

University Glen (Cal State University Channel Island Site Authority)

Account GL		Description								5/27/2025
Operating Accounts										
Income Accounts										FY 2025-2026
OPERATING INCOME			Apts.	TC Apts	TC Retail	Rental Prog Sub-Total	SFH	Townhouse	Owned Prog Sub-Total	Annual Total
			328	58	14	400	72	200	272	
	50-5010-00	Townhomes Assessments						\$1,380,072	\$1,380,072	\$1,380,072
	50-5013-00	Single family homes					\$277,145		\$277,145	\$277,145
	50-5015-00	Apartment Assessment	\$1,186,017	\$209,723	\$50,623	\$1,446,363				\$1,446,363
	50-5023-00	Bank Return Check/NSF Fees								
	50-5030-00	Interest Income-Operating								
	50-5045-00	Parking Fees								
	50-5125-00	Revenue Related to Past Years								
New										
Income Accounts Total			\$1,186,017.40	\$209,723	\$50,622.69	\$1,446,362.68	\$277,145	\$1,380,072.34	\$1,657,217.63	\$3,103,580
Expense Accounts										
ADMINISTRATION										
	60-6015-00	Reserve Study	\$3,081	\$545	\$132	\$3,757	\$676	\$1,879	\$2,555	\$6,313
	60-6035-00	Office Rent (\$519 * 5% increase= \$545.00/monthly	\$3,182	\$563	\$136	\$3,881	\$699	\$1,940	\$2,639	\$6,520
		Postage (monthly invoices & other Seabreeze services)	\$5,857	\$1,036	\$250	\$7,143	\$1,286	\$3,571	\$4,857	\$12,000
		Office Telephone/WiFi	\$1,904	\$337	\$81	\$2,321	\$418	\$1,161	\$1,579	\$3,900
	60-6040-00	Management Services & On-Site Staff	\$90,054	\$15,924	\$3,844	\$109,821	\$19,768	\$54,911	\$74,679	\$184,500
	60-6041-00	Mgmt-Add'l Onsite Office Expenses (Contingency)	\$4,783	\$846	\$204	\$5,833	\$1,050	\$2,917	\$3,967	\$9,800
	60-6045-00	Records Storage	\$234	\$41	\$10	\$286	\$51	\$143	\$194	\$480
	60-6085-00	Miscellaneous Administration (Office Supplies/Cellphone	\$3,026	\$535	\$129	\$3,690	\$664	\$1,845	\$2,510	\$6,200
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		Parking Management	\$4,881	\$863	\$208	\$5,952	\$1,071	\$2,976	\$4,048	\$10,000
LANDSCAPE										
	64-6405-00	Landscape Contract (includes Irrigation Tech)	\$174,738	\$30,899	\$7,458	\$213,095	\$38,357	\$106,548	\$144,905	\$358,000
	64-6410-00	Landscape Extras	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	64-6420-00	Irrigation Repairs (includes controller licenses)	\$16,595	\$2,935	\$708	\$20,238	\$3,643	\$10,119	\$13,762	\$34,000
	64-6425-00	Tree Maintenance (Annual Tree Trimming)	\$29,286	\$5,179	\$1,250	\$35,714	\$6,429	\$17,857	\$24,286	\$60,000
COMMON AREA MAINTENANCE										
	65-6509-00	Plumbing	\$976	\$173	\$42	\$1,190	\$214	\$595	\$810	\$2,000
	65-6528-00	Electrical/Lighting Rpr - Common Area Bollards	\$7,565	\$1,338	\$323	\$9,226	\$1,661	\$4,613	\$6,274	\$15,500
	65-6532-00	Tot Lot Inspection	\$586	\$104	\$25	\$714	\$129	\$357	\$486	\$1,200
	65-6534-00	Roof Repairs (CA)	\$976	\$173	\$42	\$1,190	\$214	\$595	\$810	\$2,000
	65-6543-00	Pet Waste Supplies	\$4,002	\$708	\$171	\$4,881	\$879	\$2,440	\$3,319	\$8,200
	65-6550-00	Janitorial Service	\$32,777	\$5,796	\$1,399	\$39,971	\$7,195	\$19,986	\$27,181	\$67,152
	65-6553-00	Common Area Maintenance (contingency) OTHER	\$8,200	\$1,450	\$350	\$10,000	\$1,800	\$5,000	\$6,800	\$16,800
	65-6554-00	Common Area Supplies (Amenity Supplies)	\$4,334	\$766	\$185	\$5,286	\$951	\$2,643	\$3,594	\$8,880
	65-6555-00	Pest Control (Pest & Gopher Control)	\$15,521	\$2,745	\$663	\$18,929	\$3,407	\$9,464	\$12,871	\$31,800
	65-6570-00	Pool/Fountain Contract Services	\$19,133	\$3,383	\$817	\$23,333	\$4,200	\$11,667	\$15,867	\$39,200
	65-6572-00	Pool/Fountain Extras	\$13,179	\$2,330	\$563	\$16,071	\$2,893	\$8,036	\$10,929	\$27,000
	65-6588-00	Fitness Equipment	\$3,905	\$690	\$167	\$4,762	\$857	\$2,381	\$3,238	\$8,000
	65-6595-00	Miscellaneous Maintenance (DG Path Repairs)	\$2,343	\$414	\$100	\$2,857	\$514	\$1,429	\$1,943	\$4,800
		Sidewalk Maintenance (Annual)	\$20,012	\$3,539	\$854	\$24,405	\$4,393	\$12,202	\$16,595	\$41,000
		Common Area Maintenance Contingency	\$1,464	\$259	\$63	\$1,786	\$321	\$893	\$1,214	\$3,000
PROPERTY PROTECTION										
	66-6620-00	Security Services	\$46,662	\$8,251	\$1,992	\$56,905	\$10,243	\$28,452	\$38,695	\$95,600
UTILITIES										
	67-6700-00	Water-(Potable/Common Area Pools)	\$86,990	\$15,382	\$3,713	\$106,086	\$19,095	\$53,043	\$72,138	\$178,224
		Potable Water Pools (from FY 2024-2025)								\$0
	67-6701-00	Water - Reclaimed (Landscape)	\$38,912	\$6,881	\$1,661	\$47,454	\$8,542	\$23,727	\$32,268	\$79,722
	67-6702-00	Sewer	\$123,184	\$21,783	\$5,258	\$150,225	\$27,040	\$75,112	\$102,153	\$252,378
	67-6703-00	Water/Sewer Infrastructuew Fee	\$47,330	\$8,369	\$2,020	\$57,720	\$10,390	\$28,860	\$39,249	\$96,969
	67-6705-00	Electricity	\$57,152	\$10,106	\$2,439	\$69,697	\$12,545	\$34,849	\$47,394	\$117,091
	67-6710-00	Gas	\$19,689	\$3,482	\$840	\$24,011	\$4,322	\$12,005	\$16,327	\$40,338
	67-6720-00	Cable/Telephone (Fitness Center/Poolhouse)	\$1,904	\$337	\$81	\$2,321	\$418	\$1,161	\$1,579	\$3,900
	67-6725-00	Trash Removal	\$119,251	\$21,087	\$5,090	\$145,429	\$26,177	\$72,714	\$98,891	\$244,320
	67-6730-00	Trash Extras (Contingency)	\$8,348	\$1,476	\$356	\$10,180	\$1,832	\$5,090	\$6,923	\$17,103
TOWNHOUSE MAINTENANCE (See TH Reserves for)										
		Electrical/Lighting Rpr - TH Sconces & Address lights						\$28,000	\$28,000	\$28,000
		Windows and Doors	-	-	-	-	-	\$10,000	\$10,000	\$10,000
		Roofing/ Waterproofing	-	-	-	-	-	\$8,000	\$8,000	\$8,000
		Water Intrusion/Slab leaks (covered by TH Reserves)	-	-	-	-	-	\$0	\$0	\$0
		Gutter Cleaning						\$9,000	\$9,000	\$9,000
		Fencing/Trash Enclosure/Gates	-	-	-	-	-	\$7,500	\$7,500	\$7,500
		Plumbing	-	-	-	-	-	\$4,000	\$4,000	\$4,000
		Electrical (included in elec repairs)	-	-	-	-	-	-	-	-
		Garage Doors/Doors	-	-	-	-	-	\$2,400	\$2,400	\$2,400
		Pest Control/Termites	-	-	-	-	-	\$1,750	\$1,750	\$1,750
		Heaters	-	-	-	-	-	\$1,600	\$1,600	\$1,600

		Stucco Drywall Repair	-	-	-	-	-	\$4,800	\$4,800	\$4,800
		Dryer Vent Cleaning - Perform 1/3 of 200 units						\$11,000	\$11,000	\$11,000
TOWNHOUSE INSURANCE										
	68-6800-00	Insurance Master Policy	-	-	-	-	-	\$169,533	\$169,533	\$169,533
	68-6810-00	Earthquake Insurance	-	-	-	-	-	\$98,900	\$98,900	\$98,900
RESERVES										
	40-4001-00	Common Area	\$164,000	\$29,000	\$7,000	\$200,000	\$36,000	\$100,000	\$136,000	\$336,000
	40-4002-00	Single Family Homes	-	-	-	-	\$16,800	-	\$16,800.00	\$16,800
	40-4003-00	Townhomes	-	-	-	-	-	\$300,408.00	\$300,408.00	\$300,408
		Total Expenses	\$1,186,017	\$209,723	\$50,623	\$1,446,363	\$277,145	\$1,380,072	\$1,657,218	\$3,103,580
		Net Income = \$0								

Annual Expense per Unit	\$3,615.91	\$3,615.91	\$3,615.91	\$3,849.24	\$6,900.36
Monthly Expense per Unit	\$301.33	\$301.33	\$301.33	\$320.77	\$575.03
Y-O-Y Change Total	4.82%	4.82%	4.82%	0.08%	2.86%
Change in Reserve Contribution per Unit per Month	\$7.45	\$7.45	\$7.45	\$13.00	\$18.72

Pro Rata Share										
	Administration	\$29.73	\$29.73	\$29.73		\$29.73	\$29.73			\$239,713
	Landscape	\$56.05	\$56.05	\$56.05		\$56.05	\$56.05			\$452,000
	Common Area Maintenance	\$34.29	\$34.29	\$34.29		\$34.29	\$34.29			\$276,532
	Property Protection	\$11.86	\$11.86	\$11.86		\$11.86	\$11.86			\$95,600
	Utilities	\$127.73	\$127.73	\$127.73		\$127.73	\$127.73			\$1,030,045
	Townhouse Maintenance						\$36.69			\$88,050
	Townhouse Insurance Master Policy						\$70.64			\$169,533
	Townhouse Insurance Earthquake						\$41.21			\$98,900
	Reserves-Common Area	\$41.67	\$41.67	\$41.67		\$41.67	\$41.67			\$336,000
	Reserves-Single Family Homes					\$19.44				\$16,800
	Reserves-Townhomes						\$125.17			\$300,408
	Total Monthly Cost Per Unit	\$301.33	\$301.33	\$301.33		\$320.77	\$575.03			\$3,103,580

		2024-2025		2025-2026	Increase				
	CAM Apts	\$253.24 per unit per month		\$259.66	\$6.42	3%	\$103,863.56	\$1,246,363	
	CAM SFH	\$264.99 per unit per month		\$259.66	-\$5.33	-2%	\$18,695.44	\$224,345	
	CAM TH	\$404.65 per unit per month		\$408.19	\$3.54	1%	\$81,638.70	\$979,664	
	CA Reserves 328 Apts + (14+58 TC)=400 Total	\$34.22 per unit per month		\$41.67	\$7.45	22%	\$16,666.67	\$336,000	
	SFH Reserves (72)	\$13.89 per unit per month		\$19.44	\$5.55	40%	\$1,400.00	\$16,800	
	TH Reserves (200)	\$113.90 per unit per month		\$125.17	\$11.27	10%	\$25,034.00	\$300,408	
							Total	\$3,103,580	

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	RESERVES	Based on LEVEL 2 Reserve Studies	Apts.	TC Apts	TC Retail	Rental Prog	SFH	Townhouse	Owned Prog	FY 2025-2026
Compo	GL		328	58	14	400	72	200	272	
		COMMON AREA RESERVES								
207		Wrought Iron Fencing-Repaint	\$5,613	\$993	\$240	\$6,845	\$1,232	\$3,423	\$4,655	\$11,500
211		Light Pole Fixture - Repaint	\$2,953	\$522	\$126	\$3,601	\$648	\$1,801	\$2,449	\$6,050
212		Bollards-Repaint	\$2,703	\$478	\$115	\$3,296	\$593	\$1,648	\$2,242	\$5,538
214		Curbs ParkingLots - Restripe	\$5,857	\$1,036	\$250	\$7,143	\$1,286	\$3,571	\$4,857	\$12,000
290		Mailboxes - Repaint	\$2,471	\$437	\$105	\$3,014	\$542	\$1,507	\$2,049	\$5,063
404		Concrete Pavers - Sand/Seal/Repair	\$28,523	\$5,044	\$1,217	\$34,785	\$6,261	\$17,392	\$23,653	\$58,438
801		Monument Sign - Refurbish	\$4,881	\$863	\$208	\$5,952	\$1,071	\$2,976	\$4,048	\$10,000
805		Directional Signs - Replace	\$6,101	\$1,079	\$260	\$7,440	\$1,339	\$3,720	\$5,060	\$12,500
1303		Safety Padding = Repair/Reseal	\$3,045	\$538	\$130	\$3,713	\$668	\$1,857	\$2,525	\$6,238
1701		Irrigation System - Replace (Phase 1)	\$24,405	\$4,315	\$1,042	\$29,762	\$5,357	\$14,881	\$20,238	\$50,000
1703		Irrigation Time Clocks (partial Replacement)	\$3,661	\$647	\$156	\$4,464	\$804	\$2,232	\$3,036	\$7,500
1801		Trails-Repair (Phase 1)	\$12,056	\$2,132	\$515	\$14,702	\$2,646	\$7,351	\$9,998	\$24,700
1812		Landscaping/Lighting -Renovation (Phase 1)	\$85,417	\$15,104	\$3,646	\$104,167	\$18,750	\$52,083	\$70,833	\$175,000
1815		Community Garden - Refurbish	\$7,321	\$1,295	\$313	\$8,929	\$1,607	\$4,464	\$6,071	\$15,000
		TOWNSIDE POOL/SPA								
202		Building Tim/Trellis Repaint	\$3,026	\$535	\$129	\$3,690	\$664	\$1,845	\$2,510	\$6,200
404		Concrete Pavers - Sand/Seal/Repair	\$2,172	\$384	\$93	\$2,649	\$477	\$1,324	\$1,801	\$4,450
1104		Pool Heater-Replace	\$2,831	\$501	\$121	\$3,452	\$621	\$1,726	\$2,348	\$5,800
1107		Pool Filter - Replace	\$1,171	\$207	\$50	\$1,429	\$257	\$714	\$971	\$2,400
1108		Spa Filter - Replace	\$1,171	\$207	\$50	\$1,429	\$257	\$714	\$971	\$2,400
1110		Spa Pump Replace (Jet)	\$1,269	\$224	\$54	\$1,548	\$279	\$774	\$1,052	\$2,600
1111		Pool/Space Chlorinators-Replace (Pool)	\$415	\$73	\$18	\$506	\$91	\$253	\$344	\$850
1111		Pool/Space Chlorinators-Replace (Spa)	\$415	\$73	\$18	\$506	\$91	\$253	\$344	\$850
		HILLCREST POOL/SPA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
202		Building Tim/Trellis Repaint	\$2,685	\$475	\$115	\$3,274	\$589	\$1,637	\$2,226	\$5,500
404		Concrete Pavers - Sand/Seal/Repair	\$2,062	\$365	\$88	\$2,515	\$453	\$1,257	\$1,710	\$4,225
703		Tankless Waterheater	\$2,392	\$423	\$102	\$2,917	\$525	\$1,458	\$1,983	\$4,900
1107		Pool Filter - Replace	\$1,171	\$207	\$50	\$1,429	\$257	\$714	\$971	\$2,400
1110		Spa Pump Replace (Jet)	\$1,269	\$224	\$54	\$1,548	\$279	\$774	\$1,052	\$2,600
1111		Pool/Space Chlorinators-Replace (Pool)	\$415	\$73	\$18	\$506	\$91	\$253	\$344	\$850
1111		Pool/Space Chlorinators-Replace (Spa)	\$415	\$73	\$18	\$506	\$91	\$253	\$344	\$850
		TOTAL COMMON AREA RESERVE 2025-2026								\$446,402
		SINGLE FAMILY HOME RESERVES								
207		Wriought iron Fencing--Repaint	\$793	\$140	\$34	\$967	\$174	\$484	\$658	\$1,625

208	Block/Stucco Wall--Repaint	\$14,369	\$2,541	\$613	\$17,523	\$3,154	\$8,761	\$11,915	\$29,438
1005	Block/Stucco Wall--Major Rehab	\$19,152	\$3,387	\$817	\$23,356	\$4,204	\$11,678	\$15,882	\$39,238
	TOTAL SINGLE-FAMILY HOME RESERVE 2025-2026								\$70,301
	TOWNHOUSE RESERVES-PROJECTS								
202	Building Trim-Repaint								\$290,000
207	Wrought Iron Fencing - Repaint								\$26,550
290	Mailboxes - Repaint								\$1,875
905	Fire Prevention (Building Hardening) - Perform								\$180,000
1602	Exterior Light Fixtures (Sconces-in Operating)								\$0
1690	Illuminated Unit Signs-- Replace								\$40,000
2002	Units -Repipe (Construction Phase 2) (FY 2025-2026)								\$400,000
2101	Termite Inspections (Initial)								\$6,000
	TOWNHOUSE RESERVES--MAINTENANCE ITEMS								
	Townhouse Maintenance which extends RUL								
	French/Sliding Doors Repair Allowance						15,000	15,000	15,000
	Garage Door -- Replacement & Painting						25,000	25,000	25,000
	Furnaces-- Repairs includes Ductwork						8,000	8,000	8,000
	Furnaces-- Replacement						5,000	5,000	5,000
	Insurance Deductible (Slab Leaks)						31,568	31,568	31,568
	Re-piping- Repair Allowance						113,907	113,907	113,907
	Termite Inspection/Repair Allowance						10,000	10,000	10,000
	Window, Screens & Hardware repair allowance						30,000	30,000	30,000
	Wood Fencing/Gates Replace						40,000	40,000	40,000
	Wrought Iron Replacement						15,000	15,000	15,000
	Wrought Iron Fencing --Repaint						23,193	23,193	23,193
	Tile Roof Repair/replace						86,819	86,819	86,819
	TOTAL TOWNHOUSE RESERVES 2025-2026								\$1,347,912
	TOTAL FOR COMMON AREA, SFH, & TH RESERVES								\$1,864,615
27-May-25									

FINAL: Approved by Site Authority Board on June 9, 2025