



University Glen

PROPERTY MANAGEMENT REPORT

June 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, June 17th at 3:00. The agenda for the meeting will be available on the community website. Meeting minutes were reviewed by members of the BAG. As the 2025-2026 was approved by the Site Authority Board on June 9, 2025, the BAG's June meeting reviewed contracts for the community's landscaping service (Gothic Landscape Services) and tree trimming (American Heritage Landscape), as well as the sidewalk maintenance project (Precision Concrete Cutting). The expenses associated with the recently completed asphalt resealing project were also reviewed.
 - the Community Advisory Group (CAG) met on June 26th at 4:00 PM. The Friesen attended and participated during this CAG meeting.
 - the Homeowners Advisory Council (HAC) meeting was held on Thursday, June 19th 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, including regular scheduling reminders and updates for the Asphalt Resealing Project.

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 May 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
 - The Crack Seal & Asphalt Reseal throughout UGlen took place beginning Monday, June 2nd and was completed on Saturday, June 14th. JB Bostick completed the work per the project specification and on time. Asphalt Consulting Services' (ACS) field engineer was on site throughout the project, taking samples to verify the project specifications were being met. There was no rain during the project, so the application of the asphalt slurry was applied under good conditions. Everyone in the community seemed to cooperate during this temporary disruption to life in the community. The final total costs, which include notification flyer and distribution totaled, and ACS's services were \$244,180.71. This figure is a savings of \$20,507.29 for the budgeted 2025-2026 common area line item of \$264,688.00.
 - 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 continues to work 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:

- Update about the HAC elections. There were two community members who came forward to run for the two open positions on the HAC. In the interest of saving the community the costs associated with the election mailings, the HAC filled the two open positions by acclamation. The new members on the HAC are Angela Rodriguez (a townhouse owner) and Megan Hickernell (a single-family homeowner).
- On Sunday, June 22nd a University Glen Artisan Market was held at the Town Center. Food trucks and a variety of artists participated in this success event.

- Meetings

- The CSUCI Site Authority Board met on June 9th at 11:30 AM. The board reviewed and approved the fiscal year 2025-2026 budget for CSUCI. University Glen's operating and reserve budgets were included. The University Glen Common Area Property Budget for 2025-2026 lists the monthly maintenance rent charges starting on July 1, 2025, as follows:
Apartments/Town Center \$301.33/month
Single-Family Homes \$320.77/month
Townhouses \$575.03/month
The change in the monthly maintenance charges which were effective on July 1st were distributed to the owners in UGlen through eblast as well as USPS.

- Landscaping

- Gothic Landscape's irrigation technician continued to make repairs to broken parts of the irrigation system components in University Glen. Owners continued to inform the UGlen Common Area Property Management office of locations where the irrigation system needed to be repaired. Many owners are now using Seabreeze's online University Glen portal to place work orders.
- Gothic Landscape continues working with Management to address individual owner's landscape requests.

- Water Intrusion Events

Not water intrusion issues were reported during the month of June.

- 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.

- Work Orders

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

12 WO submitted via Seabreeze Portal (CINC).

38 WO submitted via Text.

50 Total Work Orders

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

WORK ORDERS SENT BY TEXT	In Progress	Cancelled	Completed	Totals
Electrical			0	0
Pest Control			7	7
Landscaping	2		13	15
Subtotal	2	0	20	22

TOTAL Work Orders for the Month	8	0	30	38
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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	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	10
Bldg. Permit Apps	0	1	3	0	0	3	0	0	0	2	1	1	11
Total Apps/Month	2	1	3	0	1	3	1	0	0	2	2	6	21

University Glen - Work Orders from June 2025

No.	Created Date	WorkOrder	Address1	Status	Description	WO Type	Notes
1	06/03/2025	64,686	201 Smuggler's Cove	Pending	window reported not closing	Windows	Owner reports a window is not closing properly
2	06/20/2025	66,460	385 Channel Islands Drive	Pending	Living room window broken	Miscellaneous	The living room window will not open and close
3	06/20/2025	66,461	385 Channel Islands Drive	Pending	Side gate issue	Miscellaneous	Bottom wood boards of gate have fallen off and the
4	06/20/2025	66,463	385 Channel Islands Drive	Pending	Side gate issue	Miscellaneous	Bottom wood boards of gate have fallen off and the
5	06/20/2025	66,479	316 Smuggler's Cove	Closed	Rodent Repellent	Pest/Insect	Owner requests rodent repellent be placed at the
6	06/20/2025	66,483	316 E. Platt's Harbor Drive	Pending	Roots in sewer line	Plumbing	Owner reports another plumber used a camera in the
7	06/20/2025	66,489	337 Landing Cove	Pending	Window insert needs to be	Windows	Owner reports an insert at the window needs to be
8	06/23/2025	66,575	385 Channel Islands Drive	Pending	Replace window pane	Windows	Owner reports window needs to be repaired
9	06/23/2025	66,602	233 Anacapa Island Drive	Closed	Irrigation leak reported	Irrigation	Owner reports irrigation leak between 243 & 253
10	06/23/2025	66,741	921 N. Channel Islands	Closed	Broken sprinkler	Miscellaneous	Broken sprinkler is causing a muddy mess on my
11	06/30/2025	67,387	255 Channel Islands Drive	Closed	Trim shrubs/clean up area	Landscaping	Owner requests the area at the front of their
12	06/30/2025	67,387	255 Channel Islands Drive	Closed	Trim shrubs/clean up area	Landscaping	Work Order Completed Reason :Gothic Landscape

Balance Sheet Comparative - Combined

University Glen (Cal State University Channel Island Site Authority)

End Date: 06/30/2025

		Current Balance at 6/30/2025	Prior Month Balance at 05/31/2025	Change
Assets				
CASH - OPERATING				
01-1001-00	Sunwest - Operating - 3571	\$ 741,514.13	\$ 660,094.31	\$ 81,419.82
Total CASH - OPERATING:		\$ 741,514.13	\$ 660,094.31	\$ 81,419.82
ACCOUNTS RECEIVABLE				
12-1280-00	Accounts Receivable	\$ 58,575.90	\$ 47,014.98	\$ 11,560.92
12-1281-00	A/R-Miscellaneous	11,455.03	-	11,455.03
Total ACCOUNTS RECEIVABLE:		\$ 70,030.93	\$ 47,014.98	\$ 23,015.95
OTHER ASSETS				
13-1300-00	Prepaid Insurance	\$ -	\$ 13,704.88	\$ (13,704.88)
13-1690-00	Clearing Account	-	2,997.37	(2,997.37)
Total OTHER ASSETS:		\$ -	\$ 16,702.25	\$ (16,702.25)
Total Assets:		\$ 811,545.06	\$ 723,811.54	\$ 87,733.52
Liabilities & Equity				
ACCOUNTS PAYABLE				
20-2001-00	Prepaid Dues	\$ 23,622.63	\$ 16,188.86	\$ 7,433.77
20-2795-00	Accrued Operating Expenses	155,202.99	-	155,202.99
Total ACCOUNTS PAYABLE:		\$ 178,825.62	\$ 16,188.86	\$ 162,636.76
RESERVES				
40-4000-00	Reserve Liability	\$ 116,636.21	\$ 76,040.69	\$ 40,595.52
Total RESERVES:		\$ 116,636.21	\$ 76,040.69	\$ 40,595.52
EQUITY				
49-4998-00	Prior Year Equity	\$ 227,952.78	\$ 227,952.78	\$ -
Total EQUITY:		\$ 227,952.78	\$ 227,952.78	\$ -
Net Income / (Loss)		\$ 288,130.45	\$ 403,629.21	\$ (115,498.76)
Total Liabilities & Equity:		\$ 811,545.06	\$ 723,811.54	\$ 87,733.52

Income Statement

University Glen (Cal State University Channel Island Site Authority)

From 06/01/2025 to 06/30/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
TOTAL OPERATING INCOME	\$243,456.11	\$243,080.14	\$375.97	\$3,033,693.41	\$2,916,963.00	\$116,730.41	\$2,916,963.00
TOTAL INCOME	\$243,456.11	\$243,080.14	\$375.97	\$3,033,693.41	\$2,916,963.00	\$116,730.41	\$2,916,963.00
EXPENSES AND RESERVE FUNDING							
TOTAL ADMINISTRATION	\$16,405.63	\$24,906.99	\$8,501.36	\$239,212.15	\$298,883.00	\$59,670.85	\$298,883.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.63	(\$0.04)	\$95,600.04	\$95,600.00	(\$0.04)	\$95,600.00
TOTAL LANDSCAPE	\$68,562.41	\$37,522.13	(\$31,040.28)	\$461,878.42	\$450,266.00	(\$11,612.42)	\$450,266.00
TOTAL COMMON AREA MAINTENANCE	\$20,220.43	\$18,831.76	(\$1,388.67)	\$191,062.30	\$225,982.00	\$34,919.70	\$225,982.00
TOTAL TOWNHOUSE MAINTENANCE	\$6,730.42	\$2,050.00	(\$4,680.42)	\$31,502.23	\$24,600.00	(\$6,902.23)	\$24,600.00
TOTAL UTILITIES	\$178,588.52	\$84,478.00	(\$94,110.52)	\$920,057.09	\$1,013,736.00	\$93,678.91	\$1,013,736.00
TOTAL INSURANCE	\$13,704.88	\$20,548.75	\$6,843.87	\$147,420.00	\$246,585.00	\$99,165.00	\$246,585.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$-	\$-	\$-	\$97,519.81	\$-	(\$97,519.81)	\$-
TOTAL RESERVE ALLOCATION	\$46,775.91	\$46,775.99	\$0.08	\$561,310.92	\$561,311.00	\$0.08	\$561,311.00
TOTAL DISBURSEMENTS	\$358,954.87	\$243,080.25	(\$115,874.62)	\$2,745,562.96	\$2,916,963.00	\$171,400.04	\$2,916,963.00
	(\$115,498.76)	(\$0.11)	(\$115,498.65)	\$288,130.45	\$0.00	\$288,130.45	\$0.00
NET INCREASE (DECREASE)	(\$115,498.76)	(\$0.11)	(\$115,498.65)	\$288,130.45	\$0.00	\$288,130.45	\$0.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 06/01/2025 to 06/30/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME							
OPERATING INCOME							
5010-00 Townhomes Assessments	\$106,554.00	\$106,553.38	\$0.62	\$1,278,648.00	\$1,278,641.00	\$7.00	\$1,278,641.00
5013-00 Single family homes	\$22,543.20	\$22,542.88	\$0.32	\$270,518.40	\$270,515.00	\$3.40	\$270,515.00
5015-00 Apartment Assessment	\$113,983.91	\$113,983.88	\$0.03	\$1,367,806.92	\$1,367,807.00	(\$0.08)	\$1,367,807.00
5023-00 Bank Return Check/NSF Fees	\$75.00	\$0.00	\$75.00	\$425.00	\$0.00	\$425.00	\$0.00
5030-00 Interest Income-Operating	\$0.00	\$0.00	\$0.00	\$631.18	\$0.00	\$631.18	\$0.00
5045-00 Parking Fees	\$75.00	\$0.00	\$75.00	\$475.00	\$0.00	\$475.00	\$0.00
5060-00 Gate/Pool Keys/Remotes	\$225.00	\$0.00	\$225.00	\$675.00	\$0.00	\$675.00	\$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	\$243,456.11	\$243,080.14	\$375.97	\$3,033,693.41	\$2,916,963.00	\$116,730.41	\$2,916,963.00
TOTAL OPERATING INCOME	\$243,456.11	\$243,080.14	\$375.97	\$3,033,693.41	\$2,916,963.00	\$116,730.41	\$2,916,963.00
OPERATING EXPENSE							
ADMINISTRATION							
6015-00 Reserve Study	\$0.00	\$1,052.12	\$1,052.12	\$15,125.00	\$12,625.00	(\$2,500.00)	\$12,625.00
6035-00 Mgmt Billback - Office & Postage	\$526.05	\$380.00	(\$146.05)	\$6,771.15	\$4,560.00	(\$2,211.15)	\$4,560.00
6037-00 Onsite Mgmt-Contingency	(\$825.60)	\$0.00	\$825.60	\$0.00	\$0.00	\$0.00	\$0.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$15,487.42	\$15,375.00	(\$112.42)	\$185,554.65	\$184,500.00	(\$1,054.65)	\$184,500.00
6041-00 Office Rent & Maintenance	\$0.00	\$7,509.87	\$7,509.87	\$29,453.60	\$90,118.00	\$60,664.40	\$90,118.00
6045-00 Records Storage	\$0.00	\$80.00	\$80.00	\$0.00	\$960.00	\$960.00	\$960.00
6085-00 Misc Admin (Office Supplies/Cellphone)	\$1,217.76	\$510.00	(\$707.76)	\$2,307.75	\$6,120.00	\$3,812.25	\$6,120.00
TOTAL ADMINISTRATION	\$16,405.63	\$24,906.99	\$8,501.36	\$239,212.15	\$298,883.00	\$59,670.85	\$298,883.00
PROPERTY PROTECTION							
6320-00 Security Services	\$7,966.67	\$7,966.63	(\$0.04)	\$95,600.04	\$95,600.00	(\$0.04)	\$95,600.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.63	(\$0.04)	\$95,600.04	\$95,600.00	(\$0.04)	\$95,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 06/01/2025 to 06/30/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
LANDSCAPE							
6405-00 Landscape Contract	\$64,176.00	\$28,100.00	(\$36,076.00)	\$385,056.00	\$337,200.00	(\$47,856.00)	\$337,200.00
6410-00 Landscape Extras	\$742.28	\$2,528.00	\$1,785.72	\$45,132.79	\$30,336.00	(\$14,796.79)	\$30,336.00
6420-00 Irrigation Repairs	\$3,644.13	\$3,525.00	(\$119.13)	\$31,689.63	\$42,300.00	\$10,610.37	\$42,300.00
6425-00 Tree Maintenance	\$0.00	\$3,369.13	\$3,369.13	\$0.00	\$40,430.00	\$40,430.00	\$40,430.00
TOTAL LANDSCAPE	\$68,562.41	\$37,522.13	(\$31,040.28)	\$461,878.42	\$450,266.00	(\$11,612.42)	\$450,266.00
COMMON AREA MAINTENANCE							
6509-00 Plumbing Repair (Common Area)	\$0.00	\$166.63	\$166.63	\$949.29	\$2,000.00	\$1,050.71	\$2,000.00
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$1,791.46	\$850.00	(\$941.46)	\$14,519.22	\$10,200.00	(\$4,319.22)	\$10,200.00
6532-00 Tot Lot Inspection	\$0.00	\$100.00	\$100.00	\$0.00	\$1,200.00	\$1,200.00	\$1,200.00
6534-00 Roof Repairs (Common Area)	\$0.00	\$708.37	\$708.37	\$0.00	\$8,500.00	\$8,500.00	\$8,500.00
6543-00 Pet Waste Supplies	\$0.00	\$850.00	\$850.00	\$1,818.70	\$10,200.00	\$8,381.30	\$10,200.00
6550-00 Janitorial Service	\$7,440.00	\$5,098.50	(\$2,341.50)	\$61,615.00	\$61,182.00	(\$433.00)	\$61,182.00
6553-00 Common Area Maintenance	\$1,100.00	\$1,125.00	\$25.00	\$12,836.00	\$13,500.00	\$664.00	\$13,500.00
6554-00 Common Area Supplies	\$1,309.21	\$450.00	(\$859.21)	\$16,299.57	\$5,400.00	(\$10,899.57)	\$5,400.00
6555-00 Pest Control (Pest & Gopher)	\$2,850.00	\$2,650.00	(\$200.00)	\$17,150.00	\$31,800.00	\$14,650.00	\$31,800.00
6570-00 Pool/Fountain Contract Services	\$3,175.00	\$5,516.63	\$2,341.63	\$37,825.00	\$66,200.00	\$28,375.00	\$66,200.00
6572-00 Pool/Fountain Extras	\$708.95	\$0.00	(\$708.95)	\$22,386.96	\$0.00	(\$22,386.96)	\$0.00
6588-00 Fitness Equipment	\$1,845.81	\$916.63	(\$929.18)	\$4,412.56	\$11,000.00	\$6,587.44	\$11,000.00
6595-00 Misc Maintenance (DG Path Repairs)	\$0.00	\$400.00	\$400.00	\$1,250.00	\$4,800.00	\$3,550.00	\$4,800.00
TOTAL COMMON AREA MAINTENANCE	\$20,220.43	\$18,831.76	(\$1,388.67)	\$191,062.30	\$225,982.00	\$34,919.70	\$225,982.00
TOWNHOUSE MAINTENANCE							
6627-00 Lighting - Townhomes Sconce Repairs	\$6,120.42	\$2,050.00	(\$4,070.42)	\$30,642.23	\$24,600.00	(\$6,042.23)	\$24,600.00
6645-00 Plumbing (Townhouse)	\$610.00	\$0.00	(\$610.00)	\$860.00	\$0.00	(\$860.00)	\$0.00
TOTAL TOWNHOUSE MAINTENANCE	\$6,730.42	\$2,050.00	(\$4,680.42)	\$31,502.23	\$24,600.00	(\$6,902.23)	\$24,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 06/01/2025 to 06/30/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
UTILITIES							
6700-00 Water - Reclaimed (Landscape)	\$20,958.89	\$6,329.12	(\$14,629.77)	\$92,064.11	\$75,949.00	(\$16,115.11)	\$75,949.00
6701-00 Water-(Potable/Common Area Pools)	\$46,332.61	\$14,419.38	(\$31,913.23)	\$178,201.51	\$173,033.00	(\$5,168.51)	\$173,033.00
6702-00 Sewer	\$61,095.48	\$20,418.88	(\$40,676.60)	\$227,044.51	\$245,027.00	\$17,982.49	\$245,027.00
6703-00 Water/Sewer Infrastructrue Fee	\$23,397.57	\$8,080.75	(\$15,316.82)	\$88,875.76	\$96,969.00	\$8,093.24	\$96,969.00
6705-00 Electricity	\$5,506.17	\$9,757.62	\$4,251.45	\$80,309.36	\$117,091.00	\$36,781.64	\$117,091.00
6710-00 Gas	\$2,860.12	\$3,361.50	\$501.38	\$24,279.56	\$40,338.00	\$16,058.44	\$40,338.00
6720-00 Cable/Telephone	\$1,358.88	\$325.00	(\$1,033.88)	\$9,688.79	\$3,900.00	(\$5,788.79)	\$3,900.00
6725-00 Trash Removal	\$17,078.80	\$20,360.50	\$3,281.70	\$219,593.49	\$244,326.00	\$24,732.51	\$244,326.00
6730-00 Trash Extras	\$0.00	\$1,425.25	\$1,425.25	\$0.00	\$17,103.00	\$17,103.00	\$17,103.00
TOTAL UTILITIES	\$178,588.52	\$84,478.00	(\$94,110.52)	\$920,057.09	\$1,013,736.00	\$93,678.91	\$1,013,736.00
INSURANCE							
6800-00 Insurance Master Policy	\$13,704.88	\$13,382.12	(\$322.76)	\$147,420.00	\$160,585.00	\$13,165.00	\$160,585.00
6810-00 Earthquake Insurance	\$0.00	\$7,166.63	\$7,166.63	\$0.00	\$86,000.00	\$86,000.00	\$86,000.00
TOTAL INSURANCE	\$13,704.88	\$20,548.75	\$6,843.87	\$147,420.00	\$246,585.00	\$99,165.00	\$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	\$22,995.87	\$0.04	\$275,949.96	\$275,950.00	\$0.04	\$275,950.00
9008-00 Reserves-Single Family	\$1,000.08	\$1,000.12	\$0.04	\$12,000.96	\$12,001.00	\$0.04	\$12,001.00
9009-00 Reserves-Townhouse	\$22,780.00	\$22,780.00	\$0.00	\$273,360.00	\$273,360.00	\$0.00	\$273,360.00
TOTAL RESERVE ALLOCATION	\$46,775.91	\$46,775.99	\$0.08	\$561,310.92	\$561,311.00	\$0.08	\$561,311.00
TOTAL OPERATING EXPENSE	\$358,954.87	\$243,080.25	(\$115,874.62)	\$2,745,562.96	\$2,916,963.00	\$171,400.04	\$2,916,963.00
Net Income:	(\$115,498.76)	(\$0.11)	(\$115,498.65)	\$288,130.45	\$0.00	\$288,130.45	\$0.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 06/30/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
OPERATING INCOME														
OPERATING INCOME														
5010-00 Townhomes Assessments														
Budget	106,553.42	106,553.42	106,553.42	106,553.42	106,553.42	106,553.42	106,553.42	106,553.42	106,553.42	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	106,554.00	1,278,648.00	
Variance	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.58	0.62	7.00	
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	22,543.20	270,518.40	
Variance	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.32	3.40	
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	113,983.91	1,367,806.92	
Variance	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	(0.01)	0.03	(0.08)	
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	75.00	425.00	
Variance	75.00	75.00	125.00	(25.00)	-	-	25.00	25.00	25.00	-	25.00	75.00	425.00	
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	-	75.00	475.00	
Variance	-	-	50.00	25.00	75.00	-	75.00	75.00	25.00	75.00	-	75.00	475.00	
5060-00 Gate/Pool Keys/Remotes														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	225.00	150.00	-	75.00	-	225.00	675.00	
Variance	-	-	-	-	-	-	225.00	150.00	-	75.00	-	225.00	675.00	
5125-00 Revenue Related to Past Years														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	114,513.91	-	-	-	-	-	-	-	-	114,513.91	
Variance	-	-	-	114,513.91	-	-	-	-	-	-	-	-	114,513.91	
Total 50 - OPERATING INCOME														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 06/30/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	243,080.26	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	243,456.11	3,033,693.41	
Variance	707.03	75.85	175.85	114,514.76	75.85	0.85	325.85	250.85	50.85	150.85	25.85	375.97	116,730.41	
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	243,456.11	3,033,693.41	
Variance	707.03	75.85	175.85	114,514.76	75.85	0.85	325.85	250.85	50.85	150.85	25.85	375.97	116,730.41	
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 Mgmt Billback - 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	526.05	6,771.15	
Variance	380.00	(109.65)	475.45	380.00	380.00	(2,964.98)	(116.14)	(96.13)	(116.35)	(123.65)	(153.65)	(146.05)	(2,211.15)	
6037-00 Onsite Mgmt-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	15,487.42	185,554.65	
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)	(112.42)	(1,054.65)	
6041-00 Office Rent & Maintenance														
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	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 06/30/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
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	-	-	1,217.76	2,307.75	
Variance	510.00	510.00	510.00	510.00	510.00	510.00	(25.04)	510.00	(44.95)	510.00	510.00	(707.76)	3,812.25	
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	16,405.63	239,212.15	
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)	8,501.36	59,670.85	
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	7,966.67	95,600.04	
Variance	7,966.67	-	7,966.67	(23,900.01)	7,966.67	-	7,966.67	(7,966.67)	-	-	-	(0.04)	(0.04)	
Total 63 - PROPERTY PROTECTION														
Budget	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	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	7,966.67	95,600.04	
Variance	7,966.67	0.00	7,966.67	(23,900.01)	7,966.67	0.00	7,966.67	(7,966.67)	0.00	0.00	0.00	(0.04)	(0.04)	
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	-	64,176.00	385,056.00	
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	(36,076.00)	(47,856.00)	
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	742.28	45,132.79	
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)	1,785.72	(14,796.79)	
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	3,644.13	31,689.63	
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	(119.13)	10,610.37	
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	-	-	-	-	-	-	-	-	-	-	-	-	-	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 06/30/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
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	68,562.41	461,878.42	
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	(31,040.28)	(11,612.42)	
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	1,791.46	14,519.22	
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)	(941.46)	(4,319.22)	
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	
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	7,440.00	61,615.00	
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	(2,341.50)	(433.00)	
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	1,100.00	12,836.00	
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)	25.00	664.00	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 06/30/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
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	1,309.21	16,299.57	
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)	(859.21)	(10,899.57)	
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	2,850.00	17,150.00	
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	(200.00)	14,650.00	
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	3,175.00	37,825.00	
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)	2,341.63	28,375.00	
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	708.95	22,386.96	
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)	(708.95)	(22,386.96)	
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	-	1,845.81	4,412.56	
Variance	916.67	471.67	916.67	916.67	(120.08)	916.67	471.67	916.67	721.67	471.67	916.67	(929.18)	6,587.44	
6595-00 Misc Maintenance (DG Path Repairs)														
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	20,220.43	191,062.30	
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	(1,388.67)	34,919.70	
TOWNHOUSE MAINTENANCE														
6627-00 Lighting - Townhomes Sconce Repairs														
Budget	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	2,050.00	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	6,120.42	30,642.23	
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)	(4,070.42)	(6,042.23)	
6645-00 Plumbing (Townhouse)														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 06/30/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	250.00	-	610.00	860.00	
Variance	-	-	-	-	-	-	-	-	-	(250.00)	-	(610.00)	(860.00)	
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	6,730.42	31,502.23	
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)	(4,680.42)	(6,902.23)	
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	-	20,958.89	92,064.11	
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	(14,629.77)	(16,115.11)	
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	-	46,332.61	178,201.51	
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	(31,913.23)	(5,168.51)	
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	-	61,095.48	227,044.51	
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	(40,676.60)	17,982.49	
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	-	23,397.57	88,875.76	
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	(15,316.82)	8,093.24	
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	5,506.17	80,309.36	
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)	4,251.45	36,781.64	
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	2,860.12	24,279.56	
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)	501.38	16,058.44	
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	1,358.88	9,688.79	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 06/30/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	(435.21)	95.91	(963.83)	(123.18)	(207.37)	(702.17)	(655.55)	(357.72)	(441.35)	(482.22)	(482.22)	(1,033.88)	(5,788.79)	
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
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	17,078.80	219,593.49	
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	3,281.70	24,732.51	
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	178,588.52	920,057.09	
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	(94,110.52)	93,678.91	
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)	13,704.88	147,420.00	
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	(322.76)	13,165.00	
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)	13,704.88	147,420.00	
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	6,843.87	99,165.00	
PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS														
8900-00 Prior Year Surplus Refunds to Owners														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	95,036.72	2,483.09	-	-	-	-	97,519.81	
Variance	-	-	-	-	-	-	(95,036.72)	(2,483.09)	-	-	-	-	(97,519.81)	
Total 89 - PRIOR YEAR INCOME & EXPENSE ADJUSTM														
Budget	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 06/30/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
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	22,995.83	275,949.96	
Variance	-	-	-	-	-	-	-	-	-	-	-	0.04	0.04	
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	1,000.08	12,000.96	
Variance	-	-	-	-	-	-	-	-	-	-	-	0.04	0.04	
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	22,780.00	273,360.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total 90 - RESERVE ALLOCATION														
Budget	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	46,775.91	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	46,775.91	561,310.92	
Variance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.08	0.08	
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	358,954.87	2,745,562.96	
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	(115,874.62)	171,400.04	
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	(115,498.76)	288,130.45	
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	(115,498.65)	288,130.45	

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

06/01/2025 - 06/30/2025

Date	Check #	Payee	Amount
01-1001-00 Sunwest - Operating - 3571			
06/02/2025	100568	Xtreme Fitness Service, Inc.	\$1,486.75
		Invoice #: 12587	
		65-6588-00 Repairs to TC Treadmill	\$1,486.75
06/02/2025	100569	Vega Cleaning Service Inc.	\$1,240.00
		Invoice #: 1304	
		65-6550-00 Weekly Contract Service thru May 18, 2025	\$1,240.00
06/02/2025	100570	Vega Cleaning Service Inc.	\$1,240.00
		Invoice #: 1307	
		65-6550-00 Weekly Contract Service thru May 25, 2025	\$1,240.00
06/02/2025	100571	Remedy Pest Elimination	\$1,000.00
		Invoice #: 27122	
		65-6555-00 Monthly Pest Control Service	\$1,000.00
06/02/2025	100572	Carolyn Phillips	\$150.51
		Invoice #: 052725-051	
		64-6420-00 Payment for maintenance of irrigation system at Community Garden.-Carolyn Phillips	\$150.51
06/02/2025	100573	Seabreeze Management Company, Inc.	\$4,500.00
		Invoice #: 33745	
		60-6040-00 June Service-Seabreeze Management Company, Inc.	\$4,500.00
06/06/2025	300053	Charter Communications	\$569.69
		Invoice #: 0033385052125	
		67-6720-00 8448 20 899 0033385	\$569.69
06/06/2025	100574	SoCalGas	\$1,198.06
		Invoice #: 060225-085881513	
		67-6710-00 100 858 8151 3	\$1,198.06
06/06/2025	100575	SoCalGas	\$1,662.06
		Invoice #: 060225-337810871	
		67-6710-00 153 378 1087 1	\$1,662.06
06/06/2025	100576	Better Pools	\$650.00
		Invoice #: 87390	
		65-6570-00 Fountain Contract Service for June 2025	\$650.00
06/06/2025	100577	Seabreeze Management Company, Inc.	\$526.05
		Invoice #: 34992	
		60-6035-00 June 2025 Monthly Statement Mailing	\$526.05
06/10/2025	100578	Gothic Landscape Maintenance Division	\$1,618.62
		Invoice #: 392440	
		64-6420-00 Controller B-10 Repairs	\$1,618.62
06/10/2025	100579	Better Pools	\$2,525.00
		Invoice #: 87389	
		65-6570-00 June 25 Pool/Spa Contract Services	\$2,525.00
06/10/2025	100580	HD Supply Facilities Maintenance, LTD.	\$155.51
		Invoice #: 9237692505	
		65-6554-00 CA Paper Supplies	\$155.51

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

06/01/2025 - 06/30/2025

Date	Check #	Payee	Amount
06/10/2025	100581	California State University	\$7,966.67
		Invoice #: 511655	
		63-6320-00 June 2025 Police Services	\$7,966.67
06/10/2025	100582	Eastman Electric	\$3,530.88
		Invoice #: 186	
		66-6627-00 TH electrical completed in May 2025	\$3,530.88
06/10/2025	100583	Eastman Electric	\$861.43
		Invoice #: 82	
		65-6528-00 CA electrical for May 2025	\$861.43
06/10/2025	100584	Garage Door Doctor	\$85.00
		Invoice #: 11464	
		40-4003-00 333 E Platts Harbor Drive Garage Door Maintenance	\$85.00
06/10/2025	100585	Garage Door Doctor	\$225.00
		Invoice #: 11427	
		40-4003-00 333 E Platts Harbor Drive Garage Door Repairs	\$225.00
06/10/2025	100586	Garage Door Doctor	\$485.00
		Invoice #: 11736	
		40-4003-00 Torsion Spring Replacement-851 CI Drive	\$485.00
06/12/2025	100587	Garage Door Doctor	\$250.00
		Invoice #: 20283	
		40-4003-00 1021 N Channel Islands Drive	\$250.00
06/12/2025	100588	California State University, Channel Islands	\$52,474.04
		Invoice #: 511658	
		67-6700-00 April 2025	\$6,948.51
		67-6701-00 April 2025	\$17,361.18
		67-6702-00 April 2025	\$20,365.16
		67-6703-00 April 2025	\$7,799.19
06/17/2025	300055	Southern California Edison Co.	\$48.82
		Invoice #: 061225-305875602	
		67-6705-00 700305875602	\$48.82
06/17/2025	100589	Seabreeze Management Company, Inc.	\$5,493.71
		Invoice #: 35407	
		60-6040-00 June Service-Seabreeze Management Company, Inc.	\$5,493.71
06/17/2025	100590	BluSky Restoration Contractors, LLC	\$1,490.97
		Invoice #: 249889- 24	
		40-4003-00 316 Smugglers Cove	\$1,490.97
06/17/2025	100591	Vega Cleaning Service Inc.	\$1,240.00
		Invoice #: 1310	
		65-6550-00 Contract work thru 6.8.2025	\$1,240.00
06/17/2025	100592	Better Pools	\$83.95
		Invoice #: 87584	
		65-6572-00 Hillcrest weir	\$83.95
06/17/2025	100593	Southern California Edison Co.	\$3,498.19
		Invoice #: 061025-001512196	
		67-6705-00 600001512196	\$3,498.19

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

06/01/2025 - 06/30/2025

Date	Check #	Payee	Amount
06/20/2025	100594	Gothic Landscape Maintenance Division	\$32,088.00
		Invoice #: 391132	
		64-6405-00 Contract service for June 2025	\$32,088.00
06/20/2025	100595	HD Supply Facilities Maintenance, LTD.	\$182.85
		Invoice #: 9238063028	
		65-6554-00 CA Paper Supplies	\$182.85
06/20/2025	100596	Vega Cleaning Service Inc.	\$450.00
		Invoice #: 1308	
		40-4003-00 315 CI Drive Garage Door Repair	\$450.00
06/20/2025	100597	Vega Cleaning Service Inc.	\$1,240.00
		Invoice #: 1312	
		65-6550-00 Weekly Contract Service Thru June 15th	\$1,240.00
06/23/2025	300056	Charter Communications	\$237.53
		Invoice #: 0293780060925	
		67-6720-00 8448 20 041 0293780	\$237.53
06/23/2025	100598	Remedy Pest Elimination	\$1,000.00
		Invoice #: 27163	
		65-6555-00 Pest Control for June 2025	\$1,000.00
06/23/2025	100599	Better Pools	\$250.00
		Invoice #: 87777	
		65-6572-00 Hillcrest/Townside Grid Cleaning	\$250.00
06/25/2025	100600	Southern California Edison Co.	\$1,959.16
		Invoice #: 061625-466262876	
		67-6705-00 700466262876	\$1,959.16
06/26/2025	100601	Vega Cleaning Service Inc.	\$1,100.00
		Invoice #: 1311	
		65-6553-00 Painting retaining wall by Hillcrest Pool	\$1,100.00
06/26/2025	100602	Vega Cleaning Service Inc.	\$1,240.00
		Invoice #: 1313	
		65-6550-00 Weekly Contract Service thru June 22, 2025	\$1,240.00
06/26/2025	100603	Kastle Kare Inc	\$550.00
		Invoice #: 6688384	
		65-6555-00 Monthlyl Gopher Service	\$550.00
06/26/2025	100604	Eastman Electric	\$930.03
		Invoice #: 83	
		65-6528-00 Monthly CA Elec Maintenance	\$930.03
06/26/2025	100605	Eastman Electric	\$2,589.54
		Invoice #: 187	
		66-6627-00 Monthly TH Elec Maintenance	\$2,589.54
06/26/2025	100606	E. J. Harrison & Sons, Inc.	\$3,304.24
		Invoice #: 061225--01289583	
		67-6725-00 1-0128958 3	\$3,304.24
06/26/2025	100607	E. J. Harrison & Sons, Inc.	\$4,940.10
		Invoice #: 061225--00056173	
		67-6725-00 1-0005617 3	\$4,940.10

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

06/01/2025 - 06/30/2025

Date	Check #	Payee	Amount
06/26/2025	100608	E. J. Harrison & Sons, Inc. Invoice #: 061225--01272571 67-6725-00 1-0127257 1	\$1,696.16 \$1,696.16
06/26/2025	100609	E. J. Harrison & Sons, Inc. Invoice #: 061225-0044384 3 67-6725-00 1 -0044384 3	\$5,333.82 \$5,333.82
06/26/2025	100610	Juan Quinonez Invoice #: 062025-875 40-4003-00 316 E Platts Harbor Dr. Sewer Line Issues	\$618.75 \$618.75
06/26/2025	100611	Brightview Tree Care Services Invoice #: 9396959 64-6410-00 Tree Removal at Parkview Apts	\$1,745.00 \$1,745.00
06/26/2025	100612	Jb Bostick Company, Inc. Invoice #: 37762-1 40-4000-00 Common Area Asphalt Project CO1	\$850.00 \$850.00
06/27/2025	100613	Xtreme Fitness Service, Inc. Invoice #: 12673 65-6588-00 Hillcrest Fitness Center Repairs	\$319.75 \$319.75
06/27/2025	100614	Remedy Pest Elimination Invoice #: 27323 65-6555-00 Bee Relocation	\$300.00 \$300.00
06/27/2025	100615	KW University Glen, LLC Invoice #: UG Asphalt Proj 40-4001-00 Asphalt Project Copying	\$1,725.67 \$1,725.67
		Account Totals	# Checks: 51
		Association Totals	\$160,906.51

University Glen
GL 2795 - Accrued Operating Expenses

For the Year Ending: Jun-25

Operating Expenses:

Vendor	GL Code	GL Description	Date	Amount
Seabreeze Management Company, Inc.	60-6040-00	Mgmt Services & On-Site Staff Payroll	6/20/2025	5,493.71
Seabreeze Management Company, Inc.	60-6085-00	Misc Admin (Office Supplies/Cellphone)	6/20/2025	108.96
Seabreeze Management Company, Inc.	60-6085-00	Misc Admin (Office Supplies/Cellphone)	6/20/2025	166.23
Seabreeze Management Company, Inc.	60-6085-00	Misc Admin (Office Supplies/Cellphone)	6/20/2025	8.01
Seabreeze Management Company, Inc.	60-6085-00	Misc Admin (Office Supplies/Cellphone)	6/20/2025	108.96
Gothic Landscape Maintenance Division	64-6405-00	Landscape Contract	5/1/2025	32,088.00
Gothic Landscape Maintenance Division	64-6410-00	Landscape Extras	6/26/2025	918.15
Gothic Landscape Maintenance Division	64-6410-00	Landscape Extras	6/26/2025	3,924.00
Gothic Landscape Maintenance Division	64-6410-00	Landscape Extras	6/26/2025	3,195.00
Gothic Landscape Maintenance Division	64-6410-00	Landscape Extras	6/26/2025	1,782.34
Gothic Landscape Maintenance Division	64-6410-00	Landscape Extras	6/30/2025	632.82
Gothic Landscape Maintenance Division	64-6420-00	Irrigation Repairs	6/26/2025	225.00
Gothic Landscape Maintenance Division	64-6420-00	Irrigation Repairs	6/30/2025	825.00
Gothic Landscape Maintenance Division	64-6420-00	Irrigation Repairs	6/30/2025	825.00
Vega Cleaning Service Inc.	65-6550-00	Janitorial Service	6/29/2025	1,240.00
Vega Cleaning Service Inc.	65-6554-00	Common Area Supplies	6/29/2025	50.00
HD Supply Facilities Maintenance, LTD.	65-6554-00	Common Area Supplies	6/30/2025	920.85
Better Pools	65-6572-00	Pool/Fountain Extras	6/20/2025	375.00
Seabreeze Management Company, Inc.	65-6588-00	Fitness Equipment	6/20/2025	39.31
Mike Kimble Plumbing	66-6645-00	Plumbing (Townhouse)	6/27/2025	610.00
California State University, Channel Islands	67-6700-00	Water - Reclaimed (Landscape)	6/30/2025	7,810.38
California State University, Channel Islands	67-6700-00	Water - Reclaimed (Landscape)	6/30/2025	6,200.00
California State University, Channel Islands	67-6701-00	Water-(Potable/Common Area Pools)	6/30/2025	14,400.00
California State University, Channel Islands	67-6701-00	Water-(Potable/Common Area Pools)	6/30/2025	14,571.43
California State University, Channel Islands	67-6702-00	Sewer	6/30/2025	20,365.16
California State University, Channel Islands	67-6702-00	Sewer	6/30/2025	20,365.16
California State University, Channel Islands	67-6703-00	Water/Sewer Infrastructrue Fee	6/30/2025	7,799.19
California State University, Channel Islands	67-6703-00	Water/Sewer Infrastructrue Fee	6/30/2025	7,799.19
Charter Communications	67-6720-00	Cable/Telephone	6/21/2025	551.66
E. J. Harrison & Sons, Inc.	67-6725-00	Trash Removal	6/12/2025	1,765.60
E. J. Harrison & Sons, Inc.	67-6725-00	Trash Removal	6/12/2025	38.88
			Total:	155,202.99

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

DATE	Amount	Description
Jun-25	11,455.03	Billback for brush clearance expenses due from Site Authority.
Total	11,455.03	

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 fwd 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 Contrubiton		
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				

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	(108,837.37)			Transfer to Cal State reserve account (Balance due as of 9/30/24)		
		(108,837.37)				
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

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
	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
	(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 (Bal 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 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 CI 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 CI Drive - Garage door repairs	Ventura Garage Door Doc	11528
	(400.00)		Townhouse	349 Smugglers Cove - Drywall repairs	Vega Cleaning Service	1303
		24,335.82				
Jun-25	46,775.91			June Reserve Contribution		
	(850.00)		Common Space	Common Area Asphalt Project	JB Bostick Company	37762-1
	(1,725.67)		Common Space	Asphalt Project Copying	KW University Glen	UG Asphalt Proj
	(85.00)		Townhouse	333 E Platts Harbor Drive - Garage Door Maintenance	Garage Door Doctor	11464
	(225.00)		Townhouse	333 E Platts Harbor Drive - Garage Door Maintenance	Garage Door Doctor	11427

DATE	Amount	Monthly Subtotal	Reserve Exp Type	Description	Vendor	Invoice Number
	(485.00)		Townhouse	Torsion spring replacement - 851 Cl Drive	Garage Door Doctor	11736
	(250.00)		Townhouse	1021 N Channel Islands Drive - Garage Door Bottom Seal	Garage Door Doctor	20283
	(1,490.97)		Townhouse	316 Smugglers Cove - Reconstruction services	BluSky Restoration	249889-24
	(450.00)		Townhouse	315 Cl Drive Garage Door Repair	Vega Cleaning Service	1308
	(618.75)		Townhouse	316 E Platts Harbor - Sewer lines issue	Juan Quinonez	062025-875
		40,595.52				
Jun-25				Accrued Expenses		
	(39,900.00)		Common Space	Common Area Asphalt Project	Asphalt Consulting Services	Pending
	(13,860.51)		Townhouse		Quality Windows	UG Asphalt Proj
	(85.00)		Townhouse	333 E Platts Harbor Drive - Garage Door Maintenance	Garage Door Doctor	11464
	(225.00)		Townhouse	333 E Platts Harbor Drive - Garage Door Maintenance	Garage Door Doctor	11427
	(485.00)		Townhouse	Torsion spring replacement - 851 Cl Drive	Garage Door Doctor	11736
	(250.00)		Townhouse	1021 N Channel Islands Drive - Garage Door Bottom Seal	Garage Door Doctor	20283
	(1,490.97)		Townhouse	316 Smugglers Cove - Reconstruction services	BluSky Restoration	249889-24
	(450.00)		Townhouse	315 Cl Drive Garage Door Repair	Vega Cleaning Service	1308
	(618.75)		Townhouse	316 E Platts Harbor - Sewer lines issue	Juan Quinonez	062025-875
		(57,365.23)				
Total	59,270.97	59,270.97				

University Glen - Reserve Account Income & Expenses

CONTRIBUTION: CAM Income				
	9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
Jul-24	1,000.08	22,995.83	22,780.00	46,775.91
Aug-24	1,000.08	22,995.83	22,780.00	46,775.91
Sep-24	1,000.08	22,995.83	22,780.00	46,775.91
Oct-24	1,000.08	22,995.83	22,780.00	46,775.91
<i>Transfer</i>				
Nov-24	1,000.08	22,995.83	22,780.00	46,775.91
Dec-24	1,000.08	22,995.83	22,780.00	46,775.91
<i>Transfer</i>				
Jan-25	1,000.08	22,995.83	22,780.00	46,775.91
Feb-25	1,000.08	22,995.83	22,780.00	46,775.91
Mar-25	1,000.08	22,995.83	22,780.00	46,775.91
<i>Transfer</i>				
Apr-25	1,000.08	22,995.83	22,780.00	46,775.91
May-25	1,000.08	22,995.83	22,780.00	46,775.91
Jun-25	1,000.08	22,995.83	22,780.00	46,775.91
YTD	12,000.96	275,949.96	273,360.00	561,310.92

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)
	(2,575.67)	(3,604.72)	(6,180.39)
(1,189.23)	(51,250.34)	(137,849.39)	(190,288.96)

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
1,000.08	20,420.16	19,175.28	40,595.52
10,811.73	224,699.62	135,510.61	116,636.21

University Glen Reserve Balance

May 31, 2025

Preliminary Unaudited

Reserve Type	Balance as of 4/30/25	May 2025 Contributions	May 2025 Expenses	May 2025 Adjustments	Investment Activity	Balance as of 5/31/25
Common Area	1,739,612.27	22,995.83	(19,688.96)		(522.32)	1,742,396.82
Single Family Homes	126,996.37	1,000.08			(92.16)	127,904.29
Townhomes	2,873,414.73	22,780.00	(2,751.13)		(555.23)	2,892,888.37
Total	4,740,023.37	46,775.91	(22,440.09)	-	(1,169.71)	4,763,189.48

Activity May-25	
Contributions	46,775.91
Expenses	(22,440.09)
Adjustments	-
Investments	(1,169.71)
Total Activity	\$ 23,166.11
Net Change in Balance	
CAM - 9CSA11	2,784.55
Single Family - 9CSA05	907.92
Townhomes 9CSA14	19,473.64
Total Activity by Type	\$ 23,166.11

Due from UGCAM for Apr 2025	51,704.87
Due from UGCAM for May 2025	24,335.82
Due from UGCAM for Jun 2025	-
Total Due from UGCAM	76,040.69
<i>(accounts receivable)</i>	
Wells Fargo	274,736.22
CalTRUST	4,412,412.57
Acct Balances as of 5/31/25	4,687,148.79
Reserve Total as of 5/31/25	4,763,189.48

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01-1001-00	Sunwest - Operating - 3571	\$660,094.31	\$243,923.72	\$162,503.90	\$741,514.13
Date	GL Ref #	Debit	Credit	Description	
06/02/2025	9138472	\$ 4,668.69	\$ -	Deposit from batch 250869	
06/02/2025	9152378	-	1,486.75	Sunwest - Operating - 3571; Xtreme Fitness Service, Inc. Chk # 100568 Inv: 12587 Xtreme Fitness Service, Inc.	
06/02/2025	9152380	-	1,240.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100569 Inv: 1304 Vega Cleaning Service Inc.	
06/02/2025	9152382	-	1,240.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100570 Inv: 1307 Vega Cleaning Service Inc.	
06/02/2025	9152384	-	1,000.00	Sunwest - Operating - 3571; Remedy Pest Elimination Chk # 100571 Inv: 27122 Remedy Pest Elimination	
06/02/2025	9152386	-	150.51	Sunwest - Operating - 3571; Carolyn Phillips Chk # 100572 Inv: 052725-051 Carolyn Phillips	
06/02/2025	9152388	-	4,500.00	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100573 Inv: 33745 Seabreeze Management Company, Inc.	
06/02/2025	9156748	1,598.31	-	Deposit from batch 252027	
06/03/2025	9160542	1,065.54	-	Deposit from batch 251548	
06/03/2025	9172585	3,944.81	-	Deposit from batch 252593	
06/03/2025	9174034	2,131.08	-	Deposit from batch 252691	
06/03/2025	9175128	1,065.54	-	Deposit from batch 252988	
06/04/2025	9176760	5,203.65	-	Deposit from batch 252542	
06/04/2025	9177843	1,598.31	-	Deposit from batch 252338	
06/04/2025	9191071	2,224.74	-	Deposit from batch 253548	
06/05/2025	9194359	1,691.74	-	Deposit from batch 253338	
06/05/2025	9204587	1,378.64	-	Deposit from batch 254100	
06/05/2025	9208009	-	532.77	Return - 06/03 No Account/Unable to Locate Account	
06/06/2025	9206815	1,472.07	-	Deposit from batch 253934	
06/06/2025	9207757	313.10	-	Deposit from batch 253853	
06/06/2025	9213166	-	569.69	Sunwest - Operating - 3571; Charter Communications Chk # 300053 Inv: 0033385052125 Charter Communications	
06/06/2025	9213168	-	1,198.06	Sunwest - Operating - 3571; SoCalGas Chk # 100574 Inv: 060225-085881513 SoCalGas	
06/06/2025	9213170	-	1,662.06	Sunwest - Operating - 3571; SoCalGas Chk # 100575 Inv: 060225-337810871 SoCalGas	
06/06/2025	9213172	-	650.00	Sunwest - Operating - 3571; Better Pools Chk # 100576 Inv: 87390 Better Pools	
06/06/2025	9213174	-	526.05	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100577 Inv: 34992 Seabreeze Management Company, Inc.	
06/06/2025	9216029	3,196.62	-	Deposit from batch 254770	
06/09/2025	9218843	607.77	-	Deposit from batch 254692	
06/09/2025	9220863	1,911.41	-	Deposit from batch 254374	
06/09/2025	9311555	2,224.51	-	Deposit from batch 255467	
06/10/2025	9295988	161,923.21	-	Deposit from batch 253528	
06/10/2025	9313985	557.77	-	Deposit from batch 255400	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/10/2025	9315315	\$ 2,662.93	\$ -	Deposit from batch 255164	
06/10/2025	9321518	-	1,618.62	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100578 Inv: 392440 Gothic Landscape Maintenance Division	
06/10/2025	9321520	-	2,525.00	Sunwest - Operating - 3571; Better Pools Chk # 100579 Inv: 87389 Better Pools	
06/10/2025	9321522	-	155.51	Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100580 Inv: 9237692505 HD Supply Facilities Maintenance, LTD.	
06/10/2025	9321524	-	7,966.67	Sunwest - Operating - 3571; California State University Chk # 100581 Inv: 511655 California State University	
06/10/2025	9321526	-	3,530.88	Sunwest - Operating - 3571; Eastman Electric Chk # 100582 Inv: 186 Eastman Electric	
06/10/2025	9321528	-	861.43	Sunwest - Operating - 3571; Eastman Electric Chk # 100583 Inv: 82 Eastman Electric	
06/10/2025	9321530	-	85.00	Sunwest - Operating - 3571; Garage Door Doctor Chk # 100584 Inv: 11464 Garage Door Doctor	
06/10/2025	9321532	-	225.00	Sunwest - Operating - 3571; Garage Door Doctor Chk # 100585 Inv: 11427 Garage Door Doctor	
06/10/2025	9321534	-	485.00	Sunwest - Operating - 3571; Garage Door Doctor Chk # 100586 Inv: 11736 Garage Door Doctor	
06/10/2025	9325654	532.77	-	Deposit from batch 256102	
06/10/2025	9326367	3,163.91	-	Deposit from batch 255954	
06/11/2025	9328635	1,065.54	-	Deposit from batch 255919	
06/11/2025	9329663	845.87	-	Deposit from batch 255746	
06/11/2025	9339392	4,042.49	-	Deposit from batch 256745	
06/12/2025	9342337	532.77	-	Deposit from batch 256500	
06/12/2025	9349186	-	250.00	Sunwest - Operating - 3571; Garage Door Doctor Chk # 100587 Inv: 20283 Garage Door Doctor	
06/12/2025	9349188	-	52,474.04	Sunwest - Operating - 3571; California State University, Channel Islands Chk # 100588 Inv: 511658 California State University, Channel Islands	
06/12/2025	9351537	1,911.41	-	Deposit from batch 257430	
06/12/2025	9352365	335.00	-	Deposit from batch 257541	
06/12/2025	9352840	-	531.85	Return - 06/09 Insufficient Funds	
06/13/2025	9353854	1,140.54	-	Deposit from batch 257185	
06/16/2025	9372471	1,622.39	-	Deposit from batch 257827	
06/16/2025	9383929	2,944.14	-	Deposit from batch 259150	
06/16/2025	9385901	2,997.37	-	Refund CapitalOne Online Payment - Research potential fraud Sunwest - Operating - 3571	
06/17/2025	9386840	2,732.77	-	Deposit from batch 259118	
06/17/2025	9387630	1,065.54	-	Deposit from batch 258743	
06/17/2025	9394006	-	48.82	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 300055 Inv: 061225-305875602 Southern California Edison Co.	
06/17/2025	9394008	-	5,493.71	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100589 Inv: 35407 Seabreeze Management Company, Inc.	
06/17/2025	9394010	-	1,490.97	Sunwest - Operating - 3571; BluSky Restoration Contractors, LLC Chk # 100590	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 249889- 24 BluSky Restoration Contractors, LLC					
06/17/2025	9394012	-	1,240.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100591
Inv: 1310 Vega Cleaning Service Inc.					
06/17/2025	9394014	-	83.95		Sunwest - Operating - 3571; Better Pools Chk # 100592
Inv: 87584 Better Pools					
06/17/2025	9394016	-	3,498.19		Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100593
Inv: 061025-001512196 Southern California Edison Co.					
06/17/2025	9395055	1,159.73	-		Deposit from batch 259917
06/17/2025	9396198	532.77	-		Deposit from batch 260189
06/18/2025	9398504	700.00	-		Deposit from batch 259554
06/18/2025	9406153	313.10	-		Deposit from batch 260817
06/18/2025	9406271	1,065.54	-		Deposit from batch 260820
06/20/2025	9410358	313.02	-		Deposit from batch 260620
06/20/2025	9410543	532.77	-		Deposit from batch 260984
06/20/2025	9411502	1,598.31	-		Deposit from batch 260403
06/20/2025	9421051	-	32,088.00		Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100594
Inv: 391132 Gothic Landscape Maintenance Division					
06/20/2025	9421053	-	182.85		Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100595
Inv: 9238063028 HD Supply Facilities Maintenance, LTD.					
06/20/2025	9421055	-	450.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100596
Inv: 1308 Vega Cleaning Service Inc.					
06/20/2025	9421057	-	1,240.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100597
Inv: 1312 Vega Cleaning Service Inc.					
06/23/2025	9434605	-	237.53		Sunwest - Operating - 3571; Charter Communications Chk # 300056
Inv: 0293780060925 Charter Communications					
06/23/2025	9434607	-	1,000.00		Sunwest - Operating - 3571; Remedy Pest Elimination Chk # 100598
Inv: 27163 Remedy Pest Elimination					
06/23/2025	9434609	-	250.00		Sunwest - Operating - 3571; Better Pools Chk # 100599
Inv: 87777 Better Pools					
06/23/2025	9437423	1,108.30	-		Deposit from batch 262496
06/25/2025	9448016	1,140.54	-		Deposit from batch 263269
06/25/2025	9448087	1,598.34	-		Deposit from batch 263350
06/25/2025	9448619	532.77	-		Deposit from batch 262764
06/25/2025	9454002	-	1,959.16		Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100600
Inv: 061625-466262876 Southern California Edison Co.					
06/25/2025	9455728	532.77	-		Deposit from batch 263784
06/26/2025	9457084	313.10	-		Deposit from batch 263980
06/26/2025	9457589	532.77	-		Deposit from batch 263484
06/26/2025	9463132	-	1,100.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100601
Inv: 1311 Vega Cleaning Service Inc.					
06/26/2025	9463134	-	1,240.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100602
Inv: 1313 Vega Cleaning Service Inc.					
06/26/2025	9463136	-	550.00		Sunwest - Operating - 3571; Kastle Kare Inc Chk # 100603

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 6688384 Kastle Kare Inc					
06/26/2025	9463138	-	930.03		
Sunwest - Operating - 3571; Eastman Electric Chk # 100604					
Inv: 83 Eastman Electric					
06/26/2025	9463140	-	2,589.54		
Sunwest - Operating - 3571; Eastman Electric Chk # 100605					
Inv: 187 Eastman Electric					
06/26/2025	9463142	-	3,304.24		
Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 100606					
Inv: 061225--01289583 E. J. Harrison & Sons, Inc.					
06/26/2025	9463144	-	4,940.10		
Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 100607					
Inv: 061225--00056173 E. J. Harrison & Sons, Inc.					
06/26/2025	9463146	-	1,696.16		
Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 100608					
Inv: 061225--01272571 E. J. Harrison & Sons, Inc.					
06/26/2025	9463148	-	5,333.82		
Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 100609					
Inv: 061225-0044384 3 E. J. Harrison & Sons, Inc.					
06/26/2025	9463150	-	618.75		
Sunwest - Operating - 3571; Juan Quinonez Chk # 100610					
Inv: 062025-875 Juan Quinonez					
06/26/2025	9463152	-	1,745.00		
Sunwest - Operating - 3571; Brightview Tree Care Services Chk # 100611					
Inv: 9396959 Brightview Tree Care Services					
06/26/2025	9463154	-	850.00		
Sunwest - Operating - 3571; Jb Bostick Company, Inc. Chk # 100612					
Inv: 37762-1 Jb Bostick Company, Inc.					
06/27/2025	9467526	1,332.77	-		
Deposit from batch 263989					
06/27/2025	9472396	-	319.75		
Sunwest - Operating - 3571; Xtreme Fitness Service, Inc. Chk # 100613					
Inv: 12673 Xtreme Fitness Service, Inc.					
06/27/2025	9472398	-	300.00		
Sunwest - Operating - 3571; Remedy Pest Elimination Chk # 100614					
Inv: 27323 Remedy Pest Elimination					
06/27/2025	9472400	-	1,725.67		
Sunwest - Operating - 3571; KW University Glen, LLC Chk # 100615					
Inv: UG Asphalt Proj KW University Glen, LLC					
06/27/2025	9475944	575.03	-		
Deposit from batch 264833					
06/27/2025	9481892	-	532.77		
Return - 06/25 No Account/Unable to Locate Account					
06/30/2025	9481193	1,470.83	-		
Deposit from batch 264514					
06/30/2025	9552777	2,198.31	-		
Deposit from batch 265279					
12-1280-00	Accounts Receivable		47,014.98	250,758.02	239,197.10
					58,575.90
Date	GL Ref #	Debit	Credit	Description	
06/01/2025	4206218	\$ 22,543.20	\$ -	Assessment - A - Batch 105590	
06/01/2025	4206242	106,554.00	-	Assessment - A - Batch 105591	
06/01/2025	4206270	93,099.58	-	Apartment Assessment - A - Batch 105588	
06/01/2025	4206294	16,823.50	-	Apartment Assessment - A - Batch 105589	
06/01/2025	4206318	4,060.83	-	Commercial Assessment - A - Batch 105592	
06/01/2025	9114211	-	313.10	Applied Prepaid 124525874629	
06/01/2025	9114213	-	1.90	Applied Prepaid 124525874620	
06/01/2025	9114215	-	0.10	Applied Prepaid 124525874583	
06/01/2025	9114217	-	313.10	Applied Prepaid 124525874636	
06/01/2025	9114219	-	313.10	Applied Prepaid 124525874838	
06/01/2025	9114221	-	0.92	Applied Prepaid 124525874730	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/01/2025	9114223	\$ -	\$ 53.55	Applied Prepaid 124525874679	
06/01/2025	9114225	-	532.77	Applied Prepaid 124525874817	
06/01/2025	9114227	-	146.23	Applied Prepaid 124525874757	
06/01/2025	9114229	-	292.46	Applied Prepaid 124525874735	
06/01/2025	9114231	-	313.10	Applied Prepaid 124525874647	
06/01/2025	9114233	-	313.10	Applied Prepaid 124525874581	
06/01/2025	9114235	-	313.10	Applied Prepaid 124525874634	
06/01/2025	9114237	-	313.10	Applied Prepaid 124525874589	
06/01/2025	9114239	-	313.10	Applied Prepaid 124525874656	
06/01/2025	9114241	-	532.77	Applied Prepaid 124525874671	
06/01/2025	9114243	-	98.22	Applied Prepaid 124525874722	
06/01/2025	9114245	-	2.77	Applied Prepaid 124525874628	
06/01/2025	9114247	-	532.77	Applied Prepaid 124525874834	
06/01/2025	9114249	-	532.77	Applied Prepaid 124525874771	
06/01/2025	9114251	-	532.77	Applied Prepaid 124525874710	
06/01/2025	9114253	-	148.57	Applied Prepaid 124525874805	
06/01/2025	9114255	-	532.77	Applied Prepaid 124525874762	
06/01/2025	9114257	-	93.01	Applied Prepaid 124525874774	
06/01/2025	9114259	-	532.77	Applied Prepaid 124525874687	
06/01/2025	9114261	-	532.77	Applied Prepaid 124525874770	
06/01/2025	9114263	-	146.28	Applied Prepaid 124525874644	
06/01/2025	9114265	-	53.55	Applied Prepaid 124525874664	
06/01/2025	9114267	-	146.23	Applied Prepaid 124525874616	
06/01/2025	9114269	-	146.23	Applied Prepaid 124525874744	
06/01/2025	9114271	-	96.23	Applied Prepaid 124525874830	
06/01/2025	9114273	-	291.30	Applied Prepaid 124525874824	
06/01/2025	9114275	-	146.23	Applied Prepaid 124525874648	
06/01/2025	9114277	-	155.78	Applied Prepaid 124525874698	
06/01/2025	9114279	-	23.15	Applied Prepaid 124525874683	
06/01/2025	9114281	-	146.23	Applied Prepaid 124525874684	
06/01/2025	9114283	-	0.50	Applied Prepaid 124525874630	
06/01/2025	9114285	-	532.77	Applied Prepaid 124525874706	
06/01/2025	9114287	-	146.23	Applied Prepaid 124525874752	
06/01/2025	9114289	-	146.23	Applied Prepaid 124525874622	
06/01/2025	9114291	-	102.88	Applied Prepaid 124525874637	
06/01/2025	9114293	-	532.77	Applied Prepaid 124525874640	
06/01/2025	9114295	-	121.11	Applied Prepaid 124525874709	
06/01/2025	9124594	-	532.77	Applied Prepaid 124525874701	
06/01/2025	9125353	-	313.10	Applied Prepaid 124525874623	
06/02/2025	9138472	0.00	2,734.49	Deposit from batch 250869	
06/02/2025	9156748	0.00	1,598.31	Deposit from batch 252027	
06/03/2025	9160542	0.00	1,065.54	Deposit from batch 251548	
06/03/2025	9172585	0.00	2,925.91	Deposit from batch 252593	
06/03/2025	9174034	0.00	2,131.08	Deposit from batch 252691	
06/03/2025	9175128	0.00	1,065.54	Deposit from batch 252988	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/03/2025	9143177	\$ -	\$ 313.10	Applied Prepaid 124525874652	
06/03/2025	9143179	-	532.77	Applied Prepaid 124525874797	
06/03/2025	9143181	-	532.77	Applied Prepaid 124525874641	
06/04/2025	9177843	0.00	1,042.39	Deposit from batch 252338	
06/04/2025	9176760	0.00	5,203.65	Deposit from batch 252542	
06/04/2025	9191071	0.00	2,075.94	Deposit from batch 253548	
06/04/2025	9178977	50.00	-	Parking Permit/ Pass Fee - Batch 253380	
06/05/2025	9194359	0.00	1,086.18	Deposit from batch 253338	
06/05/2025	9204587	0.00	1,378.64	Deposit from batch 254100	
06/05/2025	9208009	532.77	-	Return - 06/03 No Account/Unable to Locate Account	
06/05/2025	9208841	25.00	-	NSF/Returned Check Fee - Batch 254386	
06/06/2025	9206815	0.00	1,472.07	Deposit from batch 253934	
06/06/2025	9216029	0.00	2,446.51	Deposit from batch 254770	
06/06/2025	9208787	75.00	-	Key Fob / Remotes - Batch 254304	
06/06/2025	9209686	25.00	-	Parking Permit/ Pass Fee - Batch 254627	
06/09/2025	9220863	0.00	1,618.95	Deposit from batch 254374	
06/09/2025	9218843	0.00	607.77	Deposit from batch 254692	
06/09/2025	9311555	0.00	2,224.51	Deposit from batch 255467	
06/10/2025	9295988	0.00	161,923.21	Deposit from batch 253528	
06/10/2025	9315315	0.00	2,662.93	Deposit from batch 255164	
06/10/2025	9313985	0.00	557.77	Deposit from batch 255400	
06/10/2025	9326367	0.00	3,017.48	Deposit from batch 255954	
06/11/2025	9329663	0.00	313.10	Deposit from batch 255746	
06/11/2025	9328635	0.00	1,011.99	Deposit from batch 255919	
06/11/2025	9339392	0.00	3,642.26	Deposit from batch 256745	
06/12/2025	9342337	0.00	532.77	Deposit from batch 256500	
06/12/2025	9351537	0.00	1,911.41	Deposit from batch 257430	
06/12/2025	9341590	75.00	-	Key Fob / Remotes - Batch 257024	
06/12/2025	9352840	531.85	-	Return - 06/09 Insufficient Funds	
06/12/2025	9353278	25.00	-	NSF/Returned Check Fee - Batch 257652	
06/13/2025	9353854	0.00	1,140.54	Deposit from batch 257185	
06/16/2025	9372471	0.00	1,622.39	Deposit from batch 257827	
06/16/2025	9383929	0.00	1,065.54	Deposit from batch 259150	
06/17/2025	9387630	0.00	1,065.54	Deposit from batch 258743	
06/17/2025	9386840	0.00	2,732.77	Deposit from batch 259118	

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/17/2025	9395055	\$ 0.00	\$ 479.22	Deposit from batch 259917	
06/17/2025	9396198	0.00	532.77	Deposit from batch 260189	
06/18/2025	9398504	0.00	700.00	Deposit from batch 259554	
06/18/2025	9406153	0.00	313.10	Deposit from batch 260817	
06/18/2025	9406271	0.00	1,065.54	Deposit from batch 260820	
06/20/2025	9411502	0.00	1,598.31	Deposit from batch 260403	
06/20/2025	9410358	0.00	313.02	Deposit from batch 260620	
06/20/2025	9410543	0.00	532.77	Deposit from batch 260984	
06/23/2025	9437423	0.00	532.27	Deposit from batch 262496	
06/24/2025	9440413	75.00	-	Key Fob / Remotes - Batch 262743	
06/25/2025	9448619	0.00	532.77	Deposit from batch 262764	
06/25/2025	9448016	0.00	1,140.54	Deposit from batch 263269	
06/25/2025	9448087	0.00	1,505.30	Deposit from batch 263350	
06/25/2025	9455728	0.00	532.77	Deposit from batch 263784	
06/26/2025	9457589	0.00	532.77	Deposit from batch 263484	
06/26/2025	9457084	0.00	313.10	Deposit from batch 263980	
06/27/2025	9467526	0.00	1,332.77	Deposit from batch 263989	
06/27/2025	9481892	532.77	-	Return - 06/25 No Account/Unable to Locate Account	
06/27/2025	9482293	25.00	-	NSF/Returned Check Fee - Batch 265096	
06/30/2025	9552777	0.00	600.00	Deposit from batch 265279	
06/30/2025	9714947	532.77	-	Move Payment Transfer	
06/30/2025	9714949	313.10	-	Move Payment Transfer	
06/30/2025	9714959	340.73	-	Move Payment Transfer	
06/30/2025	9714961	192.04	-	Move Payment Transfer	
06/30/2025	9714972	532.77	-	Move Payment Transfer	
06/30/2025	9715040	3,793.11	-	Reclass prepaid balances	
12-1281-00	A/R-Miscellaneous	-	11,455.03	-	11,455.03
Date	GL Ref #	Debit	Credit	Description	
06/30/2025	9714881	\$ 11,455.03	\$ -	Accrue reimb from Site Authority for brush clearance	
13-1300-00	Prepaid Insurance		13,704.88	-	13,704.88
Date	GL Ref #	Debit	Credit	Description	
06/30/2025	9696746	\$ -	\$ 13,704.88	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	
06/16/2025	9385901	\$ -	\$ 2,997.37	Refund CapitalOne Online Payment - Research potential fraud Clearing Account	
20-2001-00	Prepaid Dues		(16,188.86)	12,762.90	20,196.67
Date	GL Ref #	Debit	Credit	Description	
06/01/2025	9114211	\$ 313.10	\$ -	Adjust Prepaid	
06/01/2025	9114213	1.90	-	Adjust Prepaid	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/01/2025	9114215	\$ 0.10	\$ -	Adjust Prepaid	
06/01/2025	9114217	313.10	-	Adjust Prepaid	
06/01/2025	9114219	313.10	-	Adjust Prepaid	
06/01/2025	9114221	0.92	-	Adjust Prepaid	
06/01/2025	9114223	53.55	-	Adjust Prepaid	
06/01/2025	9114225	532.77	-	Adjust Prepaid	
06/01/2025	9114227	146.23	-	Adjust Prepaid	
06/01/2025	9114229	292.46	-	Adjust Prepaid	
06/01/2025	9114231	313.10	-	Adjust Prepaid	
06/01/2025	9114233	313.10	-	Adjust Prepaid	
06/01/2025	9114235	313.10	-	Adjust Prepaid	
06/01/2025	9114237	313.10	-	Adjust Prepaid	
06/01/2025	9114239	313.10	-	Adjust Prepaid	
06/01/2025	9114241	532.77	-	Adjust Prepaid	
06/01/2025	9114243	98.22	-	Adjust Prepaid	
06/01/2025	9114245	2.77	-	Adjust Prepaid	
06/01/2025	9114247	532.77	-	Adjust Prepaid	
06/01/2025	9114249	532.77	-	Adjust Prepaid	
06/01/2025	9114251	532.77	-	Adjust Prepaid	
06/01/2025	9114253	148.57	-	Adjust Prepaid	
06/01/2025	9114255	532.77	-	Adjust Prepaid	
06/01/2025	9114257	93.01	-	Adjust Prepaid	
06/01/2025	9114259	532.77	-	Adjust Prepaid	
06/01/2025	9114261	532.77	-	Adjust Prepaid	
06/01/2025	9114263	146.28	-	Adjust Prepaid	
06/01/2025	9114265	53.55	-	Adjust Prepaid	
06/01/2025	9114267	146.23	-	Adjust Prepaid	
06/01/2025	9114269	146.23	-	Adjust Prepaid	
06/01/2025	9114271	96.23	-	Adjust Prepaid	
06/01/2025	9114273	291.30	-	Adjust Prepaid	
06/01/2025	9114275	146.23	-	Adjust Prepaid	
06/01/2025	9114277	155.78	-	Adjust Prepaid	
06/01/2025	9114279	23.15	-	Adjust Prepaid	
06/01/2025	9114281	146.23	-	Adjust Prepaid	
06/01/2025	9114283	0.50	-	Adjust Prepaid	
06/01/2025	9114285	532.77	-	Adjust Prepaid	
06/01/2025	9114287	146.23	-	Adjust Prepaid	
06/01/2025	9114289	146.23	-	Adjust Prepaid	
06/01/2025	9114291	102.88	-	Adjust Prepaid	
06/01/2025	9114293	532.77	-	Adjust Prepaid	
06/01/2025	9114295	121.11	-	Adjust Prepaid	
06/01/2025	9124594	532.77	-	Adjust Prepaid	
06/01/2025	9125353	313.10	-	Adjust Prepaid	
06/02/2025	9138472	0.00	1,934.20	Deposit from batch 250869	
06/03/2025	9172585	0.00	1,018.90	Deposit from batch 252593	
06/03/2025	9143177	313.10	-	Adjust Prepaid	
06/03/2025	9143179	532.77	-	Adjust Prepaid	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/03/2025	9143181	\$ 532.77	\$ -	Adjust Prepaid	
06/04/2025	9177843	0.00	555.92	Deposit from batch 252338	
06/04/2025	9191071	0.00	148.80	Deposit from batch 253548	
06/05/2025	9194359	0.00	605.56	Deposit from batch 253338	
06/06/2025	9207757	0.00	313.10	Deposit from batch 253853	
06/06/2025	9216029	0.00	750.11	Deposit from batch 254770	
06/09/2025	9220863	0.00	292.46	Deposit from batch 254374	
06/10/2025	9326367	0.00	146.43	Deposit from batch 255954	
06/10/2025	9325654	0.00	532.77	Deposit from batch 256102	
06/11/2025	9329663	0.00	532.77	Deposit from batch 255746	
06/11/2025	9328635	0.00	53.55	Deposit from batch 255919	
06/11/2025	9339392	0.00	400.23	Deposit from batch 256745	
06/12/2025	9352365	0.00	335.00	Deposit from batch 257541	
06/16/2025	9383929	0.00	1,878.60	Deposit from batch 259150	
06/17/2025	9395055	0.00	680.51	Deposit from batch 259917	
06/23/2025	9437423	0.00	576.03	Deposit from batch 262496	
06/25/2025	9448087	0.00	93.04	Deposit from batch 263350	
06/27/2025	9475944	0.00	575.03	Deposit from batch 264833	
06/30/2025	9481193	0.00	1,470.83	Deposit from batch 264514	
06/30/2025	9552777	0.00	1,598.31	Deposit from batch 265279	
06/30/2025	9714947	-	532.77	Move Payment Transfer	
06/30/2025	9714949	-	313.10	Move Payment Transfer	
06/30/2025	9714959	-	340.73	Move Payment Transfer	
06/30/2025	9714961	-	192.04	Move Payment Transfer	
06/30/2025	9714972	-	532.77	Move Payment Transfer	
06/30/2025	9715040	-	3,793.11	Reclass prepaid balances	
20-2795-00	Accrued Operating Expenses	-	-	155,202.99	(155,202.99)
Date	GL Ref #	Debit	Credit	Description	
06/30/2025	9696751	\$ -	\$ 155,202.99	Accrue year end expenses	
20-2799-00	Accounts Payable	-	160,906.51	160,906.51	-
Date	GL Ref #	Debit	Credit	Description	
06/02/2025	9152366	\$ -	\$ 150.51	Accounts Payable Inv # 052725-051 Inv: 052725-051 Carolyn Phillips	
06/02/2025	9152368	-	1,000.00	Accounts Payable Inv # 27122 Inv: 27122 Joel L Bustamante	
06/02/2025	9152370	-	1,240.00	Accounts Payable Inv # 1304 Inv: 1304 Vega Cleaning Service Inc.	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/02/2025	9152372	\$ -	\$ 1,240.00	Accounts Payable Inv # 1307 Inv: 1307 Vega Cleaning Service Inc.	
06/02/2025	9152374	-	1,486.75	Accounts Payable Inv # 12587 Inv: 12587 Xtreme Fitness Service, Inc.	
06/02/2025	9152376	-	4,500.00	Accounts Payable Inv # 33745 Inv: 33745 Seabreeze Management Company, Inc.	
06/02/2025	9152378	1,486.75	-	Accounts Payable Inv # 12587; Xtreme Fitness Service, Inc. Chk # 100568 Inv: 12587 Xtreme Fitness Service, Inc.	
06/02/2025	9152380	1,240.00	-	Accounts Payable Inv # 1304; Vega Cleaning Service Inc. Chk # 100569 Inv: 1304 Vega Cleaning Service Inc.	
06/02/2025	9152382	1,240.00	-	Accounts Payable Inv # 1307; Vega Cleaning Service Inc. Chk # 100570 Inv: 1307 Vega Cleaning Service Inc.	
06/02/2025	9152384	1,000.00	-	Accounts Payable Inv # 27122; Remedy Pest Elimination Chk # 100571 Inv: 27122 Remedy Pest Elimination	
06/02/2025	9152386	150.51	-	Accounts Payable Inv # 052725-051; Carolyn Phillips Chk # 100572 Inv: 052725-051 Carolyn Phillips	
06/02/2025	9152388	4,500.00	-	Accounts Payable Inv # 33745; Seabreeze Management Company, Inc. Chk # 100573 Inv: 33745 Seabreeze Management Company, Inc.	
06/06/2025	9213156	-	526.05	Accounts Payable Inv # 34992 Inv: 34992 Seabreeze Management Company, Inc.	
06/06/2025	9213158	-	650.00	Accounts Payable Inv # 87390 Inv: 87390 Better Pools	
06/06/2025	9213160	-	569.69	Accounts Payable Inv # 0033385052125 Inv: 0033385052125 Charter Communications	
06/06/2025	9213162	-	1,198.06	Accounts Payable Inv # 060225-085881513 Inv: 060225-085881513 SoCalGas	
06/06/2025	9213164	-	1,662.06	Accounts Payable Inv # 060225-337810871 Inv: 060225-337810871 SoCalGas	
06/06/2025	9213166	569.69	-	Accounts Payable Inv # 0033385052125; Charter Communications Chk # 300053 Inv: 0033385052125 Charter Communications	
06/06/2025	9213168	1,198.06	-	Accounts Payable Inv # 060225-085881513; SoCalGas Chk # 100574 Inv: 060225-085881513 SoCalGas	
06/06/2025	9213170	1,662.06	-	Accounts Payable Inv # 060225-337810871; SoCalGas Chk # 100575 Inv: 060225-337810871 SoCalGas	
06/06/2025	9213172	650.00	-	Accounts Payable Inv # 87390; Better Pools Chk # 100576 Inv: 87390 Better Pools	
06/06/2025	9213174	526.05	-	Accounts Payable Inv # 34992; Seabreeze Management Company, Inc. Chk # 100577 Inv: 34992 Seabreeze Management Company, Inc.	
06/10/2025	9321500	-	2,525.00	Accounts Payable Inv # 87389 Inv: 87389 Better Pools	

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/10/2025	9321502	\$ -	\$ 3,530.88	Accounts Payable Inv # 186 Inv: 186 Eastman Electric	
06/10/2025	9321504	-	155.51	Accounts Payable Inv # 9237692505 Inv: 9237692505 HD Supply Facilities Maintenance, LTD.	
06/10/2025	9321506	-	7,966.67	Accounts Payable Inv # 511655 Inv: 511655 California State University	
06/10/2025	9321508	-	861.43	Accounts Payable Inv # 82 Inv: 82 Eastman Electric	
06/10/2025	9321510	-	85.00	Accounts Payable Inv # 11464 Inv: 11464 Ventura Garage Door Doc, Inc.	
06/10/2025	9321512	-	225.00	Accounts Payable Inv # 11427 Inv: 11427 Ventura Garage Door Doc, Inc.	
06/10/2025	9321514	-	485.00	Accounts Payable Inv # 11736 Inv: 11736 Ventura Garage Door Doc, Inc.	
06/10/2025	9321516	-	1,618.62	Accounts Payable Inv # 392440 Inv: 392440 Gothic Landscape Maintenance Division	
06/10/2025	9321518	1,618.62	-	Accounts Payable Inv # 392440; Gothic Landscape Maintenance Division Chk # 100578 Inv: 392440 Gothic Landscape Maintenance Division	
06/10/2025	9321520	2,525.00	-	Accounts Payable Inv # 87389; Better Pools Chk # 100579 Inv: 87389 Better Pools	
06/10/2025	9321522	155.51	-	Accounts Payable Inv # 9237692505; HD Supply Facilities Maintenance, LTD. Chk # 100580 Inv: 9237692505 HD Supply Facilities Maintenance, LTD.	
06/10/2025	9321524	7,966.67	-	Accounts Payable Inv # 511655; California State University Chk # 100581 Inv: 511655 California State University	
06/10/2025	9321526	3,530.88	-	Accounts Payable Inv # 186; Eastman Electric Chk # 100582 Inv: 186 Eastman Electric	
06/10/2025	9321528	861.43	-	Accounts Payable Inv # 82; Eastman Electric Chk # 100583 Inv: 82 Eastman Electric	
06/10/2025	9321530	85.00	-	Accounts Payable Inv # 11464; Garage Door Doctor Chk # 100584 Inv: 11464 Garage Door Doctor	
06/10/2025	9321532	225.00	-	Accounts Payable Inv # 11427; Garage Door Doctor Chk # 100585 Inv: 11427 Garage Door Doctor	
06/10/2025	9321534	485.00	-	Accounts Payable Inv # 11736; Garage Door Doctor Chk # 100586 Inv: 11736 Garage Door Doctor	
06/12/2025	9349179	-	250.00	Accounts Payable Inv # 20283 Inv: 20283 Ventura Garage Door Doc, Inc.	
06/12/2025	9349181	-	52,474.04	Accounts Payable Inv # 511658 Inv: 511658 California State University, Channel Islands	
06/12/2025	9349186	250.00	-	Accounts Payable Inv # 20283; Garage Door Doctor Chk # 100587 Inv: 20283 Garage Door Doctor	

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/12/2025	9349188	\$ 52,474.04	\$ -	Accounts Payable Inv # 511658; California State University, Channel Islands Chk # 100588 Inv: 511658 California State University, Channel Islands	
06/17/2025	9393994	-	83.95	Accounts Payable Inv # 87584 Inv: 87584 Better Pools	
06/17/2025	9393996	-	5,493.71	Accounts Payable Inv # 35407 Inv: 35407 Seabreeze Management Company, Inc.	
06/17/2025	9393998	-	48.82	Accounts Payable Inv # 061225-305875602 Inv: 061225-305875602 Southern California Edison Co.	
06/17/2025	9394000	-	1,490.97	Accounts Payable Inv # 249889- 24 Inv: 249889- 24 BluSky Restoration Contractors, LLC	
06/17/2025	9394002	-	1,240.00	Accounts Payable Inv # 1310 Inv: 1310 Vega Cleaning Service Inc.	
06/17/2025	9394004	-	3,498.19	Accounts Payable Inv # 061025-001512196 Inv: 061025-001512196 Southern California Edison Co.	
06/17/2025	9394006	48.82	-	Accounts Payable Inv # 061225-305875602; Southern California Edison Co. Chk # 300055 Inv: 061225-305875602 Southern California Edison Co.	
06/17/2025	9394008	5,493.71	-	Accounts Payable Inv # 35407; Seabreeze Management Company, Inc. Chk # 100589 Inv: 35407 Seabreeze Management Company, Inc.	
06/17/2025	9394010	1,490.97	-	Accounts Payable Inv # 249889- 24; BluSky Restoration Contractors, LLC Chk # 100590 Inv: 249889- 24 BluSky Restoration Contractors, LLC	
06/17/2025	9394012	1,240.00	-	Accounts Payable Inv # 1310; Vega Cleaning Service Inc. Chk # 100591 Inv: 1310 Vega Cleaning Service Inc.	
06/17/2025	9394014	83.95	-	Accounts Payable Inv # 87584; Better Pools Chk # 100592 Inv: 87584 Better Pools	
06/17/2025	9394016	3,498.19	-	Accounts Payable Inv # 061025-001512196; Southern California Edison Co. Chk # 100593 Inv: 061025-001512196 Southern California Edison Co.	
06/20/2025	9421043	-	450.00	Accounts Payable Inv # 1308 Inv: 1308 Vega Cleaning Service Inc.	
06/20/2025	9421045	-	1,240.00	Accounts Payable Inv # 1312 Inv: 1312 Vega Cleaning Service Inc.	
06/20/2025	9421047	-	32,088.00	Accounts Payable Inv # 391132 Inv: 391132 Gothic Landscape Maintenance Division	
06/20/2025	9421049	-	182.85	Accounts Payable Inv # 9238063028 Inv: 9238063028 HD Supply Facilities Maintenance, LTD.	
06/20/2025	9421051	32,088.00	-	Accounts Payable Inv # 391132; Gothic Landscape Maintenance Division Chk # 100594 Inv: 391132 Gothic Landscape Maintenance Division	
06/20/2025	9421053	182.85	-	Accounts Payable Inv # 9238063028; HD Supply Facilities Maintenance, LTD. Chk # 100595 Inv: 9238063028 HD Supply Facilities Maintenance, LTD.	
06/20/2025	9421055	450.00	-	Accounts Payable Inv # 1308; Vega Cleaning Service Inc. Chk # 100596 Inv: 1308 Vega Cleaning Service Inc.	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/20/2025	9421057	\$ 1,240.00	\$ -	Accounts Payable Inv # 1312; Vega Cleaning Service Inc. Chk # 100597 Inv: 1312 Vega Cleaning Service Inc.	
06/23/2025	9434599	-	1,000.00	Accounts Payable Inv # 27163 Inv: 27163 Joel L Bustamante	
06/23/2025	9434601	-	250.00	Accounts Payable Inv # 87777 Inv: 87777 Better Pools	
06/23/2025	9434603	-	237.53	Accounts Payable Inv # 0293780060925 Inv: 0293780060925 Charter Communications	
06/23/2025	9434605	237.53	-	Accounts Payable Inv # 0293780060925; Charter Communications Chk # 300056 Inv: 0293780060925 Charter Communications	
06/23/2025	9434607	1,000.00	-	Accounts Payable Inv # 27163; Remedy Pest Elimination Chk # 100598 Inv: 27163 Remedy Pest Elimination	
06/23/2025	9434609	250.00	-	Accounts Payable Inv # 87777; Better Pools Chk # 100599 Inv: 87777 Better Pools	
06/25/2025	9454000	-	1,959.16	Accounts Payable Inv # 061625-466262876 Inv: 061625-466262876 Southern California Edison Co.	
06/25/2025	9454002	1,959.16	-	Accounts Payable Inv # 061625-466262876; Southern California Edison Co. Chk # 100600 Inv: 061625-466262876 Southern California Edison Co.	
06/26/2025	9463108	-	850.00	Accounts Payable Inv # 37762-1 Inv: 37762-1 Jb Bostick Company, Inc.	
06/26/2025	9463110	-	618.75	Accounts Payable Inv # 062025-875 Inv: 062025-875 Juan Quinonez	
06/26/2025	9463112	-	1,100.00	Accounts Payable Inv # 1311 Inv: 1311 Vega Cleaning Service Inc.	
06/26/2025	9463114	-	1,240.00	Accounts Payable Inv # 1313 Inv: 1313 Vega Cleaning Service Inc.	
06/26/2025	9463116	-	550.00	Accounts Payable Inv # 6688384 Inv: 6688384 Kastle Kare Inc	
06/26/2025	9463118	-	930.03	Accounts Payable Inv # 83 Inv: 83 Eastman Electric	
06/26/2025	9463120	-	2,589.54	Accounts Payable Inv # 187 Inv: 187 Eastman Electric	
06/26/2025	9463122	-	3,304.24	Accounts Payable Inv # 061225--01289583 Inv: 061225--01289583 E. J. Harrison & Sons, Inc.	
06/26/2025	9463124	-	4,940.10	Accounts Payable Inv # 061225--00056173 Inv: 061225--00056173 E. J. Harrison & Sons, Inc.	
06/26/2025	9463126	-	1,696.16	Accounts Payable Inv # 061225--01272571 Inv: 061225--01272571 E. J. Harrison & Sons, Inc.	
06/26/2025	9463128	-	1,745.00	Accounts Payable Inv # 9396959 Inv: 9396959 Brightview Tree Care Services	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 6/1/2025 - 6/30/2025

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
06/26/2025	9463130	\$ -	\$ 5,333.82	Accounts Payable Inv # 061225-0044384 3 Inv: 061225-0044384 3 E. J. Harrison & Sons, Inc.			
06/26/2025	9463132	1,100.00	-	Accounts Payable Inv # 1311; Vega Cleaning Service Inc. Chk # 100601 Inv: 1311 Vega Cleaning Service Inc.			
06/26/2025	9463134	1,240.00	-	Accounts Payable Inv # 1313; Vega Cleaning Service Inc. Chk # 100602 Inv: 1313 Vega Cleaning Service Inc.			
06/26/2025	9463136	550.00	-	Accounts Payable Inv # 6688384; Kastle Kare Inc Chk # 100603 Inv: 6688384 Kastle Kare Inc			
06/26/2025	9463138	930.03	-	Accounts Payable Inv # 83; Eastman Electric Chk # 100604 Inv: 83 Eastman Electric			
06/26/2025	9463140	2,589.54	-	Accounts Payable Inv # 187; Eastman Electric Chk # 100605 Inv: 187 Eastman Electric			
06/26/2025	9463142	3,304.24	-	Accounts Payable Inv # 061225--01289583; E. J. Harrison & Sons, Inc. Chk # 100606 Inv: 061225--01289583 E. J. Harrison & Sons, Inc.			
06/26/2025	9463144	4,940.10	-	Accounts Payable Inv # 061225--00056173; E. J. Harrison & Sons, Inc. Chk # 100607 Inv: 061225--00056173 E. J. Harrison & Sons, Inc.			
06/26/2025	9463146	1,696.16	-	Accounts Payable Inv # 061225--01272571; E. J. Harrison & Sons, Inc. Chk # 100608 Inv: 061225--01272571 E. J. Harrison & Sons, Inc.			
06/26/2025	9463148	5,333.82	-	Accounts Payable Inv # 061225-0044384 3; E. J. Harrison & Sons, Inc. Chk # 100609 Inv: 061225-0044384 3 E. J. Harrison & Sons, Inc.			
06/26/2025	9463150	618.75	-	Accounts Payable Inv # 062025-875; Juan Quinonez Chk # 100610 Inv: 062025-875 Juan Quinonez			
06/26/2025	9463152	1,745.00	-	Accounts Payable Inv # 9396959; Brightview Tree Care Services Chk # 100611 Inv: 9396959 Brightview Tree Care Services			
06/26/2025	9463154	850.00	-	Accounts Payable Inv # 37762-1; Jb Bostick Company, Inc. Chk # 100612 Inv: 37762-1 Jb Bostick Company, Inc.			
06/27/2025	9472390	-	300.00	Accounts Payable Inv # 27323 Inv: 27323 Joel L Bustamante			
06/27/2025	9472392	-	319.75	Accounts Payable Inv # 12673 Inv: 12673 Xtreme Fitness Service, Inc.			
06/27/2025	9472394	-	1,725.67	Accounts Payable Inv # UG Asphalt Proj Inv: UG Asphalt Proj KW University Glen, LLC			
06/27/2025	9472396	319.75	-	Accounts Payable Inv # 12673; Xtreme Fitness Service, Inc. Chk # 100613 Inv: 12673 Xtreme Fitness Service, Inc.			
06/27/2025	9472398	300.00	-	Accounts Payable Inv # 27323; Remedy Pest Elimination Chk # 100614 Inv: 27323 Remedy Pest Elimination			
06/27/2025	9472400	1,725.67	-	Accounts Payable Inv # UG Asphalt Proj; KW University Glen, LLC Chk # 100615 Inv: UG Asphalt Proj KW University Glen, LLC			
40-4000-00	Reserve Liability			(76,040.69)	6,180.39	46,775.91	(116,636.21)
Date	GL Ref #	Debit	Credit	Description			
06/26/2025	9463108	\$ 850.00	\$ -	Common Area Asphalt Project CO1			

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 37762-1 Jb Bostick Company, Inc.					
06/30/2025	9484704	-	22,995.83		
06/30/2025	9484704	-	1,000.08		
06/30/2025	9484704	-	22,780.00		
06/30/2025	9696748	5,330.39	-		
40-4001-00	Reserve Expenses - Common Space	-	1,725.67	1,725.67	-
Date	GL Ref #	Debit	Credit	Description	
06/27/2025	9472394	\$ 1,725.67	\$ -	Asphalt Project Copying	
Inv: UG Asphalt Proj KW University Glen, LLC					
06/30/2025	9696748	-	1,725.67	Reallocate reserve exp to GL 4000 liability	
40-4003-00	Reserve Expenses - Townhouse	-	3,604.72	3,604.72	-
Date	GL Ref #	Debit	Credit	Description	
06/10/2025	9321510	\$ 85.00	\$ -	333 E Platts Harbor Drive Garage Door Maintenance	
Inv: 11464 Ventura Garage Door Doc, Inc.					
06/10/2025	9321512	225.00	-	333 E Platts Harbor Drive Garage Door Repairs	
Inv: 11427 Ventura Garage Door Doc, Inc.					
06/10/2025	9321514	485.00	-	Torsion Spring Replacement-851 CI Drive	
Inv: 11736 Ventura Garage Door Doc, Inc.					
06/12/2025	9349179	250.00	-	1021 N Channel Islands Drive	
Inv: 20283 Ventura Garage Door Doc, Inc.					
06/17/2025	9394000	1,490.97	-	316 Smugglers Cove	
Inv: 249889- 24 BluSky Restoration Contractors, LLC					
06/20/2025	9421043	450.00	-	315 CI Drive Garage Door Repair	
Inv: 1308 Vega Cleaning Service Inc.					
06/26/2025	9463110	618.75	-	316 E Platts Harbor Dr. Sewer Line Issues	
Inv: 062025-875 Juan Quinonez					
06/30/2025	9696748	-	3,604.72	Reallocate reserve exp to GL 4000 liability	
49-4998-00	Prior Year Equity		(227,952.78)	-	(227,952.78)
Date	GL Ref #	Debit	Credit	Description	
50-5010-00	Townhomes Assessments		(1,172,094.00)	22,543.20	129,097.20 (1,278,648.00)
Date	GL Ref #	Debit	Credit	Description	
06/01/2025	4206218	\$ -	\$ 22,543.20	Assessment - A - Batch 105590	
06/01/2025	4206242	-	106,554.00	Assessment - A - Batch 105591	
06/01/2025	9128549	22,543.20	-	RECLASS SINGLE FAMILY HOMES ASSESSMENTS	
50-5013-00	Single family homes		(247,975.20)	-	22,543.20 (270,518.40)
Date	GL Ref #	Debit	Credit	Description	
06/01/2025	9128549	\$ -	\$ 22,543.20	RECLASS SINGLE FAMILY HOMES ASSESSMENTS	
50-5015-00	Apartment Assessment		(1,253,823.01)	-	113,983.91 (1,367,806.92)
Date	GL Ref #	Debit	Credit	Description	
06/01/2025	4206270	\$ -	\$ 93,099.58	Apartment Assessment - A - Batch 105588	
06/01/2025	4206294	-	16,823.50	Apartment Assessment - A - Batch 105589	
06/01/2025	4206318	-	4,060.83	Commercial Assessment - A - Batch 105592	
50-5023-00	Bank Return Check/NSF Fees		(350.00)	-	75.00 (425.00)
Date	GL Ref #	Debit	Credit	Description	
06/05/2025	9208841	\$ -	\$ 25.00	NSF/Returned Check Fee - Batch 254386	
06/12/2025	9353278	-	25.00	NSF/Returned Check Fee - Batch 257652	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/27/2025	9482293	\$ -	\$ 25.00	NSF/Returned Check Fee - Batch 265096	
50-5030-00	Interest Income-Operating	(631.18)	-	-	(631.18)
Date	GL Ref #	Debit	Credit	Description	
50-5045-00	Parking Fees	(400.00)	-	75.00	(475.00)
Date	GL Ref #	Debit	Credit	Description	
06/04/2025	9178977	\$ -	\$ 50.00	Parking Permit/ Pass Fee - Batch 253380	
06/06/2025	9209686	-	25.00	Parking Permit/ Pass Fee - Batch 254627	
50-5060-00	Gate/Pool Keys/Remotes	(450.00)	-	225.00	(675.00)
Date	GL Ref #	Debit	Credit	Description	
06/06/2025	9208787	\$ -	\$ 75.00	Key Fob / Remotes - Batch 254304	
06/12/2025	9341590	-	75.00	Key Fob / Remotes - Batch 257024	
06/24/2025	9440413	-	75.00	Key Fob / Remotes - Batch 262743	
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	15,125.00	-	-	15,125.00
Date	GL Ref #	Debit	Credit	Description	
60-6035-00	Mgmt Billback - Office & Postage	6,245.10	526.05	-	6,771.15
Date	GL Ref #	Debit	Credit	Description	
06/06/2025	9213156	\$ 526.05	\$ -	June 2025 Monthly Statement Mailing Inv: 34992 Seabreeze Management Company, Inc.	
60-6037-00	Onsite Mgmt-Contingency	825.60	-	825.60	-
Date	GL Ref #	Debit	Credit	Description	
06/30/2025	9714845	\$ -	\$ 825.60	Reclass 1099 processing, office supplies & cellphone	
60-6040-00	Mgmt Services & On-Site Staff Payroll	170,067.23	15,487.42	-	185,554.65
Date	GL Ref #	Debit	Credit	Description	
06/02/2025	9152376	\$ 4,500.00	\$ -	June Service-Seabreeze Management Company, Inc. Inv: 33745 Seabreeze Management Company, Inc.	
06/17/2025	9393996	5,493.71	-	June Service-Seabreeze Management Company, Inc. Inv: 35407 Seabreeze Management Company, Inc.	
06/30/2025	9696751	5,493.71	-	Accrue year end expenses	
60-6041-00	Office Rent & Maintenance	29,453.60	-	-	29,453.60
Date	GL Ref #	Debit	Credit	Description	
60-6085-00	Misc Admin (Office Supplies/Cellphone)	1,089.99	1,217.76	-	2,307.75
Date	GL Ref #	Debit	Credit	Description	
06/30/2025	9696751	\$ 392.16	\$ -	Accrue year end expenses	
06/30/2025	9714845	825.60	-	Reclass 1099 processing, office supplies & cellphone	
63-6320-00	Security Services	87,633.37	7,966.67	-	95,600.04
Date	GL Ref #	Debit	Credit	Description	
06/10/2025	9321506	\$ 7,966.67	\$ -	June 2025 Police Services Inv: 511655 California State University	
64-6405-00	Landscape Contract	320,880.00	64,176.00	-	385,056.00
Date	GL Ref #	Debit	Credit	Description	
06/20/2025	9421047	\$ 32,088.00	\$ -	Contract service for June 2025 Inv: 391132 Gothic Landscape Maintenance Division	
06/30/2025	9696751	32,088.00	-	Accrue year end expenses	
64-6410-00	Landscape Extras	44,390.51	12,197.31	11,455.03	45,132.79
Date	GL Ref #	Debit	Credit	Description	
06/26/2025	9463128	\$ 1,745.00	\$ -	Tree Removal at Parkview Apts	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 9396959 Brightview Tree Care Services					
06/30/2025	9696751	10,452.31	-		
					Accrue year end expenses
06/30/2025	9714881	-	11,455.03		
					Accrue reimb from Site Authority for brush clearance
64-6420-00	Irrigation Repairs	28,045.50	3,644.13	-	31,689.63
Date	GL Ref #	Debit	Credit	Description	
06/02/2025	9152366	\$ 150.51	\$ -	Payment for maintenance of irrigation system at Community Garden.-Carolyn Phillips	
				Inv: 052725-051 Carolyn Phillips	
06/10/2025	9321516	1,618.62	-	Controller B-10 Repairs	
				Inv: 392440 Gothic Landscape Maintenance Division	
06/30/2025	9696751	1,875.00	-	Accrue year end expenses	
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	12,727.76	1,791.46	-	14,519.22
Date	GL Ref #	Debit	Credit	Description	
06/10/2025	9321508	\$ 861.43	\$ -	CA electrical for May 2025	
				Inv: 82 Eastman Electric	
06/26/2025	9463118	930.03	-	Monthly CA Elec Maintenance	
				Inv: 83 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	54,175.00	7,440.00	-	61,615.00
Date	GL Ref #	Debit	Credit	Description	
06/02/2025	9152370	\$ 1,240.00	\$ -	Weekly Contract Service thru May 18, 2025	
				Inv: 1304 Vega Cleaning Service Inc.	
06/02/2025	9152372	1,240.00	-	Weekly Contract Service thru May 25, 2025	
				Inv: 1307 Vega Cleaning Service Inc.	
06/17/2025	9394002	1,240.00	-	Contract work thru 6.8.2025	
				Inv: 1310 Vega Cleaning Service Inc.	
06/20/2025	9421045	1,240.00	-	Weekly Contract Service Thru June 15th	
				Inv: 1312 Vega Cleaning Service Inc.	
06/26/2025	9463114	1,240.00	-	Weekly Contract Service thru June 22, 2025	
				Inv: 1313 Vega Cleaning Service Inc.	
06/30/2025	9696751	1,240.00	-	Accrue year end expenses	
65-6553-00	Common Area Maintenance	11,736.00	1,100.00	-	12,836.00
Date	GL Ref #	Debit	Credit	Description	
06/26/2025	9463112	\$ 1,100.00	\$ -	Painting retaining wall by Hillcrest Pool	
				Inv: 1311 Vega Cleaning Service Inc.	
65-6554-00	Common Area Supplies	14,990.36	1,309.21	-	16,299.57
Date	GL Ref #	Debit	Credit	Description	
06/10/2025	9321504	\$ 155.51	\$ -	CA Paper Supplies	
				Inv: 9237692505 HD Supply Facilities Maintenance, LTD.	
06/20/2025	9421049	182.85	-	CA Paper Supplies	
				Inv: 9238063028 HD Supply Facilities Maintenance, LTD.	
06/30/2025	9696751	970.85	-	Accrue year end expenses	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
65-6555-00	Pest Control (Pest & Gopher)	\$14,300.00	\$2,850.00	\$-	\$17,150.00
Date	GL Ref #	Debit	Credit	Description	
06/02/2025	9152368	\$ 1,000.00	\$ -	Monthly Pest Control Service Inv: 27122 Joel L Bustamante	
06/23/2025	9434599	1,000.00	-	Pest Control for June 2025 Inv: 27163 Joel L Bustamante	
06/26/2025	9463116	550.00	-	Monthlyl Gopher Service Inv: 6688384 Kastle Kare Inc	
06/27/2025	9472390	300.00	-	Bee Relocation Inv: 27323 Joel L Bustamante	
65-6570-00	Pool/Fountain Contract Services	34,650.00	3,175.00	-	37,825.00
Date	GL Ref #	Debit	Credit	Description	
06/06/2025	9213158	\$ 650.00	\$ -	Fountain Contract Service for June 2025 Inv: 87390 Better Pools	
06/10/2025	9321500	2,525.00	-	June 25 Pool/Spa Contract Services Inv: 87389 Better Pools	
65-6572-00	Pool/Fountain Extras	21,678.01	708.95	-	22,386.96
Date	GL Ref #	Debit	Credit	Description	
06/17/2025	9393994	\$ 83.95	\$ -	Hillcrest weir Inv: 87584 Better Pools	
06/23/2025	9434601	250.00	-	Hillcrest/Townside Grid Cleaning Inv: 87777 Better Pools	
06/30/2025	9696751	375.00	-	Accrue year end expenses	
65-6588-00	Fitness Equipment	2,566.75	1,845.81	-	4,412.56
Date	GL Ref #	Debit	Credit	Description	
06/02/2025	9152374	\$ 1,486.75	\$ -	Repairs to TC Treadmill Inv: 12587 Xtreme Fitness Service, Inc.	
06/27/2025	9472392	319.75	-	Hillcrest Fitness Center Repairs Inv: 12673 Xtreme Fitness Service, Inc.	
06/30/2025	9696751	39.31	-	Accrue year end expenses	
65-6595-00	Misc Maintenance (DG Path Repairs)	1,250.00	-	-	1,250.00
Date	GL Ref #	Debit	Credit	Description	
66-6627-00	Lighting - Townhomes Sconce Repairs	24,521.81	6,120.42	-	30,642.23
Date	GL Ref #	Debit	Credit	Description	
06/10/2025	9321502	\$ 3,530.88	\$ -	TH electrical completed in May 2025 Inv: 186 Eastman Electric	
06/26/2025	9463120	2,589.54	-	Monthly TH Elec Maintenance Inv: 187 Eastman Electric	
66-6645-00	Plumbing (Townhouse)	250.00	610.00	-	860.00
Date	GL Ref #	Debit	Credit	Description	
06/30/2025	9696751	\$ 610.00	\$ -	Accrue year end expenses	
67-6700-00	Water - Reclaimed (Landscape)	71,105.22	20,958.89	-	92,064.11
Date	GL Ref #	Debit	Credit	Description	
06/12/2025	9349181	\$ 6,948.51	\$ -	April 2025	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 511658 California State University, Channel Islands					
06/30/2025	9696751	14,010.38	-	Accrue year end expenses	
67-6701-00	Water-(Potable/Common Area Pools)	131,868.90	46,332.61	-	178,201.51
Date	GL Ref #	Debit	Credit	Description	
06/12/2025	9349181	\$ 17,361.18	\$ -	April 2025	
Inv: 511658 California State University, Channel Islands					
06/30/2025	9696751	28,971.43	-	Accrue year end expenses	
67-6702-00	Sewer	165,949.03	61,095.48	-	227,044.51
Date	GL Ref #	Debit	Credit	Description	
06/12/2025	9349181	\$ 20,365.16	\$ -	April 2025	
Inv: 511658 California State University, Channel Islands					
06/30/2025	9696751	40,730.32	-	Accrue year end expenses	
67-6703-00	Water/Sewer Infrastructue Fee	65,478.19	23,397.57	-	88,875.76
Date	GL Ref #	Debit	Credit	Description	
06/12/2025	9349181	\$ 7,799.19	\$ -	April 2025	
Inv: 511658 California State University, Channel Islands					
06/30/2025	9696751	15,598.38	-	Accrue year end expenses	
67-6705-00	Electricity	74,803.19	5,506.17	-	80,309.36
Date	GL Ref #	Debit	Credit	Description	
06/17/2025	9393998	\$ 48.82	\$ -	700305875602	
Inv: 061225-305875602 Southern California Edison Co.					
06/17/2025	9394004	3,498.19	-	600001512196	
Inv: 061025-001512196 Southern California Edison Co.					
06/25/2025	9454000	1,959.16	-	700466262876	
Inv: 061625-466262876 Southern California Edison Co.					
67-6710-00	Gas	21,419.44	2,860.12	-	24,279.56
Date	GL Ref #	Debit	Credit	Description	
06/06/2025	9213162	\$ 1,198.06	\$ -	100 858 8151 3	
Inv: 060225-085881513 SoCalGas					
06/06/2025	9213164	1,662.06	-	153 378 1087 1	
Inv: 060225-337810871 SoCalGas					
67-6720-00	Cable/Telephone	8,329.91	1,358.88	-	9,688.79
Date	GL Ref #	Debit	Credit	Description	
06/06/2025	9213160	\$ 569.69	\$ -	8448 20 899 0033385	
Inv: 0033385052125 Charter Communications					
06/23/2025	9434603	237.53	-	8448 20 041 0293780	
Inv: 0293780060925 Charter Communications					
06/30/2025	9696751	551.66	-	Accrue year end expenses	
67-6725-00	Trash Removal	202,514.69	17,078.80	-	219,593.49
Date	GL Ref #	Debit	Credit	Description	
06/26/2025	9463122	\$ 3,304.24	\$ -	1-0128958 3	
Inv: 061225--01289583 E. J. Harrison & Sons, Inc.					
06/26/2025	9463124	4,940.10	-	1-0005617 3	
Inv: 061225--00056173 E. J. Harrison & Sons, Inc.					

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 6/1/2025 - 6/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/26/2025	9463126	\$ 1,696.16	\$ -	1-0127257 1	
				Inv: 061225--01272571 E. J. Harrison & Sons, Inc.	
06/26/2025	9463130	5,333.82	-	1 -0044384 3	
				Inv: 061225-0044384 3 E. J. Harrison & Sons, Inc.	
06/30/2025	9696751	1,804.48	-	Accrue year end expenses	
68-6800-00	Insurance Master Policy	133,715.12	13,704.88	-	147,420.00
Date	GL Ref #	Debit	Credit	Description	
06/30/2025	9696746	\$ 13,704.88	\$ -	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	252,954.13	22,995.83	-	275,949.96
Date	GL Ref #	Debit	Credit	Description	
06/30/2025	9484704	\$ 22,995.83	\$ -	Monthly Reserve Contribution	
90-9008-00	Reserves-Single Family	11,000.88	1,000.08	-	12,000.96
Date	GL Ref #	Debit	Credit	Description	
06/30/2025	9484704	\$ 1,000.08	\$ -	Monthly Reserve Contribution	
90-9009-00	Reserves-Townhouse	250,580.00	22,780.00	-	273,360.00
Date	GL Ref #	Debit	Credit	Description	
06/30/2025	9484704	\$ 22,780.00	\$ -	Monthly Reserve Contribution	
	Totals:	\$0.00	\$1,085,095.66	\$1,085,095.66	\$0.00

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 3571 (End: 06/30/2025)

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)
05/30/2025		KW University Glen, LLC		100567	(\$519.78)
06/02/2025		Carolyn Phillips		100572	(\$150.51)
06/10/2025		California State University		100581	(\$7,966.67)
06/20/2025		Vega Cleaning Service Inc.		100597	(\$1,240.00)
06/20/2025		Vega Cleaning Service Inc.		100596	(\$450.00)
06/20/2025		Gothic Landscape Maintenance Division		100594	(\$32,088.00)
06/23/2025		Remedy Pest Elimination		100598	(\$1,000.00)
06/25/2025		Southern California Edison Co.		100600	(\$1,959.16)
06/26/2025		Eastman Electric		100605	(\$2,589.54)
06/26/2025		Brightview Tree Care Services		100611	(\$1,745.00)
06/26/2025		Vega Cleaning Service Inc.		100602	(\$1,240.00)
06/26/2025		Vega Cleaning Service Inc.		100601	(\$1,100.00)
06/26/2025		Eastman Electric		100604	(\$930.03)
06/26/2025		Jb Bostick Company, Inc.		100612	(\$850.00)
06/26/2025		Juan Quinonez		100610	(\$618.75)
06/26/2025		Kastle Kare Inc		100603	(\$550.00)
06/27/2025		KW University Glen, LLC		100615	(\$1,725.67)
06/27/2025		Remedy Pest Elimination		100614	(\$300.00)
06/30/2025		Deposit from batch 264514	264514 - Online Payment	682	\$1,470.83
				Total Uncleared	(\$55,897.94)

Sunwest - Operating - 3571 Summary

Ending Account Balance:	\$ 741,514.13
Uncleared Items:	(\$55,897.94)
Adjusted Balance:	\$ 797,412.07
Sweep Account Balance:	\$ 557,412.07
Bank Ending Balance:	\$ 240,000.00
Difference:	\$-

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
06/30/2025

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 June 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%	\$441,711.83	\$557,936.46
TOTAL			\$441,711.83	\$557,936.46

DETAILED ACCOUNT OVERVIEW

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

Account Summary - Demand			
Statement Period	6/1-6/30/2025	Average Daily Balance	\$549,254.98
Previous Period Ending Balance	\$441,711.83	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	206,133.71	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(89,909.08)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance		\$557,936.46	

Account Transaction Detail

Date	Activity Type	Amount	Balance
06/02/2025	Withdrawal	(\$1,101.88)	\$440,609.95
06/03/2025	Withdrawal	(12,579.30)	428,030.65
06/04/2025	Deposit	5,423.37	433,454.02
06/05/2025	Deposit	3,421.34	436,875.36
06/06/2025	Deposit	2,444.18	439,319.54
06/09/2025	Deposit	6,360.43	445,679.97
06/10/2025	Deposit	1,969.33	447,649.30
06/11/2025	Deposit	5,038.40	452,687.70
06/12/2025	Deposit	167,571.43	620,259.13
06/13/2025	Deposit	80.43	620,339.56
06/16/2025	Deposit	1,673.31	622,012.87
06/17/2025	Deposit	4,941.51	626,954.38
06/18/2025	Deposit	3,187.54	630,141.92
06/20/2025	Withdrawal	(6,291.89)	623,850.03
06/23/2025	Deposit	750.79	624,600.82
06/24/2025	Withdrawal	(1,868.55)	622,732.27
06/25/2025	Withdrawal	(500.00)	622,232.27
06/26/2025	Deposit	3,271.65	625,503.92
06/27/2025	Withdrawal	(52,868.17)	572,635.75
06/30/2025	Withdrawal	(14,699.29)	557,936.46

Summary of Balances as of June 30, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
First Horizon Bank	MEMPHIS, TN	4977	\$63,936.46
Raymond James Bank	St. Petersburg, FL	33893	247,000.00
Truist Bank	Charlotte, NC	9846	247,000.00

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

Effective 6/25/2025, the amount available for withdrawal on exception holds for large deposits and new accounts will be increased to \$7,000. The amount available for withdrawal from deposited items not subject to next day availability will remain \$500

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
05/31/2025	Beginning Balance	\$240,000.00
	60 Credit(s) This Period	\$332,317.25
	56 Debit(s) This Period	\$332,317.25
06/30/2025	Ending Balance	\$240,000.00

Deposits

Date	Description	Amount
06/04/2025	RDC DEPOSIT	\$5,203.65
06/06/2025	RDC DEPOSIT	\$1,472.07
06/09/2025	RDC DEPOSIT	\$607.77
06/11/2025	RDC DEPOSIT	\$557.77
06/11/2025	RDC DEPOSIT	\$1,065.54
06/13/2025	RDC DEPOSIT	\$1,140.54
06/17/2025	RDC DEPOSIT	\$2,732.77
06/20/2025	RDC DEPOSIT	\$313.02
06/20/2025	RDC DEPOSIT	\$532.77
06/25/2025	RDC DEPOSIT	\$1,140.54
06/25/2025	RDC DEPOSIT	\$1,598.34
06/26/2025	RDC DEPOSIT	\$313.10



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

Date	Description	Amount
06/02/2025	University Glen OnlinePay -SETT-A211CINC	\$532.77
06/02/2025	LOCKBOX DEPOSIT	\$1,598.31
06/03/2025	PAYABLI DEPOSIT TRANSFER 833609926	\$1,065.54
06/03/2025	PAYABLI DEPOSIT TRANSFER 833480873	\$2,131.08
06/03/2025	University Glen OnlinePay -SETT-A211CINC	\$4,668.69
06/03/2025	LOCKBOX DEPOSIT	\$3,944.81
06/04/2025	University Glen OnlinePay -SETT-A211CINC	\$1,065.54
06/04/2025	LOCKBOX DEPOSIT	\$2,224.74
06/05/2025	University Glen OnlinePay -SETT-A211CINC	\$1,598.31
06/05/2025	LOCKBOX DEPOSIT	\$1,378.64
06/06/2025	University Glen OnlinePay -SETT-A211CINC	\$1,691.74
06/06/2025	LOCKBOX DEPOSIT	\$3,196.62
06/09/2025	University Glen OnlinePay -SETT-A211CINC	\$313.10
06/09/2025	LOCKBOX DEPOSIT	\$2,224.51
06/10/2025	PAYABLI DEPOSIT TRANSFER 835283792	\$532.77
06/10/2025	University Glen OnlinePay -SETT-A211CINC	\$1,911.41
06/10/2025	LOCKBOX DEPOSIT	\$3,163.91
06/11/2025	University Glen OnlinePay -SETT-A211CINC	\$2,662.93
06/11/2025	University Glen ASSN DUES -SETT-A211CINC	\$161,923.21
06/11/2025	LOCKBOX DEPOSIT	\$4,042.49
06/12/2025	PAYABLI DEPOSIT TRANSFER 835840688	\$335.00
06/12/2025	University Glen OnlinePay -SETT-A211CINC	\$845.87
06/12/2025	LOCKBOX DEPOSIT	\$1,911.41
06/13/2025	University Glen OnlinePay -SETT-A211CINC	\$532.77
06/16/2025	CAPITAL ONE REVERSAL CA011535D9DF29F	\$2,997.37
06/16/2025	LOCKBOX DEPOSIT	\$2,944.14
06/17/2025	PAYABLI DEPOSIT TRANSFER 836717415	\$532.77
06/17/2025	University Glen OnlinePay -SETT-A211CINC	\$1,622.39
06/17/2025	LOCKBOX DEPOSIT	\$1,159.73
06/18/2025	PAYABLI DEPOSIT TRANSFER 837026592	\$1,065.54
06/18/2025	University Glen OnlinePay -SETT-A211CINC	\$1,065.54
06/18/2025	LOCKBOX DEPOSIT	\$313.10
06/20/2025	University Glen OnlinePay -SETT-A211CINC	\$700.00
06/23/2025	University Glen OnlinePay -SETT-A211CINC	\$1,598.31
06/23/2025	LOCKBOX DEPOSIT	\$1,108.30
06/25/2025	LOCKBOX DEPOSIT	\$532.77
06/26/2025	University Glen OnlinePay -SETT-A211CINC	\$532.77
06/27/2025	University Glen OnlinePay -SETT-A211CINC	\$532.77
06/27/2025	LOCKBOX DEPOSIT	\$575.03
06/30/2025	University Glen OnlinePay -SETT-A211CINC	\$1,332.77
06/30/2025	LOCKBOX DEPOSIT	\$2,198.31

Other Credits

Date	Description	Amount
06/02/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$12,579.30
06/18/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$6,291.89
06/23/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$1,868.55
06/24/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$500.00
06/26/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$52,868.17
06/27/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$14,699.29
06/30/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$524.39

Electronic Debits

Date	Description	Amount
06/02/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100566* 250530* Seabreeze Management Company \1	\$5,493.71
06/03/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100568* 250602* Xtreme Fitness Service Inc\1777	\$1,486.75

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

Date	Description	Amount
06/03/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100573* 250602* Seabreeze Management Company \1	\$4,500.00
06/05/2025	ACH CHARGEBACK RETURN 268173	\$532.77
06/09/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100577* 250606* Seabreeze Management Company \1	\$526.05
06/09/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100576* 250606* Better Pools\178213002\13190666	\$650.00
06/10/2025	SPECTRUM SPECTRUM 4495072	\$569.69
06/11/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100580* 250610* HD Supply Facilities Maintena\1	\$155.51
06/11/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100579* 250610* Better Pools\178514320\13223402	\$2,525.00
06/12/2025	ACH CHARGEBACK RETURN 271341	\$531.85
06/18/2025	SO CAL EDISON CO BILL PAYMT 700305875602	\$48.82
06/18/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100592* 250617* Better Pools\179217810\13306738	\$83.95
06/18/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100590* 250617* BluSky Restoration Contractor\1	\$1,490.97
06/18/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100589* 250617* Seabreeze Management Company \1	\$5,493.71
06/23/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100595* 250620* HD Supply Facilities Maintena\1	\$182.85
06/24/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100599* 250623* Better Pools\179717006\13364600	\$250.00
06/27/2025	ACH CHARGEBACK RETURN 276389	\$532.77
06/27/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100608* 250626* E J Harrison Sons Inc\18009800	\$1,696.16
06/27/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100606* 250626* E J Harrison Sons Inc\18009802	\$3,304.24
06/27/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100607* 250626* E J Harrison Sons Inc\18009800	\$4,940.10
06/27/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100609* 250626* E J Harrison Sons Inc\18009791	\$5,333.82
06/30/2025	SPECTRUM SPECTRUM 1150691	\$237.53
06/30/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100613* 250627* Xtreme Fitness Service Inc\1802	\$319.75

Other Debits

Date	Description	Amount
06/03/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,423.37
06/04/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,421.34
06/05/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,444.18
06/06/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,360.43
06/09/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,969.33
06/10/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,038.40
06/11/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$167,571.43
06/12/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$80.43
06/13/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,673.31
06/16/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,941.51
06/17/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,187.54
06/20/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$750.79
06/25/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,271.65

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100554	06/02/2025	\$7,966.67	100571	06/16/2025	\$1,000.00	100585	06/20/2025	\$225.00
100556*	06/02/2025	\$1,250.00	100574*	06/17/2025	\$1,198.06	100586	06/20/2025	\$485.00
100560*	06/03/2025	\$400.00	100575	06/17/2025	\$1,662.06	100587	06/24/2025	\$250.00
100561	06/04/2025	\$550.00	100578*	06/18/2025	\$1,618.62	100588	06/26/2025	\$52,474.04
100562	06/04/2025	\$4,522.59	100582*	06/23/2025	\$3,530.88	100591*	06/26/2025	\$1,240.00
100569*	06/12/2025	\$1,240.00	100583	06/23/2025	\$861.43	100593*	06/30/2025	\$3,498.19
100570	06/12/2025	\$1,240.00	100584	06/20/2025	\$85.00			

* Indicates skipped check number

Daily Balances

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



Statement Ending 06/30/2025

CALIFORNIA STATE UNIVERISTY

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Account Number: XXXXXX3571

HOA CHECKING - XXXXXX3571 (continued)

Daily Balances (continued)

Date	Amount	Date	Amount	Date	Amount
06/05/2025	\$240,000.00	06/13/2025	\$240,000.00	06/24/2025	\$240,000.00
06/06/2025	\$240,000.00	06/16/2025	\$240,000.00	06/25/2025	\$240,000.00
06/09/2025	\$240,000.00	06/17/2025	\$240,000.00	06/26/2025	\$240,000.00
06/10/2025	\$240,000.00	06/18/2025	\$240,000.00	06/27/2025	\$240,000.00
06/11/2025	\$240,000.00	06/20/2025	\$240,000.00	06/30/2025	\$240,000.00
06/12/2025	\$240,000.00	06/23/2025	\$240,000.00		

Overdraft and Returned Item Fees

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

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 05/19/2025

100554

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

memo: Act 10001476 Inv: 911605

#100554# 1222260034 201223571#

#100554 06/02/2025 \$7,966.67

Pay to the order of
California State University
Channel Island State University
Aliso Viejo, CA 92656

DATE: 05/19/2025

100554

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 05/20/2025

100556

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

memo: Inv: 26796

#100556# 1222260034 201223571#

#100556 06/02/2025 \$1,250.00

Pay to the order of
Remedy Pest Elimination
One Thousand Two Hundred Fifty Dollars and Zero Cents
DOLLARS

DATE: 05/20/2025

100556

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 05/22/2025

100560

PAY TO: Vega Cleaning Service Inc.
THE ORDER OF: Four hundred Dollars and Zero Cents
DOLLARS

memo: Inv: 1303

#100560# 1222260034 201223571#

#100560 06/03/2025 \$400.00

Pay to the order of
VEGA CLEANING SERVICE, INC.
400 DOWNEY BLVD
WILSON, CA 92093

DATE: 05/22/2025

100560

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 05/22/2025

100561

PAY TO: Kastle Koro Inc.
THE ORDER OF: Five Hundred Fifty Dollars and Zero Cents
DOLLARS

memo: Inv: 0667910

#100561# 1222260034 201223571#

#100561 06/04/2025 \$550.00

For Deposit Only to
KASTLE KORO INC.
KASTLE KORO INC.
10000 N. 10TH AVE
DENVER, CO 80231

DATE: 05/22/2025

100561

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 05/28/2025

100562

PAY TO: Gothic Landscape Maintenance Division
THE ORDER OF: Four Thousand Five Hundred Twenty-Two Dollars and Fifty-Nine Cents
DOLLARS

memo: See Check Stub for Remittance Info

#100562# 1222260034 201223571#

#100562 06/04/2025 \$4,522.59

Pay to the order of
GOTHIC LANDSCAPE MAINTENANCE DIVISION
Four Thousand Five Hundred Twenty-Two Dollars and Fifty-Nine Cents
DOLLARS

DATE: 05/28/2025

100562

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 06/02/2025

100569

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

memo: Inv: 1304

#100569# 1222260034 201223571#

#100569 06/12/2025 \$1,240.00

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

DATE: 06/02/2025

100569



Statement Ending 06/30/2025

CALIFORNIA STATE UNIVERISTY

Page 7 of 10

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: 06/02/2025

100570

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

MEMO: Inv 1307

\$ 1,240.00

DOLLARS

18757578

100570 06/12/2025 \$1,240.00

18757578

DO NOT WRITE, STAMP OR SIGN AT OR BELOW THIS LINE

100570 06/12/2025 \$1,240.00

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 06/02/2025

100571

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

MEMO: Inv 27122

\$ 1,000.00

DOLLARS

18757615

100571 06/16/2025 \$1,000.00

18757615

DO NOT WRITE, STAMP OR SIGN AT OR BELOW THIS LINE

100571 06/16/2025 \$1,000.00

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 06/06/2025

100574

PAY TO: SoCalGas
THE ORDER OF: One Thousand One Hundred Ninety-Eight Dollars and Six Cents

MEMO: AGL 100 875 81513, Inv: 060225-083881513

\$ 1,198.06

DOLLARS

18803430

100574 06/17/2025 \$1,198.06

18803430

DO NOT WRITE, STAMP OR SIGN AT OR BELOW THIS LINE

100574 06/17/2025 \$1,198.06

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: 06/06/2025

100575

PAY TO: SoCalGas
THE ORDER OF: One Thousand Six Hundred Sixty-Two Dollars and Six Cents

MEMO: AGL 153 378 10471, Inv: 060225-337810471

\$ 1,662.06

DOLLARS

18803431

100575 06/17/2025 \$1,662.06

18803431

DO NOT WRITE, STAMP OR SIGN AT OR BELOW THIS LINE

100575 06/17/2025 \$1,662.06

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: 06/10/2025

100578

PAY TO: Gothic Landscape Maintenance Division
THE ORDER OF: One Thousand Six Hundred Eighteen Dollars and Sixty-Two Cents

MEMO: AGL 08077-11, Inv: 392480

\$ 1,618.62

DOLLARS

18831147

100578 06/18/2025 \$1,618.62

18831147

DO NOT WRITE, STAMP OR SIGN AT OR BELOW THIS LINE

100578 06/18/2025 \$1,618.62

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: 06/10/2025

100582

PAY TO: Eastman Electric
THE ORDER OF: Three Thousand Five Hundred Thirty Dollars and Eighty-Eight Cents

MEMO: Inv: 185

\$ 3,530.88

DOLLARS

18831147

100582 06/23/2025 \$3,530.88

18831147

6/20/2025 3:53 PM
Premier America CU
322283990
930300000053728
LOC #28
TELLER #2802
SEQ # 326975

DO NOT WRITE, STAMP OR SIGN AT OR BELOW THIS LINE

100582 06/23/2025 \$3,530.88

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

DATE: 06/10/2025

PAY TO THE ORDER OF: Eastman Electric

MEMO: INV 42

100583

100583

06/23/2025

\$861.43

#100583 06/23/2025 \$861.43

6/20/2025 3:53 PM
Premier America CU
322283990
930300000053729
LOC #28
TELLER #2802
SEQ # 326975

18831148

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

18831148

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

DATE: 06/10/2025

PAY TO THE ORDER OF: Garage Door Doctor

MEMO: INV 11464

100584

100584

06/20/2025

\$85.00

#100584 06/20/2025 \$85.00

For Deposit Only - JPMC

18829746

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

18829746

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

DATE: 06/10/2025

PAY TO THE ORDER OF: Garage Door Doctor

MEMO: INV 11427

100585

100585

06/20/2025

\$225.00

#100585 06/20/2025 \$225.00

For Deposit Only - JPMC

18831178

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

18831178

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

DATE: 06/10/2025

PAY TO THE ORDER OF: Garage Door Doctor

MEMO: INV 11736

100586

100586

06/20/2025

\$485.00

#100586 06/20/2025 \$485.00

For Deposit Only - JPMC

18831179

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

18831179

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

DATE: 06/10/2025

PAY TO THE ORDER OF: Garage Door Doctor

MEMO: INV 02763

100587

100587

06/24/2025

\$250.00

#100587 06/24/2025 \$250.00

For Deposit Only - JPMC

18846385

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

18846385

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

DATE: 06/12/2025

PAY TO THE ORDER OF: California State University, Channel Islands

MEMO: ACT 10003444, INV 511658

100588

100588

06/26/2025

\$52,474.04

#100588 06/26/2025 \$52,474.04

For Deposit Only - JPMC

18846385

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

18846385



Statement Ending 06/30/2025

CALIFORNIA STATE UNIVERISTY

Page 9 of 10

Account Number: XXXXXX3571

University Glen (Cal State University Channel Island) c/o Seabreeze Management Company, Inc. 26540 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92655	Sunwest Bank 2000 Main Street Irvine, CA 92614	100591 DATE: 06/17/2025
PAY TO <u>Vega Cleaning Service Inc.</u>		\$ <u>1,240.00</u>
THE ORDER OF <u>One Thousand Two Hundred Forty Dollars and Zero Cents</u>		DOLLARS
memo: inv 1310		

100591 1222280031 201223571

#100591

06/26/2025

\$1,240.00

12884086
PAY TO THE ORDER OF UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND) C/O SEABREEZE MANAGEMENT COMPANY, INC. 26540 ALISO VIEJO PARKWAY, SUITE 100 ALISO VIEJO, CA 92655
100591

University Glen (Cal State University Channel Island) c/o Seabreeze Management Company, Inc. 26540 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92655	Sunwest Bank 2000 Main Street Irvine, CA 92614	100593 DATE: 06/17/2025
PAY TO <u>Southern California Edison Co.</u>		\$ <u>3,498.19</u>
THE ORDER OF <u>Three Thousand Four Hundred Ninety-Eight Dollars and Nineteen Cents</u>		DOLLARS
memo: A/c: 609021812195, Inv: 061225-001312395		

100593 1222280031 201223571

#100593

06/30/2025

\$3,498.19

100593
PAY TO THE ORDER OF UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND) C/O SEABREEZE MANAGEMENT COMPANY, INC. 26540 ALISO VIEJO PARKWAY, SUITE 100 ALISO VIEJO, CA 92655
100593

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

Investment Account Summary

05/01/2025 through 05/31/2025

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on May 31 (\$)	Value on May 31 (\$)	Average Cost Amount (\$)	Cumulative Change In Value (\$)
CSU CHANNEL ISLANDS SITE AUTHORITY						
CalTRUST Short Term Fund		315,533.283	10.06	3,174,264.83	3,165,283.50	8,981.33
CalTRUST Medium Term Fund		538,486.775	9.86	5,309,479.60	5,247,058.17	62,421.43
CalTRUST Liquidity Fund		1,587,351.280	1.00	1,587,351.28	1,587,351.28	0.00
Total For Account -				10,071,095.71		
CSU CHANNEL ISLANDS TOWNHOUSE						
CalTRUST Short Term Fund		53,888.250	10.06	542,115.80	542,121.80	(6.01)
CalTRUST Medium Term Fund		152,850.708	9.86	1,507,107.98	1,541,232.32	(34,124.34)
CalTRUST Liquidity Fund		714,587.490	1.00	714,587.49	714,587.49	0.00
Total For Account -				2,763,811.27		
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE						
CalTRUST Short Term Fund		17,242.507	10.06	173,459.62	173,555.53	(95.91)
CalTRUST Medium Term Fund		92,355.131	9.86	910,621.59	927,394.90	(16,773.31)
CalTRUST Liquidity Fund		446,974.360	1.00	446,974.36	446,974.36	0.00
Total For Account -				1,531,055.57		
CSU CHANNEL ISLANDS SINGLE FAMILY						
CalTRUST Short Term Fund		1,246.643	10.06	12,541.23	12,548.19	(6.96)
CalTRUST Medium Term Fund		7,930.825	9.86	78,197.93	79,240.24	(1,042.31)
CalTRUST Liquidity Fund		26,806.570	1.00	26,806.57	26,806.57	0.00
Total For Account -				117,545.73		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 TOWNHOMES						
CalTRUST Medium Term Fund		934.295	9.86	9,212.15	9,202.75	9.40
Total For Account -				9,212.15		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 SINGLE FAMILY						
CalTRUST Medium Term Fund		216.462	9.86	2,134.32	2,132.12	2.20
Total For Account -				2,134.32		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 CAM						
CalTRUST Medium Term Fund		4,342.944	9.86	42,821.43	42,777.70	43.73
Total For Account -				42,821.43		
Portfolios Total value as of 05/31/2025				14,537,676.18		

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	05/01/2025			314,409.680	10.08	3,169,249.57		
Accrual Income Div Reinvestment	05/30/2025	11,303.45	1,123.603	315,533.283	10.06	3,174,264.83	0.00	0.00
Change in Value						(6,288.19)		
Closing Balance as of	May 31			315,533.283	10.06	3,174,264.83		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	05/01/2025			53,696.355	10.08	541,259.26		
Accrual Income Div Reinvestment	05/30/2025	1,930.46	191.895	53,888.250	10.06	542,115.80	0.00	0.00
Change in Value						(1,073.92)		
Closing Balance as of	May 31			53,888.250	10.06	542,115.80		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	05/01/2025			17,181.107	10.08	173,185.56		
Accrual Income Div Reinvestment	05/30/2025	617.68	61.400	17,242.507	10.06	173,459.62	0.00	0.00
Change in Value						(343.62)		
Closing Balance as of	May 31			17,242.507	10.06	173,459.62		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	05/01/2025			1,242.204	10.08	12,521.42		
Accrual Income Div Reinvestment	05/30/2025	44.66	4.439	1,246.643	10.06	12,541.23	0.00	0.00
Change in Value						(24.85)		
Closing Balance as of	May 31			1,246.643	10.06	12,541.23		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY Account Number: [REDACTED]								
Beginning Balance	05/01/2025			536,698.544	9.92	5,324,049.56		
Accrual Income Div Reinvestment	05/30/2025	17,631.96	1,788.231	538,486.775	9.86	5,309,479.60	0.00	0.00
Change in Value						(32,201.92)		
Closing Balance as of	May 31			538,486.775	9.86	5,309,479.60		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	05/01/2025			152,343.115	9.92	1,511,243.70		
Accrual Income Div Reinvestment	05/30/2025	5,004.87	507.593	152,850.708	9.86	1,507,107.98	0.00	0.00
Change in Value						(9,140.59)		
Closing Balance as of	May 31			152,850.708	9.86	1,507,107.98		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	05/01/2025			92,048.434	9.92	913,120.47		
Accrual Income Div Reinvestment	05/30/2025	3,024.03	306.697	92,355.131	9.86	910,621.59	0.00	0.00
Change in Value						(5,522.91)		
Closing Balance as of	May 31			92,355.131	9.86	910,621.59		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	05/01/2025			7,904.488	9.92	78,412.52		
Accrual Income Div Reinvestment	05/30/2025	259.68	26.337	7,930.825	9.86	78,197.93	0.00	0.00
Change in Value						(474.27)		
Closing Balance as of	May 31			7,930.825	9.86	78,197.93		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 TOWNHOMES Account Number: [REDACTED]								
Beginning Balance	05/01/2025			931.193	9.92	9,237.43		
Accrual Income Div Reinvestment	05/30/2025	30.59	3.102	934.295	9.86	9,212.15	0.00	0.00
Change in Value						(55.87)		
Closing Balance as of	May 31			934.295	9.86	9,212.15		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	05/01/2025			215.743	9.92	2,140.17		
Accrual Income Div Reinvestment	05/30/2025	7.09	0.719	216.462	9.86	2,134.32	0.00	0.00
Change in Value						(12.94)		
Closing Balance as of	May 31			216.462	9.86	2,134.32		

DETAIL OF TRANSACTION ACTIVITY

Activity Description	Activity Date	Amount (\$)	Amount in Shares	Balance in Shares	Price per Share (\$)	Balance (\$)	Average Cost Amt (\$)	Realized Gain/(Loss) (\$)
CalTRUST Medium Term Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY ANACA		Account Number:		
				PA UG PHASE 2 CAM				
Beginning Balance	05/01/2025			4,328.522	9.92	42,938.94		
Accrual Income Div Reinvestment	05/30/2025	142.20	14.422	4,342.944	9.86	42,821.43	0.00	0.00
Change in Value						(259.71)		
Closing Balance as of	May 31			4,342.944	9.86	42,821.43		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY		Account Number:		
Beginning Balance	05/01/2025			1,581,446.850	1.00	1,581,446.85		
Accrual Income Div Reinvestment	05/30/2025	5,904.43	5,904.430	1,587,351.280	1.00	1,587,351.28	0.00	0.00
Change in Value						0.00		
Closing Balance as of	May 31			1,587,351.280	1.00	1,587,351.28		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS TOWNHOUSE		Account Number:		
Beginning Balance	05/01/2025			711,929.460	1.00	711,929.46		
Accrual Income Div Reinvestment	05/30/2025	2,658.03	2,658.030	714,587.490	1.00	714,587.49	0.00	0.00
Change in Value						0.00		
Closing Balance as of	May 31			714,587.490	1.00	714,587.49		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE		Account Number:		
Beginning Balance	05/01/2025			445,311.760	1.00	445,311.76		
Accrual Income Div Reinvestment	05/30/2025	1,662.60	1,662.600	446,974.360	1.00	446,974.36	0.00	0.00
Change in Value						0.00		
Closing Balance as of	May 31			446,974.360	1.00	446,974.36		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SINGLE FAMILY		Account Number:		
Beginning Balance	05/01/2025			26,706.860	1.00	26,706.86		
Accrual Income Div Reinvestment	05/30/2025	99.71	99.710	26,806.570	1.00	26,806.57	0.00	0.00
Change in Value						0.00		
Closing Balance as of	May 31			26,806.570	1.00	26,806.57		

Govt Advantage Int Ckg - State/Muni

Account number: [REDACTED] ■ May 1, 2025 - May 31, 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]	\$455,277.77	\$180.26	\$0.00	\$455,458.03

Interest summary

Year to date interest and bonuses paid \$611.80

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	05/08	180.26	Analysis Int Earned 0425 Interest 250508
		\$180.26	Total electronic deposits/bank credits
		\$180.26	Total credits

Daily ledger balance summary

Date	Balance	Date	Balance
04/30	455,277.77	05/08	455,458.03
Average daily ledger balance		\$455,417.32	

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.