 133564180633 DeviceID: DCA31149 Trans#: 5665

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
CHANDLER, CA 92008
VISA CLERK ONLY
35000000000000000000

UNIVERSITY OF CALIFORNIA - SAN DIEGO
University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26540 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2550 Main Street
Irvine, CA 92614

DATE: 04/07/2025

100464

PAY TO: SoCalGas

THE ORDER OF: Two Thousand Two Hundred Thirty-Three Dollars and Eighty-Six Cents

memo: Airt 100 859 81513 inv 042225-0959153

\$ 2,233.86

DOLLARS

100464 04/29/2025 \$2,233.86

8

75888 4 CMO 042625 0025 N

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
CHANDLER, CA 92008
VISA CLERK ONLY
35000000000000000000

UNIVERSITY OF CALIFORNIA - SAN DIEGO
University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26540 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2550 Main Street
Irvine, CA 92614

DATE: 04/07/2025

100465

PAY TO: SoCalGas

THE ORDER OF: Four Hundred Seventy Dollars and Ninety-Four Cents

memo: Airt 153 376 1087 inv 042225-05781067

\$ 470.94

DOLLARS

100465 04/29/2025 \$470.94

8

75888 4 CMO 042625 0024 N

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
CHANDLER, CA 92008
VISA CLERK ONLY
35000000000000000000

UNIVERSITY OF CALIFORNIA - SAN DIEGO
University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26540 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2550 Main Street
Irvine, CA 92614

DATE: 04/08/2025

100466

PAY TO: Vega Cleaning Service Inc.

THE ORDER OF: Four Hundred Fifty Dollars and Zero Cents

memo: inv 1287

\$ 450.00

DOLLARS

100466 04/17/2025 \$450.00

8

BCA CC 318000912 Date: 04/16/25 Seq#: 0017
Original ID: 133564180633 DeviceID: DCA31149 Trans#: 5686

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
CHANDLER, CA 92008
VISA CLERK ONLY
35000000000000000000

UNIVERSITY OF CALIFORNIA - SAN DIEGO
University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26540 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2550 Main Street
Irvine, CA 92614

DATE: 04/08/2025

100468

PAY TO: Eastman Electric

THE ORDER OF: One Thousand One Hundred Sixty-Three Dollars and Ninety-Four Cents

memo: inv 80

\$ 1,163.94

DOLLARS

100468 04/15/2025 \$1,163.94

8

4/14/2025 4:22 PM
Premier America CU
322283990
923600000046115
LOC #18
TELLER #2914
SEQ # 373624

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
CHANDLER, CA 92008
VISA CLERK ONLY
35000000000000000000



Statement Ending 04/30/2025

CALIFORNIA STATE UNIVERISTY

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Account Number: XXXXXX3571

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

SUNWEST BANK
2050 Main Street
Irvine, CA 92614

DATE: 04/09/2025

100471

PAY TO THE ORDER OF Eastman Electric \$ 1,413.97 DOLLARS

memo: inv: 64

100471 04/17/2025 \$1,413.97

4/16/2025 4:54 PM
Premier America CU
322283990
923800000034357
LOC #28
TELLER #2802
SEQ # 228766

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

SUNWEST BANK
2050 Main Street
Irvine, CA 92614

DATE: 04/21/2025

100489

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

memo: inv: 66823

100489 04/29/2025 \$550.00

Seq: 16
Dep: 000478
Date: 04/28/2025

For Deposit Only to
KASTLE KARE, INC.
UNIVERSITY OF CALIFORNIA
Channel Islands
322283990

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

SUNWEST BANK
2050 Main Street
Irvine, CA 92614

DATE: 04/21/2025

100494

PAY TO THE ORDER OF HD Supply Facilities Maintenance, LTD. \$ 365.70 DOLLARS

memo: At: 18121790; inv: 923612883

100494 04/28/2025 \$365.70

FOR DEPOSIT ONLY - DEPOSIT TO THE ORDER OF THE UNIVERSITY OF CALIFORNIA - SAN DIEGO
UNIVERSITY OF CALIFORNIA - SAN DIEGO
322283990

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

SUNWEST BANK
2050 Main Street
Irvine, CA 92614

DATE: 04/21/2025

100495

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

memo: At: 010567; inv: 882846

100495 04/29/2025 \$32,088.00

FOR DEPOSIT ONLY - DEPOSIT TO THE ORDER OF THE UNIVERSITY OF CALIFORNIA - SAN DIEGO
UNIVERSITY OF CALIFORNIA - SAN DIEGO
322283990

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

SUNWEST BANK
2050 Main Street
Irvine, CA 92614

DATE: 04/22/2025

100496

PAY TO THE ORDER OF HD Supply Facilities Maintenance, LTD. \$ 729.89 DOLLARS

memo: At: 1823790; inv: 923614816

100496 04/29/2025 \$729.89

FOR DEPOSIT ONLY - DEPOSIT TO THE ORDER OF THE UNIVERSITY OF CALIFORNIA - SAN DIEGO
UNIVERSITY OF CALIFORNIA - SAN DIEGO
322283990

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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

03/01/2025 through 03/31/2025

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on Mar 31 (\$)	Value on Mar 31 (\$)	Average Cost Amount (\$)	Cumulative Change In Value (\$)
CSU CHANNEL ISLANDS SITE AUTHORITY						
CalTRUST Short Term Fund		313,283.722	10.07	3,154,767.08	3,142,630.39	12,136.69
CalTRUST Medium Term Fund		534,899.203	9.87	5,279,455.13	5,211,576.75	67,878.38
CalTRUST Liquidity Fund		1,575,731.410	1.00	1,575,731.41	1,575,731.41	0.00
Total For Account -				10,009,953.62		
CSU CHANNEL ISLANDS TOWNHOUSE						
CalTRUST Short Term Fund		53,504.058	10.07	538,785.86	538,252.99	532.87
CalTRUST Medium Term Fund		151,832.368	9.87	1,498,585.47	1,531,160.84	(32,575.37)
CalTRUST Liquidity Fund		709,356.500	1.00	709,356.50	709,356.50	0.00
Total For Account -				2,746,727.83		
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE						
CalTRUST Short Term Fund		17,119.578	10.07	172,394.15	172,317.64	76.51
CalTRUST Medium Term Fund		91,739.831	9.87	905,472.13	921,309.53	(15,837.40)
CalTRUST Liquidity Fund		443,702.380	1.00	443,702.38	443,702.38	0.00
Total For Account -				1,521,568.66		
CSU CHANNEL ISLANDS SINGLE FAMILY						
CalTRUST Short Term Fund		1,237.756	10.07	12,464.20	12,458.69	5.51
CalTRUST Medium Term Fund		7,877.987	9.87	77,755.73	78,717.67	(961.94)
CalTRUST Liquidity Fund		26,610.340	1.00	26,610.34	26,610.34	0.00
Total For Account -				116,830.27		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 TOWNHOMES						
CalTRUST Medium Term Fund		928.071	9.87	9,160.06	9,141.19	18.87
Total For Account -				9,160.06		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 SINGLE FAMILY						
CalTRUST Medium Term Fund		215.019	9.87	2,122.24	2,117.85	4.39
Total For Account -				2,122.24		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 CAM						
CalTRUST Medium Term Fund		4,314.010	9.87	42,579.28	42,491.54	87.74
Total For Account -				42,579.28		
Portfolios Total value as of 03/31/2025				14,448,941.96		

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	03/01/2025			312,102.611	10.07	3,142,873.29		
Accrual Income Div Reinvestment	03/31/2025	11,893.79	1,181.111	313,283.722	10.07	3,154,767.08	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Mar 31			313,283.722	10.07	3,154,767.08		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	03/01/2025			53,302.342	10.07	536,754.58		
Accrual Income Div Reinvestment	03/31/2025	2,031.28	201.716	53,504.058	10.07	538,785.86	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Mar 31			53,504.058	10.07	538,785.86		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	03/01/2025			17,055.036	10.07	171,744.21		
Accrual Income Div Reinvestment	03/31/2025	649.94	64.542	17,119.578	10.07	172,394.15	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Mar 31			17,119.578	10.07	172,394.15		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	03/01/2025			1,233.090	10.07	12,417.22		
Accrual Income Div Reinvestment	03/31/2025	46.99	4.666	1,237.756	10.07	12,464.20	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Mar 31			1,237.756	10.07	12,464.20		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY Account Number: [REDACTED]								
Beginning Balance	03/01/2025			533,020.041	9.86	5,255,577.60		
Accrual Income Div Reinvestment	03/31/2025	18,547.33	1,879.162	534,899.203	9.87	5,279,455.13	0.00	0.00
Change in Value						5,330.20		
Closing Balance as of	Mar 31			534,899.203	9.87	5,279,455.13		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	03/01/2025			151,298.964	9.86	1,491,807.79		
Accrual Income Div Reinvestment	03/31/2025	5,264.70	533.404	151,832.368	9.87	1,498,585.47	0.00	0.00
Change in Value						1,512.98		
Closing Balance as of	Mar 31			151,832.368	9.87	1,498,585.47		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	03/01/2025			91,417.538	9.86	901,376.92		
Accrual Income Div Reinvestment	03/31/2025	3,181.03	322.293	91,739.831	9.87	905,472.13	0.00	0.00
Change in Value						914.18		
Closing Balance as of	Mar 31			91,739.831	9.87	905,472.13		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	03/01/2025			7,850.311	9.86	77,404.07		
Accrual Income Div Reinvestment	03/31/2025	273.16	27.676	7,877.987	9.87	77,755.73	0.00	0.00
Change in Value						78.50		
Closing Balance as of	Mar 31			7,877.987	9.87	77,755.73		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 TOWNHOMES Account Number: [REDACTED]								
Beginning Balance	03/01/2025			924.811	9.86	9,118.64		
Accrual Income Div Reinvestment	03/31/2025	32.18	3.260	928.071	9.87	9,160.06	0.00	0.00
Change in Value						9.24		
Closing Balance as of	Mar 31			928.071	9.87	9,160.06		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	03/01/2025			214.263	9.86	2,112.63		
Accrual Income Div Reinvestment	03/31/2025	7.46	0.756	215.019	9.87	2,122.24	0.00	0.00
Change in Value						2.15		
Closing Balance as of	Mar 31			215.019	9.87	2,122.24		

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:		
				PA UG PHASE 2 CAM				
Beginning Balance	03/01/2025			4,298.854	9.86	42,386.70		
Accrual Income Div Reinvestment	03/31/2025	149.59	15.156	4,314.010	9.87	42,579.28	0.00	0.00
Change in Value						42.99		
Closing Balance as of	Mar 31			4,314.010	9.87	42,579.28		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY		Account Number:		
Beginning Balance	03/01/2025			1,569,848.250	1.00	1,569,848.25		
Accrual Income Div Reinvestment	03/31/2025	5,883.16	5,883.160	1,575,731.410	1.00	1,575,731.41	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Mar 31			1,575,731.410	1.00	1,575,731.41		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS TOWNHOUSE		Account Number:		
Beginning Balance	03/01/2025			706,708.040	1.00	706,708.04		
Accrual Income Div Reinvestment	03/31/2025	2,648.46	2,648.460	709,356.500	1.00	709,356.50	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Mar 31			709,356.500	1.00	709,356.50		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE		Account Number:		
Beginning Balance	03/01/2025			442,045.770	1.00	442,045.77		
Accrual Income Div Reinvestment	03/31/2025	1,656.61	1,656.610	443,702.380	1.00	443,702.38	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Mar 31			443,702.380	1.00	443,702.38		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SINGLE FAMILY		Account Number:		
Beginning Balance	03/01/2025			26,510.990	1.00	26,510.99		
Accrual Income Div Reinvestment	03/31/2025	99.35	99.350	26,610.340	1.00	26,610.34	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Mar 31			26,610.340	1.00	26,610.34		

Govt Advantage Int Ckg - State/Muni

Account number: [REDACTED] ■ March 1, 2025 - March 31, 2025 ■ Page 1 of 2



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]	\$296,452.76	\$81,963.39	\$0.00	\$378,416.15

Interest summary

Year to date interest and bonuses paid	\$279.73
Total interest and bonuses earned in 2024	\$151.02

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	03/10	114.23	Analysis Int Earned 0225 Interest 250310
	03/17	81,849.16	Ug2 MR, LLC (Ana Avidpay 250317 Ck100276 Ref*Ck*100276*Ug2 MR LLC Anacapa Canyon\170632832
		\$81,963.39	Total electronic deposits/bank credits
		\$81,963.39	Total credits

Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
02/28	296,452.76	03/10	296,566.99	03/17	378,416.15
Average daily ledger balance		\$336,138.25			

Funds Availability Policy Update

Effective June 4, 2025, we are updating the Funds Availability Policy in our Commercial Account Agreement as follows:

In the "Longer delays may apply" section, we are making the following changes:

-
- The amount of your deposit that may be available on the first business day after the day of your deposit is increasing from \$225 to \$275.
 - The amount of funds you deposit by check on any one day that may lead to a longer delay in availability of generally no more than seven business days is increasing from \$5,525 to \$6,725.