



University Glen

PROPERTY MANAGEMENT REPORT

May 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).

Seabreeze Management Company as Agent for the CSUCI Site Authority provides 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, May 13th at 3:00. Meeting minutes will be available for review. Refinements to the UGlen Common Area Budget for FY 2025-2026 continued during May 2025.
 - the Community Advisory Group (CAG) met on May 22nd at 4:00 PM. The Friesen attended and participated during this CAG meeting.
 - the Homeowners Advisory Council (HAC) meeting was held on Thursday, May 22nd 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 Summary of the April 2025 Monthly Property Management Report 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
 - Update on the Crack Seal & Asphalt Reseal throughout UGlen. The contract for the asphalt resealing project has been signed by JB Bostick out of Anaheim, California. The contract is in the amount of \$201,635.80. The contract was signed by Brandon Tryon, Principal of Seabreeze Management Company. The work is scheduled to take place beginning Monday, June 2nd through Saturday, June 14th.
 - The Landscape maintenance service RFP was sent out to six landscape vendors. Four vendors returned the Revised Bid Sheet which gave pricing for all electric landscape equipment with the possible use of gas-powered blowers seasonally during the sycamore leaf drop.
Following review of the bids with the Budget Advisory Group (BAG) members,
Gothic Landscape was offered and accepted the landscape maintenance portion of the contract for \$356,400.
American Heritage Landscaping was offered and accepted the annual tree trimming service for trees above 13'-6" for \$59,250.
These one-year contracts are scheduled to go into effect on July 1, 2025, with the possibility of an extension of two additional one-year terms for a total term duration of three-years.
 - FY 2025-2026 Budget to date. The version which is scheduled to be presented to the Site Authority for approval on Monday, June 9th lists the monthly maintenance rent charges for:
Apartments/Town Center \$301.33/month

Single-Family Homes \$320.77/month

Townhouses \$575.03/month

The following is a brief description of the 2025-2026 Budget process. The initial draft Budget was created by the Property Manager and shared with the Budget Advisory Group (BAG) on 1/31/25. Robust engagement with the various community groups and property owners has occurred. The Single-Family UGCAM Budget increases by 2.39% from \$313.10 to \$320.77, and Single-Family Reserves are well funded at 90%. The Townhome DRAFT Budget was informed by a survey the HAC sent to Townhome owners in April, asking about the Townhome Reserve contribution for FY 25/26 and whether Townhome dryer vents should be cleaned. The HAC advised that Townhouse Reserves should rise by 3% year-over-year and that 1/3 of all Townhome dryer vents should be cleaned in FY 25/26, with the remainder cleaned over the following 2 years. Townhouse UGCAM Budget increases by 7.35% from \$532.77 to \$575.03. It is important to note that the most recent TH Reserve Study recommends a \$265/TH/month contribution and shows the percent funded as of 7/1/2025 at 42% while the budgeted contribution is \$125.17/TH/month, so the townhome Reserves funded % is likely to drop below the current 42% over FY25/26.

- The Management Office's heat pump was replaced by Anderson Refrigeration at a cost of \$11,500.00. The payment for this work is planned to come from the 2024-2025 operations budget.
- Xtreme Fitness completed the repairs to the Cybex treadmill in the Town Center Fitness Center.
- UGlen management is continuing the conversation about implementing the Parking Boss Program in conjunction with Anacapa Canyon's rollout of Parking Boss. Initially, UGlen management is working with Anacapa Canyon management to make permits available to residents who wish to use the amenities at Anacapa Canyon through their reciprocal use agreement.
- Community Events:
 - CSUCI 2025 graduation exercises were held on Saturday, May 17th.
 - Update on the upcoming HAC elections. There will be two seats available. The continuing members will be Mary Kennedy, Madison Litton, and Dillion Tull. Let members of the community who may be interested in running for the HAC about the upcoming elections.
- Meetings
 - Site Authority Board Meeting Monday, June 9th at 11:30 AM

- Landscaping

- Gothic Landscape completed work on the 100-foot clearance for the fire prevention around the perimeter of UGlen by the end of the month. (This work is required to be completed by June 1, 2025).
- 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 was a water main leak at 325 E Platts Harbor reported in the parkway between the sidewalk and the street. CSUCI Plumbers worked to complete the repair to coordinate with the asphalt resealing project's schedule.

- Notifications:

- The messaging about the asphalt project schedule moved ahead. JB Bostick's map of the seven phases of the project were sent to the owners in University Glen via eblasts and USPS Mailing.
- Registration information about the Osher Lifelong Learning Institute (OLLI) Summer Taste 2025 was distributed to members of the community.

- Work Orders

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

26 WO submitted via Seabreeze Portal (CINC).

16 WO submitted via Text.

42 Total Work Orders

WORK ORDERS IN CINC	In Progress	Cancelled	Completed	Totals
Electrical			3	3
Landscaping	6		4	10
Plumbing				0
Gutter & Downspouts				0
Roofing/Waterproofing				0
HVAC/Dryer Vents			1	1
Painting/Stucco Repair/Garage Door				0
Janitorial				0
Gates/Fences	2			2
TH Garage Doors			4	4
Fitness Equipment Repair			2	2
Other-Fire Hardening				0
Other-TH Windows/Sliding Drs	2			2
Other- wall/concrete flatwork				0
Pest Control			2	2
Subtotal	10	0	16	26

WORK ORDERS SENT BY TEXT	In Progress	Cancelled	Completed	Totals
Electrical			0	0
Pest Control			5	5
Landscaping	2		9	11
Subtotal	2	0	14	16

TOTAL Work Orders for the Month	12	0	30	42
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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	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	1		5
Bldg. Permit Apps	0	1	3	0	0	3	0	0	0	2	1		10
Total Apps/Month	2	1	3	0	1	3	1	0	0	2	2		15

University Glen -- Work Orders from May 2025

	Created Date	WorkOrd	Address1	Status	Description	WO Type	Notes
1	05/01/2025	61350	204 Smuggler's Cove	Closed	Exterior outlet reported not working	Electric/Lighting	Owner reports exterior outlet not working.
2	05/01/2025	61403	405 Channel Islands Drive	Closed	Replace garage weather strip	Miscellaneous	Replace garage weather strip request. We were told
3	05/07/2025	61857	45 Rincon Dr Ste 103	Closed	at the Hillcrest Gym the tricep cable/rope is missing	Repair/Gym	Resident reported at the Hillcrest Gym the tricep
4	05/07/2025	61858	425 Channel Islands Drive	Closed	Trim limbs away from townhouse block	Landscaping	Owner reports racoons on the roof. Trim limbs away
5	05/07/2025	61861	425 Channel Islands Drive	Closed	Racoons reported on roof	Pest/Insect	Owner requests pest repellent be placed on the roof
6	05/15/2025	62842	315 Channel Islands Drive	Closed	Owner's inspection report states their are termites in the	Pest/Insect	Owner reports inspection states their is a termite
7	05/15/2025	62849	315 Channel Islands Drive	Pending	Courtyard fence reported to need repairs	Gates/Fences	Owner reports the fence surrounding their side
8	05/16/2025	62887	851 N. Channel Islands Drive	Closed	Garage Door Repair	Miscellaneous	It is impossible for me to manually open my garage
9	05/16/2025	62974	336 E. Twin Harbor Drive	Closed	at the recumbent bike the video screen not working	Repair/Gym	Tom reports the lower portion of the video screen on
10	05/19/2025	63143	318 Smuggler's Cove	Pending	Repair Kitchen Window	Windows	Owner requests the spring of their kitchen window be
11	05/23/2025	63666	306 E. Twin Harbor Drive	Pending	Window issue	Windows	Owner reports issue with window screen issue.
12	05/27/2025	63819	135 Channel Islands Drive	Pending	Tree Removal Request -- Safety & Structural Risk	Miscellaneous	Dear Management,
13	05/29/2025	64071	309 Smuggler's Cove	Closed	Replace Thermostat	HVAC/Air	Owner report the thermostat no longer works.
14	05/29/2025	64082	371 E. Cuyler Harbor Drive	Pending	Debris in Courtyard	Landscaping	Owner requests branches hanging over in to their
15	05/29/2025	64093	315 Channel Islands Drive	Pending	Irrigation issue	Irrigation	Owner reports hearing a broken irrigation head at the
16	05/29/2025	64101	300 Cuyler Harbor Drive	Closed	Broken irrigation valve reported	Irrigation	Broken irrigation valve reported.
17	05/29/2025	64108	45 Rincon Dr Ste 103	Pending	wrought iron railing repair	Gates/Fences	repair/repaint wrought iron railings in front of 731
18	05/29/2025	64140	321 E. Cuyler Harbor Drive	Pending	Irrigation reported over watering	Irrigation	Owner reports the irrigation system between the front
19	05/29/2025	64144	360 E. Cuyler Harbor Drive	Pending	Area behind front retaining wall reported dry	Irrigation	Owner at 360 Cuyler Harbor Drive reports the
20	05/30/2025	64226	1021 N. Channel Islands Drive	Closed	Replace gasket at bottom of garage door	Garage Door	Owner reports the bottom seal on the garage door
21	05/30/2025	64228	260 Landing Cove	Closed	Smoke Detector issue	Electric/Lighting	Owner reports an issue with the smoke detector.
22	05/30/2025	64229	1021 N. Channel Islands Drive	Closed	Replace bottom seal of garage door	Garage Door	Replace the bottom seal on the garage door. Owner
23	05/30/2025	64241	315 Channel Islands Drive	Closed	Door bell needs to be fixed	Electric/Lighting	New owner reports the door bell is not working.
24	05/30/2025	64253	425 Channel Islands Drive	Closed	Straighten Bender Board along sidewalk	Landscaping	Owner requests the bender board along the sidewalk
25	05/30/2025	64290	425 Channel Islands Drive	Closed	Trim suckers at bottom of tree/mow grass	Landscaping	Owner requests the suckers be trimmed at the base
26	05/30/2025	64291	202 Anacapa Island Drive	Pending	Irrigation appears to be broke/no water	Irrigation	Owner reports a portion of the irrigation line serving

Balance Sheet Comparative - Combined

University Glen (Cal State University Channel Island Site Authority)

End Date: 05/31/2025

	Current Balance at 5/31/2025	Prior Month Balance at 04/30/2025	Change
Assets			
CASH - OPERATING			
01-1001-00 Sunwest - Operating - 3571	\$ 660,094.31	\$ 524,300.01	\$ 135,794.30
Total CASH - OPERATING:	\$ 660,094.31	\$ 524,300.01	\$ 135,794.30
ACCOUNTS RECEIVABLE			
12-1280-00 Accounts Receivable	\$ 47,014.98	\$ 42,359.79	\$ 4,655.19
12-1281-00 A/R-Miscellaneous	-	1,930.62	(1,930.62)
Total ACCOUNTS RECEIVABLE:	\$ 47,014.98	\$ 44,290.41	\$ 2,724.57
OTHER ASSETS			
13-1300-00 Prepaid Insurance	\$ 13,704.88	\$ 27,409.80	\$ (13,704.92)
13-1690-00 Clearing Account	2,997.37	-	2,997.37
Total OTHER ASSETS:	\$ 16,702.25	\$ 27,409.80	\$ (10,707.55)
Total Assets:	\$ 723,811.54	\$ 596,000.22	\$ 127,811.32
Liabilities & Equity			
ACCOUNTS PAYABLE			
20-2001-00 Prepaid Dues	\$ 16,188.86	\$ 15,065.87	\$ 1,122.99
Total ACCOUNTS PAYABLE:	\$ 16,188.86	\$ 15,065.87	\$ 1,122.99
RESERVES			
40-4000-00 Reserve Liability	\$ 76,040.69	\$ 51,704.87	\$ 24,335.82
Total RESERVES:	\$ 76,040.69	\$ 51,704.87	\$ 24,335.82
EQUITY			
49-4998-00 Prior Year Equity	\$ 227,952.78	\$ 227,952.78	\$ -
Total EQUITY:	\$ 227,952.78	\$ 227,952.78	\$ -
Net Income / (Loss)	\$ 403,629.21	\$ 301,276.70	\$ 102,352.51
Total Liabilities & Equity:	\$ 723,811.54	\$ 596,000.22	\$ 127,811.32

Reserve Schedule

University Glen (Cal State University Channel Island Site Authority)

From 05/01/2025 to 05/31/2025

Description	Current Additions	Current Expenses	Prior Year Balance	YTD Additions	YTD Expenses	Current Balance
Reserve Liability	\$46,775.91	\$22,440.09	\$119,137.92	\$556,466.72	\$599,563.95	\$76,040.69
Reserve Expenses - Common Space	\$19,688.96	\$19,688.96	\$0.00	\$77,362.59	\$77,362.59	\$0.00
Reserve Expenses - Single Family	\$0.00	\$0.00	\$0.00	\$1,189.23	\$1,189.23	\$0.00
Reserve Expenses - Townhouse	\$2,751.13	\$2,751.13	\$0.00	\$196,141.66	\$196,141.66	\$0.00
University Glen (Cal State University Channel Island Site Authority)	69,216.00	44,880.18	\$119,137.92	\$831,160.20	\$874,257.43	76,040.69

Income Statement

University Glen (Cal State University Channel Island Site Authority)

From 05/01/2025 to 05/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
TOTAL OPERATING INCOME	\$243,106.11	\$243,080.26	\$25.85	\$2,790,237.30	\$2,673,882.86	\$116,354.44	\$2,916,963.00
TOTAL INCOME	\$243,106.11	\$243,080.26	\$25.85	\$2,790,237.30	\$2,673,882.86	\$116,354.44	\$2,916,963.00
EXPENSES AND RESERVE FUNDING							
TOTAL ADMINISTRATION	\$41,215.35	\$24,906.91	(\$16,308.44)	\$222,806.52	\$273,976.01	\$51,169.49	\$298,883.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.67	\$-	\$87,633.37	\$87,633.37	\$0.00	\$95,600.00
TOTAL LANDSCAPE	\$11,051.17	\$37,522.17	\$26,471.00	\$393,316.01	\$412,743.87	\$19,427.86	\$450,266.00
TOTAL COMMON AREA MAINTENANCE	\$17,589.45	\$18,831.84	\$1,242.39	\$170,841.87	\$207,150.24	\$36,308.37	\$225,982.00
TOTAL TOWNHOUSE MAINTENANCE	\$3,880.36	\$2,050.00	(\$1,830.36)	\$24,771.81	\$22,550.00	(\$2,221.81)	\$24,600.00
TOTAL UTILITIES	\$15,608.77	\$84,478.00	\$68,869.23	\$741,468.57	\$929,258.00	\$187,789.43	\$1,013,736.00
TOTAL INSURANCE	(\$3,334.08)	\$20,548.75	\$23,882.83	\$133,715.12	\$226,036.25	\$92,321.13	\$246,585.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$-	\$-	\$-	\$97,519.81	\$-	(\$97,519.81)	\$-
TOTAL RESERVE ALLOCATION	\$46,775.91	\$46,775.91	\$-	\$514,535.01	\$514,535.01	\$0.00	\$561,311.00
TOTAL DISBURSEMENTS	\$140,753.60	\$243,080.25	\$102,326.65	\$2,386,608.09	\$2,673,882.75	\$287,274.66	\$2,916,963.00
	\$102,352.51	\$0.01	\$102,352.50	\$403,629.21	\$0.11	\$403,629.10	\$0.00
NET INCREASE (DECREASE)	\$102,352.51	\$0.01	\$102,352.50	\$403,629.21	\$0.11	\$403,629.10	\$0.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 05/01/2025 to 05/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME							
OPERATING INCOME							
5010-00 Townhomes Assessments	\$106,554.00	\$106,553.42	\$0.58	\$1,172,094.00	\$1,172,087.62	\$6.38	\$1,278,641.00
5013-00 Single family homes	\$22,543.20	\$22,542.92	\$0.28	\$247,975.20	\$247,972.12	\$3.08	\$270,515.00
5015-00 Apartment Assessment	\$113,983.91	\$113,983.92	(\$0.01)	\$1,253,823.01	\$1,253,823.12	(\$0.11)	\$1,367,807.00
5023-00 Bank Return Check/NSF Fees	\$25.00	\$0.00	\$25.00	\$350.00	\$0.00	\$350.00	\$0.00
5030-00 Interest Income-Operating	\$0.00	\$0.00	\$0.00	\$631.18	\$0.00	\$631.18	\$0.00
5045-00 Parking Fees	\$0.00	\$0.00	\$0.00	\$400.00	\$0.00	\$400.00	\$0.00
5060-00 Gate/Pool Keys/Remotes	\$0.00	\$0.00	\$0.00	\$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	\$243,106.11	\$243,080.26	\$25.85	\$2,790,237.30	\$2,673,882.86	\$116,354.44	\$2,916,963.00
TOTAL OPERATING INCOME	\$243,106.11	\$243,080.26	\$25.85	\$2,790,237.30	\$2,673,882.86	\$116,354.44	\$2,916,963.00
OPERATING EXPENSE							
ADMINISTRATION							
6015-00 Reserve Study	\$9,500.00	\$1,052.08	(\$8,447.92)	\$15,125.00	\$11,572.88	(\$3,552.12)	\$12,625.00
6035-00 Office & Postage	\$533.65	\$380.00	(\$153.65)	\$6,245.10	\$4,180.00	(\$2,065.10)	\$4,560.00
6037-00 Mgmt-Add'l Onsite Office Expenses (Contingency)	\$585.60	\$0.00	(\$585.60)	\$825.60	\$0.00	(\$825.60)	\$0.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$15,487.42	\$15,375.00	(\$112.42)	\$170,067.23	\$169,125.00	(\$942.23)	\$184,500.00
6041-00 Office Rent	\$15,108.68	\$7,509.83	(\$7,598.85)	\$29,453.60	\$82,608.13	\$53,154.53	\$90,118.00
6045-00 Records Storage	\$0.00	\$80.00	\$80.00	\$0.00	\$880.00	\$880.00	\$960.00
6085-00 Misc Admin (Office Supplies/Cellphone)	\$0.00	\$510.00	\$510.00	\$1,089.99	\$5,610.00	\$4,520.01	\$6,120.00
TOTAL ADMINISTRATION	\$41,215.35	\$24,906.91	(\$16,308.44)	\$222,806.52	\$273,976.01	\$51,169.49	\$298,883.00
PROPERTY PROTECTION							
6320-00 Security Services	\$7,966.67	\$7,966.67	\$0.00	\$87,633.37	\$87,633.37	\$0.00	\$95,600.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.67	\$0.00	\$87,633.37	\$87,633.37	\$0.00	\$95,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 05/01/2025 to 05/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
LANDSCAPE							
6405-00 Landscape Contract	\$0.00	\$28,100.00	\$28,100.00	\$320,880.00	\$309,100.00	(\$11,780.00)	\$337,200.00
6410-00 Landscape Extras	\$9,448.67	\$2,528.00	(\$6,920.67)	\$44,390.51	\$27,808.00	(\$16,582.51)	\$30,336.00
6420-00 Irrigation Repairs	\$1,602.50	\$3,525.00	\$1,922.50	\$28,045.50	\$38,775.00	\$10,729.50	\$42,300.00
6425-00 Tree Maintenance	\$0.00	\$3,369.17	\$3,369.17	\$0.00	\$37,060.87	\$37,060.87	\$40,430.00
TOTAL LANDSCAPE	\$11,051.17	\$37,522.17	\$26,471.00	\$393,316.01	\$412,743.87	\$19,427.86	\$450,266.00
COMMON AREA MAINTENANCE							
6509-00 Plumbing Repair (Common Area)	\$0.00	\$166.67	\$166.67	\$949.29	\$1,833.37	\$884.08	\$2,000.00
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$1,703.92	\$850.00	(\$853.92)	\$12,727.76	\$9,350.00	(\$3,377.76)	\$10,200.00
6532-00 Tot Lot Inspection	\$0.00	\$100.00	\$100.00	\$0.00	\$1,100.00	\$1,100.00	\$1,200.00
6534-00 Roof Repairs (Common Area)	\$0.00	\$708.33	\$708.33	\$0.00	\$7,791.63	\$7,791.63	\$8,500.00
6543-00 Pet Waste Supplies	\$0.00	\$850.00	\$850.00	\$1,818.70	\$9,350.00	\$7,531.30	\$10,200.00
6550-00 Janitorial Service	\$2,480.00	\$5,098.50	\$2,618.50	\$54,175.00	\$56,083.50	\$1,908.50	\$61,182.00
6553-00 Common Area Maintenance	\$1,350.00	\$1,125.00	(\$225.00)	\$11,736.00	\$12,375.00	\$639.00	\$13,500.00
6554-00 Common Area Supplies	\$2,311.53	\$450.00	(\$1,861.53)	\$14,990.36	\$4,950.00	(\$10,040.36)	\$5,400.00
6555-00 Pest Control (Pest & Gopher)	\$2,350.00	\$2,650.00	\$300.00	\$14,300.00	\$29,150.00	\$14,850.00	\$31,800.00
6570-00 Pool/Fountain Contract Services	\$5,700.00	\$5,516.67	(\$183.33)	\$34,650.00	\$60,683.37	\$26,033.37	\$66,200.00
6572-00 Pool/Fountain Extras	\$1,694.00	\$0.00	(\$1,694.00)	\$21,678.01	\$0.00	(\$21,678.01)	\$0.00
6588-00 Fitness Equipment	\$0.00	\$916.67	\$916.67	\$2,566.75	\$10,083.37	\$7,516.62	\$11,000.00
6595-00 Miscellaneous Maintenance	\$0.00	\$400.00	\$400.00	\$1,250.00	\$4,400.00	\$3,150.00	\$4,800.00
TOTAL COMMON AREA MAINTENANCE	\$17,589.45	\$18,831.84	\$1,242.39	\$170,841.87	\$207,150.24	\$36,308.37	\$225,982.00
TOWNHOUSE MAINTENANCE							
6627-00 Lighting - Townhomes Sconce Repairs	\$3,880.36	\$2,050.00	(\$1,830.36)	\$24,521.81	\$22,550.00	(\$1,971.81)	\$24,600.00
6645-00 Plumbing (Townhouse)	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	(\$250.00)	\$0.00
TOTAL TOWNHOUSE MAINTENANCE	\$3,880.36	\$2,050.00	(\$1,830.36)	\$24,771.81	\$22,550.00	(\$2,221.81)	\$24,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 05/01/2025 to 05/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
UTILITIES							
6700-00 Water - Reclaimed (Landscape)	\$0.00	\$6,329.08	\$6,329.08	\$71,105.22	\$69,619.88	(\$1,485.34)	\$75,949.00
6701-00 Water-(Potable/Common Area Pools)	\$0.00	\$14,419.42	\$14,419.42	\$131,868.90	\$158,613.62	\$26,744.72	\$173,033.00
6702-00 Sewer	\$0.00	\$20,418.92	\$20,418.92	\$165,949.03	\$224,608.12	\$58,659.09	\$245,027.00
6703-00 Water/Sewer Infrastructrue Fee	\$0.00	\$8,080.75	\$8,080.75	\$65,478.19	\$88,888.25	\$23,410.06	\$96,969.00
6705-00 Electricity	\$10,567.13	\$9,757.58	(\$809.55)	\$74,803.19	\$107,333.38	\$32,530.19	\$117,091.00
6710-00 Gas	\$3,590.10	\$3,361.50	(\$228.60)	\$21,419.44	\$36,976.50	\$15,557.06	\$40,338.00
6720-00 Cable/Telephone	\$807.22	\$325.00	(\$482.22)	\$8,329.91	\$3,575.00	(\$4,754.91)	\$3,900.00
6725-00 Trash Removal	\$644.32	\$20,360.50	\$19,716.18	\$202,514.69	\$223,965.50	\$21,450.81	\$244,326.00
6730-00 Trash Extras	\$0.00	\$1,425.25	\$1,425.25	\$0.00	\$15,677.75	\$15,677.75	\$17,103.00
TOTAL UTILITIES	\$15,608.77	\$84,478.00	\$68,869.23	\$741,468.57	\$929,258.00	\$187,789.43	\$1,013,736.00
INSURANCE							
6800-00 Insurance Master Policy	(\$3,334.08)	\$13,382.08	\$16,716.16	\$133,715.12	\$147,202.88	\$13,487.76	\$160,585.00
6810-00 Earthquake Insurance	\$0.00	\$7,166.67	\$7,166.67	\$0.00	\$78,833.37	\$78,833.37	\$86,000.00
TOTAL INSURANCE	(\$3,334.08)	\$20,548.75	\$23,882.83	\$133,715.12	\$226,036.25	\$92,321.13	\$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	\$252,954.13	\$252,954.13	\$0.00	\$275,950.00
9008-00 Reserves-Single Family	\$1,000.08	\$1,000.08	\$0.00	\$11,000.88	\$11,000.88	\$0.00	\$12,001.00
9009-00 Reserves-Townhouse	\$22,780.00	\$22,780.00	\$0.00	\$250,580.00	\$250,580.00	\$0.00	\$273,360.00
TOTAL RESERVE ALLOCATION	\$46,775.91	\$46,775.91	\$0.00	\$514,535.01	\$514,535.01	\$0.00	\$561,311.00
TOTAL OPERATING EXPENSE	\$140,753.60	\$243,080.25	\$102,326.65	\$2,386,608.09	\$2,673,882.75	\$287,274.66	\$2,916,963.00
Net Income:	\$102,352.51	\$0.01	\$102,352.50	\$403,629.21	\$0.11	\$403,629.10	\$0.00

Budget Spread Report - Operating
University Glen (Cal State University Channel Island Site Authority)
End Date: 5/31/2025

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	106,554.00	-	1,172,094.00	
Variance	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	-	6.38	
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	22,543.20	-	247,975.20	
Variance	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	-	3.08	
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	113,983.91	-	1,253,823.01	
Variance	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	-	(0.11)	
5023-00 Bank Return Check/NSF Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	75.00	75.00	125.00	(25.00)	-	-	25.00	25.00	25.00	-	25.00	-	350.00	
Variance	75.00	75.00	125.00	(25.00)	-	-	25.00	25.00	25.00	-	25.00	-	350.00	
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	243,106.11	0.00	2,790,237.30	
Variance	707.03	75.85	175.85	114,514.76	75.85	0.85	325.85	250.85	50.85	150.85	25.85	0.00	116,354.44	
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	243,106.11	0.00	2,790,237.30	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 5/31/2025

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	25.85	0.00	116,354.44	
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	-	-	9,500.00	-	15,125.00	
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	(8,447.92)	1,052.12	(2,500.00)	
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	533.65	-	6,245.10	
Variance	380.00	(109.65)	475.45	380.00	380.00	(2,964.98)	(116.14)	(96.13)	(116.35)	(123.65)	(153.65)	380.00	(1,685.10)	
6037-00 Mgmt-Add'l Onsite Office Expenses (Contingency)														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	240.00	585.60	-	825.60	
Variance	-	-	-	-	-	-	-	-	-	(240.00)	(585.60)	-	(825.60)	
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	15,487.42	-	170,067.23	
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)	(112.42)	15,375.00	14,432.77	
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	-	-	-	15,108.68	-	29,453.60	
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	(7,598.85)	7,509.87	60,664.40	
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	41,215.35	0.00	222,806.52	
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	(16,308.44)	24,906.99	76,076.48	
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	7,966.67	-	87,633.37	
Variance	7,966.67	-	7,966.67	(23,900.01)	7,966.67	-	7,966.67	(7,966.67)	-	-	-	7,966.63	7,966.63	
Total 63 - PROPERTY PROTECTION														

Budget Spread Report - Operating
University Glen (Cal State University Channel Island Site Authority)
End Date: 5/31/2025

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	7,966.67	0.00	87,633.37	
Variance	7,966.67	0.00	7,966.67	(23,900.01)	7,966.67	0.00	7,966.67	(7,966.67)	0.00	0.00	0.00	7,966.63	7,966.63	
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)	9,448.67	-	44,390.51	
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	(6,920.67)	2,528.00	(14,054.51)	
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	1,602.50	-	28,045.50	
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	1,922.50	3,525.00	14,254.50	
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	11,051.17	0.00	393,316.01	
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	26,471.00	37,522.13	56,949.99	
COMMON AREA MAINTENANCE														
6509-00 Plumbing Repair (Common Area)														
Budget	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.63	2,000.00	2,000.00
Actual	-	-	-	413.31	-	535.98	-	-	-	-	-	-	949.29	
Variance	166.67	166.67	166.67	(246.64)	166.67	(369.31)	166.67	166.67	166.67	166.67	166.67	166.63	1,050.71	
6528-00 Electrical/Lighting Rpr - Common Area Bollards														
Budget	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	850.00	10,200.00	10,200.00
Actual	-	-	-	-	3,858.56	1,252.14	1,932.35	1,895.37	921.48	1,163.94	1,703.92	-	12,727.76	
Variance	850.00	850.00	850.00	850.00	(3,008.56)	(402.14)	(1,082.35)	(1,045.37)	(71.48)	(313.94)	(853.92)	850.00	(2,527.76)	
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	2,480.00	-	54,175.00	
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)	2,618.50	5,098.50	7,007.00	
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	1,350.00	-	11,736.00	
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	(225.00)	1,125.00	1,764.00	
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	2,311.53	-	14,990.36	
Variance	450.00	(609.89)	(404.98)	(961.75)	(389.06)	(1,565.75)	(134.92)	(2,404.37)	(514.46)	(1,643.65)	(1,861.53)	450.00	(9,590.36)	
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	2,350.00	-	14,300.00	
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	300.00	2,650.00	17,500.00	
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	5,700.00	-	34,650.00	
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	(183.33)	5,516.63	31,550.00	
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	1,694.00	-	21,678.01	
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)	(1,694.00)	-	(21,678.01)	
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	17,589.45	0.00	170,841.87	
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)	1,242.39	18,831.76	55,140.13	
TOWNHOUSE MAINTENANCE														
6627-00 Lighting - Townhomes Sconce Repairs														

Budget Spread Report - Operating
University Glen (Cal State University Channel Island Site Authority)
End Date: 5/31/2025

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	3,880.36	-	24,521.81	
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	(1,830.36)	2,050.00	78.19	
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	3,880.36	0.00	24,771.81	
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	(1,830.36)	2,050.00	(171.81)	
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	10,567.13	-	74,803.19	
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	(809.55)	9,757.62	42,287.81	
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	3,590.10	-	21,419.44	
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	(228.60)	3,361.50	18,918.56	
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	807.22	-	8,329.91	
Variance	(435.21)	95.91	(963.83)	(123.18)	(207.37)	(702.17)	(655.55)	(357.72)	(441.35)	(482.22)	(482.22)	325.00	(4,429.91)	
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: 5/31/2025

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	644.32	-	202,514.69	
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)	19,716.18	20,360.50	41,811.31	
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	15,608.77	0.00	741,468.57	
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)	68,869.23	84,478.00	272,267.43	
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	(3,334.08)	-	133,715.12	
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)	16,716.16	13,382.12	26,869.88	
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	(3,334.08)	0.00	133,715.12	
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	23,882.83	20,548.75	112,869.88	
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	22,995.83	-	252,954.13	
Variance	-	-	-	-	-	-	-	-	-	-	-	22,995.87	22,995.87	
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	1,000.08	-	11,000.88	

Budget Spread Report - Operating
 University Glen (Cal State University Channel Island Site Authority)
 End Date: 5/31/2025

Description	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	-	-	-	-	-	-	-	-	-	-	-	1,000.12	1,000.12	
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	22,780.00	-	250,580.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	22,780.00	22,780.00	
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	46,775.91	0.00	514,535.01	
Variance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,775.99	46,775.99	
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	140,753.60	0.00	2,386,608.09	
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	102,326.65	243,080.25	530,354.91	
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	102,352.51	0.00	403,629.21	
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)	(102,352.50)	(0.11)	(403,629.21)	

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

05/01/2025 - 05/31/2025

Date	Check #	Payee	Amount
01-1001-00 Sunwest - Operating - 3571			
05/01/2025	100518	Seabreeze Management Company, Inc.	\$4,500.00
		Invoice #: 31716	
		60-6040-00 May Service-Seabreeze Management Company, Inc.	\$4,500.00
05/01/2025	100519	Mike Kimble Plumbing	\$479.02
		Invoice #: 60336521	
		40-4003-00 349 Smugglers Cove Pinhole Leak Repair	\$479.02
05/05/2025	300049	Charter Communications	\$569.69
		Invoice #: 0033385042125	
		67-6720-00 8448 20 899 0033385	\$569.69
05/06/2025	100523	Environmental Testing Associates	\$1,080.00
		Invoice #: UN-022825	
		40-4003-00 Initial Inspection 316 Smuggler Cove	\$1,080.00
05/06/2025	100524	KW University Glen, LLC	\$519.78
		Invoice #: C01-2025	
		60-6041-00 Office Rent for Jan 2025	\$519.78
05/06/2025	100525	KW University Glen, LLC	\$519.78
		Invoice #: C02-2025	
		60-6041-00 Office Rent for Feb 2025	\$519.78
05/06/2025	100526	KW University Glen, LLC	\$519.78
		Invoice #: C03-2025	
		60-6041-00 Office Rent for March 2025	\$519.78
05/06/2025	100527	KW University Glen, LLC	\$519.78
		Invoice #: C04-2025	
		60-6041-00 Office Rent for April 2025	\$519.78
05/06/2025	100528	KW University Glen, LLC	\$519.78
		Invoice #: C05-2025	
		60-6041-00 Office Rent for May 2025	\$519.78
05/06/2025	100529	Eastman Electric	\$1,703.92
		Invoice #: 81	
		65-6528-00 Elec Repair CA April 2025	\$1,703.92
05/06/2025	100530	Eastman Electric	\$3,880.36
		Invoice #: 185	
		66-6627-00 Elec Repair TH April 2025	\$3,880.36
05/06/2025	100531	HD Supply Facilities Maintenance, LTD.	\$216.25
		Invoice #: 9236616301	
		65-6554-00 Common Area Supplies	\$216.25
05/06/2025	100532	Complex Solutions, Ltd.	\$850.00
		Invoice #: 15416	
		60-6015-00 Level II SFH Reserve Study	\$850.00
05/06/2025	100533	Complex Solutions, Ltd.	\$5,975.00
		Invoice #: 15417	
		60-6015-00 Level II CA Reserve Study	\$5,975.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

05/01/2025 - 05/31/2025

Date	Check #	Payee	Amount
05/06/2025	100534	Complex Solutions, Ltd.	\$2,675.00
		Invoice #: 15418	
		60-6015-00 Level II TH Reserve Study	\$2,675.00
05/06/2025	100535	Kastle Kare Inc	\$550.00
		Invoice #: 6687690	
		65-6555-00 Monthly Gopher Service April 2025	\$550.00
05/06/2025	100536	SoCalGas	\$1,399.81
		Invoice #: 050125-085881513	
		67-6710-00 100 858 8151 3	\$1,399.81
05/06/2025	100537	SoCalGas	\$2,190.29
		Invoice #: 050125-337810871	
		67-6710-00 153 378 1087 1	\$2,190.29
05/06/2025	100520	Eric Kaltman	\$54.02
		Invoice #: 102824-402	
		49-4998-00 Prorated reimbursement to Seller who sold during FY 2024-2024 in U Glen based on occupancy-Eric Kalt	\$54.02
05/06/2025	100521	John Shannon	\$145.41
		Invoice #: 102824-541	
		49-4998-00 Prorated reimbursement to Seller who sold during FY 2024-2024 in UGlen based on occupanc-John Shann	\$145.41
05/06/2025	100522	Samantha Acuna	\$146.23
		Invoice #: 102824-623	
		49-4998-00 prorated reimbursement to Seller who sold during FY 2024-2024 in UGlen based on occupanc-Samantha A	\$146.23
05/07/2025	100538	Anderson Refrigeration Inc	\$336.11
		Invoice #: 4552891	
		40-4003-00 Maintenance at 324 E Twin Harbor Drive	\$336.11
05/07/2025	100539	Vega Cleaning Service Inc.	\$1,240.00
		Invoice #: 1299	
		65-6550-00 Weekly Contract Service thru May 4, 2025	\$1,240.00
05/07/2025	100540	Better Pools	\$650.00
		Invoice #: 86662	
		65-6570-00 Monthly Fountains Contract	\$650.00
05/07/2025	100541	Better Pools	\$2,525.00
		Invoice #: 86661	
		65-6570-00 Monthly Pool Fountain Maintenance	\$2,525.00
05/09/2025	300050	Southern California Edison Co.	\$3,868.35
		Invoice #: 041025-001512196	
		67-6705-00 2/7-3/10-Southern California Edison Co.	\$3,868.35
05/09/2025	300051	Southern California Edison Co.	\$4,568.26
		Invoice #: 050525-239238016	
		67-6705-00 4/1-4/30-Southern California Edison Co.	\$4,568.26
05/14/2025	100542	Gothic Landscape Maintenance Division	\$6,528.58

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

05/01/2025 - 05/31/2025

Date	Check #	Payee	Amount
		Invoice #: 389515	
		64-6410-00 200-210 Landing Cove	\$3,793.10
		Invoice #: 389516	
		64-6410-00 Townside Apt Bldg 200 plant replacements	\$407.17
		Invoice #: 389517	
		64-6410-00 Townside Apt Bldg 140 Plant Replacements	\$789.95
		Invoice #: 389518	
		64-6410-00 375 Channel Islands Drive.	\$383.78
		Invoice #: 389519	
		64-6410-00 283 Anacapa Island Drive	\$496.93
		Invoice #: 389730	
		64-6410-00 Town Center Pot Plant Replacements	\$657.65
05/14/2025	100543	Better Pools	\$449.00
		Invoice #: 86890	
		65-6572-00 Hillcrest Spa Lea Repair	\$449.00
05/14/2025	100544	Seabreeze Management Company, Inc.	\$533.65
		Invoice #: 33132	
		60-6035-00 April Service-Seabreeze Management Company, Inc.	\$533.65
05/15/2025	100545	Seabreeze Management Company, Inc.	\$6,079.31
		Invoice #: 33187	
		60-6037-00 Manager's Reimbursable Expenses	\$585.60
		Invoice #: 33193	
		60-6040-00 May Service-Seabreeze Management Company, Inc.	\$5,493.71
05/15/2025	100546	Anderson Refrigeration Inc	\$11,990.00
		Invoice #: 4553364	
		60-6041-00 Office HVAC Replacement	\$11,990.00
05/17/2025	0	Reclass	\$1,598.31
		12-1281-00 Bank Adjustment - Reclass batch 245683; Reclass batch 245683	\$1,598.31
05/19/2025	100547	Better Pools	\$375.00
		Invoice #: 86943	
		65-6572-00 Hillcrest Pool Spa Grid Cleaning	\$375.00
05/19/2025	100548	Better Pools	\$250.00
		Invoice #: 86940	
		65-6572-00 Townside Pool Spa Grid Cleaning	\$250.00
05/19/2025	100549	Anderson Refrigeration Inc	\$231.00
		Invoice #: 4553355	
		40-4003-00 306 E Twin Harbor Heater/Ductwork Maintenance	\$231.00
05/19/2025	100550	Vega Cleaning Service Inc.	\$1,240.00
		Invoice #: 1300	
		65-6550-00 Weekly Contract Service thru 5/11/2025	\$1,240.00
05/19/2025	100551	Vega Cleaning Service Inc.	\$700.00
		Invoice #: 1301	
		65-6553-00 TC Fitness Center Maintenance	\$700.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

05/01/2025 - 05/31/2025

Date	Check #	Payee	Amount
05/19/2025	100552	Vega Cleaning Service Inc.	\$650.00
		Invoice #: 1302	
		65-6553-00 Hillcrest retaining wall crack repair	\$650.00
05/19/2025	100553	Garage Door Doctor	\$225.00
		Invoice #: 11528	
		40-4003-00 Garage Door repairs at 405 CI Drive	\$225.00
05/19/2025	100554	California State University	\$7,966.67
		Invoice #: 511605	
		63-6320-00 May 2025 Police Service	\$7,966.67
05/19/2025	100555	Pacific Fitness Products LLC	\$19,688.96
		Invoice #: 97003-1	
		40-4001-00 Replacement Treadmills (2) at TC Fitness Center	\$19,688.96
05/20/2025	100556	Remedy Pest Elimination	\$1,250.00
		Invoice #: 26796	
		65-6555-00 Contract Service for April 2025	\$1,250.00
05/20/2025	100557	Better Pools	\$2,525.00
		Invoice #: 83932	
		65-6570-00 Contract Service for January 2025	\$2,525.00
05/20/2025	300052	Charter Communications	\$237.53
		Invoice #: 0293780050925	
		67-6720-00 8448 20 041 0293780	\$237.53
05/20/2025	100558	Southern California Edison Co.	\$1,932.59
		Invoice #: 051525-466262876	
		67-6705-00 700466262876	\$1,932.59
05/20/2025	100559	Southern California Edison Co.	\$197.93
		Invoice #: 051225-001512196	
		67-6705-00 600001512196	\$197.93
05/22/2025	100560	Vega Cleaning Service Inc.	\$400.00
		Invoice #: 1303	
		40-4003-00 349 Smugglers Cove Drywall Repair	\$400.00
05/22/2025	100561	Kastle Kare Inc	\$550.00
		Invoice #: 6687910	
		65-6555-00 Monthly Gopher Service May 2025	\$550.00
05/14/2025	0	EJ HARRISON	\$158.50
		67-6725-00 EFT - EJ HARRISON EBILL PMTS 6463452; EJ HARRISON EBILL PMTS 6463452	\$158.50
05/14/2025	0	EJ HARRISON	\$485.82
		67-6725-00 EFT - EJ HARRISON EBILL PMTS 6463451; EJ HARRISON EBILL PMTS 6463451	\$485.82
05/28/2025	100562	Gothic Landscape Maintenance Division	\$4,522.59

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

05/01/2025 - 05/31/2025

Date	Check #	Payee	Amount		
		Invoice #: 390646			
		64-6410-00 Town Center & Hillcrest Apt Enhancements	\$2,436.17		
		Invoice #: 390668			
		64-6420-00 342 Anacapa Island Dr Irrigation Repair	\$201.50		
		Invoice #: 390669			
		64-6420-00 239 Smugglers Irrigation Repair	\$1,401.00		
		Invoice #: 390670			
		64-6410-00 355 CI Drive Enhancements	\$483.92		
05/28/2025	100563	Better Pools	\$495.00		
		Invoice #: 86065			
		65-6572-00 Hillcrest Pool Drain & Refill	\$495.00		
05/28/2025	100564	HD Supply Facilities Maintenance, LTD.	\$2,095.28		
		Invoice #: 9237199496			
		65-6554-00 Pacific Blue 2-ply Multifold Twel 16/Cs-HD Supply Facilities Maintenance, LTD.	\$2,095.28		
05/29/2025	100565	Better Pools	\$125.00		
		Invoice #: 87511			
		65-6572-00 Townside Pool Filter Cleaning	\$125.00		
05/30/2025	100566	Seabreeze Management Company, Inc.	\$5,493.71		
		Invoice #: 34571			
		60-6040-00 May Service-Seabreeze Management Company, Inc.	\$5,493.71		
05/30/2025	100567	KW University Glen, LLC	\$519.78		
		Invoice #: C06-2025			
		60-6041-00 Office Rent for June 2025	\$519.78		
05/27/2025	0	CapitalOne	\$2,997.37		
		13-1690-00 Bank Adjustment - CAPITAL ONE ONLINE PMT - Research Pending; CAPITAL ONE ONLINE PMT - Research Pending	\$2,997.37		
		Account Totals	# Checks:	58	\$124,693.20
		Association Totals	# Checks:	58	\$124,693.20

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

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

University Glen - GL 1690 Clearing Acct

DATE	Amount	Description
May-25	2,997.37	CapitalOne online payment - pending research or refund
Total	2,997.37	

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
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				
May-25	46,775.91			May Reserve Contribution		
	(19,688.96)		Common Space	New treadmills for fitness center (Reissued Payment)	Pacific Fitness	97003
	(479.02)		Townhouse	349 Smugglers Cove - Pinhole leak repair	Mike Kimble Plumbing	60336521
	(1,080.00)		Townhouse	316 Smugglers Cove - Initial inspection	Rycorp	UN-022825
	(336.11)		Townhouse	324 E Twin Harbor - Maintenance	Anderson Refrigeration	4552891
	(231.00)		Townhouse	306 E Twin Harbor - Heather/ductwork maintenance	Anderson Refrigeration	4553355
	(225.00)		Townhouse	405 Cl Drive - Garage door repairs	Ventura Garage Door Doc	11528
	(400.00)		Townhouse	349 Smugglers Cove - Drywall repairs	Vega Cleaning Service	1303
		24,335.82				
Total	76,040.68	76,040.68				

University Glen - Reserve Account Income & Expenses

CONTRIBUTION: CAM Income				
	9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
Jul-24	1,000.08	22,995.83	22,780.00	46,775.91
Aug-24	1,000.08	22,995.83	22,780.00	46,775.91
Sep-24	1,000.08	22,995.83	22,780.00	46,775.91
Oct-24	1,000.08	22,995.83	22,780.00	46,775.91
Transfer				
Nov-24	1,000.08	22,995.83	22,780.00	46,775.91
Dec-24	1,000.08	22,995.83	22,780.00	46,775.91
Transfer				
Jan-25	1,000.08	22,995.83	22,780.00	46,775.91
Feb-25	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
Transfer				
Apr-25	1,000.08	22,995.83	22,780.00	46,775.91
May-25	1,000.08	22,995.83	22,780.00	46,775.91
Jun-25				-
YTD	11,000.88	252,954.13	250,580.00	514,535.01

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
	(19,688.96)	(2,751.13)	(22,440.09)
			-
(1,189.23)	(48,674.67)	(134,244.67)	(184,108.57)

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
1,000.08	3,306.87	20,028.87	24,335.82
-	-	-	-
9,811.65	204,279.46	116,335.33	76,040.69

University Glen Reserve Balance

April 30, 2025

Preliminary Unaudited

Reserve Type	Balance as of 3/31/25	Apr 2025 Contributions	Apr 2025 Expenses	Apr 2025 Adjustments	Investment Activity	Balance as of 4/30/25
Common Area	1,697,534.99	22,995.83	(10,690.00)	19,688.96	10,082.49	1,739,612.27
Single Family Homes	125,183.30	1,000.08			812.99	126,996.37
Townhomes	2,836,944.39	22,780.00	(4,070.00)		17,760.34	2,873,414.73
Total	4,659,662.68	46,775.91	(14,760.00)	19,688.96	28,655.82	4,740,023.37

Activity Apr-25	
Contributions	46,775.91
Expenses	(14,760.00)
Adjustments	19,688.96
Investments	28,655.82
Total Activity	\$ 80,360.69
Net Change in Balance	
CAM - 9CSA11	42,077.28
Single Family - 9CSA05	1,813.07
Townhomes 9CSA14	36,470.34
Total Activity by Type	\$ 80,360.69

Due from UGCAM for Apr 2025	51,704.87
Due from UGCAM for May 2025	-
Due from UGCAM for Jun 2025	-
Total Due from UGCAM	51,704.87
<i>(accounts receivable)</i>	
Wells Fargo	274,627.49
CalTRUST	4,413,691.01
Acct Balances as of 4/30/25	4,688,318.50
Reserve Total as of 4/30/25	4,740,023.37

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2025 - 5/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01-1001-00	Sunwest - Operating - 3571	\$524,300.01	\$261,552.02	\$125,757.72	\$660,094.31
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	8667031	\$ 3,822.82	\$ -	Deposit from batch 237439	
05/01/2025	8727122	-	4,500.00	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100518 Inv: 31716 Seabreeze Management Company, Inc.	
05/01/2025	8727124	-	479.02	Sunwest - Operating - 3571; Mike Kimble Plumbing Chk # 100519 Inv: 60336521 Mike Kimble Plumbing	
05/01/2025	8733830	3,383.48	-	Deposit from batch 238317	
05/02/2025	8723324	17,039.00	-	Misc Scanned Deposit	
05/02/2025	8736369	532.77	-	Deposit from batch 238248	
05/02/2025	8738040	3,286.80	-	Deposit from batch 237974	
05/05/2025	8751486	2,177.26	-	Deposit from batch 238786	
05/05/2025	8754458	6,051.56	-	Deposit from batch 238602	
05/05/2025	8762930	-	569.69	Sunwest - Operating - 3571; Charter Communications Chk # 300049 Inv: 0033385042125 Charter Communications	
05/05/2025	8767416	1,158.97	-	Deposit from batch 239517	
05/06/2025	8770568	2,004.84	-	Deposit from batch 239264	
05/06/2025	8771609	313.10	-	Deposit from batch 239247	
05/06/2025	8777689	1,765.18	-	Deposit from batch 240389	
05/06/2025	8782412	-	1,064.52	Return - 05/01 No Account/Unable to Locate Account	
05/06/2025	8796358	-	1,080.00	Sunwest - Operating - 3571; Environmental Testing Associates Chk # 100523 Inv: UN-022825 Environmental Testing Associates	
05/06/2025	8796360	-	519.78	Sunwest - Operating - 3571; KW University Glen, LLC Chk # 100524 Inv: C01-2025 KW University Glen, LLC	
05/06/2025	8796362	-	519.78	Sunwest - Operating - 3571; KW University Glen, LLC Chk # 100525 Inv: C02-2025 KW University Glen, LLC	
05/06/2025	8796364	-	519.78	Sunwest - Operating - 3571; KW University Glen, LLC Chk # 100526 Inv: C03-2025 KW University Glen, LLC	
05/06/2025	8796366	-	519.78	Sunwest - Operating - 3571; KW University Glen, LLC Chk # 100527 Inv: C04-2025 KW University Glen, LLC	
05/06/2025	8796368	-	519.78	Sunwest - Operating - 3571; KW University Glen, LLC Chk # 100528 Inv: C05-2025 KW University Glen, LLC	
05/06/2025	8796370	-	1,703.92	Sunwest - Operating - 3571; Eastman Electric Chk # 100529 Inv: 81 Eastman Electric	
05/06/2025	8796372	-	3,880.36	Sunwest - Operating - 3571; Eastman Electric Chk # 100530 Inv: 185 Eastman Electric	
05/06/2025	8796374	-	216.25	Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100531 Inv: 9236616301 HD Supply Facilities Maintenance, LTD.	
05/06/2025	8796376	-	850.00	Sunwest - Operating - 3571; Complex Solutions, Ltd. Chk # 100532 Inv: 15416 Complex Solutions, Ltd.	
05/06/2025	8796378	-	5,975.00	Sunwest - Operating - 3571; Complex Solutions, Ltd. Chk # 100533 Inv: 15417 Complex Solutions, Ltd.	
05/06/2025	8796380	-	2,675.00	Sunwest - Operating - 3571; Complex Solutions, Ltd. Chk # 100534	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2025 - 5/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 15418 Complex Solutions, Ltd.
05/06/2025	8796382	-	550.00		Sunwest - Operating - 3571; Kastle Kare Inc Chk # 100535
					Inv: 6687690 Kastle Kare Inc
05/06/2025	8796384	-	1,399.81		Sunwest - Operating - 3571; SoCalGas Chk # 100536
					Inv: 050125-085881513 SoCalGas
05/06/2025	8796386	-	2,190.29		Sunwest - Operating - 3571; SoCalGas Chk # 100537
					Inv: 050125-337810871 SoCalGas
05/06/2025	8796388	-	54.02		Sunwest - Operating - 3571; Eric Kaltman Chk # 100520
					Inv: 102824-402 Eric Kaltman
05/06/2025	8796390	-	145.41		Sunwest - Operating - 3571; John Shannon Chk # 100521
					Inv: 102824-541 John Shannon
05/06/2025	8796392	-	146.23		Sunwest - Operating - 3571; Samantha Acuna Chk # 100522
					Inv: 102824-623 Samantha Acuna
05/06/2025	6023457	54.02	-		Sunwest - Operating - 3571 (Reversal); Eric Kaltman Chk # 100181
					Inv: 102824-402 Eric Kaltman
05/06/2025	6023471	145.41	-		Sunwest - Operating - 3571 (Reversal); John Shannon Chk # 100188
					Inv: 102824-541 John Shannon
05/06/2025	6023475	146.23	-		Sunwest - Operating - 3571 (Reversal); Samantha Acuna Chk # 100190
					Inv: 102824-623 Samantha Acuna
05/07/2025	8781452	532.77	-		Deposit from batch 240067
05/07/2025	8796394	-	336.11		Sunwest - Operating - 3571; Anderson Refrigeration Inc Chk # 100538
					Inv: 4552891 Anderson Refrigeration Inc
05/07/2025	8796396	-	1,240.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100539
					Inv: 1299 Vega Cleaning Service Inc.
05/07/2025	8796398	-	650.00		Sunwest - Operating - 3571; Better Pools Chk # 100540
					Inv: 86662 Better Pools
05/07/2025	8796400	-	2,525.00		Sunwest - Operating - 3571; Better Pools Chk # 100541
					Inv: 86661 Better Pools
05/07/2025	8801674	5,689.58	-		Deposit from batch 241354
05/08/2025	8803271	1,065.54	-		Deposit from batch 241176
05/08/2025	8804213	313.10	-		Deposit from batch 240974
05/08/2025	8812140	845.87	-		Deposit from batch 241963
05/08/2025	8812504	532.77	-		Deposit from batch 241976
05/09/2025	8814962	1,596.54	-		Deposit from batch 241661
05/09/2025	8898973	-	3,868.35		Sunwest - Operating - 3571; Southern California Edison Co. Chk # 300050
					Inv: 041025-001512196 Southern California Edison Co.
05/09/2025	8898975	-	4,568.26		Sunwest - Operating - 3571; Southern California Edison Co. Chk # 300051
					Inv: 050525-239238016 Southern California Edison Co.
05/09/2025	8902523	3,509.72	-		Deposit from batch 242379
05/10/2025	8888753	161,610.11	-		Deposit from batch 238900
05/12/2025	8905847	2,131.08	-		Deposit from batch 242658
05/12/2025	8907760	2,444.18	-		Deposit from batch 242234

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2025 - 5/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
05/12/2025	8916815	\$ 2,198.31	\$ -	Deposit from batch 242962	
05/13/2025	8919715	315.00	-	Deposit from batch 242666	
05/13/2025	8930118	6,894.88	-	Deposit from batch 243590	
05/13/2025	8931196	335.00	-	Deposit from batch 243743	
05/14/2025	8934363	1,065.54	-	Deposit from batch 243240	
05/14/2025	8940900	-	3,793.10	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100542 Inv: 389515 Gothic Landscape Maintenance Division	
05/14/2025	8940900	-	407.17	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100542 Inv: 389516 Gothic Landscape Maintenance Division	
05/14/2025	8940900	-	789.95	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100542 Inv: 389517 Gothic Landscape Maintenance Division	
05/14/2025	8940900	-	383.78	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100542 Inv: 389518 Gothic Landscape Maintenance Division	
05/14/2025	8940900	-	496.93	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100542 Inv: 389519 Gothic Landscape Maintenance Division	
05/14/2025	8940900	-	657.65	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100542 Inv: 389730 Gothic Landscape Maintenance Division	
05/14/2025	8940912	-	449.00	Sunwest - Operating - 3571; Better Pools Chk # 100543 Inv: 86890 Better Pools	
05/14/2025	8940914	-	533.65	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100544 Inv: 33132 Seabreeze Management Company, Inc.	
05/14/2025	8945712	2,757.28	-	Deposit from batch 244717	
05/14/2025	9018357	-	158.50	EJ HARRISON EBILL PMTS 6463452; EJ HARRISON Chk # 0	
05/14/2025	9018359	-	485.82	EJ HARRISON EBILL PMTS 6463451; EJ HARRISON Chk # 0	
05/15/2025	8948320	1,378.64	-	Deposit from batch 244499	
05/15/2025	8953158	3,528.93	-	Misc Scanned Deposit	
05/15/2025	8955681	-	5,493.71	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100545 Inv: 33193 Seabreeze Management Company, Inc.	
05/15/2025	8955681	-	585.60	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100545 Inv: 33187 Seabreeze Management Company, Inc.	
05/15/2025	8955685	-	11,990.00	Sunwest - Operating - 3571; Anderson Refrigeration Inc Chk # 100546 Inv: 4553364 Anderson Refrigeration Inc	
05/15/2025	8957493	532.77	-	Deposit from batch 245467	
05/16/2025	8958756	532.77	-	Deposit from batch 245577	
05/16/2025	8968212	1,159.73	-	Deposit from batch 246061	
05/17/2025	8968700	1,598.31	-	Deposit from batch 245683	
05/17/2025	8972714	-	1,598.31	Reclass batch 245683; Reclass Chk # 0	
05/19/2025	8972146	1,598.31	-	Deposit from batch 245630	
05/19/2025	8980718	-	375.00	Sunwest - Operating - 3571; Better Pools Chk # 100547 Inv: 86943 Better Pools	
05/19/2025	8980720	-	250.00	Sunwest - Operating - 3571; Better Pools Chk # 100548 Inv: 86940 Better Pools	
05/19/2025	8980722	-	231.00	Sunwest - Operating - 3571; Anderson Refrigeration Inc Chk # 100549	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2025 - 5/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 4553355 Anderson Refrigeration Inc					
05/19/2025	8980724	-	1,240.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100550
Inv: 1300 Vega Cleaning Service Inc.					
05/19/2025	8980726	-	700.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100551
Inv: 1301 Vega Cleaning Service Inc.					
05/19/2025	8980728	-	650.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100552
Inv: 1302 Vega Cleaning Service Inc.					
05/19/2025	8980730	-	225.00		Sunwest - Operating - 3571; Garage Door Doctor Chk # 100553
Inv: 11528 Garage Door Doctor					
05/19/2025	8980732	-	7,966.67		Sunwest - Operating - 3571; California State University Chk # 100554
Inv: 511605 California State University					
05/19/2025	8980734	-	19,688.96		Sunwest - Operating - 3571; Pacific Fitness Products LLC Chk # 100555
Inv: 97003-1 Pacific Fitness Products LLC					
05/20/2025	8991540	-	1,250.00		Sunwest - Operating - 3571; Remedy Pest Elimination Chk # 100556
Inv: 26796 Remedy Pest Elimination					
05/20/2025	8991542	-	2,525.00		Sunwest - Operating - 3571; Better Pools Chk # 100557
Inv: 83932 Better Pools					
05/20/2025	8991544	-	237.53		Sunwest - Operating - 3571; Charter Communications Chk # 300052
Inv: 0293780050925 Charter Communications					
05/20/2025	8991546	-	1,932.59		Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100558
Inv: 051525-466262876 Southern California Edison Co.					
05/20/2025	8991548	-	197.93		Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100559
Inv: 051225-001512196 Southern California Edison Co.					
05/20/2025	8993081	532.77	-		Deposit from batch 247618
05/21/2025	8994553	1,065.54	-		Deposit from batch 247364
05/21/2025	8995127	532.77	-		Deposit from batch 247086
05/22/2025	9006779	-	400.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100560
Inv: 1303 Vega Cleaning Service Inc.					
05/22/2025	9006781	-	550.00		Sunwest - Operating - 3571; Kastle Kare Inc Chk # 100561
Inv: 6687910 Kastle Kare Inc					
05/22/2025	9008616	532.77	-		Deposit from batch 248309
05/22/2025	9008716	532.77	-		Deposit from batch 248312
05/23/2025	9016289	532.77	-		Deposit from batch 248651
05/27/2025	9022607	1,596.85	-		Deposit from batch 248492
05/27/2025	9179081	-	2,997.37		CAPITAL ONE ONLINE PMT - Research Pending; CapitalOne Chk # 0
05/28/2025	9032255	1,902.44	-		Deposit from batch 249147
05/28/2025	9032539	798.62	-		Deposit from batch 249749
05/28/2025	9033159	1,065.54	-		Deposit from batch 249118
05/28/2025	9039520	-	2,436.17		Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100562
Inv: 390646 Gothic Landscape Maintenance Division					
05/28/2025	9039520	-	201.50		Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100562
Inv: 390668 Gothic Landscape Maintenance Division					

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2025 - 5/31/2025

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
05/28/2025	9039520	\$ -	\$ 1,401.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100562 Inv: 390669 Gothic Landscape Maintenance Division			
05/28/2025	9039520	-	483.92	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100562 Inv: 390670 Gothic Landscape Maintenance Division			
05/28/2025	9039528	-	495.00	Sunwest - Operating - 3571; Better Pools Chk # 100563 Inv: 86065 Better Pools			
05/28/2025	9039530	-	2,095.28	Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100564 Inv: 9237199496 HD Supply Facilities Maintenance, LTD.			
05/28/2025	9039908	1,744.54	-	Deposit from batch 250066			
05/29/2025	9045704	532.77	-	Deposit from batch 249798			
05/29/2025	9052206	-	125.00	Sunwest - Operating - 3571; Better Pools Chk # 100565 Inv: 87511 Better Pools			
05/29/2025	9052828	1,622.29	-	Deposit from batch 250625			
05/29/2025	9055931	1,132.77	-	Deposit from batch 250580			
05/30/2025	9058970	532.77	-	Deposit from batch 250278			
05/30/2025	9065481	-	5,493.71	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100566 Inv: 34571 Seabreeze Management Company, Inc.			
05/30/2025	9065483	-	519.78	Sunwest - Operating - 3571; KW University Glen, LLC Chk # 100567 Inv: C06-2025 KW University Glen, LLC			
05/30/2025	9071361	845.87	-	Deposit from batch 251245			
12-1280-00	Accounts Receivable			42,359.79	244,170.63	239,515.44	47,014.98
Date	GL Ref #	Debit	Credit	Description			
05/01/2025	8667031	\$ 0.00	\$ 2,976.95	Deposit from batch 237439			
05/01/2025	8733830	0.00	3,383.48	Deposit from batch 238317			
05/01/2025	4206216	22,543.20	-	Assessment - A - Batch 105590			
05/01/2025	4206240	106,554.00	-	Assessment - A - Batch 105591			
05/01/2025	4206268	93,099.58	-	Apartment Assessment - A - Batch 105588			
05/01/2025	4206292	16,823.50	-	Apartment Assessment - A - Batch 105589			
05/01/2025	4206316	4,060.83	-	Commercial Assessment - A - Batch 105592			
05/01/2025	8709846	-	313.10	Applied Prepaid 124525874740			
05/01/2025	8709848	-	313.10	Applied Prepaid 124525874636			
05/01/2025	8709850	-	313.10	Applied Prepaid 124525874838			
05/01/2025	8709852	-	5.22	Applied Prepaid 124525874758			
05/01/2025	8709854	-	2.69	Applied Prepaid 124525874730			
05/01/2025	8709856	-	53.55	Applied Prepaid 124525874679			
05/01/2025	8709858	-	532.77	Applied Prepaid 124525874817			
05/01/2025	8709860	-	146.23	Applied Prepaid 124525874757			
05/01/2025	8709862	-	2.23	Applied Prepaid 124525874651			
05/01/2025	8709864	-	146.23	Applied Prepaid 124525874735			
05/01/2025	8709866	-	313.10	Applied Prepaid 124525874647			
05/01/2025	8709868	-	313.10	Applied Prepaid 124525874652			
05/01/2025	8709870	-	313.10	Applied Prepaid 124525874581			
05/01/2025	8709872	-	313.10	Applied Prepaid 124525874634			
05/01/2025	8709874	-	313.10	Applied Prepaid 124525874589			

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2025 - 5/31/2025

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
05/01/2025	8709876	\$ -	\$ 313.10	Applied Prepaid 124525874656		
05/01/2025	8709878	-	98.22	Applied Prepaid 124525874722		
05/01/2025	8709880	-	532.77	Applied Prepaid 124525874748		
05/01/2025	8709882	-	532.77	Applied Prepaid 124525874584		
05/01/2025	8709884	-	532.77	Applied Prepaid 124525874710		
05/01/2025	8709886	-	148.34	Applied Prepaid 124525874805		
05/01/2025	8709888	-	532.77	Applied Prepaid 124525874592		
05/01/2025	8709890	-	532.77	Applied Prepaid 124525874762		
05/01/2025	8709892	-	101.98	Applied Prepaid 124525874774		
05/01/2025	8709894	-	532.77	Applied Prepaid 124525874687		
05/01/2025	8709896	-	532.77	Applied Prepaid 124525874770		
05/01/2025	8709898	-	146.28	Applied Prepaid 124525874644		
05/01/2025	8709900	-	386.54	Applied Prepaid 124525874738		
05/01/2025	8709902	-	53.55	Applied Prepaid 124525874664		
05/01/2025	8709904	-	146.23	Applied Prepaid 124525874616		
05/01/2025	8709906	-	146.23	Applied Prepaid 124525874744		
05/01/2025	8709908	-	242.75	Applied Prepaid 124525874824		
05/01/2025	8709910	-	532.77	Applied Prepaid 124525874641		
05/01/2025	8709912	-	146.23	Applied Prepaid 124525874648		
05/01/2025	8709914	-	155.78	Applied Prepaid 124525874698		
05/01/2025	8709916	-	23.15	Applied Prepaid 124525874683		
05/01/2025	8709918	-	532.77	Applied Prepaid 124525874706		
05/01/2025	8709920	-	146.23	Applied Prepaid 124525874752		
05/01/2025	8709922	-	146.23	Applied Prepaid 124525874622		
05/01/2025	8709924	-	150.89	Applied Prepaid 124525874637		
05/01/2025	8709926	-	121.11	Applied Prepaid 124525874709		
05/01/2025	8716667	-	532.77	Applied Prepaid 124525874571		
05/01/2025	8722137	-	532.77	Applied Prepaid 124525874708		
05/02/2025	8738040	0.00	2,973.70	Deposit from batch 237974		
05/02/2025	8736369	0.00	532.77	Deposit from batch 238248		
05/05/2025	8754458	0.00	4,723.21	Deposit from batch 238602		
05/05/2025	8751486	0.00	1,378.64	Deposit from batch 238786		
05/05/2025	8767416	0.00	1,012.74	Deposit from batch 239517		
05/06/2025	8770568	0.00	2,004.84	Deposit from batch 239264		
05/06/2025	8777689	0.00	1,378.59	Deposit from batch 240389		
05/06/2025	8782412	1,064.52	-	Return - 05/01 No Account/Unable to Locate Account		
05/06/2025	8783659	25.00	-	NSF/Returned Check Fee - Batch 241075		
05/07/2025	8781452	0.00	532.77	Deposit from batch 240067		
05/07/2025	8801674	0.00	5,249.71	Deposit from batch 241354		
05/08/2025	8804213	0.00	313.10	Deposit from batch 240974		
05/08/2025	8803271	0.00	1,065.54	Deposit from batch 241176		

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Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
05/08/2025	8812140	\$ 0.00	\$ 690.09	Deposit from batch 241963		
05/09/2025	8814962	0.00	1,303.16	Deposit from batch 241661		
05/09/2025	8902523	0.00	3,242.38	Deposit from batch 242379		
05/10/2025	8888753	0.00	161,610.11	Deposit from batch 238900		
05/12/2025	8907760	0.00	1,911.41	Deposit from batch 242234		
05/12/2025	8905847	0.00	2,077.53	Deposit from batch 242658		
05/12/2025	8916815	0.00	1,665.54	Deposit from batch 242962		
05/13/2025	8919715	0.00	313.10	Deposit from batch 242666		
05/13/2025	8930118	0.00	6,796.06	Deposit from batch 243590		
05/14/2025	8934363	0.00	1,065.54	Deposit from batch 243240		
05/14/2025	8945712	0.00	2,464.82	Deposit from batch 244717		
05/15/2025	8948320	0.00	1,378.64	Deposit from batch 244499		
05/15/2025	8957493	0.00	532.77	Deposit from batch 245467		
05/16/2025	8958756	0.00	532.77	Deposit from batch 245577		
05/16/2025	8968212	0.00	479.22	Deposit from batch 246061		
05/17/2025	8968700	0.00	1,598.31	Deposit from batch 245683		
05/19/2025	8972146	0.00	1,598.31	Deposit from batch 245630		
05/20/2025	8993081	0.00	532.77	Deposit from batch 247618		
05/21/2025	8995127	0.00	532.77	Deposit from batch 247086		
05/21/2025	8994553	0.00	1,065.54	Deposit from batch 247364		
05/22/2025	9008616	0.00	532.77	Deposit from batch 248309		
05/22/2025	9008716	0.00	532.77	Deposit from batch 248312		
05/27/2025	9022607	0.00	1,594.08	Deposit from batch 248492		
05/28/2025	9033159	0.00	532.77	Deposit from batch 249118		
05/28/2025	9032255	0.00	1,809.43	Deposit from batch 249147		
05/28/2025	9032539	0.00	381.88	Deposit from batch 249749		
05/28/2025	9039908	0.00	1,065.54	Deposit from batch 250066		
05/29/2025	9055931	0.00	600.00	Deposit from batch 250580		
05/29/2025	9052828	0.00	1,089.52	Deposit from batch 250625		
05/30/2025	9058970	0.00	532.77	Deposit from batch 250278		

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University Glen (Cal State University Channel Island Site Authority)

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12-1281-00	A/R-Miscellaneous	\$1,930.62	\$1,598.31	\$3,528.93	\$-
Date	GL Ref #	Debit	Credit	Description	
05/15/2025	8953158	\$ -	\$ 3,528.93	A/R-Miscellaneous	
05/17/2025	8972714	1,598.31	-	Reclass batch 245683; Reclass Chk # 0	
13-1300-00	Prepaid Insurance	27,409.80	-	13,704.92	13,704.88
Date	GL Ref #	Debit	Credit	Description	
05/31/2025	9179121	\$ -	\$ 13,704.92	Amortize prepaid insurance expense 7/1/24-25	
13-1690-00	Clearing Account	-	2,997.37	-	2,997.37
Date	GL Ref #	Debit	Credit	Description	
05/27/2025	9179081	\$ 2,997.37	\$ -	CAPITAL ONE ONLINE PMT - Research Pending; CapitalOne Chk # 0	
20-2001-00	Prepaid Dues	(15,065.87)	11,927.03	13,050.02	(16,188.86)
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	8667031	\$ 0.00	\$ 845.87	Deposit from batch 237439	
05/01/2025	8709846	313.10	-	Adjust Prepaid	
05/01/2025	8709848	313.10	-	Adjust Prepaid	
05/01/2025	8709850	313.10	-	Adjust Prepaid	
05/01/2025	8709852	5.22	-	Adjust Prepaid	
05/01/2025	8709854	2.69	-	Adjust Prepaid	
05/01/2025	8709856	53.55	-	Adjust Prepaid	
05/01/2025	8709858	532.77	-	Adjust Prepaid	
05/01/2025	8709860	146.23	-	Adjust Prepaid	
05/01/2025	8709862	2.23	-	Adjust Prepaid	
05/01/2025	8709864	146.23	-	Adjust Prepaid	
05/01/2025	8709866	313.10	-	Adjust Prepaid	
05/01/2025	8709868	313.10	-	Adjust Prepaid	
05/01/2025	8709870	313.10	-	Adjust Prepaid	
05/01/2025	8709872	313.10	-	Adjust Prepaid	
05/01/2025	8709874	313.10	-	Adjust Prepaid	
05/01/2025	8709876	313.10	-	Adjust Prepaid	
05/01/2025	8709878	98.22	-	Adjust Prepaid	
05/01/2025	8709880	532.77	-	Adjust Prepaid	
05/01/2025	8709882	532.77	-	Adjust Prepaid	
05/01/2025	8709884	532.77	-	Adjust Prepaid	
05/01/2025	8709886	148.34	-	Adjust Prepaid	
05/01/2025	8709888	532.77	-	Adjust Prepaid	
05/01/2025	8709890	532.77	-	Adjust Prepaid	
05/01/2025	8709892	101.98	-	Adjust Prepaid	
05/01/2025	8709894	532.77	-	Adjust Prepaid	
05/01/2025	8709896	532.77	-	Adjust Prepaid	
05/01/2025	8709898	146.28	-	Adjust Prepaid	
05/01/2025	8709900	386.54	-	Adjust Prepaid	
05/01/2025	8709902	53.55	-	Adjust Prepaid	
05/01/2025	8709904	146.23	-	Adjust Prepaid	
05/01/2025	8709906	146.23	-	Adjust Prepaid	
05/01/2025	8709908	242.75	-	Adjust Prepaid	
05/01/2025	8709910	532.77	-	Adjust Prepaid	
05/01/2025	8709912	146.23	-	Adjust Prepaid	
05/01/2025	8709914	155.78	-	Adjust Prepaid	

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
05/01/2025	8709916	\$ 23.15	\$ -	Adjust Prepaid	
05/01/2025	8709918	532.77	-	Adjust Prepaid	
05/01/2025	8709920	146.23	-	Adjust Prepaid	
05/01/2025	8709922	146.23	-	Adjust Prepaid	
05/01/2025	8709924	150.89	-	Adjust Prepaid	
05/01/2025	8709926	121.11	-	Adjust Prepaid	
05/01/2025	8716667	532.77	-	Adjust Prepaid	
05/01/2025	8722137	532.77	-	Adjust Prepaid	
05/02/2025	8738040	0.00	313.10	Deposit from batch 237974	
05/05/2025	8754458	0.00	1,328.35	Deposit from batch 238602	
05/05/2025	8751486	0.00	798.62	Deposit from batch 238786	
05/05/2025	8767416	0.00	146.23	Deposit from batch 239517	
05/06/2025	8771609	0.00	313.10	Deposit from batch 239247	
05/06/2025	8777689	0.00	386.59	Deposit from batch 240389	
05/07/2025	8801674	0.00	439.87	Deposit from batch 241354	
05/08/2025	8812140	0.00	155.78	Deposit from batch 241963	
05/08/2025	8812504	0.00	532.77	Deposit from batch 241976	
05/09/2025	8814962	0.00	293.38	Deposit from batch 241661	
05/09/2025	8902523	0.00	267.34	Deposit from batch 242379	
05/12/2025	8907760	0.00	532.77	Deposit from batch 242234	
05/12/2025	8905847	0.00	53.55	Deposit from batch 242658	
05/12/2025	8916815	0.00	532.77	Deposit from batch 242962	
05/13/2025	8919715	0.00	1.90	Deposit from batch 242666	
05/13/2025	8930118	0.00	98.82	Deposit from batch 243590	
05/13/2025	8931196	0.00	335.00	Deposit from batch 243743	
05/14/2025	8945712	0.00	292.46	Deposit from batch 244717	
05/16/2025	8968212	0.00	680.51	Deposit from batch 246061	
05/23/2025	9016289	0.00	532.77	Deposit from batch 248651	
05/27/2025	9022607	0.00	2.77	Deposit from batch 248492	
05/28/2025	9033159	0.00	532.77	Deposit from batch 249118	
05/28/2025	9032255	0.00	93.01	Deposit from batch 249147	
05/28/2025	9032539	0.00	416.74	Deposit from batch 249749	
05/28/2025	9039908	0.00	679.00	Deposit from batch 250066	

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Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
05/29/2025	9045704	\$ 0.00	\$ 532.77	Deposit from batch 249798		
05/29/2025	9055931	0.00	532.77	Deposit from batch 250580		
05/29/2025	9052828	0.00	532.77	Deposit from batch 250625		
05/30/2025	9071361	0.00	845.87	Deposit from batch 251245		
20-2799-00	Accounts Payable		-	119,453.20	119,453.20	-
Date	GL Ref #	Debit	Credit	Description		
05/01/2025	8727118	\$ -	\$ 479.02	Accounts Payable Inv # 60336521 Inv: 60336521 Mike Kimble Plumbing		
05/01/2025	8727120	-	4,500.00	Accounts Payable Inv # 31716 Inv: 31716 Seabreeze Management Company, Inc.		
05/01/2025	8727122	4,500.00	-	Accounts Payable Inv # 31716; Seabreeze Management Company, Inc. Chk # 100518 Inv: 31716 Seabreeze Management Company, Inc.		
05/01/2025	8727124	479.02	-	Accounts Payable Inv # 60336521; Mike Kimble Plumbing Chk # 100519 Inv: 60336521 Mike Kimble Plumbing		
05/05/2025	8762928	-	569.69	Accounts Payable Inv # 0033385042125 Inv: 0033385042125 Charter Communications		
05/05/2025	8762930	569.69	-	Accounts Payable Inv # 0033385042125; Charter Communications Chk # 300049 Inv: 0033385042125 Charter Communications		
05/06/2025	8796320	-	550.00	Accounts Payable Inv # 6687690 Inv: 6687690 Kastle Kare Inc		
05/06/2025	8796322	-	519.78	Accounts Payable Inv # C01-2025 Inv: C01-2025 KW University Glen, LLC		
05/06/2025	8796324	-	519.78	Accounts Payable Inv # C02-2025 Inv: C02-2025 KW University Glen, LLC		
05/06/2025	8796326	-	519.78	Accounts Payable Inv # C03-2025 Inv: C03-2025 KW University Glen, LLC		
05/06/2025	8796328	-	519.78	Accounts Payable Inv # C04-2025 Inv: C04-2025 KW University Glen, LLC		
05/06/2025	8796330	-	519.78	Accounts Payable Inv # C05-2025 Inv: C05-2025 KW University Glen, LLC		
05/06/2025	8796332	-	1,703.92	Accounts Payable Inv # 81 Inv: 81 Eastman Electric		
05/06/2025	8796334	-	3,880.36	Accounts Payable Inv # 185 Inv: 185 Eastman Electric		
05/06/2025	8796336	-	1,080.00	Accounts Payable Inv # UN-022825 Inv: UN-022825 Rycorp Inc		
05/06/2025	8796338	-	216.25	Accounts Payable Inv # 9236616301 Inv: 9236616301 HD Supply Facilities Maintenance, LTD.		
05/06/2025	8796340	-	850.00	Accounts Payable Inv # 15416		

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 15416 Complex Solutions, Ltd.
05/06/2025	8796342	-	5,975.00		Accounts Payable Inv # 15417
					Inv: 15417 Complex Solutions, Ltd.
05/06/2025	8796344	-	2,675.00		Accounts Payable Inv # 15418
					Inv: 15418 Complex Solutions, Ltd.
05/06/2025	8796352	-	1,399.81		Accounts Payable Inv # 050125-085881513
					Inv: 050125-085881513 SoCalGas
05/06/2025	8796354	-	2,190.29		Accounts Payable Inv # 050125-337810871
					Inv: 050125-337810871 SoCalGas
05/06/2025	8796358	1,080.00	-		Accounts Payable Inv # UN-022825; Environmental Testing Associates Chk # 100523
					Inv: UN-022825 Environmental Testing Associates
05/06/2025	8796360	519.78	-		Accounts Payable Inv # C01-2025; KW University Glen, LLC Chk # 100524
					Inv: C01-2025 KW University Glen, LLC
05/06/2025	8796362	519.78	-		Accounts Payable Inv # C02-2025; KW University Glen, LLC Chk # 100525
					Inv: C02-2025 KW University Glen, LLC
05/06/2025	8796364	519.78	-		Accounts Payable Inv # C03-2025; KW University Glen, LLC Chk # 100526
					Inv: C03-2025 KW University Glen, LLC
05/06/2025	8796366	519.78	-		Accounts Payable Inv # C04-2025; KW University Glen, LLC Chk # 100527
					Inv: C04-2025 KW University Glen, LLC
05/06/2025	8796368	519.78	-		Accounts Payable Inv # C05-2025; KW University Glen, LLC Chk # 100528
					Inv: C05-2025 KW University Glen, LLC
05/06/2025	8796370	1,703.92	-		Accounts Payable Inv # 81; Eastman Electric Chk # 100529
					Inv: 81 Eastman Electric
05/06/2025	8796372	3,880.36	-		Accounts Payable Inv # 185; Eastman Electric Chk # 100530
					Inv: 185 Eastman Electric
05/06/2025	8796374	216.25	-		Accounts Payable Inv # 9236616301; HD Supply Facilities Maintenance, LTD. Chk # 100531
					Inv: 9236616301 HD Supply Facilities Maintenance, LTD.
05/06/2025	8796376	850.00	-		Accounts Payable Inv # 15416; Complex Solutions, Ltd. Chk # 100532
					Inv: 15416 Complex Solutions, Ltd.
05/06/2025	8796378	5,975.00	-		Accounts Payable Inv # 15417; Complex Solutions, Ltd. Chk # 100533
					Inv: 15417 Complex Solutions, Ltd.
05/06/2025	8796380	2,675.00	-		Accounts Payable Inv # 15418; Complex Solutions, Ltd. Chk # 100534
					Inv: 15418 Complex Solutions, Ltd.
05/06/2025	8796382	550.00	-		Accounts Payable Inv # 6687690; Kastle Kare Inc Chk # 100535
					Inv: 6687690 Kastle Kare Inc
05/06/2025	8796384	1,399.81	-		Accounts Payable Inv # 050125-085881513; SoCalGas Chk # 100536
					Inv: 050125-085881513 SoCalGas
05/06/2025	8796386	2,190.29	-		Accounts Payable Inv # 050125-337810871; SoCalGas Chk # 100537
					Inv: 050125-337810871 SoCalGas
05/06/2025	8796388	54.02	-		Accounts Payable Inv # 102824-402; Eric Kaltman Chk # 100520

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 102824-402 Eric Kaltman
05/06/2025	8796390	145.41	-		Accounts Payable Inv # 102824-541; John Shannon Chk # 100521
					Inv: 102824-541 John Shannon
05/06/2025	8796392	146.23	-		Accounts Payable Inv # 102824-623; Samantha Acuna Chk # 100522
					Inv: 102824-623 Samantha Acuna
05/06/2025	6023457	-	54.02		Accounts Payable Inv # 102824-402 (Reversal); Eric Kaltman Chk # 100181
					Inv: 102824-402 Eric Kaltman
05/06/2025	6023471	-	145.41		Accounts Payable Inv # 102824-541 (Reversal); John Shannon Chk # 100188
					Inv: 102824-541 John Shannon
05/06/2025	6023475	-	146.23		Accounts Payable Inv # 102824-623 (Reversal); Samantha Acuna Chk # 100190
					Inv: 102824-623 Samantha Acuna
05/07/2025	8796346	-	336.11		Accounts Payable Inv # 4552891
					Inv: 4552891 Anderson Refrigeration Inc
05/07/2025	8796348	-	650.00		Accounts Payable Inv # 86662
					Inv: 86662 Better Pools
05/07/2025	8796350	-	2,525.00		Accounts Payable Inv # 86661
					Inv: 86661 Better Pools
05/07/2025	8796356	-	1,240.00		Accounts Payable Inv # 1299
					Inv: 1299 Vega Cleaning Service Inc.
05/07/2025	8796394	336.11	-		Accounts Payable Inv # 4552891; Anderson Refrigeration Inc Chk # 100538
					Inv: 4552891 Anderson Refrigeration Inc
05/07/2025	8796396	1,240.00	-		Accounts Payable Inv # 1299; Vega Cleaning Service Inc. Chk # 100539
					Inv: 1299 Vega Cleaning Service Inc.
05/07/2025	8796398	650.00	-		Accounts Payable Inv # 86662; Better Pools Chk # 100540
					Inv: 86662 Better Pools
05/07/2025	8796400	2,525.00	-		Accounts Payable Inv # 86661; Better Pools Chk # 100541
					Inv: 86661 Better Pools
05/09/2025	8898969	-	3,868.35		Accounts Payable Inv # 041025-001512196
					Inv: 041025-001512196 Southern California Edison Co.
05/09/2025	8898971	-	4,568.26		Accounts Payable Inv # 050525-239238016
					Inv: 050525-239238016 Southern California Edison Co.
05/09/2025	8898973	3,868.35	-		Accounts Payable Inv # 041025-001512196; Southern California Edison Co. Chk # 300050
					Inv: 041025-001512196 Southern California Edison Co.
05/09/2025	8898975	4,568.26	-		Accounts Payable Inv # 050525-239238016; Southern California Edison Co. Chk # 300051
					Inv: 050525-239238016 Southern California Edison Co.
05/14/2025	8940884	-	3,793.10		Accounts Payable Inv # 389515
					Inv: 389515 Gothic Landscape Maintenance Division
05/14/2025	8940886	-	407.17		Accounts Payable Inv # 389516
					Inv: 389516 Gothic Landscape Maintenance Division
05/14/2025	8940888	-	789.95		Accounts Payable Inv # 389517

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2025 - 5/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 389517 Gothic Landscape Maintenance Division					
05/14/2025	8940890	-	383.78	Accounts Payable Inv # 389518	
Inv: 389518 Gothic Landscape Maintenance Division					
05/14/2025	8940892	-	496.93	Accounts Payable Inv # 389519	
Inv: 389519 Gothic Landscape Maintenance Division					
05/14/2025	8940894	-	657.65	Accounts Payable Inv # 389730	
Inv: 389730 Gothic Landscape Maintenance Division					
05/14/2025	8940896	-	449.00	Accounts Payable Inv # 86890	
Inv: 86890 Better Pools					
05/14/2025	8940898	-	533.65	Accounts Payable Inv # 33132	
Inv: 33132 Seabreeze Management Company, Inc.					
05/14/2025	8940900	3,793.10	-	Accounts Payable Inv # 389515; Gothic Landscape Maintenance Division Chk # 100542	
Inv: 389515 Gothic Landscape Maintenance Division					
05/14/2025	8940900	407.17	-	Accounts Payable Inv # 389516; Gothic Landscape Maintenance Division Chk # 100542	
Inv: 389516 Gothic Landscape Maintenance Division					
05/14/2025	8940900	789.95	-	Accounts Payable Inv # 389517; Gothic Landscape Maintenance Division Chk # 100542	
Inv: 389517 Gothic Landscape Maintenance Division					
05/14/2025	8940900	383.78	-	Accounts Payable Inv # 389518; Gothic Landscape Maintenance Division Chk # 100542	
Inv: 389518 Gothic Landscape Maintenance Division					
05/14/2025	8940900	496.93	-	Accounts Payable Inv # 389519; Gothic Landscape Maintenance Division Chk # 100542	
Inv: 389519 Gothic Landscape Maintenance Division					
05/14/2025	8940900	657.65	-	Accounts Payable Inv # 389730; Gothic Landscape Maintenance Division Chk # 100542	
Inv: 389730 Gothic Landscape Maintenance Division					
05/14/2025	8940912	449.00	-	Accounts Payable Inv # 86890; Better Pools Chk # 100543	
Inv: 86890 Better Pools					
05/14/2025	8940914	533.65	-	Accounts Payable Inv # 33132; Seabreeze Management Company, Inc. Chk # 100544	
Inv: 33132 Seabreeze Management Company, Inc.					
05/15/2025	8955675	-	11,990.00	Accounts Payable Inv # 4553364	
Inv: 4553364 Anderson Refrigeration Inc					
05/15/2025	8955677	-	5,493.71	Accounts Payable Inv # 33193	
Inv: 33193 Seabreeze Management Company, Inc.					
05/15/2025	8955679	-	585.60	Accounts Payable Inv # 33187	
Inv: 33187 Seabreeze Management Company, Inc.					
05/15/2025	8955681	5,493.71	-	Accounts Payable Inv # 33193; Seabreeze Management Company, Inc. Chk # 100545	
Inv: 33193 Seabreeze Management Company, Inc.					
05/15/2025	8955681	585.60	-	Accounts Payable Inv # 33187; Seabreeze Management Company, Inc. Chk # 100545	
Inv: 33187 Seabreeze Management Company, Inc.					
05/15/2025	8955685	11,990.00	-	Accounts Payable Inv # 4553364; Anderson Refrigeration Inc Chk # 100546	
Inv: 4553364 Anderson Refrigeration Inc					
05/19/2025	8980700	-	19,688.96	Accounts Payable Inv # 97003-1	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2025 - 5/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 97003-1 Pacific Fitness Products LLC
05/19/2025	8980702	-	231.00		Accounts Payable Inv # 4553355 Inv: 4553355 Anderson Refrigeration Inc
05/19/2025	8980704	-	225.00		Accounts Payable Inv # 11528 Inv: 11528 Ventura Garage Door Doc, Inc.
05/19/2025	8980706	-	7,966.67		Accounts Payable Inv # 511605 Inv: 511605 California State University
05/19/2025	8980708	-	1,240.00		Accounts Payable Inv # 1300 Inv: 1300 Vega Cleaning Service Inc.
05/19/2025	8980710	-	700.00		Accounts Payable Inv # 1301 Inv: 1301 Vega Cleaning Service Inc.
05/19/2025	8980712	-	650.00		Accounts Payable Inv # 1302 Inv: 1302 Vega Cleaning Service Inc.
05/19/2025	8980714	-	375.00		Accounts Payable Inv # 86943 Inv: 86943 Better Pools
05/19/2025	8980716	-	250.00		Accounts Payable Inv # 86940 Inv: 86940 Better Pools
05/19/2025	8980718	375.00	-		Accounts Payable Inv # 86943; Better Pools Chk # 100547 Inv: 86943 Better Pools
05/19/2025	8980720	250.00	-		Accounts Payable Inv # 86940; Better Pools Chk # 100548 Inv: 86940 Better Pools
05/19/2025	8980722	231.00	-		Accounts Payable Inv # 4553355; Anderson Refrigeration Inc Chk # 100549 Inv: 4553355 Anderson Refrigeration Inc
05/19/2025	8980724	1,240.00	-		Accounts Payable Inv # 1300; Vega Cleaning Service Inc. Chk # 100550 Inv: 1300 Vega Cleaning Service Inc.
05/19/2025	8980726	700.00	-		Accounts Payable Inv # 1301; Vega Cleaning Service Inc. Chk # 100551 Inv: 1301 Vega Cleaning Service Inc.
05/19/2025	8980728	650.00	-		Accounts Payable Inv # 1302; Vega Cleaning Service Inc. Chk # 100552 Inv: 1302 Vega Cleaning Service Inc.
05/19/2025	8980730	225.00	-		Accounts Payable Inv # 11528; Garage Door Doctor Chk # 100553 Inv: 11528 Garage Door Doctor
05/19/2025	8980732	7,966.67	-		Accounts Payable Inv # 511605; California State University Chk # 100554 Inv: 511605 California State University
05/19/2025	8980734	19,688.96	-		Accounts Payable Inv # 97003-1; Pacific Fitness Products LLC Chk # 100555 Inv: 97003-1 Pacific Fitness Products LLC
05/20/2025	8991530	-	1,250.00		Accounts Payable Inv # 26796 Inv: 26796 Joel L Bustamante
05/20/2025	8991532	-	2,525.00		Accounts Payable Inv # 83932 Inv: 83932 Better Pools
05/20/2025	8991534	-	237.53		Accounts Payable Inv # 0293780050925

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2025 - 5/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 0293780050925 Charter Communications					
05/20/2025	8991536	-	1,932.59		Accounts Payable Inv # 051525-466262876
Inv: 051525-466262876 Southern California Edison Co.					
05/20/2025	8991538	-	197.93		Accounts Payable Inv # 051225-001512196
Inv: 051225-001512196 Southern California Edison Co.					
05/20/2025	8991540	1,250.00	-		Accounts Payable Inv # 26796; Remedy Pest Elimination Chk # 100556
Inv: 26796 Remedy Pest Elimination					
05/20/2025	8991542	2,525.00	-		Accounts Payable Inv # 83932; Better Pools Chk # 100557
Inv: 83932 Better Pools					
05/20/2025	8991544	237.53	-		Accounts Payable Inv # 0293780050925; Charter Communications Chk # 300052
Inv: 0293780050925 Charter Communications					
05/20/2025	8991546	1,932.59	-		Accounts Payable Inv # 051525-466262876; Southern California Edison Co. Chk # 100558
Inv: 051525-466262876 Southern California Edison Co.					
05/20/2025	8991548	197.93	-		Accounts Payable Inv # 051225-001512196; Southern California Edison Co. Chk # 100559
Inv: 051225-001512196 Southern California Edison Co.					
05/22/2025	9006775	-	550.00		Accounts Payable Inv # 6687910
Inv: 6687910 Kastle Kare Inc					
05/22/2025	9006777	-	400.00		Accounts Payable Inv # 1303
Inv: 1303 Vega Cleaning Service Inc.					
05/22/2025	9006779	400.00	-		Accounts Payable Inv # 1303; Vega Cleaning Service Inc. Chk # 100560
Inv: 1303 Vega Cleaning Service Inc.					
05/22/2025	9006781	550.00	-		Accounts Payable Inv # 6687910; Kastle Kare Inc Chk # 100561
Inv: 6687910 Kastle Kare Inc					
05/28/2025	9039508	-	2,095.28		Accounts Payable Inv # 9237199496
Inv: 9237199496 HD Supply Facilities Maintenance, LTD.					
05/28/2025	9039510	-	495.00		Accounts Payable Inv # 86065
Inv: 86065 Better Pools					
05/28/2025	9039512	-	2,436.17		Accounts Payable Inv # 390646
Inv: 390646 Gothic Landscape Maintenance Division					
05/28/2025	9039514	-	201.50		Accounts Payable Inv # 390668
Inv: 390668 Gothic Landscape Maintenance Division					
05/28/2025	9039516	-	1,401.00		Accounts Payable Inv # 390669
Inv: 390669 Gothic Landscape Maintenance Division					
05/28/2025	9039518	-	483.92		Accounts Payable Inv # 390670
Inv: 390670 Gothic Landscape Maintenance Division					
05/28/2025	9039520	2,436.17	-		Accounts Payable Inv # 390646; Gothic Landscape Maintenance Division Chk # 100562
Inv: 390646 Gothic Landscape Maintenance Division					
05/28/2025	9039520	201.50	-		Accounts Payable Inv # 390668; Gothic Landscape Maintenance Division Chk # 100562
Inv: 390668 Gothic Landscape Maintenance Division					
05/28/2025	9039520	1,401.00	-		Accounts Payable Inv # 390669; Gothic Landscape Maintenance Division Chk # 100562

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2025 - 5/31/2025

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
				Inv: 390669 Gothic Landscape Maintenance Division			
05/28/2025	9039520	483.92	-	Accounts Payable Inv # 390670; Gothic Landscape Maintenance Division Chk # 100562			
				Inv: 390670 Gothic Landscape Maintenance Division			
05/28/2025	9039528	495.00	-	Accounts Payable Inv # 86065; Better Pools Chk # 100563			
				Inv: 86065 Better Pools			
05/28/2025	9039530	2,095.28	-	Accounts Payable Inv # 9237199496; HD Supply Facilities Maintenance, LTD. Chk # 100564			
				Inv: 9237199496 HD Supply Facilities Maintenance, LTD.			
05/29/2025	9052204	-	125.00	Accounts Payable Inv # 87511			
				Inv: 87511 Better Pools			
05/29/2025	9052206	125.00	-	Accounts Payable Inv # 87511; Better Pools Chk # 100565			
				Inv: 87511 Better Pools			
05/30/2025	9065477	-	519.78	Accounts Payable Inv # C06-2025			
				Inv: C06-2025 KW University Glen, LLC			
05/30/2025	9065479	-	5,493.71	Accounts Payable Inv # 34571			
				Inv: 34571 Seabreeze Management Company, Inc.			
05/30/2025	9065481	5,493.71	-	Accounts Payable Inv # 34571; Seabreeze Management Company, Inc. Chk # 100566			
				Inv: 34571 Seabreeze Management Company, Inc.			
05/30/2025	9065483	519.78	-	Accounts Payable Inv # C06-2025; KW University Glen, LLC Chk # 100567			
				Inv: C06-2025 KW University Glen, LLC			
40-4000-00	Reserve Liability			(51,704.87)	22,440.09	46,775.91	(76,040.69)
Date	GL Ref #	Debit	Credit	Description			
05/31/2025	9074117	\$ -	\$ 22,995.83	Monthly Reserve Contribution			
05/31/2025	9074117	-	1,000.08	Monthly Reserve Contribution			
05/31/2025	9074117	-	22,780.00	Monthly Reserve Contribution			
05/31/2025	9179137	19,688.96	-	Reallocate reserve exp to GL 4000 liability			
05/31/2025	9179137	2,751.13	-	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			
05/19/2025	8980700	\$ 19,688.96	\$ -	Replacement Treadmills (2) at TC Fitness Center			
				Inv: 97003-1 Pacific Fitness Products LLC			
05/31/2025	9179137	-	19,688.96	Reallocate reserve exp to GL 4000 liability			
40-4003-00	Reserve Expenses - Townhouse			-	2,751.13	2,751.13	-
Date	GL Ref #	Debit	Credit	Description			
05/01/2025	8727118	\$ 479.02	\$ -	349 Smugglers Cove Pinhole Leak Repair			
				Inv: 60336521 Mike Kimble Plumbing			
05/06/2025	8796336	1,080.00	-	Initial Inspection 316 Smuggler Cove			
				Inv: UN-022825 Rycorp Inc			
05/07/2025	8796346	336.11	-	Maintenance at 324 E Twin Harbor Drive			
				Inv: 4552891 Anderson Refrigeration Inc			
05/19/2025	8980702	231.00	-	306 E Twin Harbor Heater/Ductwork Maintenance			
				Inv: 4553355 Anderson Refrigeration Inc			
05/19/2025	8980704	225.00	-	Garage Door repairs at 405 CI Drive			

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2025 - 5/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 11528 Ventura Garage Door Doc, Inc.					
05/22/2025	9006777	400.00	-		
349 Smugglers Cove Drywall Repair					
Inv: 1303 Vega Cleaning Service Inc.					
05/31/2025	9179137	-	2,751.13		
49-4998-00	Prior Year Equity		(227,952.78)	-	(227,952.78)
Date	GL Ref #	Debit	Credit	Description	
50-5010-00	Townhomes Assessments		(1,065,540.00)	22,543.20	129,097.20 (1,172,094.00)
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	4206216	\$ -	\$ 22,543.20	Assessment - A - Batch 105590	
05/01/2025	4206240	-	106,554.00	Assessment - A - Batch 105591	
05/01/2025	8668693	22,543.20	-	RECLASS SINGLE FAMILY HOMES ASSESSMENTS	
50-5013-00	Single family homes		(225,432.00)	-	22,543.20 (247,975.20)
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	8668693	\$ -	\$ 22,543.20	RECLASS SINGLE FAMILY HOMES ASSESSMENTS	
50-5015-00	Apartment Assessment		(1,139,839.10)	-	113,983.91 (1,253,823.01)
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	4206268	\$ -	\$ 93,099.58	Apartment Assessment - A - Batch 105588	
05/01/2025	4206292	-	16,823.50	Apartment Assessment - A - Batch 105589	
05/01/2025	4206316	-	4,060.83	Commercial Assessment - A - Batch 105592	
50-5023-00	Bank Return Check/NSF Fees		(325.00)	-	25.00 (350.00)
Date	GL Ref #	Debit	Credit	Description	
05/06/2025	8783659	\$ -	\$ 25.00	NSF/Returned Check Fee - Batch 241075	
50-5030-00	Interest Income-Operating		(631.18)	-	- (631.18)
Date	GL Ref #	Debit	Credit	Description	
50-5045-00	Parking Fees		(400.00)	-	- (400.00)
Date	GL Ref #	Debit	Credit	Description	
50-5060-00	Gate/Pool Keys/Remotes		(450.00)	-	- (450.00)
Date	GL Ref #	Debit	Credit	Description	
50-5125-00	Revenue Related to Past Years		(114,513.91)	-	- (114,513.91)
Date	GL Ref #	Debit	Credit	Description	
60-6015-00	Reserve Study		5,625.00	9,500.00	- 15,125.00
Date	GL Ref #	Debit	Credit	Description	
05/06/2025	8796340	\$ 850.00	\$ -	Level II SFH Reserve Study	
Inv: 15416 Complex Solutions, Ltd.					
05/06/2025	8796342	5,975.00	-	Level II CA Reserve Study	
Inv: 15417 Complex Solutions, Ltd.					
05/06/2025	8796344	2,675.00	-	Level II TH Reserve Study	
Inv: 15418 Complex Solutions, Ltd.					
60-6035-00	Office & Postage		5,711.45	533.65	- 6,245.10
Date	GL Ref #	Debit	Credit	Description	
05/14/2025	8940898	\$ 533.65	\$ -	April Service-Seabreeze Management Company, Inc.	
Inv: 33132 Seabreeze Management Company, Inc.					
60-6037-00	Mgmt-Add'l Onsite Office Expenses (Contingenc		240.00	585.60	- 825.60
Date	GL Ref #	Debit	Credit	Description	
05/15/2025	8955679	\$ 585.60	\$ -	Manager's Reimbursable Expenses	
Inv: 33187 Seabreeze Management Company, Inc.					
60-6040-00	Mgmt Services & On-Site Staff Payroll		154,579.81	15,487.42	- 170,067.23
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: 5/1/2025 - 5/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
05/01/2025	8727120	\$ 4,500.00	\$ -	May Service-Seabreeze Management Company, Inc. Inv: 31716 Seabreeze Management Company, Inc.	
05/15/2025	8955677	5,493.71	-	May Service-Seabreeze Management Company, Inc. Inv: 33193 Seabreeze Management Company, Inc.	
05/30/2025	9065479	5,493.71	-	May Service-Seabreeze Management Company, Inc. Inv: 34571 Seabreeze Management Company, Inc.	
60-6041-00	Office Rent	14,344.92	15,108.68	-	29,453.60
Date	GL Ref #	Debit	Credit	Description	
05/06/2025	8796322	\$ 519.78	\$ -	Office Rent for Jan 2025 Inv: C01-2025 KW University Glen, LLC	
05/06/2025	8796324	519.78	-	Office Rent for Feb 2025 Inv: C02-2025 KW University Glen, LLC	
05/06/2025	8796326	519.78	-	Office Rent for March 2025 Inv: C03-2025 KW University Glen, LLC	
05/06/2025	8796328	519.78	-	Office Rent for April 2025 Inv: C04-2025 KW University Glen, LLC	
05/06/2025	8796330	519.78	-	Office Rent for May 2025 Inv: C05-2025 KW University Glen, LLC	
05/15/2025	8955675	11,990.00	-	Office HVAC Replacement Inv: 4553364 Anderson Refrigeration Inc	
05/30/2025	9065477	519.78	-	Office Rent for June 2025 Inv: C06-2025 KW University Glen, LLC	
60-6085-00	Misc Admin (Office Supplies/Cellphone)	1,089.99	-	-	1,089.99
Date	GL Ref #	Debit	Credit	Description	
63-6320-00	Security Services	79,666.70	7,966.67	-	87,633.37
Date	GL Ref #	Debit	Credit	Description	
05/19/2025	8980706	\$ 7,966.67	\$ -	May 2025 Police Service Inv: 511605 California State University	
64-6405-00	Landscape Contract	320,880.00	-	-	320,880.00
Date	GL Ref #	Debit	Credit	Description	
64-6410-00	Landscape Extras	34,941.84	9,448.67	-	44,390.51
Date	GL Ref #	Debit	Credit	Description	
05/14/2025	8940884	\$ 3,793.10	\$ -	200-210 Landing Cove Inv: 389515 Gothic Landscape Maintenance Division	
05/14/2025	8940886	407.17	-	Townside Apt Bldg 200 plant replacements Inv: 389516 Gothic Landscape Maintenance Division	
05/14/2025	8940888	789.95	-	Townside Apt Bldg 140 Plant Replacements Inv: 389517 Gothic Landscape Maintenance Division	
05/14/2025	8940890	383.78	-	375 Channel Islands Drive. Inv: 389518 Gothic Landscape Maintenance Division	
05/14/2025	8940892	496.93	-	283 Anacapa Island Drive Inv: 389519 Gothic Landscape Maintenance Division	
05/14/2025	8940894	657.65	-	Town Center Pot Plant Replacements	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2025 - 5/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 389730 Gothic Landscape Maintenance Division					
05/28/2025	9039512	2,436.17	-		
					Town Center & Hillcrest Apt Enhancements
Inv: 390646 Gothic Landscape Maintenance Division					
05/28/2025	9039518	483.92	-		
					355 CI Drive Enhancements
Inv: 390670 Gothic Landscape Maintenance Division					
64-6420-00	Irrigation Repairs	26,443.00	1,602.50	-	28,045.50
Date	GL Ref #	Debit	Credit	Description	
05/28/2025	9039514	\$ 201.50	\$ -	342 Anacapa Island Dr Irrigation Repair	
Inv: 390668 Gothic Landscape Maintenance Division					
05/28/2025	9039516	1,401.00	-	239 Smugglers Irrigation Repair	
Inv: 390669 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	11,023.84	1,703.92	-	12,727.76
Date	GL Ref #	Debit	Credit	Description	
05/06/2025	8796332	\$ 1,703.92	\$ -	Elec Repair CA April 2025	
Inv: 81 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	51,695.00	2,480.00	-	54,175.00
Date	GL Ref #	Debit	Credit	Description	
05/07/2025	8796356	\$ 1,240.00	\$ -	Weekly Contract Service thru May 4, 2025	
Inv: 1299 Vega Cleaning Service Inc.					
05/19/2025	8980708	1,240.00	-	Weekly Contract Service thru 5/11/2025	
Inv: 1300 Vega Cleaning Service Inc.					
65-6553-00	Common Area Maintenance	10,386.00	1,350.00	-	11,736.00
Date	GL Ref #	Debit	Credit	Description	
05/19/2025	8980710	\$ 700.00	\$ -	TC Fitness Center Maintenance	
Inv: 1301 Vega Cleaning Service Inc.					
05/19/2025	8980712	650.00	-	Hillcrest retaining wall crack repair	
Inv: 1302 Vega Cleaning Service Inc.					
65-6554-00	Common Area Supplies	12,678.83	2,311.53	-	14,990.36
Date	GL Ref #	Debit	Credit	Description	
05/06/2025	8796338	\$ 216.25	\$ -	Common Area Supplies	
Inv: 9236616301 HD Supply Facilities Maintenance, LTD.					
05/28/2025	9039508	2,095.28	-	Pacific Blue 2-ply Multifold Twel 16/Cs-HD Supply Facilities Maintenance, LTD.	
Inv: 9237199496 HD Supply Facilities Maintenance, LTD.					
65-6555-00	Pest Control (Pest & Gopher)	11,950.00	2,350.00	-	14,300.00
Date	GL Ref #	Debit	Credit	Description	
05/06/2025	8796320	\$ 550.00	\$ -	Monthly Gopher Service April 2025	
Inv: 6687690 Kastle Kare Inc					
05/20/2025	8991530	1,250.00	-	Contract Service for April 2025	
Inv: 26796 Joel L Bustamante					
05/22/2025	9006775	550.00	-	Monthly Gopher Service May 2025	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2025 - 5/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 6687910 Kastle Kare Inc					
65-6570-00	Pool/Fountain Contract Services	28,950.00	5,700.00	-	34,650.00
Date	GL Ref #	Debit	Credit	Description	
05/07/2025	8796348	\$ 650.00	\$ -	Monthly Fountains Contract	
Inv: 86662 Better Pools					
05/07/2025	8796350	2,525.00	-	Monthly Pool Fountain Maintenance	
Inv: 86661 Better Pools					
05/20/2025	8991532	2,525.00	-	Contract Service for January 2025	
Inv: 83932 Better Pools					
65-6572-00	Pool/Fountain Extras	19,984.01	1,694.00	-	21,678.01
Date	GL Ref #	Debit	Credit	Description	
05/14/2025	8940896	\$ 449.00	\$ -	Hillcrest Spa Lea Repair	
Inv: 86890 Better Pools					
05/19/2025	8980714	375.00	-	Hillcrest Pool Spa Grid Cleaning	
Inv: 86943 Better Pools					
05/19/2025	8980716	250.00	-	Townside Pool Spa Grid Cleaning	
Inv: 86940 Better Pools					
05/28/2025	9039510	495.00	-	Hillcrest Pool Drain & Refill	
Inv: 86065 Better Pools					
05/29/2025	9052204	125.00	-	Townside Pool Filter Cleaning	
Inv: 87511 Better Pools					
65-6588-00	Fitness Equipment	2,566.75	-	-	2,566.75
Date	GL Ref #	Debit	Credit	Description	
65-6595-00	Miscellaneous Maintenance	1,250.00	-	-	1,250.00
Date	GL Ref #	Debit	Credit	Description	
66-6627-00	Lighting - Townhomes Sconce Repairs	20,641.45	3,880.36	-	24,521.81
Date	GL Ref #	Debit	Credit	Description	
05/06/2025	8796334	\$ 3,880.36	\$ -	Elec Repair TH April 2025	
Inv: 185 Eastman Electric					
66-6645-00	Plumbing (Townhouse)	250.00	-	-	250.00
Date	GL Ref #	Debit	Credit	Description	
67-6700-00	Water - Reclaimed (Landscape)	71,105.22	-	-	71,105.22
Date	GL Ref #	Debit	Credit	Description	
67-6701-00	Water-(Potable/Common Area Pools)	131,868.90	-	-	131,868.90
Date	GL Ref #	Debit	Credit	Description	
67-6702-00	Sewer	165,949.03	-	-	165,949.03
Date	GL Ref #	Debit	Credit	Description	
67-6703-00	Water/Sewer Infrastructrue Fee	65,478.19	-	-	65,478.19
Date	GL Ref #	Debit	Credit	Description	
67-6705-00	Electricity	64,236.06	10,567.13	-	74,803.19
Date	GL Ref #	Debit	Credit	Description	
05/09/2025	8898969	\$ 3,868.35	\$ -	2/7-3/10-Southern California Edison Co.	
Inv: 041025-001512196 Southern California Edison Co.					
05/09/2025	8898971	4,568.26	-	4/1-4/30-Southern California Edison Co.	
Inv: 050525-239238016 Southern California Edison Co.					

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2025 - 5/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
05/20/2025	8991536	\$ 1,932.59	\$ -	700466262876	
				Inv: 051525-466262876 Southern California Edison Co.	
05/20/2025	8991538	197.93	-	600001512196	
				Inv: 051225-001512196 Southern California Edison Co.	
67-6710-00	Gas	17,829.34	3,590.10	-	21,419.44
Date	GL Ref #	Debit	Credit	Description	
05/06/2025	8796352	\$ 1,399.81	\$ -	100 858 8151 3	
				Inv: 050125-085881513 SoCalGas	
05/06/2025	8796354	2,190.29	-	153 378 1087 1	
				Inv: 050125-337810871 SoCalGas	
67-6720-00	Cable/Telephone	7,522.69	807.22	-	8,329.91
Date	GL Ref #	Debit	Credit	Description	
05/05/2025	8762928	\$ 569.69	\$ -	8448 20 899 0033385	
				Inv: 0033385042125 Charter Communications	
05/20/2025	8991534	237.53	-	8448 20 041 0293780	
				Inv: 0293780050925 Charter Communications	
67-6725-00	Trash Removal	201,870.37	644.32	-	202,514.69
Date	GL Ref #	Debit	Credit	Description	
05/14/2025	9018357	\$ 158.50	\$ -	EJ HARRISON EBILL PMTS 6463452; EJ HARRISON Chk # 0	
05/14/2025	9018359	485.82	-	EJ HARRISON EBILL PMTS 6463451; EJ HARRISON Chk # 0	
68-6800-00	Insurance Master Policy	137,049.20	13,704.92	17,039.00	133,715.12
Date	GL Ref #	Debit	Credit	Description	
05/02/2025	8723324	\$ -	\$ 17,039.00	Anacapa Canyon - Reimb for portion of insurance expense	
05/31/2025	9179121	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	229,958.30	22,995.83	-	252,954.13
Date	GL Ref #	Debit	Credit	Description	
05/31/2025	9074117	\$ 22,995.83	\$ -	Monthly Reserve Contribution	
90-9008-00	Reserves-Single Family	10,000.80	1,000.08	-	11,000.88
Date	GL Ref #	Debit	Credit	Description	
05/31/2025	9074117	\$ 1,000.08	\$ -	Monthly Reserve Contribution	
90-9009-00	Reserves-Townhouse	227,800.00	22,780.00	-	250,580.00
Date	GL Ref #	Debit	Credit	Description	
05/31/2025	9074117	\$ 22,780.00	\$ -	Monthly Reserve Contribution	
			Totals:	\$0.00	\$866,914.54
				\$866,914.54	\$0.00

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 3571 (End: 05/31/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
05/06/2025		Samantha Acuna		100522	(\$146.23)
05/06/2025		John Shannon		100521	(\$145.41)
05/06/2025		Eric Kaltman		100520	(\$54.02)
05/19/2025		California State University		100554	(\$7,966.67)
05/20/2025		Remedy Pest Elimination		100556	(\$1,250.00)
05/22/2025		Kastle Kare Inc		100561	(\$550.00)
05/22/2025		Vega Cleaning Service Inc.		100560	(\$400.00)
05/28/2025		Gothic Landscape Maintenance Division		100562	(\$4,522.59)
05/29/2025		Deposit from batch 249798	249798 - Online Payment	626	\$532.77
05/30/2025		Seabreeze Management Company, Inc.		100566	(\$5,493.71)
05/30/2025		KW University Glen, LLC		100567	(\$519.78)
				Total Uncleared	(\$20,515.64)

Sunwest - Operating - 3571 Summary

Ending Account Balance:	\$ 660,094.31
Uncleared Items:	(\$20,515.64)
Adjusted Balance:	\$ 680,609.95
Sweep Account Balance:	\$ 440,609.95
Bank Ending Balance:	\$ 240,000.00
Difference:	\$-

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
05/01/2025	Beginning Balance	\$240,000.00
	61 Credit(s) This Period	\$403,187.23
	81 Debit(s) This Period	\$403,187.23
05/30/2025	Ending Balance	\$240,000.00

Deposits

Date	Description	Amount
05/02/2025	RDC DEPOSIT	\$532.77
05/02/2025	RDC DEPOSIT	\$17,039.00
05/02/2025	RDC DEPOSIT	\$19,688.96
05/06/2025	RDC DEPOSIT	\$2,004.84
05/06/2025	RDC DEPOSIT	\$2,177.26
05/08/2025	RDC DEPOSIT	\$1,065.54
05/13/2025	RDC DEPOSIT	\$2,131.08
05/19/2025	RDC DEPOSIT	\$532.77
05/19/2025	RDC DEPOSIT	\$1,378.64
05/19/2025	RDC DEPOSIT	\$3,528.93
05/21/2025	RDC DEPOSIT	\$1,065.54
05/28/2025	RDC DEPOSIT	\$798.62
05/28/2025	RDC DEPOSIT	\$1,902.44

Electronic Credits

Date	Description	Amount
05/01/2025	University Glen OnlinePay -SETT-A211CINC	\$532.77
05/01/2025	LOCKBOX DEPOSIT	\$3,383.48
05/02/2025	University Glen OnlinePay -SETT-A211CINC	\$3,822.82



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
05/05/2025	University Glen OnlinePay -SETT-A211CINC	\$3,286.80
05/05/2025	LOCKBOX DEPOSIT	\$1,158.97
05/06/2025	University Glen OnlinePay -SETT-A211CINC	\$6,051.56
05/06/2025	LOCKBOX DEPOSIT	\$1,765.18
05/07/2025	University Glen OnlinePay -SETT-A211CINC	\$313.10
05/07/2025	LOCKBOX DEPOSIT	\$5,689.58
05/08/2025	PAYABLI DEPOSIT Transfer 827920973	\$532.77
05/08/2025	University Glen OnlinePay -SETT-A211CINC	\$532.77
05/08/2025	LOCKBOX DEPOSIT	\$845.87
05/09/2025	University Glen OnlinePay -SETT-A211CINC	\$313.10
05/09/2025	LOCKBOX DEPOSIT	\$3,509.72
05/12/2025	University Glen OnlinePay -SETT-A211CINC	\$1,596.54
05/12/2025	LOCKBOX DEPOSIT	\$2,198.31
05/13/2025	PAYABLI DEPOSIT Transfer 828802793	\$335.00
05/13/2025	University Glen OnlinePay -SETT-A211CINC	\$2,444.18
05/13/2025	University Glen ASSN DUES -SETT-A211CINC	\$161,610.11
05/13/2025	LOCKBOX DEPOSIT	\$6,894.88
05/14/2025	University Glen OnlinePay -SETT-A211CINC	\$315.00
05/14/2025	LOCKBOX DEPOSIT	\$2,757.28
05/15/2025	PAYABLI DEPOSIT Transfer 829295451	\$532.77
05/15/2025	University Glen OnlinePay -SETT-A211CINC	\$1,065.54
05/16/2025	LOCKBOX DEPOSIT	\$1,159.73
05/20/2025	PAYABLI DEPOSIT TRANSFER 830171173	\$532.77
05/20/2025	University Glen OnlinePay -SETT-A211CINC	\$1,598.31
05/22/2025	PAYABLI DEPOSIT TRANSFER 830684624	\$532.77
05/22/2025	University Glen OnlinePay -SETT-A211CINC	\$532.77
05/22/2025	LOCKBOX DEPOSIT	\$532.77
05/23/2025	LOCKBOX DEPOSIT	\$532.77
05/28/2025	University Glen OnlinePay -SETT-A211CINC	\$1,596.85
05/28/2025	PAYABLI DEPOSIT TRANSFER 831721227	\$1,744.54
05/29/2025	University Glen OnlinePay -SETT-A211CINC	\$1,065.54
05/29/2025	PAYABLI DEPOSIT TRANSFER 831956579	\$1,622.29
05/29/2025	LOCKBOX DEPOSIT	\$1,132.77
05/30/2025	University Glen OnlinePay -SETT-A211CINC	\$532.77
05/30/2025	LOCKBOX DEPOSIT	\$845.87

Other Credits

Date	Description	Amount
05/01/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$50,132.73
05/07/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$182.32
05/08/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$534.16
05/12/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$22,678.12
05/14/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,952.14
05/16/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$16,909.58
05/20/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$24,942.46
05/21/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,459.46
05/27/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,997.37
05/30/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,101.88

Electronic Debits

Date	Description	Amount
05/01/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100515* 250430* E J Harrison Sons Inc\17484070	\$158.50
05/01/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100514* 250430* E J Harrison Sons Inc\17484069	\$485.82
05/01/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100517* 250430* Seabreeze Management Company \1	\$5,493.71
05/02/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100519* 250501* Mike Kimble Plumbing\174978735\	\$479.02

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

Date	Description	Amount
05/02/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100518* 250501* Seabreeze Management Company \1	\$4,500.00
05/06/2025	ACH CHARGEBACK RETURN 251974	\$1,064.52
05/07/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100523* 250506* Environmental Testing Associa\1	\$1,080.00
05/08/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100538* 250507* Anderson Refrigeration Inc\1754	\$336.11
05/08/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100540* 250507* Better Pools\175479513\12865852	\$650.00
05/08/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100541* 250507* Better Pools\175479604\12865853	\$2,525.00
05/12/2025	SPECTRUM SPECTRUM 3127742	\$569.69
05/12/2025	SO CAL EDISON CO BILL PAYMT 600001512196	\$3,868.35
05/12/2025	SO CAL EDISON CO BILL PAYMT 700239238016	\$4,568.26
05/14/2025	EJ HARRISON EBILL PMTS 6463452	\$158.50
05/14/2025	EJ HARRISON EBILL PMTS 6463451	\$485.82
05/15/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100543* 250514* Better Pools\176164498\12947952	\$449.00
05/15/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100544* 250514* Seabreeze Management Company \1	\$533.65
05/16/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100545* 250515* Seabreeze Management Company \1	\$6,079.31
05/16/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100546* 250515* Anderson Refrigeration Inc\1762	\$11,990.00
05/20/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100549* 250519* Anderson Refrigeration Inc\1765	\$231.00
05/20/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100548* 250519* Better Pools\176592494\13000531	\$250.00
05/20/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100547* 250519* Better Pools\176592496\13000531	\$375.00
05/20/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100555* 250519* Pacific Fitness Products LLC\17	\$19,688.96
05/21/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100557* 250520* Better Pools\176666817\13012886	\$2,525.00
05/27/2025	CAPITAL ONE ONLINE PMT CA011535D9DF29F	\$2,997.37
05/28/2025	SPECTRUM SPECTRUM 9498753	\$237.53
05/29/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100563* 250528* Better Pools\177347492\13088650	\$495.00
05/29/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100564* 250528* HD Supply Facilities Maintena\1	\$2,095.28
05/30/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100565* 250529* Better Pools\177492752\13103312	\$125.00

Other Debits

Date	Description	Amount
05/02/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$36,104.53
05/05/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,850.77
05/06/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$7,484.30
05/09/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,822.82
05/13/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$167,614.72
05/15/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$615.66
05/19/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,841.44
05/22/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,598.31
05/23/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$532.77
05/28/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,214.92
05/29/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,230.32

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100441	05/07/2025	\$400.00	100502	05/06/2025	\$1,640.02	100510	05/07/2025	\$550.00
100456*	05/05/2025	\$595.00	100503	05/07/2025	\$225.00	100511	05/07/2025	\$850.00
100485*	05/01/2025	\$998.06	100504	05/01/2025	\$1,036.71	100512	05/06/2025	\$550.00
100498*	05/01/2025	\$1,240.00	100506*	05/07/2025	\$1,240.00	100513	05/06/2025	\$1,260.00
100499	05/01/2025	\$1,240.00	100507	05/07/2025	\$250.00	100516*	05/12/2025	\$7,966.67
100500	05/01/2025	\$750.00	100508	05/07/2025	\$350.00	100524*	05/19/2025	\$519.78
100501	05/01/2025	\$42,646.18	100509	05/07/2025	\$1,240.00	100525	05/19/2025	\$519.78



Statement Ending 05/30/2025

CALIFORNIA STATE UNIVERISTY

Page 5 of 12

Account Number: XXXXXX3571

HOA CHECKING - XXXXXX3571 (continued)

Checks Cleared (continued)

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100526	05/19/2025	\$519.78	100533	05/12/2025	\$5,975.00	100550*	05/28/2025	\$1,240.00
100527	05/19/2025	\$519.78	100534	05/12/2025	\$2,675.00	100551	05/28/2025	\$700.00
100528	05/19/2025	\$519.78	100535	05/14/2025	\$550.00	100552	05/28/2025	\$650.00
100529	05/13/2025	\$1,703.92	100536	05/14/2025	\$1,399.81	100553	05/30/2025	\$225.00
100530	05/13/2025	\$3,880.36	100537	05/14/2025	\$2,190.29	100558*	05/30/2025	\$1,932.59
100531	05/13/2025	\$216.25	100539*	05/14/2025	\$1,240.00	100559	05/30/2025	\$197.93
100532	05/12/2025	\$850.00	100542*	05/20/2025	\$6,528.58			

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
05/01/2025	\$240,000.00	05/12/2025	\$240,000.00	05/21/2025	\$240,000.00
05/02/2025	\$240,000.00	05/13/2025	\$240,000.00	05/22/2025	\$240,000.00
05/05/2025	\$240,000.00	05/14/2025	\$240,000.00	05/23/2025	\$240,000.00
05/06/2025	\$240,000.00	05/15/2025	\$240,000.00	05/27/2025	\$240,000.00
05/07/2025	\$240,000.00	05/16/2025	\$240,000.00	05/28/2025	\$240,000.00
05/08/2025	\$240,000.00	05/19/2025	\$240,000.00	05/29/2025	\$240,000.00
05/09/2025	\$240,000.00	05/20/2025	\$240,000.00	05/30/2025	\$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

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

Summit Bank
2550 Main Street
Irvine, CA 92614

DATE: 01/21/2025

100441

PAY TO: Sahinf Garcia \$ 400.00

THE ORDER OF: Four Hundred Dollars and Zero Cents

memo: Inv 01725-000

[Signature]

100441 100441 100441 100441 100441

#100441 05/07/2025 \$400.00

For Deposit Only - JPMC

[Signature]

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

Summit Bank
2550 Main Street
Irvine, CA 92614

DATE: 04/01/2025

100456

PAY TO: John McVarish \$ 595.00

THE ORDER OF: Five Hundred Ninety Five Dollars and Zero Cents

memo: Inv 01925-500

[Signature]

100456 100456 100456 100456 100456

#100456 05/05/2025 \$595.00

[Signature]

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

Summit Bank
2550 Main Street
Irvine, CA 92614

DATE: 04/17/2025

100485

PAY TO: HD Supply Facilities Maintenance, LTD \$ 998.06

THE ORDER OF: Nine Hundred Ninety Eight Dollars and Six Cents

memo: Airt 18121760; Inv 0235073807

[Signature]

100485 100485 100485 100485 100485

#100485 05/01/2025 \$998.06

[Signature]

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

Summit Bank
2550 Main Street
Irvine, CA 92614

DATE: 04/22/2025

100498

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

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

memo: Inv 1291

[Signature]

100498 100498 100498 100498 100498

#100498 05/01/2025 \$1,240.00

[Signature]

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

Summit Bank
2550 Main Street
Irvine, CA 92614

DATE: 04/22/2025

100499

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

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

memo: Inv 1291

[Signature]

100499 100499 100499 100499 100499

#100499 05/01/2025 \$1,240.00

[Signature]

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

Summit Bank
2550 Main Street
Irvine, CA 92614

DATE: 04/22/2025

100500

PAY TO: Vega Cleaning Service Inc. \$ 750.00

THE ORDER OF: Seven Hundred Fifty Dollars and Zero Cents

memo: Inv 1292

[Signature]

100500 100500 100500 100500 100500

#100500 05/01/2025 \$750.00

[Signature]



Statement Ending 05/30/2025

CALIFORNIA STATE UNIVERISTY

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Account Number: XXXXXX3571

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
2030 Main Street
Irvine, CA 92614

DATE: 04/22/2025

100501

PAY TO THE ORDER OF California State University, Channel Islands
Forty-Two Thousand Six Hundred Forty-Six Dollars and Eighteen Cents

\$ 42,646.18

memo: Act 1902448; Inv 511529

#100501 05/01/2025 \$42,646.18

Pay to the order of
California State University, Channel Islands
Forty-Two Thousand Six Hundred Forty-Six Dollars and Eighteen Cents
\$42,646.18

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
2030 Main Street
Irvine, CA 92614

DATE: 04/25/2025

100502

PAY TO THE ORDER OF Southern California Edison Co
One Thousand Six Hundred Forty Dollars and Two Cents

\$ 1,640.02

memo: Act 7226618; Inv 041325-05/02/2025

#100502 05/06/2025 \$1,640.02

Pay to the order of
Southern California Edison Co
One Thousand Six Hundred Forty Dollars and Two Cents
\$1,640.02

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
2030 Main Street
Irvine, CA 92614

DATE: 04/25/2025

100503

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

\$ 225.00

memo: Inv 11311

#100503 05/07/2025 \$225.00

Pay to the order of
Garage Door Doctor
Two Hundred Twenty-Five Dollars and Zero Cents
\$225.00

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
2030 Main Street
Irvine, CA 92614

DATE: 04/25/2025

100504

PAY TO THE ORDER OF Gothic Landscape Maintenance Division
One Thousand Thirty-Six Dollars and Seventy-One Cents

\$ 1,036.71

memo: Act UN5974; Inv 387515

#100504 05/01/2025 \$1,036.71

Pay to the order of
Gothic Landscape Maintenance Division
One Thousand Thirty-Six Dollars and Seventy-One Cents
\$1,036.71

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
2030 Main Street
Irvine, CA 92614

DATE: 04/30/2025

100506

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

\$ 1,240.00

memo: Inv 1239

#100506 05/07/2025 \$1,240.00

Pay to the order of
VEGA CLEANING SERVICE, INC.
One Thousand Two Hundred Forty Dollars and Zero Cents
\$1,240.00

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
2030 Main Street
Irvine, CA 92614

DATE: 04/30/2025

100507

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

\$ 250.00

memo: Inv 1294

#100507 05/07/2025 \$250.00

Pay to the order of
VEGA CLEANING SERVICE, INC.
Two Hundred Fifty Dollars and Zero Cents
\$250.00

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

Surfwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 04/30/2025

100508

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

MEMO: INV 1295

\$ 350.00 DOLLARS

100508 05/07/2025 \$350.00

FOR DEPOSIT ONLY
KASITE K&B, INC.
CASH ON HAND ONLY
FOR DEPOSIT ONLY
KASITE K&B, INC.

100508 05/07/2025 \$350.00

100508 05/07/2025 \$350.00

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

Surfwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 04/30/2025

100509

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

MEMO: INV 1296

\$ 1,240.00 DOLLARS

100509 05/07/2025 \$1,240.00

FOR DEPOSIT ONLY
KASITE K&B, INC.
CASH ON HAND ONLY
FOR DEPOSIT ONLY
KASITE K&B, INC.

100509 05/07/2025 \$1,240.00

100509 05/07/2025 \$1,240.00

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

Surfwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 04/30/2025

100510

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

MEMO: INV 1297

\$ 550.00 DOLLARS

100510 05/07/2025 \$550.00

FOR DEPOSIT ONLY
KASITE K&B, INC.
CASH ON HAND ONLY
FOR DEPOSIT ONLY
KASITE K&B, INC.

100510 05/07/2025 \$550.00

100510 05/07/2025 \$550.00

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

Surfwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 04/30/2025

100511

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

MEMO: INV 1298

\$ 850.00 DOLLARS

100511 05/07/2025 \$850.00

FOR DEPOSIT ONLY
KASITE K&B, INC.
CASH ON HAND ONLY
FOR DEPOSIT ONLY
KASITE K&B, INC.

100511 05/07/2025 \$850.00

100511 05/07/2025 \$850.00

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

Surfwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 04/30/2025

100512

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

MEMO: INV 686294

\$ 550.00 DOLLARS

100512 05/06/2025 \$550.00

FOR DEPOSIT ONLY
KASITE K&B, INC.
CASH ON HAND ONLY
FOR DEPOSIT ONLY
KASITE K&B, INC.

100512 05/06/2025 \$550.00

100512 05/06/2025 \$550.00

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

Surfwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 04/30/2025

100513

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

MEMO: AGGUS597-41 INV 308188

\$ 1,260.00 DOLLARS

100513 05/06/2025 \$1,260.00

FOR DEPOSIT ONLY
KASITE K&B, INC.
CASH ON HAND ONLY
FOR DEPOSIT ONLY
KASITE K&B, INC.

100513 05/06/2025 \$1,260.00

100513 05/06/2025 \$1,260.00



Statement Ending 05/30/2025

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 Island)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2550 Main Street
Irvine, CA 92614

100516
DATE: 04/30/2025

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

\$ 7,966.67
DOLLARS

memo: ACT 10002475; Inv 511546

Signature: [Signature]

100516 05/12/2025 \$7,966.67

For Deposit Only
ESB:INMANMANAGEMENTCORP-DKACASH
111924680
5/19/2025
000025300608094

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE BACK FOR DETAILS

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

Sunwest Bank
2550 Main Street
Irvine, CA 92614

100524
DATE: 05/06/2025

PAY TO: KW University Glen, LLC
THE ORDER OF: Five Hundred Nineteen Dollars and Seventy-Eight Cents

\$ 519.78
DOLLARS

memo: Inv C01-2025

Signature: [Signature]

100524 05/19/2025 \$519.78

For Deposit Only
ESB:INMANMANAGEMENTCORP-DKACASH
111924680
5/19/2025
000025300608094

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE BACK FOR DETAILS

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

Sunwest Bank
2550 Main Street
Irvine, CA 92614

100525
DATE: 05/06/2025

PAY TO: KW University Glen, LLC
THE ORDER OF: Five Hundred Nineteen Dollars and Seventy-Eight Cents

\$ 519.78
DOLLARS

memo: Inv C02-2025

Signature: [Signature]

100525 05/19/2025 \$519.78

For Deposit Only
ESB:INMANMANAGEMENTCORP-DKACASH
111924680
5/19/2025
000025300608094

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE BACK FOR DETAILS

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

Sunwest Bank
2550 Main Street
Irvine, CA 92614

100526
DATE: 05/06/2025

PAY TO: KW University Glen, LLC
THE ORDER OF: Five Hundred Nineteen Dollars and Seventy-Eight Cents

\$ 519.78
DOLLARS

memo: Inv C03-2025

Signature: [Signature]

100526 05/19/2025 \$519.78

For Deposit Only
ESB:INMANMANAGEMENTCORP-DKACASH
111924680
5/19/2025
000025300608094

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE BACK FOR DETAILS

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

Sunwest Bank
2550 Main Street
Irvine, CA 92614

100527
DATE: 05/06/2025

PAY TO: KW University Glen, LLC
THE ORDER OF: Five Hundred Nineteen Dollars and Seventy-Eight Cents

\$ 519.78
DOLLARS

memo: Inv C04-2025

Signature: [Signature]

100527 05/19/2025 \$519.78

For Deposit Only
ESB:INMANMANAGEMENTCORP-DKACASH
111924680
5/19/2025
000025300608094

THIS DOCUMENT CONTAINS SECURITY FEATURES - SEE BACK FOR DETAILS

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

Sunwest Bank
2550 Main Street
Irvine, CA 92614

100528
DATE: 05/06/2025

PAY TO: KW University Glen, LLC
THE ORDER OF: Five Hundred Nineteen Dollars and Seventy-Eight Cents

\$ 519.78
DOLLARS

memo: Inv C04-2025

Signature: [Signature]

100528 05/19/2025 \$519.78

For Deposit Only
ESB:INMANMANAGEMENTCORP-DKACASH
111924680
5/19/2025
000025300608094

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

Summit Bank
2030 Main Street
Irvine, CA 92614

DATE: 05/06/2025

100529

PAY TO THE ORDER OF Eastman Electric

\$ 1,703.92

DOLLARS

memo: inv 81

100529 1222280031 201223571

#100529 05/13/2025 \$1,703.92

5/12/2025 4:35 PM
Premier America CU
322283990
926400000056075
LOC #28
TELLER #2802
SEQ # 262015

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

Summit Bank
2030 Main Street
Irvine, CA 92614

DATE: 05/06/2025

100530

PAY TO THE ORDER OF Eastman Electric

\$ 3,880.36

DOLLARS

memo: inv 183

100530 1222280031 201223571

#100530 05/13/2025 \$3,880.36

5/12/2025 4:35 PM
Premier America CU
322283990
926400000056074
LOC #28
TELLER #2802
SEQ # 262015

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

Summit Bank
2030 Main Street
Irvine, CA 92614

DATE: 05/06/2025

100531

PAY TO THE ORDER OF HD Supply Facilities Maintenance, LTD.

\$ 216.25

DOLLARS

memo: Act: 932390; inv: 92601 0301

100531 1222280031 201223571

#100531 05/13/2025 \$216.25

5/12/2025 4:35 PM
Premier America CU
322283990
926400000056074
LOC #28
TELLER #2802
SEQ # 262015

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

Summit Bank
2030 Main Street
Irvine, CA 92614

DATE: 05/06/2025

100532

PAY TO THE ORDER OF Complex Solutions, Ltd.

\$ 850.00

DOLLARS

memo: Act: 19880; inv: 15415

100532 1222280031 201223571

#100532 05/12/2025 \$850.00

5/12/2025 4:35 PM
Premier America CU
322283990
926400000056074
LOC #28
TELLER #2802
SEQ # 262015

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

Summit Bank
2030 Main Street
Irvine, CA 92614

DATE: 05/06/2025

100533

PAY TO THE ORDER OF Complex Solutions, Ltd.

\$ 5,975.00

DOLLARS

memo: Act: 9340; inv: 15417

100533 1222280031 201223571

#100533 05/12/2025 \$5,975.00

5/12/2025 4:35 PM
Premier America CU
322283990
926400000056074
LOC #28
TELLER #2802
SEQ # 262015

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

Summit Bank
2030 Main Street
Irvine, CA 92614

DATE: 05/06/2025

100534

PAY TO THE ORDER OF Complex Solutions, Ltd.

\$ 2,675.00

DOLLARS

memo: Act: 19873; inv: 15418

100534 1222280031 201223571

#100534 05/12/2025 \$2,675.00

5/12/2025 4:35 PM
Premier America CU
322283990
926400000056074
LOC #28
TELLER #2802
SEQ # 262015



Statement Ending 05/30/2025

CALIFORNIA STATE UNIVERISTY

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Account Number: XXXXXX3571

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 05/06/2025

100535

PAY TO
Kastle Kare Inc

THE ORDER OF Five Hundred Fifty Dollars and Zero Cents

\$ 550.00

memo: inv 698790

100535 100535 100535 100535

#100535 05/14/2025 \$550.00

For Deposit Only to
KASTLE KARE, INC.
Deposited By: KASTLE KARE, INC.
Date: 05/13/25

See 47
Dep: 000486
Date: 05/13/25

AG-1 Digit 14581 User

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 05/06/2025

100536

PAY TO
SoCalGas

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

\$ 1,399.81

memo: Att: 100888151 \$ Inv: 20125-00891013

100536 100536 100536 100536

#100536 05/14/2025 \$1,399.81

75310 5 CGA 051325 0023 N

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 05/06/2025

100537

PAY TO
SoCalGas

THE ORDER OF Two Thousand One Hundred Ninety-Dollars and Twenty-Nine Cents

\$ 2,190.29

memo: Att: 100378100 \$ Inv: 20125-008910071

100537 100537 100537 100537

#100537 05/14/2025 \$2,190.29

75310 5 CGA 051325 0022 N

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 05/07/2025

100539

PAY TO
Vega Cleaning Service Inc.

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

\$ 1,240.00

memo: inv 1299

100539 100539 100539 100539

#100539 05/14/2025 \$1,240.00

100539 100539 100539 100539

100539 100539 100539 100539

100539 100539 100539 100539

100539 100539 100539 100539

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 05/14/2025

100542

PAY TO
Gothic Landscape Maintenance Division

THE ORDER OF Six Thousand Five Hundred Twenty-Eight Dollars and Fifty-Eight Cents

\$ 6,528.58

memo: See Check Stub for Remittance Info

100542 100542 100542 100542

#100542 05/20/2025 \$6,528.58

100542 100542 100542 100542

100542 100542 100542 100542

100542 100542 100542 100542

100542 100542 100542 100542

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 05/19/2025

100550

PAY TO
Vega Cleaning Service Inc.

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

\$ 1,240.00

memo: inv 1300

100550 100550 100550 100550

#100550 05/28/2025 \$1,240.00

100550 100550 100550 100550

100550 100550 100550 100550

100550 100550 100550 100550

100550 100550 100550 100550

UNIVERSITY OF CALIFORNIA
University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

Support Bank
2200 Main Street
Irvine, CA 92614

100551
DATE: 05/19/2025

PAY TO
THE ORDER OF Vega Cleaning Service Inc.
\$ 700.00
DOLLARS

memo: Inv:1301

#100551# 121222260034 201223571#

#100551 05/28/2025 \$700.00

FOR DEPOSIT ONLY - JPMC
PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
Channel Island
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

100551
DATE: 05/19/2025

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
Channel Island
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

100551
DATE: 05/19/2025

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
Channel Island
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

UNIVERSITY OF CALIFORNIA
University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

Support Bank
2200 Main Street
Irvine, CA 92614

100552
DATE: 05/19/2025

PAY TO
THE ORDER OF Vega Cleaning Service Inc.
\$ 650.00
DOLLARS

memo: Inv:1302

#100552# 121222260034 201223571#

#100552 05/28/2025 \$650.00

FOR DEPOSIT ONLY - JPMC
PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
Channel Island
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

100552
DATE: 05/19/2025

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
Channel Island
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

100552
DATE: 05/19/2025

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
Channel Island
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

UNIVERSITY OF CALIFORNIA
University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

Support Bank
2200 Main Street
Irvine, CA 92614

100553
DATE: 05/19/2025

PAY TO
THE ORDER OF Garage Door Doctor
\$ 225.00
DOLLARS

memo: Inv:1324

#100553# 121222260034 201223571#

#100553 05/30/2025 \$225.00

FOR DEPOSIT ONLY - JPMC
PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
Channel Island
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

100553
DATE: 05/19/2025

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
Channel Island
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

100553
DATE: 05/19/2025

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
Channel Island
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

UNIVERSITY OF CALIFORNIA
University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

Support Bank
2200 Main Street
Irvine, CA 92614

100558
DATE: 05/20/2025

PAY TO
THE ORDER OF Southern California Edison Co.
\$ 1,932.59
DOLLARS

memo: Airt: 7046676376, Inv: 051223-48622270

#100558# 121222260034 201223571#

#100558 05/30/2025 \$1,932.59

FOR DEPOSIT ONLY - JPMC
PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
Channel Island
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

100558
DATE: 05/20/2025

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
Channel Island
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

100558
DATE: 05/20/2025

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
Channel Island
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

UNIVERSITY OF CALIFORNIA
University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

Support Bank
2200 Main Street
Irvine, CA 92614

100559
DATE: 05/20/2025

PAY TO
THE ORDER OF Southern California Edison Co.
\$ 197.93
DOLLARS

memo: Airt: 900091512136, Inv: 051223-001912198

#100559# 121222260034 201223571#

#100559 05/30/2025 \$197.93

FOR DEPOSIT ONLY - JPMC
PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
Channel Island
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

100559
DATE: 05/20/2025

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
Channel Island
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

100559
DATE: 05/20/2025

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
Channel Island
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

Sunwest Bank
2050 Main Street
Suite 300
Irvine, CA 92614



RETURN SERVICE REQUESTED

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

Contact Us
714-730-4444



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

Date
05/31/2025

Page
1 of 2

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

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

Summary of Accounts

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
*****571	Demand	0.00%	\$337,472.22	\$441,711.83
TOTAL			\$337,472.22	\$441,711.83

DETAILED ACCOUNT OVERVIEW

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

Account Summary - Demand			
Statement Period	5/1-5/31/2025	Average Daily Balance	\$397,079.40
Previous Period Ending Balance	\$337,472.22	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	228,910.56	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(124,670.95)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance		\$441,711.83	

Account Transaction Detail

Date	Activity Type	Amount	Balance
05/01/2025	Withdrawal	(\$1,882.61)	\$335,589.61
05/02/2025	Withdrawal	(50,132.73)	285,456.88
05/05/2025	Deposit	36,104.53	321,561.41
05/06/2025	Deposit	3,850.77	325,412.18
05/07/2025	Deposit	7,484.30	332,896.48
05/08/2025	Withdrawal	(182.32)	332,714.16
05/09/2025	Withdrawal	(534.16)	332,180.00
05/12/2025	Deposit	3,822.82	336,002.82
05/13/2025	Withdrawal	(22,678.12)	313,324.70
05/14/2025	Deposit	167,614.72	480,939.42
05/15/2025	Withdrawal	(2,952.14)	477,987.28
05/16/2025	Deposit	615.66	478,602.94
05/19/2025	Withdrawal	(16,909.58)	461,693.36
05/20/2025	Deposit	2,841.44	464,534.80
05/21/2025	Withdrawal	(24,942.46)	439,592.34
05/22/2025	Withdrawal	(1,459.46)	438,132.88
05/23/2025	Deposit	1,598.31	439,731.19
05/27/2025	Deposit	532.77	440,263.96
05/28/2025	Withdrawal	(2,997.37)	437,266.59
05/29/2025	Deposit	3,214.92	440,481.51
05/30/2025	Deposit	1,230.32	441,711.83

Summary of Balances as of May 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Raymond James Bank	St. Petersburg, FL	33893	\$247,000.00
Truist Bank	Charlotte, NC	9846	194,711.83



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

04/01/2025 through 04/30/2025

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on Apr 30 (\$)	Value on Apr 30 (\$)	Average Cost Amount (\$)	Cumulative Change In Value (\$)
CSU CHANNEL ISLANDS SITE AUTHORITY						
CalTRUST Short Term Fund		314,409.680	10.08	3,169,249.57	3,153,980.05	15,269.52
CalTRUST Medium Term Fund		536,698.544	9.92	5,324,049.56	5,229,426.21	94,623.35
CalTRUST Liquidity Fund		1,581,446.850	1.00	1,581,446.85	1,581,446.85	0.00
Total For Account -				10,074,745.98		
CSU CHANNEL ISLANDS TOWNHOUSE						
CalTRUST Short Term Fund		53,696.355	10.08	541,259.26	540,191.34	1,067.92
CalTRUST Medium Term Fund		152,343.115	9.92	1,511,243.70	1,536,227.45	(24,983.75)
CalTRUST Liquidity Fund		711,929.460	1.00	711,929.46	711,929.46	0.00
Total For Account -				2,764,432.42		
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE						
CalTRUST Short Term Fund		17,181.107	10.08	173,185.56	172,937.85	247.71
CalTRUST Medium Term Fund		92,048.434	9.92	913,120.47	924,370.87	(11,250.40)
CalTRUST Liquidity Fund		445,311.760	1.00	445,311.76	445,311.76	0.00
Total For Account -				1,531,617.79		
CSU CHANNEL ISLANDS SINGLE FAMILY						
CalTRUST Short Term Fund		1,242.204	10.08	12,521.42	12,503.53	17.89
CalTRUST Medium Term Fund		7,904.488	9.92	78,412.52	78,980.56	(568.04)
CalTRUST Liquidity Fund		26,706.860	1.00	26,706.86	26,706.86	0.00
Total For Account -				117,640.80		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 TOWNHOMES						
CalTRUST Medium Term Fund		931.193	9.92	9,237.43	9,172.16	65.27
Total For Account -				9,237.43		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 SINGLE FAMILY						
CalTRUST Medium Term Fund		215.743	9.92	2,140.17	2,125.03	15.14
Total For Account -				2,140.17		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 CAM						
CalTRUST Medium Term Fund		4,328.522	9.92	42,938.94	42,635.50	303.44
Total For Account -				42,938.94		
Portfolios Total value as of 04/30/2025				14,542,753.53		

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	04/01/2025			313,283.722	10.07	3,154,767.08		
Accrual Income Div Reinvestment	04/30/2025	11,349.66	1,125.958	314,409.680	10.08	3,169,249.57	0.00	0.00
Change in Value						3,132.83		
Closing Balance as of	Apr 30			314,409.680	10.08	3,169,249.57		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	04/01/2025			53,504.058	10.07	538,785.86		
Accrual Income Div Reinvestment	04/30/2025	1,938.35	192.297	53,696.355	10.08	541,259.26	0.00	0.00
Change in Value						535.05		
Closing Balance as of	Apr 30			53,696.355	10.08	541,259.26		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	04/01/2025			17,119.578	10.07	172,394.15		
Accrual Income Div Reinvestment	04/30/2025	620.21	61.529	17,181.107	10.08	173,185.56	0.00	0.00
Change in Value						171.20		
Closing Balance as of	Apr 30			17,181.107	10.08	173,185.56		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	04/01/2025			1,237.756	10.07	12,464.20		
Accrual Income Div Reinvestment	04/30/2025	44.84	4.448	1,242.204	10.08	12,521.42	0.00	0.00
Change in Value						12.38		
Closing Balance as of	Apr 30			1,242.204	10.08	12,521.42		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY Account Number: [REDACTED]								
Beginning Balance	04/01/2025			534,899.203	9.87	5,279,455.13		
Accrual Income Div Reinvestment	04/30/2025	17,849.46	1,799.341	536,698.544	9.92	5,324,049.56	0.00	0.00
Change in Value						26,744.97		
Closing Balance as of	Apr 30			536,698.544	9.92	5,324,049.56		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	04/01/2025			151,832.368	9.87	1,498,585.47		
Accrual Income Div Reinvestment	04/30/2025	5,066.61	510.747	152,343.115	9.92	1,511,243.70	0.00	0.00
Change in Value						7,591.62		
Closing Balance as of	Apr 30			152,343.115	9.92	1,511,243.70		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	04/01/2025			91,739.831	9.87	905,472.13		
Accrual Income Div Reinvestment	04/30/2025	3,061.34	308.603	92,048.434	9.92	913,120.47	0.00	0.00
Change in Value						4,587.00		
Closing Balance as of	Apr 30			92,048.434	9.92	913,120.47		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	04/01/2025			7,877.987	9.87	77,755.73		
Accrual Income Div Reinvestment	04/30/2025	262.89	26.501	7,904.488	9.92	78,412.52	0.00	0.00
Change in Value						393.90		
Closing Balance as of	Apr 30			7,904.488	9.92	78,412.52		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 TOWNHOMES Account Number: [REDACTED]								
Beginning Balance	04/01/2025			928.071	9.87	9,160.06		
Accrual Income Div Reinvestment	04/30/2025	30.97	3.122	931.193	9.92	9,237.43	0.00	0.00
Change in Value						46.40		
Closing Balance as of	Apr 30			931.193	9.92	9,237.43		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	04/01/2025			215.019	9.87	2,122.24		
Accrual Income Div Reinvestment	04/30/2025	7.18	0.724	215.743	9.92	2,140.17	0.00	0.00
Change in Value						10.75		
Closing Balance as of	Apr 30			215.743	9.92	2,140.17		

DETAIL OF TRANSACTION ACTIVITY

Activity Description	Activity Date	Amount (\$)	Amount in Shares	Balance in Shares	Price per Share (\$)	Balance (\$)	Average Cost Amt (\$)	Realized Gain/(Loss) (\$)
CalTRUST Medium Term Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY ANACA		Account Number: [REDACTED]		
				PA UG PHASE 2 CAM				
Beginning Balance	04/01/2025			4,314.010	9.87	42,579.28		
Accrual Income Div Reinvestment	04/30/2025	143.96	14.512	4,328.522	9.92	42,938.94	0.00	0.00
Change in Value						215.70		
Closing Balance as of	Apr 30			4,328.522	9.92	42,938.94		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY		Account Number: [REDACTED]		
Beginning Balance	04/01/2025			1,575,731.410	1.00	1,575,731.41		
Accrual Income Div Reinvestment	04/30/2025	5,715.44	5,715.440	1,581,446.850	1.00	1,581,446.85	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Apr 30			1,581,446.850	1.00	1,581,446.85		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS TOWNHOUSE		Account Number: [REDACTED]		
Beginning Balance	04/01/2025			709,356.500	1.00	709,356.50		
Accrual Income Div Reinvestment	04/30/2025	2,572.96	2,572.960	711,929.460	1.00	711,929.46	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Apr 30			711,929.460	1.00	711,929.46		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE		Account Number: [REDACTED]		
Beginning Balance	04/01/2025			443,702.380	1.00	443,702.38		
Accrual Income Div Reinvestment	04/30/2025	1,609.38	1,609.380	445,311.760	1.00	445,311.76	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Apr 30			445,311.760	1.00	445,311.76		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SINGLE FAMILY		Account Number: [REDACTED]		
Beginning Balance	04/01/2025			26,610.340	1.00	26,610.34		
Accrual Income Div Reinvestment	04/30/2025	96.52	96.520	26,706.860	1.00	26,706.86	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Apr 30			26,706.860	1.00	26,706.86		

Govt Advantage Int Ckg - State/Muni

Account number: [REDACTED] ■ April 1, 2025 - April 30, 2025 ■ Page 1 of 2

WELLS
FARGO

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

Questions?

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

Online: wellsfargo.com

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

Account summary

Govt Advantage Int Ckg - State/Muni

Account number	Beginning balance	Total credits	Total debits	Ending balance
[REDACTED]	\$378,416.15	\$76,861.62	\$0.00	\$455,277.77

Interest summary

Year to date interest and bonuses paid \$431.54

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	04/08	151.81	Analysis Int Earned 0325 Interest 250408
	04/21	76,709.81	University Glen Avidpay 250421 Ck100486 Ref*Ck*100486*University Glen Cal State Universit
		\$76,861.62	Total electronic deposits/bank credits
		\$76,861.62	Total credits

Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
03/31	378,416.15	04/08	378,567.96	04/21	455,277.77
Average daily ledger balance		\$404,102.47			

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.