



University Glen

PROPERTY MANAGEMENT REPORT

July 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 CSU Board of Trustees and is leased back to the individual owners. The governing body overseeing the CSUCI Campus and University Glen/Anacapa Canyon is the CSUCI Site Authority. The CSUCI Site Authority governs the CSUCI campus through a Ground Sub Lease.

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 majority of the townhouses and single-family homes in Anacapa Canyon are now occupied.

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, July 15th at 3:00. The agenda for the meeting will be available on the community website. Meeting minutes were reviewed by members of the BAG. The 2025-2026 was approved by the Site Authority Board on June 9, 2025. The BAG's July meeting discussed the upcoming 2024-2025 budget reconciliation. Gothic Landscape's proposal for the refurbishing of the landscaping at the Parkview Apartment was agreed upon to move forward by consensus. Phase 2 of the townhouse refurbishing project was discussed.
 - the Community Advisory Group (CAG) met on July 24 at 4:00 PM. The Friesen attended and participated during this CAG meeting.
 - the Homeowners Advisory Council (HAC) meeting was held on Thursday, July 17th at 6:00 PM. Friesen attended this meeting and provided a Common Area Property Management Report for University Glen to those in attendance.

- worked with various Site Authority and CSUCI Facility Services personnel to process building permits and Site Authority authorizations for reserve spending.
- addressed individual owner's accounting issues, maintenance work order requests, parking pass and security FOB replacements, and Site Authority Casualty insurance claims; and
- disseminated various Eblast communications of interest to the owners, 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.
 - As of July 1, 2025, the monthly Maintenance Rent charges following the Site Authority Board's approval on June 9, 2025, of the UGCAM FY 2025-2026 Budget are as follows:
Single-Family Homes=\$320.77; Townhomes=\$575.03.
 - Currently the practice of assessing no late fee is continuing.
 - The Summary of the June 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 contract for the annual concrete sidewalk maintenance project to address trip hazards in University Glen was signed with Precision Concrete Cutting in the amount of \$38,359.41. The work is scheduled to be completed during the first week of August 2025.
 - The members of the BAG agreed by consensus to move forward with the landscape refurbishing project at the Parkview Apartments. Gothic's proposal/contract in the amount of \$84,662.00 was sent to CSUCI Site Authority personnel for signature.
 - 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:

- There were no community wide events during the month of July 2025.

- Meetings:

- The Budget Advisory Group (BAG) met on Tuesday, July 15th at 3:00 PM
- The Homeowners Advisory Council (HAC) met on Thursday, July 17th at 6:00 PM in the Town Center Community Room and online.
- The Community Advisory Council (CAC) met on Thursday, July 24th at 4:00 PM in person and online.

- Landscaping

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

- Water Intrusion Events

- On July 25, 2025, a water leak was reported at a townhouse in the 200-block of Landing Cove. An insurance claim was filed.

- Notifications:

- Notification of the HAC meeting on Thursday, July 17th at 6:00 PM was sent to owners via Eblast. The notification included the Agenda for the HAC's meeting.

- Work Orders

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

28 WO submitted via Seabreeze Portal (CINC).

11 WO submitted via Text.

39 Total Work Orders

- Property Improvement Applications & Building Permit Application(s) for FY 2025-2026

[illegible]

Balance Sheet Comparative - Combined

University Glen (Cal State University Channel Island Site Authority)

End Date: 07/31/2025

		Current Balance at 7/31/2025	Prior Month Balance at 06/30/2025	Change
Assets				
CASH - OPERATING				
01-1001-00	Sunwest - Operating - 3571	\$ 495,342.18	\$ 741,514.13	\$ (246,171.95)
Total CASH - OPERATING:		\$ 495,342.18	\$ 741,514.13	\$ (246,171.95)
ACCOUNTS RECEIVABLE				
12-1280-00	Accounts Receivable	\$ 47,024.12	\$ 58,575.90	\$ (11,551.78)
12-1281-00	A/R-Miscellaneous	-	11,455.03	(11,455.03)
Total ACCOUNTS RECEIVABLE:		\$ 47,024.12	\$ 70,030.93	\$ (23,006.81)
OTHER ASSETS				
13-1300-00	Prepaid Insurance	\$ 46,592.43	\$ -	\$ 46,592.43
Total OTHER ASSETS:		\$ 46,592.43	\$ -	\$ 46,592.43
Total Assets:		\$ 588,958.73	\$ 811,545.06	\$ (222,586.33)
Liabilities & Equity				
ACCOUNTS PAYABLE				
20-2001-00	Prepaid Dues	\$ 25,009.28	\$ 23,622.63	\$ 1,386.65
20-2795-00	Accrued Operating Expenses	-	155,202.99	(155,202.99)
Total ACCOUNTS PAYABLE:		\$ 25,009.28	\$ 178,825.62	\$ (153,816.34)
RESERVES				
40-4000-00	Reserve Liability	\$ (73,033.63)	\$ 116,636.21	\$ (189,669.84)
Total RESERVES:		\$ (73,033.63)	\$ 116,636.21	\$ (189,669.84)
EQUITY				
49-4998-00	Prior Year Equity	\$ 516,083.23	\$ 227,952.78	\$ 288,130.45
Total EQUITY:		\$ 516,083.23	\$ 227,952.78	\$ 288,130.45
Net Income / (Loss)		\$ 120,899.85	\$ 288,130.45	\$ (167,230.60)
Total Liabilities & Equity:		\$ 588,958.73	\$ 811,545.06	\$ (222,586.33)

Income Statement

University Glen (Cal State University Channel Island Site Authority)

From 07/01/2025 to 07/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
TOTAL OPERATING INCOME	\$258,531.73	\$258,631.67	(\$99.94)	\$258,531.73	\$258,631.67	(\$99.94)	\$3,103,580.00
TOTAL INCOME	\$258,531.73	\$258,631.67	(\$99.94)	\$258,531.73	\$258,631.67	(\$99.94)	\$3,103,580.00
EXPENSES AND RESERVE FUNDING							
TOTAL ADMINISTRATION	\$17,278.20	\$19,976.08	\$2,697.88	\$17,278.20	\$19,976.08	\$2,697.88	\$239,713.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.67	\$-	\$7,966.67	\$7,966.67	\$0.00	\$95,600.00
TOTAL LANDSCAPE	\$-	\$37,666.66	\$37,666.66	\$-	\$37,666.66	\$37,666.66	\$452,000.00
TOTAL COMMON AREA MAINTENANCE	\$13,429.23	\$23,044.35	\$9,615.12	\$13,429.23	\$23,044.35	\$9,615.12	\$276,532.00
TOTAL TOWNHOUSE MAINTENANCE	\$614.36	\$7,337.49	\$6,723.13	\$614.36	\$7,337.49	\$6,723.13	\$88,050.00
TOTAL UTILITIES	\$39,673.74	\$85,837.00	\$46,163.26	\$39,673.74	\$85,837.00	\$46,163.26	\$1,030,044.00
TOTAL INSURANCE	\$4,235.68	\$22,369.42	\$18,133.74	\$4,235.68	\$22,369.42	\$18,133.74	\$268,433.00
TOTAL RESERVE ALLOCATION	\$54,434.00	\$54,434.00	\$-	\$54,434.00	\$54,434.00	\$0.00	\$653,208.00
TOTAL DISBURSEMENTS	\$137,631.88	\$258,631.67	\$120,999.79	\$137,631.88	\$258,631.67	\$120,999.79	\$3,103,580.00
	\$120,899.85	\$0.00	\$120,899.85	\$120,899.85	\$0.00	\$120,899.85	\$0.00
NET INCREASE (DECREASE)	\$120,899.85	\$0.00	\$120,899.85	\$120,899.85	\$0.00	\$120,899.85	\$0.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 07/01/2025 to 07/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME							
OPERATING INCOME							
5010-00 Townhomes Assessments	\$115,006.00	\$115,006.00	\$0.00	\$115,006.00	\$115,006.00	\$0.00	\$1,380,072.00
5013-00 Single family homes	\$23,095.44	\$23,095.42	\$0.02	\$23,095.44	\$23,095.42	\$0.02	\$277,145.00
5015-00 Apartment Assessment	\$120,530.29	\$120,530.25	\$0.04	\$120,530.29	\$120,530.25	\$0.04	\$1,446,363.00
5023-00 Bank Return Check/NSF Fees	(\$25.00)	\$0.00	(\$25.00)	(\$25.00)	\$0.00	(\$25.00)	\$0.00
5060-00 Gate/Pool Keys/Remotes	(\$75.00)	\$0.00	(\$75.00)	(\$75.00)	\$0.00	(\$75.00)	\$0.00
TOTAL OPERATING INCOME	\$258,531.73	\$258,631.67	(\$99.94)	\$258,531.73	\$258,631.67	(\$99.94)	\$3,103,580.00
TOTAL OPERATING INCOME	\$258,531.73	\$258,631.67	(\$99.94)	\$258,531.73	\$258,631.67	(\$99.94)	\$3,103,580.00
OPERATING EXPENSE							
ADMINISTRATION							
6015-00 Reserve Study	\$0.00	\$526.08	\$526.08	\$0.00	\$526.08	\$526.08	\$6,313.00
6035-00 Mgmt Billback - Office & Postage	\$1,255.93	\$1,000.00	(\$255.93)	\$1,255.93	\$1,000.00	(\$255.93)	\$12,000.00
6036-00 Office Telephone/WiFi	\$0.00	\$325.00	\$325.00	\$0.00	\$325.00	\$325.00	\$3,900.00
6037-00 Onsite Mgmt-Contingency	\$0.00	\$816.67	\$816.67	\$0.00	\$816.67	\$816.67	\$9,800.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$15,487.42	\$15,375.00	(\$112.42)	\$15,487.42	\$15,375.00	(\$112.42)	\$184,500.00
6041-00 Office Rent & Maintenance	\$534.85	\$543.33	\$8.48	\$534.85	\$543.33	\$8.48	\$6,520.00
6045-00 Records Storage	\$0.00	\$40.00	\$40.00	\$0.00	\$40.00	\$40.00	\$480.00
6085-00 Misc Admin (Office Supplies/Cellphone)	\$0.00	\$516.67	\$516.67	\$0.00	\$516.67	\$516.67	\$6,200.00
6090-00 Parking Management	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
TOTAL ADMINISTRATION	\$17,278.20	\$19,976.08	\$2,697.88	\$17,278.20	\$19,976.08	\$2,697.88	\$239,713.00
PROPERTY PROTECTION							
6320-00 Security Services	\$7,966.67	\$7,966.67	\$0.00	\$7,966.67	\$7,966.67	\$0.00	\$95,600.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.67	\$0.00	\$7,966.67	\$7,966.67	\$0.00	\$95,600.00
LANDSCAPE							
6405-00 Landscape Contract	\$0.00	\$29,833.33	\$29,833.33	\$0.00	\$29,833.33	\$29,833.33	\$358,000.00
6420-00 Irrigation Repairs	\$0.00	\$2,833.33	\$2,833.33	\$0.00	\$2,833.33	\$2,833.33	\$34,000.00
6425-00 Tree Maintenance	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00	\$5,000.00	\$60,000.00
TOTAL LANDSCAPE	\$0.00	\$37,666.66	\$37,666.66	\$0.00	\$37,666.66	\$37,666.66	\$452,000.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 07/01/2025 to 07/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
COMMON AREA MAINTENANCE							
6509-00 Plumbing Repair (Common Area)	\$550.00	\$166.67	(\$383.33)	\$550.00	\$166.67	(\$383.33)	\$2,000.00
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$0.00	\$1,291.67	\$1,291.67	\$0.00	\$1,291.67	\$1,291.67	\$15,500.00
6532-00 Tot Lot Inspection	\$0.00	\$100.00	\$100.00	\$0.00	\$100.00	\$100.00	\$1,200.00
6534-00 Roof Repairs (Common Area)	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
6543-00 Pet Waste Supplies	\$0.00	\$683.33	\$683.33	\$0.00	\$683.33	\$683.33	\$8,200.00
6550-00 Janitorial Service	\$6,360.00	\$5,596.00	(\$764.00)	\$6,360.00	\$5,596.00	(\$764.00)	\$67,152.00
6553-00 Common Area Maintenance	\$150.00	\$1,400.00	\$1,250.00	\$150.00	\$1,400.00	\$1,250.00	\$16,800.00
6554-00 Common Area Supplies	\$1,222.14	\$740.00	(\$482.14)	\$1,222.14	\$740.00	(\$482.14)	\$8,880.00
6555-00 Pest Control (Pest & Gopher)	\$550.00	\$2,650.00	\$2,100.00	\$550.00	\$2,650.00	\$2,100.00	\$31,800.00
6570-00 Pool/Fountain Contract Services	\$2,550.00	\$3,266.67	\$716.67	\$2,550.00	\$3,266.67	\$716.67	\$39,200.00
6572-00 Pool/Fountain Extras	\$1,602.09	\$2,250.00	\$647.91	\$1,602.09	\$2,250.00	\$647.91	\$27,000.00
6588-00 Fitness Equipment	\$445.00	\$666.67	\$221.67	\$445.00	\$666.67	\$221.67	\$8,000.00
6590-00 Sidewalk Trip Hazard Project (Annual)	\$0.00	\$3,416.67	\$3,416.67	\$0.00	\$3,416.67	\$3,416.67	\$41,000.00
6595-00 Misc Maintenance (DG Path Repairs)	\$0.00	\$400.00	\$400.00	\$0.00	\$400.00	\$400.00	\$4,800.00
6596-00 Common Area Maint Contingency	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
TOTAL COMMON AREA MAINTENANCE	\$13,429.23	\$23,044.35	\$9,615.12	\$13,429.23	\$23,044.35	\$9,615.12	\$276,532.00
TOWNHOUSE MAINTENANCE							
6627-00 Lighting - Townhomes Sconce Repairs	\$0.00	\$2,333.33	\$2,333.33	\$0.00	\$2,333.33	\$2,333.33	\$28,000.00
6630-00 Windows & Doors	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
6633-00 Roofing/Waterproofing (Townhomes)	\$0.00	\$666.67	\$666.67	\$0.00	\$666.67	\$666.67	\$8,000.00
6638-00 Gutter Cleaning	\$0.00	\$750.00	\$750.00	\$0.00	\$750.00	\$750.00	\$9,000.00
6640-00 Fencing/Trash Enclosure/Gates	\$150.00	\$625.00	\$475.00	\$150.00	\$625.00	\$475.00	\$7,500.00
6645-00 Plumbing (Townhouse)	\$379.36	\$333.33	(\$46.03)	\$379.36	\$333.33	(\$46.03)	\$4,000.00
6650-00 Garage Doors	\$85.00	\$200.00	\$115.00	\$85.00	\$200.00	\$115.00	\$2,400.00
6655-00 Pest Control/Termites	\$0.00	\$145.83	\$145.83	\$0.00	\$145.83	\$145.83	\$1,750.00
6660-00 Heaters	\$0.00	\$133.33	\$133.33	\$0.00	\$133.33	\$133.33	\$1,600.00
6665-00 Stucco Drywall Repair	\$0.00	\$400.00	\$400.00	\$0.00	\$400.00	\$400.00	\$4,800.00
6670-00 Dryer Vent Cleaning	\$0.00	\$916.67	\$916.67	\$0.00	\$916.67	\$916.67	\$11,000.00
TOTAL TOWNHOUSE MAINTENANCE	\$614.36	\$7,337.49	\$6,723.13	\$614.36	\$7,337.49	\$6,723.13	\$88,050.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 07/01/2025 to 07/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
UTILITIES							
6700-00 Water - Reclaimed (Landscape)	\$0.00	\$6,643.50	\$6,643.50	\$0.00	\$6,643.50	\$6,643.50	\$79,722.00
6701-00 Water-(Potable/Common Area Pools)	\$0.00	\$14,852.00	\$14,852.00	\$0.00	\$14,852.00	\$14,852.00	\$178,224.00
6702-00 Sewer	\$0.00	\$21,031.50	\$21,031.50	\$0.00	\$21,031.50	\$21,031.50	\$252,378.00
6703-00 Water/Sewer Infrastructrue Fee	\$7,366.79	\$8,080.75	\$713.96	\$7,366.79	\$8,080.75	\$713.96	\$96,969.00
6705-00 Electricity	\$10,258.98	\$9,757.50	(\$501.48)	\$10,258.98	\$9,757.50	(\$501.48)	\$117,090.00
6710-00 Gas	\$2,240.54	\$3,361.50	\$1,120.96	\$2,240.54	\$3,361.50	\$1,120.96	\$40,338.00
6720-00 Cable/Telephone	\$237.53	\$325.00	\$87.47	\$237.53	\$325.00	\$87.47	\$3,900.00
6725-00 Trash Removal	\$19,569.90	\$20,360.00	\$790.10	\$19,569.90	\$20,360.00	\$790.10	\$244,320.00
6730-00 Trash Extras	\$0.00	\$1,425.25	\$1,425.25	\$0.00	\$1,425.25	\$1,425.25	\$17,103.00
TOTAL UTILITIES	\$39,673.74	\$85,837.00	\$46,163.26	\$39,673.74	\$85,837.00	\$46,163.26	\$1,030,044.00
INSURANCE							
6800-00 Insurance Master Policy	\$0.00	\$14,127.75	\$14,127.75	\$0.00	\$14,127.75	\$14,127.75	\$169,533.00
6810-00 Earthquake Insurance	\$4,235.68	\$8,241.67	\$4,005.99	\$4,235.68	\$8,241.67	\$4,005.99	\$98,900.00
TOTAL INSURANCE	\$4,235.68	\$22,369.42	\$18,133.74	\$4,235.68	\$22,369.42	\$18,133.74	\$268,433.00
RESERVE ALLOCATION							
9005-00 Reserves-Common Space	\$28,000.00	\$28,000.00	\$0.00	\$28,000.00	\$28,000.00	\$0.00	\$336,000.00
9008-00 Reserves-Single Family	\$1,400.00	\$1,400.00	\$0.00	\$1,400.00	\$1,400.00	\$0.00	\$16,800.00
9009-00 Reserves- Townhouse	\$25,034.00	\$25,034.00	\$0.00	\$25,034.00	\$25,034.00	\$0.00	\$300,408.00
TOTAL RESERVE ALLOCATION	\$54,434.00	\$54,434.00	\$0.00	\$54,434.00	\$54,434.00	\$0.00	\$653,208.00
TOTAL OPERATING EXPENSE	\$137,631.88	\$258,631.67	\$120,999.79	\$137,631.88	\$258,631.67	\$120,999.79	\$3,103,580.00
Net Income:	\$120,899.85	\$0.00	\$120,899.85	\$120,899.85	\$0.00	\$120,899.85	\$0.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 07/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
OPERATING INCOME														
OPERATING INCOME														
5010-00 Townhomes Assessments														
Budget	115,006.00	-	-	-	-	-	-	-	-	-	-	-	115,006.00	1,380,072.00
Actual	115,006.00	-	-	-	-	-	-	-	-	-	-	-	115,006.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
5013-00 Single family homes														
Budget	23,095.42	-	-	-	-	-	-	-	-	-	-	-	23,095.42	277,145.00
Actual	23,095.44	-	-	-	-	-	-	-	-	-	-	-	23,095.44	
Variance	0.02	-	-	-	-	-	-	-	-	-	-	-	0.02	
5015-00 Apartment Assessment														
Budget	120,530.25	-	-	-	-	-	-	-	-	-	-	-	120,530.25	1,446,363.00
Actual	120,530.29	-	-	-	-	-	-	-	-	-	-	-	120,530.29	
Variance	0.04	-	-	-	-	-	-	-	-	-	-	-	0.04	
5023-00 Bank Return Check/NSF Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	(25.00)	-	-	-	-	-	-	-	-	-	-	-	(25.00)	
Variance	(25.00)	-	-	-	-	-	-	-	-	-	-	-	(25.00)	
5060-00 Gate/Pool Keys/Remotes														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	(75.00)	-	-	-	-	-	-	-	-	-	-	-	(75.00)	
Variance	(75.00)	-	-	-	-	-	-	-	-	-	-	-	(75.00)	
Total 50 - OPERATING INCOME														
Budget	258,631.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	258,631.67	3,103,580.00
Actual	258,531.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	258,531.73	
Variance	(99.94)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(99.94)	
Total OPERATING INCOME														
Budget	258,631.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	258,631.67	3,103,580.00
Actual	258,531.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	258,531.73	
Variance	(99.94)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(99.94)	
OPERATING EXPENSE														
ADMINISTRATION														

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University Glen (Cal State University Channel Island Site Authority)

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	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
6015-00 Reserve Study														
Budget	526.08	-	-	-	-	-	-	-	-	-	-	-	526.08	6,313.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	526.08	-	-	-	-	-	-	-	-	-	-	-	526.08	-
6035-00 Mgmt Billback - Office & Postage														
Budget	1,000.00	-	-	-	-	-	-	-	-	-	-	-	1,000.00	12,000.00
Actual	1,255.93	-	-	-	-	-	-	-	-	-	-	-	1,255.93	-
Variance	(255.93)	-	-	-	-	-	-	-	-	-	-	-	(255.93)	-
6036-00 Office Telephone/WiFi														
Budget	325.00	-	-	-	-	-	-	-	-	-	-	-	325.00	3,900.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	325.00	-	-	-	-	-	-	-	-	-	-	-	325.00	-
6037-00 Onsite Mgmt-Contingency														
Budget	816.67	-	-	-	-	-	-	-	-	-	-	-	816.67	9,800.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	816.67	-	-	-	-	-	-	-	-	-	-	-	816.67	-
6040-00 Mgmt Services & On-Site Staff Payroll														
Budget	15,375.00	-	-	-	-	-	-	-	-	-	-	-	15,375.00	184,500.00
Actual	15,487.42	-	-	-	-	-	-	-	-	-	-	-	15,487.42	-
Variance	(112.42)	-	-	-	-	-	-	-	-	-	-	-	(112.42)	-
6041-00 Office Rent & Maintenance														
Budget	543.33	-	-	-	-	-	-	-	-	-	-	-	543.33	6,520.00
Actual	534.85	-	-	-	-	-	-	-	-	-	-	-	534.85	-
Variance	8.48	-	-	-	-	-	-	-	-	-	-	-	8.48	-
6045-00 Records Storage														
Budget	40.00	-	-	-	-	-	-	-	-	-	-	-	40.00	480.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	40.00	-	-	-	-	-	-	-	-	-	-	-	40.00	-
6085-00 Misc Admin (Office Supplies/Cellphone)														
Budget	516.67	-	-	-	-	-	-	-	-	-	-	-	516.67	6,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	516.67	-	-	-	-	-	-	-	-	-	-	-	516.67	-
6090-00 Parking Management														
Budget	833.33	-	-	-	-	-	-	-	-	-	-	-	833.33	10,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	833.33	-	-	-	-	-	-	-	-	-	-	-	833.33	-

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University Glen (Cal State University Channel Island Site Authority)

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	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Total 60 - ADMINISTRATION														
Budget	19,976.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,976.08	239,713.00
Actual	17,278.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,278.20	
Variance	2,697.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,697.88	
PROPERTY PROTECTION														
6320-00 Security Services														
Budget	7,966.67	-	-	-	-	-	-	-	-	-	-	-	7,966.67	95,600.00
Actual	7,966.67	-	-	-	-	-	-	-	-	-	-	-	7,966.67	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total 63 - PROPERTY PROTECTION														
Budget	7,966.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,966.67	95,600.00
Actual	7,966.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,966.67	
Variance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
LANDSCAPE														
6405-00 Landscape Contract														
Budget	29,833.33	-	-	-	-	-	-	-	-	-	-	-	29,833.33	358,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	29,833.33	-	-	-	-	-	-	-	-	-	-	-	29,833.33	
6420-00 Irrigation Repairs														
Budget	2,833.33	-	-	-	-	-	-	-	-	-	-	-	2,833.33	34,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	2,833.33	-	-	-	-	-	-	-	-	-	-	-	2,833.33	
6425-00 Tree Maintenance														
Budget	5,000.00	-	-	-	-	-	-	-	-	-	-	-	5,000.00	60,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	5,000.00	-	-	-	-	-	-	-	-	-	-	-	5,000.00	
Total 64 - LANDSCAPE														
Budget	37,666.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,666.66	452,000.00
Actual	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	
Variance	37,666.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	37,666.66	
COMMON AREA MAINTENANCE														
6509-00 Plumbing Repair (Common Area)														

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Budget	166.67	-	-	-	-	-	-	-	-	-	-	-	166.67	2,000.00
Actual	550.00	-	-	-	-	-	-	-	-	-	-	-	550.00	
Variance	(383.33)	-	-	-	-	-	-	-	-	-	-	-	(383.33)	
6528-00 Electrical/Lighting Rpr - Common Area Bollards														
Budget	1,291.67	-	-	-	-	-	-	-	-	-	-	-	1,291.67	15,500.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	1,291.67	-	-	-	-	-	-	-	-	-	-	-	1,291.67	
6532-00 Tot Lot Inspection														
Budget	100.00	-	-	-	-	-	-	-	-	-	-	-	100.00	1,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	100.00	-	-	-	-	-	-	-	-	-	-	-	100.00	
6534-00 Roof Repairs (Common Area)														
Budget	166.67	-	-	-	-	-	-	-	-	-	-	-	166.67	2,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	166.67	-	-	-	-	-	-	-	-	-	-	-	166.67	
6543-00 Pet Waste Supplies														
Budget	683.33	-	-	-	-	-	-	-	-	-	-	-	683.33	8,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	683.33	-	-	-	-	-	-	-	-	-	-	-	683.33	
6550-00 Janitorial Service														
Budget	5,596.00	-	-	-	-	-	-	-	-	-	-	-	5,596.00	67,152.00
Actual	6,360.00	-	-	-	-	-	-	-	-	-	-	-	6,360.00	
Variance	(764.00)	-	-	-	-	-	-	-	-	-	-	-	(764.00)	
6553-00 Common Area Maintenance														
Budget	1,400.00	-	-	-	-	-	-	-	-	-	-	-	1,400.00	16,800.00
Actual	150.00	-	-	-	-	-	-	-	-	-	-	-	150.00	
Variance	1,250.00	-	-	-	-	-	-	-	-	-	-	-	1,250.00	
6554-00 Common Area Supplies														
Budget	740.00	-	-	-	-	-	-	-	-	-	-	-	740.00	8,880.00
Actual	1,222.14	-	-	-	-	-	-	-	-	-	-	-	1,222.14	
Variance	(482.14)	-	-	-	-	-	-	-	-	-	-	-	(482.14)	
6555-00 Pest Control (Pest & Gopher)														
Budget	2,650.00	-	-	-	-	-	-	-	-	-	-	-	2,650.00	31,800.00
Actual	550.00	-	-	-	-	-	-	-	-	-	-	-	550.00	
Variance	2,100.00	-	-	-	-	-	-	-	-	-	-	-	2,100.00	
6570-00 Pool/Fountain Contract Services														

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Budget	3,266.67	-	-	-	-	-	-	-	-	-	-	-	3,266.67	39,200.00
Actual	2,550.00	-	-	-	-	-	-	-	-	-	-	-	2,550.00	
Variance	716.67	-	-	-	-	-	-	-	-	-	-	-	716.67	
6572-00 Pool/Fountain Extras														
Budget	2,250.00	-	-	-	-	-	-	-	-	-	-	-	2,250.00	27,000.00
Actual	1,602.09	-	-	-	-	-	-	-	-	-	-	-	1,602.09	
Variance	647.91	-	-	-	-	-	-	-	-	-	-	-	647.91	
6588-00 Fitness Equipment														
Budget	666.67	-	-	-	-	-	-	-	-	-	-	-	666.67	8,000.00
Actual	445.00	-	-	-	-	-	-	-	-	-	-	-	445.00	
Variance	221.67	-	-	-	-	-	-	-	-	-	-	-	221.67	
6590-00 Sidewalk Trip Hazard Project (Annual)														
Budget	3,416.67	-	-	-	-	-	-	-	-	-	-	-	3,416.67	41,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	3,416.67	-	-	-	-	-	-	-	-	-	-	-	3,416.67	
6595-00 Misc Maintenance (DG Path Repairs)														
Budget	400.00	-	-	-	-	-	-	-	-	-	-	-	400.00	4,800.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	400.00	-	-	-	-	-	-	-	-	-	-	-	400.00	
6596-00 Common Area Maint Contingency														
Budget	250.00	-	-	-	-	-	-	-	-	-	-	-	250.00	3,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	250.00	-	-	-	-	-	-	-	-	-	-	-	250.00	
Total 65 - COMMON AREA MAINTENANCE														
Budget	23,044.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,044.35	276,532.00
Actual	13,429.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,429.23	
Variance	9,615.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,615.12	
TOWNHOUSE MAINTENANCE														
6627-00 Lighting - Townhomes Sconce Repairs														
Budget	2,333.33	-	-	-	-	-	-	-	-	-	-	-	2,333.33	28,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	2,333.33	-	-	-	-	-	-	-	-	-	-	-	2,333.33	
6630-00 Windows & Doors														
Budget	833.33	-	-	-	-	-	-	-	-	-	-	-	833.33	10,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	

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Variance	833.33	-	-	-	-	-	-	-	-	-	-	-	833.33	
6633-00 Roofing/Waterproofing (Townhomes)														
Budget	666.67	-	-	-	-	-	-	-	-	-	-	-	666.67	8,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	666.67	-	-	-	-	-	-	-	-	-	-	-	666.67	
6638-00 Gutter Cleaning														
Budget	750.00	-	-	-	-	-	-	-	-	-	-	-	750.00	9,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	750.00	-	-	-	-	-	-	-	-	-	-	-	750.00	
6640-00 Fencing/Trash Enclosure/Gates														
Budget	625.00	-	-	-	-	-	-	-	-	-	-	-	625.00	7,500.00
Actual	150.00	-	-	-	-	-	-	-	-	-	-	-	150.00	
Variance	475.00	-	-	-	-	-	-	-	-	-	-	-	475.00	
6645-00 Plumbing (Townhouse)														
Budget	333.33	-	-	-	-	-	-	-	-	-	-	-	333.33	4,000.00
Actual	379.36	-	-	-	-	-	-	-	-	-	-	-	379.36	
Variance	(46.03)	-	-	-	-	-	-	-	-	-	-	-	(46.03)	
6650-00 Garage Doors														
Budget	200.00	-	-	-	-	-	-	-	-	-	-	-	200.00	2,400.00
Actual	85.00	-	-	-	-	-	-	-	-	-	-	-	85.00	
Variance	115.00	-	-	-	-	-	-	-	-	-	-	-	115.00	
6655-00 Pest Control/Termites														
Budget	145.83	-	-	-	-	-	-	-	-	-	-	-	145.83	1,750.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	145.83	-	-	-	-	-	-	-	-	-	-	-	145.83	
6660-00 Heaters														
Budget	133.33	-	-	-	-	-	-	-	-	-	-	-	133.33	1,600.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	133.33	-	-	-	-	-	-	-	-	-	-	-	133.33	
6665-00 Stucco Drywall Repair														
Budget	400.00	-	-	-	-	-	-	-	-	-	-	-	400.00	4,800.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	400.00	-	-	-	-	-	-	-	-	-	-	-	400.00	
6670-00 Dryer Vent Cleaning														
Budget	916.67	-	-	-	-	-	-	-	-	-	-	-	916.67	11,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	

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Variance	916.67	-	-	-	-	-	-	-	-	-	-	-	916.67	
Total 66 - TOWNHOUSE MAINTENANCE														
Budget	7,337.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,337.49	88,050.00
Actual	614.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	614.36	
Variance	6,723.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,723.13	
UTILITIES														
6700-00 Water - Reclaimed (Landscape)														
Budget	6,643.50	-	-	-	-	-	-	-	-	-	-	-	6,643.50	79,722.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	6,643.50	-	-	-	-	-	-	-	-	-	-	-	6,643.50	
6701-00 Water-(Potable/Common Area Pools)														
Budget	14,852.00	-	-	-	-	-	-	-	-	-	-	-	14,852.00	178,224.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	14,852.00	-	-	-	-	-	-	-	-	-	-	-	14,852.00	
6702-00 Sewer														
Budget	21,031.50	-	-	-	-	-	-	-	-	-	-	-	21,031.50	252,378.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	21,031.50	-	-	-	-	-	-	-	-	-	-	-	21,031.50	
6703-00 Water/Sewer Infrastructrue Fee														
Budget	8,080.75	-	-	-	-	-	-	-	-	-	-	-	8,080.75	96,969.00
Actual	7,366.79	-	-	-	-	-	-	-	-	-	-	-	7,366.79	
Variance	713.96	-	-	-	-	-	-	-	-	-	-	-	713.96	
6705-00 Electricity														
Budget	9,757.50	-	-	-	-	-	-	-	-	-	-	-	9,757.50	117,090.00
Actual	10,258.98	-	-	-	-	-	-	-	-	-	-	-	10,258.98	
Variance	(501.48)	-	-	-	-	-	-	-	-	-	-	-	(501.48)	
6710-00 Gas														
Budget	3,361.50	-	-	-	-	-	-	-	-	-	-	-	3,361.50	40,338.00
Actual	2,240.54	-	-	-	-	-	-	-	-	-	-	-	2,240.54	
Variance	1,120.96	-	-	-	-	-	-	-	-	-	-	-	1,120.96	
6720-00 Cable/Telephone														
Budget	325.00	-	-	-	-	-	-	-	-	-	-	-	325.00	3,900.00
Actual	237.53	-	-	-	-	-	-	-	-	-	-	-	237.53	
Variance	87.47	-	-	-	-	-	-	-	-	-	-	-	87.47	

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6725-00 Trash Removal														
Budget	20,360.00	-	-	-	-	-	-	-	-	-	-	-	20,360.00	244,320.00
Actual	19,569.90	-	-	-	-	-	-	-	-	-	-	-	19,569.90	
Variance	790.10	-	-	-	-	-	-	-	-	-	-	-	790.10	
6730-00 Trash Extras														
Budget	1,425.25	-	-	-	-	-	-	-	-	-	-	-	1,425.25	17,103.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	1,425.25	-	-	-	-	-	-	-	-	-	-	-	1,425.25	
Total 67 - UTILITIES														
Budget	85,837.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	85,837.00	1,030,044.00
Actual	39,673.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39,673.74	
Variance	46,163.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,163.26	
INSURANCE														
6800-00 Insurance Master Policy														
Budget	14,127.75	-	-	-	-	-	-	-	-	-	-	-	14,127.75	169,533.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	14,127.75	-	-	-	-	-	-	-	-	-	-	-	14,127.75	
6810-00 Earthquake Insurance														
Budget	8,241.67	-	-	-	-	-	-	-	-	-	-	-	8,241.67	98,900.00
Actual	4,235.68	-	-	-	-	-	-	-	-	-	-	-	4,235.68	
Variance	4,005.99	-	-	-	-	-	-	-	-	-	-	-	4,005.99	
Total 68 - INSURANCE														
Budget	22,369.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,369.42	268,433.00
Actual	4,235.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,235.68	
Variance	18,133.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,133.74	
RESERVE ALLOCATION														
9005-00 Reserves-Common Space														
Budget	28,000.00	-	-	-	-	-	-	-	-	-	-	-	28,000.00	336,000.00
Actual	28,000.00	-	-	-	-	-	-	-	-	-	-	-	28,000.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
9008-00 Reserves-Single Family														
Budget	1,400.00	-	-	-	-	-	-	-	-	-	-	-	1,400.00	16,800.00
Actual	1,400.00	-	-	-	-	-	-	-	-	-	-	-	1,400.00	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 07/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9009-00 Reserves-Townhouse														
Budget	25,034.00	-	-	-	-	-	-	-	-	-	-	-	25,034.00	300,408.00
Actual	25,034.00	-	-	-	-	-	-	-	-	-	-	-	25,034.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total 90 - RESERVE ALLOCATION														
Budget	54,434.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54,434.00	653,208.00
Actual	54,434.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54,434.00	
Variance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total OPERATING EXPENSE														
Budget	258,631.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	258,631.67	3,103,580.00
Actual	137,631.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	137,631.88	
Variance	120,999.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120,999.79	
Net Income:														
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	
Actual	120,899.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120,899.85	
Variance	120,899.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120,899.85	

University Glen - Reserve Account Income & Expenses

CONTRIBUTION: CAM Income					EXPENDITURES				NET TOTALS			
	9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL	4002 9CSA05 - Single Family Homes	4001 9CSA11 - CAMS	4003 9CSA14 - Town Homes	TOTAL	9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
Beg Bal	-	-	-	-	-	-	-	-	-	-	-	116,636.21
Jul-25	1,400.00	28,000.00	25,034.00	54,434.00	-	(244,103.84)	-	(244,103.84)	1,400.00	(216,103.84)	25,034.00	(189,669.84)
Aug-25				-	-	-	-	-	-	-	-	-
Sep-25				-	-	-	-	-	-	-	-	-
Oct-25				-	-	-	-	-	-	-	-	-
Nov-25				-	-	-	-	-	-	-	-	-
Dec-25				-	-	-	-	-	-	-	-	-
Jan-26				-	-	-	-	-	-	-	-	-
Feb-26				-	-	-	-	-	-	-	-	-
Mar-26				-	-	-	-	-	-	-	-	-
Apr-26				-	-	-	-	-	-	-	-	-
May-26				-	-	-	-	-	-	-	-	-
Jun-26				-	-	-	-	-	-	-	-	-
YTD	1,400.00	28,000.00	25,034.00	54,434.00	-	(244,103.84)	-	(244,103.84)	1,400.00	(216,103.84)	25,034.00	(73,033.63)

DATE	Amount	Monthly Subtotal	Reserve Exp Type	Description	Vendor	Invoice Number
Jun-25	116,636.21			Year End Balance		
		116,636.21				
Jul-25	54,434.00			Reserve Contribution		
Jul-25	(201,635.80)		Common Space	Asphalt project	J B Bostick Company	37762
Jul-25	(2,498.00)		Common Space	Townside pool filter	Better Pools	88239
Jul-25	(70.04)		Common Space	Signs for asphalt project	Seabreeze Management	356813
Jul-25	(39,900.00)		Common Space	Seal coat pavement	Asphalt Consulting Services	61725
		(189,669.84)				
Total	(73,033.63)	(73,033.63)				

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

[illegible]

University Glen Reserve Balance

June 30, 2025

Preliminary Unaudited

Reserve Type	Balance as of 5/31/25	Jun 2025 Contributions	Jun 2025 Expenses	Jun 2025 Adjustments	Investment Activity	Balance as of 6/30/25
Common Area	1,742,396.82	22,995.83	(2,575.67)		10,312.98	1,773,129.96
Single Family Homes	127,904.29	1,000.08			791.65	129,696.02
Townhomes	2,892,888.37	22,780.00	(3,604.72)		16,944.89	2,929,008.54
Total	4,763,189.48	46,775.91	(6,180.39)	-	28,049.52	4,831,834.52

Activity Jun-25	
Contributions	46,775.91
Expenses	(6,180.39)
Adjustments	-
Investments	28,049.52
Total Activity	\$ 68,645.04
Net Change in Balance	
CAM - 9CSA11	30,733.14
Single Family - 9CSA05	1,791.73
Townhomes 9CSA14	36,120.17
Total Activity by Type	\$ 68,645.04

Due from UGCAM for Apr 2025	51,704.87
Due from UGCAM for May 2025	24,335.82
Due from UGCAM for Jun 2025	40,595.52
Total Due from UGCAM	116,636.21
<i>(accounts receivable)</i>	
Wells Fargo	20,563.27
CalTRUST	4,694,635.04
Acct Balances as of 6/30/25	4,715,198.31
Reserve Total as of 6/30/25	4,831,834.52

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

07/01/2025 - 07/31/2025

Date	Check #	Payee	Amount
01-1001-00 Sunwest - Operating - 3571			
07/01/2025	300057	Charter Communications	\$551.66
		Invoice #: 0033385062125	
		67-6720-00 8448 20 899 0033385	\$551.66
07/01/2025	100616	J B Bostick Company, Inc.	\$201,635.80
		Invoice #: 37762	
		40-4001-00 Asphalt Project	\$201,635.80
07/01/2025	100617	Gothic Landscape Maintenance Division	\$42,132.49
		Invoice #: 388456	
		64-6405-00 Contract work for May 2025	\$32,088.00
		Invoice #: 393656	
		64-6410-00 Work Order 179013 20 ENHANCEMENT-Gothic Landscape Maintenance Division	\$918.15
		Invoice #: 393657	
		64-6410-00 Landscape renovation at model Pt 2	\$3,924.00
		Invoice #: 393658	
		64-6410-00 Landscape renovation at model pt 1	\$3,195.00
		Invoice #: 393678	
		64-6410-00 Town Center Pots refresh.	\$1,782.34
		Invoice #: 393679	
		64-6420-00 Work Order 179105 30 IRRIGATION-Gothic Landscape Maintenance Division	\$225.00
07/01/2025	100618	Better Pools	\$375.00
		Invoice #: 88211	
		65-6572-00 Cleaning Grids at Hillcrest Pool/Spa	\$375.00
07/01/2025	100619	Better Pools	\$2,498.00
		Invoice #: 88239	
		40-4001-00 Townside Pool Filter CA Reserves	\$2,498.00
07/01/2025	100620	E. J. Harrison & Sons, Inc.	\$38.88
		Invoice #: 061225-0119228 2	
		67-6725-00 1 -0119228 2	\$38.88
07/01/2025	100621	Seabreeze Management Company, Inc.	\$4,500.00
		Invoice #: 357122	
		60-6040-00 July Service-Seabreeze Management Company, Inc.	\$4,500.00
07/07/2025	100622	Vega Cleaning Service Inc.	\$50.00
		Invoice #: 1314	
		65-6554-00 Paper Products for Common Area amenities	\$50.00
07/07/2025	100623	Vega Cleaning Service Inc.	\$1,240.00
		Invoice #: 1315	
		65-6550-00 Weekly Janitorial Service thru 6/29/2025	\$1,240.00
07/07/2025	100624	Gothic Landscape Maintenance Division	\$2,282.82

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

07/01/2025 - 07/31/2025

Date	Check #	Payee	Amount
		Invoice #: 393785	
		64-6410-00 202 Anacapa Island Drive Add Plants	\$632.82
		Invoice #: 393786	
		64-6420-00 Cuyler Irrigation Repairs	\$825.00
		Invoice #: 393787	
		64-6420-00 921 CI Drive Irrigation Repairs	\$825.00
07/07/2025	100625	E. J. Harrison & Sons, Inc.	\$1,765.60
		Invoice #: 061225	
		67-6725-00 1 -0044477 5	\$1,765.60
07/07/2025	100626	HD Supply Facilities Maintenance, LTD.	\$920.85
		Invoice #: 9238467526	
		65-6554-00 Paper Products for Common Area amenities	\$920.85
07/07/2025	100627	Mike Kimble Plumbing	\$610.00
		Invoice #: 62664194	
		66-6645-00 316 Smugglers Cove	\$610.00
07/07/2025	100628	Seabreeze Management Company, Inc.	\$5,995.22
		Invoice #: 356913	
		40-4001-00 Signs for Asphalt Project	\$70.04
		60-6085-00 Business Cellphone May 2025	\$108.96
		60-6085-00 Office Supplies Printer Ink	\$166.23
		60-6085-00 Office Supplies	\$8.01
		60-6085-00 Business Cellphone-June 2025	\$108.96
		65-6588-00 Baskets for TC Fitness Lost & Found	\$39.31
		Invoice #: 357891	
		60-6040-00 June Service-Seabreeze Management Company, Inc.	\$5,493.71
07/08/2025	100629	California State University, Channel Islands	\$99,310.51
		Invoice #: 511702	
		67-6700-00 Reclaimed water for May 2025	\$7,810.38
		67-6700-00 Reclaimed water Accrual June 2025	\$6,200.00
		67-6701-00 Potable water for May 2205	\$14,400.00
		67-6701-00 Potable Water Accrual June 2025	\$14,571.43
		67-6702-00 Sewer Accrual June 2025	\$20,365.16
		67-6702-00 Sewer for May 2025	\$20,365.16
		67-6703-00 Infrastructure Fee for May 2025	\$7,799.19
		67-6703-00 Infrastructure Accrual for June 2025	\$7,799.19
07/08/2025	100630	Better Pools	\$650.00
		Invoice #: 88142	
		65-6570-00 Fountain Contract Service for July 2025	\$650.00
07/09/2025	100631	SoCalGas	\$934.79
		Invoice #: 070125-085881513	
		67-6710-00 100 858 8151 3	\$934.79
07/09/2025	100632	SoCalGas	\$1,305.75
		Invoice #: 070125-337810871	
		67-6710-00 153 378 1087 1	\$1,305.75

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

07/01/2025 - 07/31/2025

Date	Check #	Payee	Amount
07/10/2025	100633	Vega Cleaning Service Inc.	\$550.00
		Invoice #: 1306	
		65-6509-00 Hillcrest Pool CA	\$550.00
07/10/2025	100634	Vega Cleaning Service Inc.	\$1,240.00
		Invoice #: 1309	
		65-6550-00 Contract Service thru June 1, 2025	\$1,240.00
07/10/2025	100635	Vega Cleaning Service Inc.	\$1,280.00
		Invoice #: 1316	
		65-6550-00 Contract Service thru July 6th	\$1,280.00
07/10/2025	100636	Seabreeze Management Company, Inc.	\$5,493.71
		Invoice #: 358639	
		60-6040-00 Gross Pay - Pay Period 6/15/2025 - 6/28/2025 Paid 7/3/2025	\$5,493.71
07/10/2025	100637	Better Pools	\$1,900.00
		Invoice #: 88141	
		65-6570-00 Contract Service for July 2025	\$1,900.00
07/10/2025	100638	California State University	\$50,828.11
		Invoice #: 511698	
		68-6810-00 Premiun Payment	\$50,828.11
07/10/2025	100639	KW University Glen, LLC	\$534.85
		Invoice #: B07-2025	
		60-6041-00 Rent for July 2025	\$534.85
07/11/2025	300058	Southern California Edison Co.	\$4,540.41
		Invoice #: 070325-239238016	
		67-6705-00 700239238016	\$4,540.41
07/11/2025	0	E.J. Harrison	\$17,078.80
		67-6725-00 Bank Adjustment - Autopayments (6 Accts); Autopayments (6 Accts)	\$17,078.80
07/15/2025	500009	Jessica Muth	\$313.10
		20-2001-00 Refund; Refund_124525874740_Owner's Request	\$313.10
07/15/2025	500010	Jessica Muth	\$320.77
		20-2001-00 Refund; Refund_124525874740_Owner's Request	\$320.77
07/15/2025	500011	Jessica Muth	\$320.77
		20-2001-00 Refund; Refund_124525874740_Owner's Request	\$320.77
07/15/2025	100640	Mike Kimble Plumbing	\$379.36
		Invoice #: 63310969	
		66-6645-00 326 E Platts Harbor Drive	\$379.36
07/16/2025	100641	Southern California Edison Co.	\$3,323.27
		Invoice #: 071025-001512196	
		67-6705-00 600001512196	\$3,323.27
07/17/2025	100642	Xtreme Fitness Service, Inc.	\$445.00
		Invoice #: 12724	
		65-6588-00 Quarterly Maintenance	\$445.00
07/17/2025	100643	Vega Cleaning Service Inc.	\$1,280.00
		Invoice #: 1317	
		65-6550-00 Weekly Contract Service thru July 13, 2025	\$1,280.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

07/01/2025 - 07/31/2025

Date	Check #	Payee	Amount
07/18/2025	100644	Better Pools	\$250.00
		Invoice #: 88497	
		65-6572-00 Cleaning Townside Pool/Spa Grids	\$250.00
07/18/2025	100645	Better Pools	\$375.00
		Invoice #: 88498	
		65-6572-00 Hillcrest Pool Spa Grid Cleaning	\$375.00
07/18/2025	100646	Asphalt Consulting Services, LLC	\$39,900.00
		Invoice #: 61725	
		40-4001-00 Pay from UGlen Common Area Reserves	\$39,900.00
07/22/2025	300059	Charter Communications	\$237.53
		Invoice #: 0293780070925	
		67-6720-00 8448 20 041 0293780	\$237.53
07/22/2025	100647	Southern California Edison Co.	\$43.04
		Invoice #: 071525-305875602	
		67-6705-00 700305875602	\$43.04
07/22/2025	100648	Southern California Edison Co.	\$2,352.26
		Invoice #: 071725-466262876	
		67-6705-00 700466262876	\$2,352.26
07/22/2025	100649	Seabreeze Management Company, Inc.	\$1,255.93
		Invoice #: 359176	
		60-6035-00 July Service-Seabreeze Management Company, Inc.	\$1,255.93
07/24/2025	300060	E. J. Harrison & Sons, Inc.	\$1,924.10
		Invoice #: 071525	
		67-6725-00 1 -0044477 5	\$1,924.10
07/24/2025	100650	Better Pools	\$153.63
		Invoice #: 88576	
		65-6572-00 Townside Pool/Spa Repairs	\$153.63
07/24/2025	100651	Better Pools	\$148.56
		Invoice #: 88577	
		65-6572-00 Hillcrest Pool & Spa Repairs	\$148.56
07/24/2025	100652	CSU Channel Islands Site Authority	\$7,366.79
		Invoice #: 511751	
		67-6703-00 Water Meters at Pool Amenities (2)	\$7,366.79
07/24/2025	100653	Vega Cleaning Service Inc.	\$1,280.00
		Invoice #: 1318	
		65-6550-00 Weekly Contract Service thru July 20, 2025	\$1,280.00
07/24/2025	100654	Vega Cleaning Service Inc.	\$150.00
		Invoice #: 1319	
		65-6553-00 Fence Repair at Dog Park	\$150.00
07/24/2025	100655	Vega Cleaning Service Inc.	\$150.00
		Invoice #: 1320	
		66-6640-00 Gate Repair 201 Smugglers Cove	\$150.00
07/24/2025	100656	Kastle Kare Inc	\$550.00
		Invoice #: 66884662	
		65-6555-00 Monthly Gopher Service July 2025	\$550.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

07/01/2025 - 07/31/2025

Date	Check #	Payee	Amount	
07/24/2025	100657	Garage Door Doctor	\$85.00	
		Invoice #: 12201		
		66-6650-00 Garage Door Repair at 207 Smugglers Cove	\$85.00	
07/29/2025	300061	E. J. Harrison & Sons, Inc.	\$567.00	
		Invoice #: 071525-0044384 3		
		67-6725-00 1 -0044384 3	\$567.00	
07/29/2025	100658	Seabreeze Management Company, Inc.	\$5,493.71	
		Invoice #: 359296		
		60-6040-00 Pay Period 6/29/2025 - 7/12/2025	\$5,493.71	
07/29/2025	100659	HD Supply Facilities Maintenance, LTD.	\$1,222.14	
		Invoice #: 9239239180		
		65-6554-00 CA Supplies	\$1,222.14	
07/31/2025	100660	Better Pools LA	\$39.90	
		Invoice #: 88986		
		65-6572-00 Hillcrest Skimmers	\$39.90	
07/31/2025	100661	Better Pools LA	\$250.00	
		Invoice #: 89056		
		65-6572-00 Townside Pool Spa Grid Cleaning	\$250.00	
07/31/2025	100662	California State University	\$7,966.67	
		Invoice #: 511780		
		63-6320-00 Police Service for July 2025	\$7,966.67	
07/31/2025	100663	Vega Cleaning Service Inc.	\$1,280.00	
		Invoice #: 1321		
		65-6550-00 Contract Service thru July 27, 2025	\$1,280.00	
07/31/2025	100664	Vega Cleaning Service Inc.	\$385.00	
		Invoice #: 1322		
		65-6572-00 Pool gate repair Townside & Hillcrest	\$385.00	
		Account Totals	# Checks: 58	\$530,051.78
		Association Totals	# Checks: 58	\$530,051.78

End Date: 07/31/2025

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
University Glen (Cal State University Channel Island Site ,	(\$13,415.72)	\$7,401.11	\$0.00	\$28,029.45	\$22,014.84

Page 8 of 8

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01-1001-00	Sunwest - Operating - 3571	\$741,514.13	\$284,185.93	\$530,357.88	\$495,342.18
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	9558077	\$ 6,517.32	\$ -	Deposit from batch 265022	
07/01/2025	9558879	1,017.76	-	Deposit from batch 265400	
07/01/2025	9574130	-	551.66	Sunwest - Operating - 3571; Charter Communications Chk # 300057 Inv: 0033385062125 Charter Communications	
07/01/2025	9574132	-	201,635.80	Sunwest - Operating - 3571; J B Bostick Company, Inc. Chk # 100616 Inv: 37762 J B Bostick Company, Inc.	
07/01/2025	9574134	-	918.15	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100617 Inv: 393656 Gothic Landscape Maintenance Division	
07/01/2025	9574134	-	3,924.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100617 Inv: 393657 Gothic Landscape Maintenance Division	
07/01/2025	9574134	-	3,195.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100617 Inv: 393658 Gothic Landscape Maintenance Division	
07/01/2025	9574134	-	1,782.34	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100617 Inv: 393678 Gothic Landscape Maintenance Division	
07/01/2025	9574134	-	225.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100617 Inv: 393679 Gothic Landscape Maintenance Division	
07/01/2025	9574134	-	32,088.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100617 Inv: 388456 Gothic Landscape Maintenance Division	
07/01/2025	9574146	-	375.00	Sunwest - Operating - 3571; Better Pools Chk # 100618 Inv: 88211 Better Pools	
07/01/2025	9574148	-	2,498.00	Sunwest - Operating - 3571; Better Pools Chk # 100619 Inv: 88239 Better Pools	
07/01/2025	9574150	-	38.88	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 100620 Inv: 061225-0119228 2 E. J. Harrison & Sons, Inc.	
07/01/2025	9574152	-	4,500.00	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100621 Inv: 357122 Seabreeze Management Company, Inc.	
07/02/2025	9585924	2,549.02	-	Deposit from batch 265572	
07/02/2025	9596438	1,216.57	-	Deposit from batch 266909	
07/03/2025	9599966	1,620.77	-	Deposit from batch 266325	
07/03/2025	9613984	2,366.63	-	Deposit from batch 267381	
07/03/2025	9616549	575.03	-	Deposit from batch 267767	
07/07/2025	9619480	3,576.29	-	Deposit from batch 267087	
07/07/2025	9622530	5,442.78	-	Deposit from batch 267011	
07/07/2025	9632255	-	50.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100622 Inv: 1314 Vega Cleaning Service Inc.	
07/07/2025	9632257	-	1,240.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100623 Inv: 1315 Vega Cleaning Service Inc.	
07/07/2025	9632259	-	632.82	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100624 Inv: 393785 Gothic Landscape Maintenance Division	
07/07/2025	9632259	-	825.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100624	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 393786 Gothic Landscape Maintenance Division					
07/07/2025	9632259	-	825.00		Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100624
Inv: 393787 Gothic Landscape Maintenance Division					
07/07/2025	9632265	-	1,765.60		Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 100625
Inv: 061225 E. J. Harrison & Sons, Inc.					
07/07/2025	9632267	-	920.85		Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100626
Inv: 9238467526 HD Supply Facilities Maintenance, LTD.					
07/07/2025	9632269	-	610.00		Sunwest - Operating - 3571; Mike Kimble Plumbing Chk # 100627
Inv: 62664194 Mike Kimble Plumbing					
07/07/2025	9632271	-	5,493.71		Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100628
Inv: 357891 Seabreeze Management Company, Inc.					
07/07/2025	9632271	-	501.51		Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100628
Inv: 356913 Seabreeze Management Company, Inc.					
07/08/2025	9639717	2,613.22	-		Deposit from batch 268322
07/08/2025	9640799	594.17	-		Deposit from batch 268184
07/08/2025	9648285	575.03	-		Deposit from batch 269447
07/08/2025	9649591	532.77	-		Deposit from batch 269732
07/08/2025	9649742	2,000.00	-		Deposit from batch 269793
07/08/2025	9705919	-	99,310.51		Sunwest - Operating - 3571; California State University, Channel Islands Chk # 100629
Inv: 511702 California State University, Channel Islands					
07/08/2025	9705921	-	650.00		Sunwest - Operating - 3571; Better Pools Chk # 100630
Inv: 88142 Better Pools					
07/09/2025	9652035	1,065.54	-		Deposit from batch 269134
07/09/2025	9705923	-	934.79		Sunwest - Operating - 3571; SoCalGas Chk # 100631
Inv: 070125-085881513 SoCalGas					
07/09/2025	9705925	-	1,305.75		Sunwest - Operating - 3571; SoCalGas Chk # 100632
Inv: 070125-337810871 SoCalGas					
07/09/2025	9711065	3,317.92	-		Deposit from batch 270190
07/10/2025	9713206	1,428.57	-		Deposit from batch 270151
07/10/2025	9714494	1,725.09	-		Deposit from batch 269969
07/10/2025	9792045	170,792.77	-		Deposit from batch 268039
07/10/2025	9803306	-	550.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100633
Inv: 1306 Vega Cleaning Service Inc.					
07/10/2025	9803308	-	1,240.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100634
Inv: 1309 Vega Cleaning Service Inc.					
07/10/2025	9803310	-	1,280.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100635
Inv: 1316 Vega Cleaning Service Inc.					
07/10/2025	9803312	-	5,493.71		Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100636
Inv: 358639 Seabreeze Management Company, Inc.					
07/10/2025	9803314	-	1,900.00		Sunwest - Operating - 3571; Better Pools Chk # 100637
Inv: 88141 Better Pools					
07/10/2025	9803316	-	50,828.11		Sunwest - Operating - 3571; California State University Chk # 100638

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 511698 California State University					
07/10/2025	9803318	-	534.85		Sunwest - Operating - 3571; KW University Glen, LLC Chk # 100639
Inv: B07-2025 KW University Glen, LLC					
07/10/2025	9805114	575.03	-		Deposit from batch 270980
07/10/2025	9807256	853.54	-		Deposit from batch 270871
07/11/2025	9810278	1,107.80	-		Deposit from batch 270522
07/11/2025	9816015	-	4,540.41		Sunwest - Operating - 3571; Southern California Edison Co. Chk # 300058
Inv: 070325-239238016 Southern California Edison Co.					
07/11/2025	9820721	5,823.80	-		Deposit from batch 271572
07/11/2025	9842129	-	17,078.80		Autopayments (6 Accts); E.J. Harrison Chk # 0
07/14/2025	9824331	1,767.35	-		Deposit from batch 271711
07/14/2025	9826293	2,620.89	-		Deposit from batch 271173
07/14/2025	9828936	11,455.03	-		Misc Scanned Deposit
07/14/2025	9834693	910.03	-		Deposit from batch 272427
07/14/2025	9840710	6,505.13	-		Deposit from batch 272388
07/15/2025	9842148	-	313.10		Refund_124525874740_Owner's Request; Jessica Muth Chk # 500009
07/15/2025	9842152	-	0.67		Refund_124525874740_Owner's Request
07/15/2025	9842154	-	305.43		Refund_124525874740_Owner's Request
07/15/2025	9842160	-	320.77		Refund_124525874740_Owner's Request; Jessica Muth Chk # 500010
07/15/2025	9842162	-	320.77		Refund_124525874740_Owner's Request; Jessica Muth Chk # 500011
07/15/2025	9844157	600.00	-		Deposit from batch 271881
07/15/2025	9851286	-	379.36		Sunwest - Operating - 3571; Mike Kimble Plumbing Chk # 100640
Inv: 63310969 Mike Kimble Plumbing					
07/15/2025	9855010	5,960.17	-		Deposit from batch 273349
07/15/2025	9842152	0.67	-		Refund_124525874740_Owner's Request (Reversal)
07/15/2025	9842154	305.43	-		Refund_124525874740_Owner's Request (Reversal)
07/16/2025	9859526	3,074.68	-		Deposit from batch 273881
07/16/2025	9866994	-	3,323.27		Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100641
Inv: 071025-001512196 Southern California Edison Co.					
07/16/2025	9869243	2,062.24	-		Deposit from batch 274455
07/17/2025	9871835	7,618.03	-		Deposit from batch 273922
07/17/2025	9879196	-	445.00		Sunwest - Operating - 3571; Xtreme Fitness Service, Inc. Chk # 100642
Inv: 12724 Xtreme Fitness Service, Inc.					
07/17/2025	9879198	-	1,280.00		Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100643
Inv: 1317 Vega Cleaning Service Inc.					
07/17/2025	9881345	575.00	-		Deposit from batch 274864
07/18/2025	9882967	3,933.07	-		Deposit from batch 274731
07/18/2025	9890081	-	250.00		Sunwest - Operating - 3571; Better Pools Chk # 100644
Inv: 88497 Better Pools					
07/18/2025	9890083	-	375.00		Sunwest - Operating - 3571; Better Pools Chk # 100645
Inv: 88498 Better Pools					
07/18/2025	9890085	-	39,900.00		Sunwest - Operating - 3571; Asphalt Consulting Services, LLC Chk # 100646
Inv: 61725 Asphalt Consulting Services, LLC					
07/18/2025	9890349	532.77	-		Deposit from batch 275462

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/21/2025	9893784	\$ 1,150.06	\$ -	Deposit from batch 275210	
07/21/2025	9894005	575.03	-	Deposit from batch 275890	
07/21/2025	9894818	6,912.31	-	Deposit from batch 275178	
07/22/2025	9913036	-	237.53	Sunwest - Operating - 3571; Charter Communications Chk # 300059 Inv: 0293780070925 Charter Communications	
07/22/2025	9913038	-	43.04	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100647 Inv: 071525-305875602 Southern California Edison Co.	
07/22/2025	9913040	-	2,352.26	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100648 Inv: 071725-466262876 Southern California Edison Co.	
07/22/2025	9913042	-	1,255.93	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100649 Inv: 359176 Seabreeze Management Company, Inc.	
07/22/2025	9914237	313.10	-	Deposit from batch 276763	
07/23/2025	9922774	575.03	-	Deposit from batch 277388	
07/24/2025	9924707	575.03	-	Deposit from batch 277110	
07/24/2025	9924992	576.00	-	Deposit from batch 277500	
07/24/2025	9931347	-	1,924.10	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300060 Inv: 071525 E. J. Harrison & Sons, Inc.	
07/24/2025	9931349	-	153.63	Sunwest - Operating - 3571; Better Pools Chk # 100650 Inv: 88576 Better Pools	
07/24/2025	9931351	-	148.56	Sunwest - Operating - 3571; Better Pools Chk # 100651 Inv: 88577 Better Pools	
07/24/2025	9931353	-	7,366.79	Sunwest - Operating - 3571; CSU Channel Islands Site Authority Chk # 100652 Inv: 511751 CSU Channel Islands Site Authority	
07/24/2025	9931355	-	1,280.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100653 Inv: 1318 Vega Cleaning Service Inc.	
07/24/2025	9931357	-	150.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100654 Inv: 1319 Vega Cleaning Service Inc.	
07/24/2025	9931359	-	150.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100655 Inv: 1320 Vega Cleaning Service Inc.	
07/24/2025	9931361	-	550.00	Sunwest - Operating - 3571; Kastle Kare Inc Chk # 100656 Inv: 66884662 Kastle Kare Inc	
07/24/2025	9931363	-	85.00	Sunwest - Operating - 3571; Garage Door Doctor Chk # 100657 Inv: 12201 Garage Door Doctor	
07/24/2025	9933004	575.03	-	Deposit from batch 277814	
07/28/2025	9943627	1,952.56	-	Deposit from batch 278415	
07/28/2025	9944652	1,141.43	-	Deposit from batch 278036	
07/29/2025	9960144	-	567.00	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300061 Inv: 071525-0044384 3 E. J. Harrison & Sons, Inc.	
07/29/2025	9960146	-	5,493.71	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100658 Inv: 359296 Seabreeze Management Company, Inc.	
07/29/2025	9960148	-	1,222.14	Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100659 Inv: 9239239180 HD Supply Facilities Maintenance, LTD.	

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/29/2025	9960811	\$ 540.00	\$ -	Deposit from batch 279251	
07/30/2025	9964609	575.03	-	Deposit from batch 278911	
07/30/2025	9973574	575.03	-	Deposit from batch 279843	
07/31/2025	9976355	1,150.06	-	Deposit from batch 279456	
07/31/2025	10037574	-	39.90	Sunwest - Operating - 3571; Better Pools LA Chk # 100660 Inv: 88986 Better Pools LA	
07/31/2025	10037576	-	250.00	Sunwest - Operating - 3571; Better Pools LA Chk # 100661 Inv: 89056 Better Pools LA	
07/31/2025	10037578	-	7,966.67	Sunwest - Operating - 3571; California State University Chk # 100662 Inv: 511780 California State University	
07/31/2025	10037580	-	1,280.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100663 Inv: 1321 Vega Cleaning Service Inc.	
07/31/2025	10037582	-	385.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100664 Inv: 1322 Vega Cleaning Service Inc.	
07/31/2025	10040985	1,150.06	-	Deposit from batch 280227	
07/31/2025	10041758	42.26	-	Deposit from batch 280301	
12-1280-00	Accounts Receivable		58,575.90	260,087.96	271,639.74
47,024.12					
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	9558077	\$ 0.00	\$ 5,209.32	Deposit from batch 265022	
07/01/2025	9558879	0.00	1,017.76	Deposit from batch 265400	
07/01/2025	9390196	23,095.44	-	Assessment - A - Batch 259640	
07/01/2025	9390220	115,006.00	-	Assessment - A - Batch 259641	
07/01/2025	9390244	98,834.75	-	Apartment Assessment - A - Batch 259757	
07/01/2025	9390268	17,476.92	-	Apartment Assessment - A - Batch 259758	
07/01/2025	9390292	4,218.62	-	Commercial Assessment - A - Batch 259759	
07/01/2025	9526804	-	320.77	Applied Prepaid 124525874740	
07/01/2025	9526806	-	0.20	Applied Prepaid 124525874583	
07/01/2025	9526808	-	320.77	Applied Prepaid 124525874636	
07/01/2025	9526810	-	320.77	Applied Prepaid 124525874838	
07/01/2025	9526812	-	53.55	Applied Prepaid 124525874679	
07/01/2025	9526814	-	575.03	Applied Prepaid 124525874817	
07/01/2025	9526816	-	146.23	Applied Prepaid 124525874757	
07/01/2025	9526818	-	292.46	Applied Prepaid 124525874735	
07/01/2025	9526820	-	320.77	Applied Prepaid 124525874647	
07/01/2025	9526822	-	320.77	Applied Prepaid 124525874652	
07/01/2025	9526824	-	313.10	Applied Prepaid 124525874581	
07/01/2025	9526826	-	320.77	Applied Prepaid 124525874634	
07/01/2025	9526828	-	320.77	Applied Prepaid 124525874589	
07/01/2025	9526830	-	320.77	Applied Prepaid 124525874656	
07/01/2025	9526832	-	532.77	Applied Prepaid 124525874671	
07/01/2025	9526834	-	98.22	Applied Prepaid 124525874722	
07/01/2025	9526836	-	575.03	Applied Prepaid 124525874578	
07/01/2025	9526838	-	575.03	Applied Prepaid 124525874710	
07/01/2025	9526840	-	148.80	Applied Prepaid 124525874805	
07/01/2025	9526842	-	484.76	Applied Prepaid 124525874592	

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University Glen (Cal State University Channel Island Site Authority)

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/01/2025	9526844	\$ -	\$ 93.04	Applied Prepaid 124525874774	
07/01/2025	9526846	-	575.03	Applied Prepaid 124525874687	
07/01/2025	9526848	-	575.03	Applied Prepaid 124525874770	
07/01/2025	9526850	-	146.28	Applied Prepaid 124525874644	
07/01/2025	9526852	-	575.03	Applied Prepaid 124525874738	
07/01/2025	9526854	-	53.55	Applied Prepaid 124525874664	
07/01/2025	9526856	-	575.03	Applied Prepaid 124525874798	
07/01/2025	9526858	-	146.23	Applied Prepaid 124525874616	
07/01/2025	9526860	-	146.23	Applied Prepaid 124525874744	
07/01/2025	9526862	-	96.23	Applied Prepaid 124525874830	
07/01/2025	9526864	-	339.85	Applied Prepaid 124525874824	
07/01/2025	9526866	-	96.23	Applied Prepaid 124525874648	
07/01/2025	9526868	-	155.78	Applied Prepaid 124525874698	
07/01/2025	9526870	-	23.15	Applied Prepaid 124525874683	
07/01/2025	9526872	-	146.23	Applied Prepaid 124525874684	
07/01/2025	9526874	-	1.00	Applied Prepaid 124525874630	
07/01/2025	9526876	-	575.03	Applied Prepaid 124525874706	
07/01/2025	9526878	-	146.23	Applied Prepaid 124525874752	
07/01/2025	9526880	-	146.23	Applied Prepaid 124525874622	
07/01/2025	9526882	-	121.11	Applied Prepaid 124525874709	
07/01/2025	9555247	-	313.10	Move Payment Transfer	
07/02/2025	9585924	0.00	2,235.92	Deposit from batch 265572	
07/02/2025	9596438	0.00	1,216.57	Deposit from batch 266909	
07/02/2025	9565078	-	428.80	Applied Prepaid 124525874744	
07/02/2025	9565080	-	575.03	Applied Prepaid 124525874641	
07/02/2025	9565082	-	419.25	Applied Prepaid 124525874698	
07/02/2025	9565084	-	575.03	Applied Prepaid 124525874725	
07/02/2025	9565086	-	532.77	Applied Prepaid 124525874640	
07/03/2025	9599966	0.00	641.54	Deposit from batch 266325	
07/03/2025	9613984	0.00	2,366.63	Deposit from batch 267381	
07/03/2025	9616549	0.00	575.03	Deposit from batch 267767	
07/03/2025	9601390	-	25.00	Fee Waiver	
07/04/2025	9608530	75.00	-	Move Payment Transfer	
07/04/2025	9616943	-	75.00	CHARGE WAIVED REQUESTED BY PM	
07/07/2025	9622530	0.00	4,025.94	Deposit from batch 267011	
07/07/2025	9619480	0.00	3,262.43	Deposit from batch 267087	
07/08/2025	9640799	0.00	594.14	Deposit from batch 268184	
07/08/2025	9639717	0.00	2,300.12	Deposit from batch 268322	
07/08/2025	9648285	0.00	575.03	Deposit from batch 269447	
07/08/2025	9649742	0.00	2,000.00	Deposit from batch 269793	
07/09/2025	9652035	0.00	857.60	Deposit from batch 269134	

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University Glen (Cal State University Channel Island Site Authority)

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/09/2025	9711065	\$ 0.00	\$ 2,342.38	Deposit from batch 270190	
07/10/2025	9792045	0.00	170,792.77	Deposit from batch 268039	
07/10/2025	9714494	0.00	1,725.09	Deposit from batch 269969	
07/10/2025	9713206	0.00	1,428.57	Deposit from batch 270151	
07/10/2025	9807256	0.00	797.58	Deposit from batch 270871	
07/10/2025	9805114	0.00	575.03	Deposit from batch 270980	
07/10/2025	9714963	484.76	-	Move Payment Transfer	
07/10/2025	9714974	386.54	-	Move Payment Transfer	
07/10/2025	9714976	188.49	-	Move Payment Transfer	
07/11/2025	9810278	0.00	575.03	Deposit from batch 270522	
07/11/2025	9820721	0.00	5,240.82	Deposit from batch 271572	
07/14/2025	9826293	0.00	2,620.89	Deposit from batch 271173	
07/14/2025	9824331	0.00	1,713.80	Deposit from batch 271711	
07/14/2025	9840710	0.00	6,326.13	Deposit from batch 272388	
07/14/2025	9834693	0.00	575.03	Deposit from batch 272427	
07/15/2025	9844157	0.00	600.00	Deposit from batch 271881	
07/15/2025	9855010	0.00	5,666.71	Deposit from batch 273349	
07/15/2025	9842115	320.77	-	Move Payment Transfer	
07/15/2025	9842152	0.67	-	Refund_124525874740_Owner's Request	
07/15/2025	9842152	-	0.67	Refund_124525874740_Owner's Request (Reversal)	
07/16/2025	9859526	0.00	1,470.83	Deposit from batch 273881	
07/16/2025	9869243	0.00	1,424.75	Deposit from batch 274455	
07/17/2025	9871835	0.00	7,043.00	Deposit from batch 273922	
07/17/2025	9881345	0.00	575.00	Deposit from batch 274864	
07/18/2025	9882967	0.00	3,333.07	Deposit from batch 274731	
07/18/2025	9890349	0.00	532.77	Deposit from batch 275462	
07/21/2025	9894818	0.00	6,912.31	Deposit from batch 275178	
07/21/2025	9893784	0.00	1,150.06	Deposit from batch 275210	
07/21/2025	9894005	0.00	575.03	Deposit from batch 275890	
07/22/2025	9914237	0.00	313.10	Deposit from batch 276763	
07/23/2025	9922774	0.00	575.03	Deposit from batch 277388	
07/24/2025	9924707	0.00	575.03	Deposit from batch 277110	
07/24/2025	9924992	0.00	481.99	Deposit from batch 277500	

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University Glen (Cal State University Channel Island Site Authority)

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/28/2025	9944652	\$ 0.00	\$ 1,141.43	Deposit from batch 278036	
07/28/2025	9943627	0.00	1,949.91	Deposit from batch 278415	
07/29/2025	9960811	0.00	540.00	Deposit from batch 279251	
07/31/2025	9976355	0.00	1,150.06	Deposit from batch 279456	
12-1281-00	A/R-Miscellaneous	11,455.03	-	11,455.03	-
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	9714881	\$ -	\$ 11,455.03	Accrue reimb from Site Authority for brush clearance (Reversal)	
13-1300-00	Prepaid Insurance	-	50,828.11	4,235.68	46,592.43
Date	GL Ref #	Debit	Credit	Description	
07/31/2025	10121358	\$ -	\$ 4,235.68	Amortize prepaid EQ insurance 7/1/25-26	
07/31/2025	10121374	50,828.11	-	Reclass EQ insurance to prepaid 7/1/25-6/30/26	
20-2001-00	Prepaid Dues	(23,622.63)	15,197.91	16,584.56	(25,009.28)
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	9558077	\$ 0.00	\$ 1,308.00	Deposit from batch 265022	
07/01/2025	9526804	320.77	-	Adjust Prepaid	
07/01/2025	9526806	0.20	-	Adjust Prepaid	
07/01/2025	9526808	320.77	-	Adjust Prepaid	
07/01/2025	9526810	320.77	-	Adjust Prepaid	
07/01/2025	9526812	53.55	-	Adjust Prepaid	
07/01/2025	9526814	575.03	-	Adjust Prepaid	
07/01/2025	9526816	146.23	-	Adjust Prepaid	
07/01/2025	9526818	292.46	-	Adjust Prepaid	
07/01/2025	9526820	320.77	-	Adjust Prepaid	
07/01/2025	9526822	320.77	-	Adjust Prepaid	
07/01/2025	9526824	313.10	-	Adjust Prepaid	
07/01/2025	9526826	320.77	-	Adjust Prepaid	
07/01/2025	9526828	320.77	-	Adjust Prepaid	
07/01/2025	9526830	320.77	-	Adjust Prepaid	
07/01/2025	9526832	532.77	-	Adjust Prepaid	
07/01/2025	9526834	98.22	-	Adjust Prepaid	
07/01/2025	9526836	575.03	-	Adjust Prepaid	
07/01/2025	9526838	575.03	-	Adjust Prepaid	
07/01/2025	9526840	148.80	-	Adjust Prepaid	
07/01/2025	9526842	484.76	-	Adjust Prepaid	
07/01/2025	9526844	93.04	-	Adjust Prepaid	
07/01/2025	9526846	575.03	-	Adjust Prepaid	
07/01/2025	9526848	575.03	-	Adjust Prepaid	
07/01/2025	9526850	146.28	-	Adjust Prepaid	
07/01/2025	9526852	575.03	-	Adjust Prepaid	
07/01/2025	9526854	53.55	-	Adjust Prepaid	
07/01/2025	9526856	575.03	-	Adjust Prepaid	
07/01/2025	9526858	146.23	-	Adjust Prepaid	
07/01/2025	9526860	146.23	-	Adjust Prepaid	
07/01/2025	9526862	96.23	-	Adjust Prepaid	
07/01/2025	9526864	339.85	-	Adjust Prepaid	
07/01/2025	9526866	96.23	-	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: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/01/2025	9526868	\$ 155.78	\$ -	Adjust Prepaid	
07/01/2025	9526870	23.15	-	Adjust Prepaid	
07/01/2025	9526872	146.23	-	Adjust Prepaid	
07/01/2025	9526874	1.00	-	Adjust Prepaid	
07/01/2025	9526876	575.03	-	Adjust Prepaid	
07/01/2025	9526878	146.23	-	Adjust Prepaid	
07/01/2025	9526880	146.23	-	Adjust Prepaid	
07/01/2025	9526882	121.11	-	Adjust Prepaid	
07/01/2025	9555247	313.10	-	Move Payment Transfer	
07/02/2025	9585924	0.00	313.10	Deposit from batch 265572	
07/02/2025	9565078	428.80	-	Adjust Prepaid	
07/02/2025	9565080	575.03	-	Adjust Prepaid	
07/02/2025	9565082	419.25	-	Adjust Prepaid	
07/02/2025	9565084	575.03	-	Adjust Prepaid	
07/02/2025	9565086	532.77	-	Adjust Prepaid	
07/03/2025	9599966	0.00	979.23	Deposit from batch 266325	
07/04/2025	9608530	-	75.00	Move Payment Transfer	
07/07/2025	9622530	0.00	1,416.84	Deposit from batch 267011	
07/07/2025	9619480	0.00	313.86	Deposit from batch 267087	
07/08/2025	9640799	0.00	0.03	Deposit from batch 268184	
07/08/2025	9639717	0.00	313.10	Deposit from batch 268322	
07/08/2025	9649591	0.00	532.77	Deposit from batch 269732	
07/09/2025	9652035	0.00	207.94	Deposit from batch 269134	
07/09/2025	9711065	0.00	975.54	Deposit from batch 270190	
07/10/2025	9807256	0.00	55.96	Deposit from batch 270871	
07/10/2025	9714963	-	484.76	Move Payment Transfer	
07/10/2025	9714974	-	386.54	Move Payment Transfer	
07/10/2025	9714976	-	188.49	Move Payment Transfer	
07/11/2025	9810278	0.00	532.77	Deposit from batch 270522	
07/11/2025	9820721	0.00	582.98	Deposit from batch 271572	
07/14/2025	9824331	0.00	53.55	Deposit from batch 271711	
07/14/2025	9840710	0.00	179.00	Deposit from batch 272388	
07/14/2025	9834693	0.00	335.00	Deposit from batch 272427	
07/15/2025	9855010	0.00	293.46	Deposit from batch 273349	
07/15/2025	9842115	-	320.77	Move Payment Transfer	
07/15/2025	9842148	313.10	-	Refund_124525874740_Owner's Request; Jessica Muth Chk # 500009	
07/15/2025	9842154	305.43	-	Refund_124525874740_Owner's Request	
07/15/2025	9842160	320.77	-	Refund_124525874740_Owner's Request; Jessica Muth Chk # 500010	
07/15/2025	9842162	320.77	-	Refund_124525874740_Owner's Request; Jessica Muth Chk # 500011	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 7/1/2025 - 7/31/2025

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
07/15/2025	9842154	\$ -	\$ 305.43	Refund_124525874740_Owner's Request (Reversal)		
07/16/2025	9859526	0.00	1,603.85	Deposit from batch 273881		
07/16/2025	9869243	0.00	637.49	Deposit from batch 274455		
07/17/2025	9871835	0.00	575.03	Deposit from batch 273922		
07/18/2025	9882967	0.00	600.00	Deposit from batch 274731		
07/24/2025	9924992	0.00	94.01	Deposit from batch 277500		
07/24/2025	9933004	0.00	575.03	Deposit from batch 277814		
07/28/2025	9943627	0.00	2.65	Deposit from batch 278415		
07/30/2025	9964609	0.00	575.03	Deposit from batch 278911		
07/30/2025	9973574	0.00	575.03	Deposit from batch 279843		
07/31/2025	10040985	0.00	1,150.06	Deposit from batch 280227		
07/31/2025	10041758	0.00	42.26	Deposit from batch 280301		
20-2795-00	Accrued Operating Expenses		(155,202.99)	155,202.99	-	-
Date	GL Ref #	Debit	Credit	Description		
07/01/2025	9696751	\$ 155,202.99	\$ -	Accrue year end expenses (Reversal)		
20-2799-00	Accounts Payable		-	512,018.34	512,018.34	-
Date	GL Ref #	Debit	Credit	Description		
07/01/2025	9574106	\$ -	\$ 201,635.80	Accounts Payable Inv # 37762 Inv: 37762 J B Bostick Company, Inc.		
07/01/2025	9574108	-	375.00	Accounts Payable Inv # 88211 Inv: 88211 Better Pools		
07/01/2025	9574110	-	918.15	Accounts Payable Inv # 393656 Inv: 393656 Gothic Landscape Maintenance Division		
07/01/2025	9574112	-	3,924.00	Accounts Payable Inv # 393657 Inv: 393657 Gothic Landscape Maintenance Division		
07/01/2025	9574114	-	3,195.00	Accounts Payable Inv # 393658 Inv: 393658 Gothic Landscape Maintenance Division		
07/01/2025	9574116	-	1,782.34	Accounts Payable Inv # 393678 Inv: 393678 Gothic Landscape Maintenance Division		
07/01/2025	9574118	-	225.00	Accounts Payable Inv # 393679 Inv: 393679 Gothic Landscape Maintenance Division		
07/01/2025	9574120	-	4,500.00	Accounts Payable Inv # 357122 Inv: 357122 Seabreeze Management Company, Inc.		
07/01/2025	9574122	-	551.66	Accounts Payable Inv # 0033385062125 Inv: 0033385062125 Charter Communications		
07/01/2025	9574124	-	32,088.00	Accounts Payable Inv # 388456 Inv: 388456 Gothic Landscape Maintenance Division		
07/01/2025	9574126	-	2,498.00	Accounts Payable Inv # 88239		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 88239 Better Pools
07/01/2025	9574128	-	38.88		Accounts Payable Inv # 061225-0119228 2 Inv: 061225-0119228 2 E. J. Harrison & Sons, Inc.
07/01/2025	9574130	551.66	-		Accounts Payable Inv # 0033385062125; Charter Communications Chk # 300057 Inv: 0033385062125 Charter Communications
07/01/2025	9574132	201,635.80	-		Accounts Payable Inv # 37762; J B Bostick Company, Inc. Chk # 100616 Inv: 37762 J B Bostick Company, Inc.
07/01/2025	9574134	918.15	-		Accounts Payable Inv # 393656; Gothic Landscape Maintenance Division Chk # 100617 Inv: 393656 Gothic Landscape Maintenance Division
07/01/2025	9574134	3,924.00	-		Accounts Payable Inv # 393657; Gothic Landscape Maintenance Division Chk # 100617 Inv: 393657 Gothic Landscape Maintenance Division
07/01/2025	9574134	3,195.00	-		Accounts Payable Inv # 393658; Gothic Landscape Maintenance Division Chk # 100617 Inv: 393658 Gothic Landscape Maintenance Division
07/01/2025	9574134	1,782.34	-		Accounts Payable Inv # 393678; Gothic Landscape Maintenance Division Chk # 100617 Inv: 393678 Gothic Landscape Maintenance Division
07/01/2025	9574134	225.00	-		Accounts Payable Inv # 393679; Gothic Landscape Maintenance Division Chk # 100617 Inv: 393679 Gothic Landscape Maintenance Division
07/01/2025	9574134	32,088.00	-		Accounts Payable Inv # 388456; Gothic Landscape Maintenance Division Chk # 100617 Inv: 388456 Gothic Landscape Maintenance Division
07/01/2025	9574146	375.00	-		Accounts Payable Inv # 88211; Better Pools Chk # 100618 Inv: 88211 Better Pools
07/01/2025	9574148	2,498.00	-		Accounts Payable Inv # 88239; Better Pools Chk # 100619 Inv: 88239 Better Pools
07/01/2025	9574150	38.88	-		Accounts Payable Inv # 061225-0119228 2; E. J. Harrison & Sons, Inc. Chk # 100620 Inv: 061225-0119228 2 E. J. Harrison & Sons, Inc.
07/01/2025	9574152	4,500.00	-		Accounts Payable Inv # 357122; Seabreeze Management Company, Inc. Chk # 100621 Inv: 357122 Seabreeze Management Company, Inc.
07/07/2025	9632230	-	610.00		Accounts Payable Inv # 62664194 Inv: 62664194 Mike Kimble Plumbing
07/07/2025	9632232	-	5,493.71		Accounts Payable Inv # 357891 Inv: 357891 Seabreeze Management Company, Inc.
07/07/2025	9632234	-	501.51		Accounts Payable Inv # 356913 Inv: 356913 Seabreeze Management Company, Inc.
07/07/2025	9632241	-	50.00		Accounts Payable Inv # 1314 Inv: 1314 Vega Cleaning Service Inc.
07/07/2025	9632243	-	1,240.00		Accounts Payable Inv # 1315 Inv: 1315 Vega Cleaning Service Inc.
07/07/2025	9632245	-	632.82		Accounts Payable Inv # 393785 Inv: 393785 Gothic Landscape Maintenance Division
07/07/2025	9632247	-	825.00		Accounts Payable Inv # 393786

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 393786 Gothic Landscape Maintenance Division					
07/07/2025	9632249	-	825.00	Accounts Payable Inv # 393787	
Inv: 393787 Gothic Landscape Maintenance Division					
07/07/2025	9632251	-	920.85	Accounts Payable Inv # 9238467526	
Inv: 9238467526 HD Supply Facilities Maintenance, LTD.					
07/07/2025	9632253	-	1,765.60	Accounts Payable Inv # 061225	
Inv: 061225 E. J. Harrison & Sons, Inc.					
07/07/2025	9632255	50.00	-	Accounts Payable Inv # 1314; Vega Cleaning Service Inc. Chk # 100622	
Inv: 1314 Vega Cleaning Service Inc.					
07/07/2025	9632257	1,240.00	-	Accounts Payable Inv # 1315; Vega Cleaning Service Inc. Chk # 100623	
Inv: 1315 Vega Cleaning Service Inc.					
07/07/2025	9632259	632.82	-	Accounts Payable Inv # 393785; Gothic Landscape Maintenance Division Chk # 100624	
Inv: 393785 Gothic Landscape Maintenance Division					
07/07/2025	9632259	825.00	-	Accounts Payable Inv # 393786; Gothic Landscape Maintenance Division Chk # 100624	
Inv: 393786 Gothic Landscape Maintenance Division					
07/07/2025	9632259	825.00	-	Accounts Payable Inv # 393787; Gothic Landscape Maintenance Division Chk # 100624	
Inv: 393787 Gothic Landscape Maintenance Division					
07/07/2025	9632265	1,765.60	-	Accounts Payable Inv # 061225; E. J. Harrison & Sons, Inc. Chk # 100625	
Inv: 061225 E. J. Harrison & Sons, Inc.					
07/07/2025	9632267	920.85	-	Accounts Payable Inv # 9238467526; HD Supply Facilities Maintenance, LTD. Chk # 100626	
Inv: 9238467526 HD Supply Facilities Maintenance, LTD.					
07/07/2025	9632269	610.00	-	Accounts Payable Inv # 62664194; Mike Kimble Plumbing Chk # 100627	
Inv: 62664194 Mike Kimble Plumbing					
07/07/2025	9632271	5,493.71	-	Accounts Payable Inv # 357891; Seabreeze Management Company, Inc. Chk # 100628	
Inv: 357891 Seabreeze Management Company, Inc.					
07/07/2025	9632271	501.51	-	Accounts Payable Inv # 356913; Seabreeze Management Company, Inc. Chk # 100628	
Inv: 356913 Seabreeze Management Company, Inc.					
07/08/2025	9705904	-	99,310.51	Accounts Payable Inv # 511702	
Inv: 511702 California State University, Channel Islands					
07/08/2025	9705913	-	650.00	Accounts Payable Inv # 88142	
Inv: 88142 Better Pools					
07/08/2025	9705919	99,310.51	-	Accounts Payable Inv # 511702; California State University, Channel Islands Chk # 100629	
Inv: 511702 California State University, Channel Islands					
07/08/2025	9705921	650.00	-	Accounts Payable Inv # 88142; Better Pools Chk # 100630	
Inv: 88142 Better Pools					
07/09/2025	9705915	-	934.79	Accounts Payable Inv # 070125-085881513	
Inv: 070125-085881513 SoCalGas					
07/09/2025	9705917	-	1,305.75	Accounts Payable Inv # 070125-337810871	
Inv: 070125-337810871 SoCalGas					
07/09/2025	9705923	934.79	-	Accounts Payable Inv # 070125-085881513; SoCalGas Chk # 100631	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 070125-085881513 SoCalGas
07/09/2025	9705925	1,305.75	-		Accounts Payable Inv # 070125-337810871; SoCalGas Chk # 100632
					Inv: 070125-337810871 SoCalGas
07/10/2025	9803292	-	5,493.71		Accounts Payable Inv # 358639
					Inv: 358639 Seabreeze Management Company, Inc.
07/10/2025	9803294	-	50,828.11		Accounts Payable Inv # 511698
					Inv: 511698 California State University
07/10/2025	9803296	-	550.00		Accounts Payable Inv # 1306
					Inv: 1306 Vega Cleaning Service Inc.
07/10/2025	9803298	-	1,240.00		Accounts Payable Inv # 1309
					Inv: 1309 Vega Cleaning Service Inc.
07/10/2025	9803300	-	1,280.00		Accounts Payable Inv # 1316
					Inv: 1316 Vega Cleaning Service Inc.
07/10/2025	9803302	-	1,900.00		Accounts Payable Inv # 88141
					Inv: 88141 Better Pools
07/10/2025	9803304	-	534.85		Accounts Payable Inv # B07-2025
					Inv: B07-2025 KW University Glen, LLC
07/10/2025	9803306	550.00	-		Accounts Payable Inv # 1306; Vega Cleaning Service Inc. Chk # 100633
					Inv: 1306 Vega Cleaning Service Inc.
07/10/2025	9803308	1,240.00	-		Accounts Payable Inv # 1309; Vega Cleaning Service Inc. Chk # 100634
					Inv: 1309 Vega Cleaning Service Inc.
07/10/2025	9803310	1,280.00	-		Accounts Payable Inv # 1316; Vega Cleaning Service Inc. Chk # 100635
					Inv: 1316 Vega Cleaning Service Inc.
07/10/2025	9803312	5,493.71	-		Accounts Payable Inv # 358639; Seabreeze Management Company, Inc. Chk # 100636
					Inv: 358639 Seabreeze Management Company, Inc.
07/10/2025	9803314	1,900.00	-		Accounts Payable Inv # 88141; Better Pools Chk # 100637
					Inv: 88141 Better Pools
07/10/2025	9803316	50,828.11	-		Accounts Payable Inv # 511698; California State University Chk # 100638
					Inv: 511698 California State University
07/10/2025	9803318	534.85	-		Accounts Payable Inv # B07-2025; KW University Glen, LLC Chk # 100639
					Inv: B07-2025 KW University Glen, LLC
07/11/2025	9816013	-	4,540.41		Accounts Payable Inv # 070325-239238016
					Inv: 070325-239238016 Southern California Edison Co.
07/11/2025	9816015	4,540.41	-		Accounts Payable Inv # 070325-239238016; Southern California Edison Co. Chk # 300058
					Inv: 070325-239238016 Southern California Edison Co.
07/15/2025	9851284	-	379.36		Accounts Payable Inv # 63310969
					Inv: 63310969 Mike Kimble Plumbing
07/15/2025	9851286	379.36	-		Accounts Payable Inv # 63310969; Mike Kimble Plumbing Chk # 100640
					Inv: 63310969 Mike Kimble Plumbing
07/16/2025	9866992	-	3,323.27		Accounts Payable Inv # 071025-001512196

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 071025-001512196 Southern California Edison Co.
07/16/2025	9866994	3,323.27	-		Accounts Payable Inv # 071025-001512196; Southern California Edison Co. Chk # 100641 Inv: 071025-001512196 Southern California Edison Co.
07/17/2025	9879192	-	1,280.00		Accounts Payable Inv # 1317 Inv: 1317 Vega Cleaning Service Inc.
07/17/2025	9879194	-	445.00		Accounts Payable Inv # 12724 Inv: 12724 Xtreme Fitness Service, Inc.
07/17/2025	9879196	445.00	-		Accounts Payable Inv # 12724; Xtreme Fitness Service, Inc. Chk # 100642 Inv: 12724 Xtreme Fitness Service, Inc.
07/17/2025	9879198	1,280.00	-		Accounts Payable Inv # 1317; Vega Cleaning Service Inc. Chk # 100643 Inv: 1317 Vega Cleaning Service Inc.
07/18/2025	9890075	-	39,900.00		Accounts Payable Inv # 61725 Inv: 61725 Norman r. Brown
07/18/2025	9890077	-	250.00		Accounts Payable Inv # 88497 Inv: 88497 Better Pools
07/18/2025	9890079	-	375.00		Accounts Payable Inv # 88498 Inv: 88498 Better Pools
07/18/2025	9890081	250.00	-		Accounts Payable Inv # 88497; Better Pools Chk # 100644 Inv: 88497 Better Pools
07/18/2025	9890083	375.00	-		Accounts Payable Inv # 88498; Better Pools Chk # 100645 Inv: 88498 Better Pools
07/18/2025	9890085	39,900.00	-		Accounts Payable Inv # 61725; Asphalt Consulting Services, LLC Chk # 100646 Inv: 61725 Asphalt Consulting Services, LLC
07/22/2025	9913028	-	1,255.93		Accounts Payable Inv # 359176 Inv: 359176 Seabreeze Management Company, Inc.
07/22/2025	9913030	-	43.04		Accounts Payable Inv # 071525-305875602 Inv: 071525-305875602 Southern California Edison Co.
07/22/2025	9913032	-	2,352.26		Accounts Payable Inv # 071725-466262876 Inv: 071725-466262876 Southern California Edison Co.
07/22/2025	9913034	-	237.53		Accounts Payable Inv # 0293780070925 Inv: 0293780070925 Charter Communications
07/22/2025	9913036	237.53	-		Accounts Payable Inv # 0293780070925; Charter Communications Chk # 300059 Inv: 0293780070925 Charter Communications
07/22/2025	9913038	43.04	-		Accounts Payable Inv # 071525-305875602; Southern California Edison Co. Chk # 100647 Inv: 071525-305875602 Southern California Edison Co.
07/22/2025	9913040	2,352.26	-		Accounts Payable Inv # 071725-466262876; Southern California Edison Co. Chk # 100648 Inv: 071725-466262876 Southern California Edison Co.
07/22/2025	9913042	1,255.93	-		Accounts Payable Inv # 359176; Seabreeze Management Company, Inc. Chk # 100649 Inv: 359176 Seabreeze Management Company, Inc.
07/24/2025	9931329	-	550.00		Accounts Payable Inv # 66884662

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 66884662 Kastle Kare Inc
07/24/2025	9931331	-	7,366.79		Accounts Payable Inv # 511751
					Inv: 511751 CSU Channel Islands Site Authority
07/24/2025	9931333	-	153.63		Accounts Payable Inv # 88576
					Inv: 88576 Better Pools
07/24/2025	9931335	-	148.56		Accounts Payable Inv # 88577
					Inv: 88577 Better Pools
07/24/2025	9931337	-	1,280.00		Accounts Payable Inv # 1318
					Inv: 1318 Vega Cleaning Service Inc.
07/24/2025	9931339	-	150.00		Accounts Payable Inv # 1319
					Inv: 1319 Vega Cleaning Service Inc.
07/24/2025	9931341	-	150.00		Accounts Payable Inv # 1320
					Inv: 1320 Vega Cleaning Service Inc.
07/24/2025	9931343	-	85.00		Accounts Payable Inv # 12201
					Inv: 12201 Ventura Garage Door Doc, Inc.
07/24/2025	9931345	-	1,924.10		Accounts Payable Inv # 071525
					Inv: 071525 E. J. Harrison & Sons, Inc.
07/24/2025	9931347	1,924.10	-		Accounts Payable Inv # 071525; E. J. Harrison & Sons, Inc. Chk # 300060
					Inv: 071525 E. J. Harrison & Sons, Inc.
07/24/2025	9931349	153.63	-		Accounts Payable Inv # 88576; Better Pools Chk # 100650
					Inv: 88576 Better Pools
07/24/2025	9931351	148.56	-		Accounts Payable Inv # 88577; Better Pools Chk # 100651
					Inv: 88577 Better Pools
07/24/2025	9931353	7,366.79	-		Accounts Payable Inv # 511751; CSU Channel Islands Site Authority Chk # 100652
					Inv: 511751 CSU Channel Islands Site Authority
07/24/2025	9931355	1,280.00	-		Accounts Payable Inv # 1318; Vega Cleaning Service Inc. Chk # 100653
					Inv: 1318 Vega Cleaning Service Inc.
07/24/2025	9931357	150.00	-		Accounts Payable Inv # 1319; Vega Cleaning Service Inc. Chk # 100654
					Inv: 1319 Vega Cleaning Service Inc.
07/24/2025	9931359	150.00	-		Accounts Payable Inv # 1320; Vega Cleaning Service Inc. Chk # 100655
					Inv: 1320 Vega Cleaning Service Inc.
07/24/2025	9931361	550.00	-		Accounts Payable Inv # 66884662; Kastle Kare Inc Chk # 100656
					Inv: 66884662 Kastle Kare Inc
07/24/2025	9931363	85.00	-		Accounts Payable Inv # 12201; Garage Door Doctor Chk # 100657
					Inv: 12201 Garage Door Doctor
07/29/2025	9960138	-	5,493.71		Accounts Payable Inv # 359296
					Inv: 359296 Seabreeze Management Company, Inc.
07/29/2025	9960140	-	1,222.14		Accounts Payable Inv # 9239239180
					Inv: 9239239180 HD Supply Facilities Maintenance, LTD.
07/29/2025	9960142	-	567.00		Accounts Payable Inv # 071525-0044384 3

Accts: 01-1001-00 To: 90-9695-99 Dates: 7/1/2025 - 7/31/2025

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General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 61725 Norman r. Brown					
07/31/2025	10121673	-	28,000.00	Monthly Reserve Contribution	
07/31/2025	10121705	-	216,103.84	Reallocate reserve exp to GL 4000 liability	
40-4002-00	Reserve Expenses - Single Family	-	1,400.00	1,400.00	-
Date	GL Ref #	Debit	Credit	Description	
07/31/2025	10121673	\$ -	\$ 1,400.00	Monthly Reserve Contribution	
07/31/2025	10121705	1,400.00	-	Reallocate reserve exp to GL 4000 liability	
40-4003-00	Reserve Expenses - Townhouse	-	25,034.00	25,034.00	-
Date	GL Ref #	Debit	Credit	Description	
07/31/2025	10121673	\$ -	\$ 25,034.00	Monthly Reserve Contribution	
07/31/2025	10121705	25,034.00	-	Reallocate reserve exp to GL 4000 liability	
49-4998-00	Prior Year Equity		(516,083.23)	-	(516,083.23)
Date	GL Ref #	Debit	Credit	Description	
50-5010-00	Townhomes Assessments	-	23,095.44	138,101.44	(115,006.00)
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	9390196	\$ -	\$ 23,095.44	Assessment - A - Batch 259640	
07/01/2025	9390220	-	115,006.00	Assessment - A - Batch 259641	
07/01/2025	10121639	23,095.44	-	Reclass single family home assessments	
50-5013-00	Single family homes	-	-	23,095.44	(23,095.44)
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	10121639	\$ -	\$ 23,095.44	Reclass single family home assessments	
50-5015-00	Apartment Assessment	-	-	120,530.29	(120,530.29)
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	9390244	\$ -	\$ 98,834.75	Apartment Assessment - A - Batch 259757	
07/01/2025	9390268	-	17,476.92	Apartment Assessment - A - Batch 259758	
07/01/2025	9390292	-	4,218.62	Commercial Assessment - A - Batch 259759	
50-5023-00	Bank Return Check/NSF Fees	-	25.00	-	25.00
Date	GL Ref #	Debit	Credit	Description	
07/03/2025	9601390	\$ 25.00	\$ -	Fee Waiver	
50-5060-00	Gate/Pool Keys/Remotes	-	75.00	-	75.00
Date	GL Ref #	Debit	Credit	Description	
07/04/2025	9616943	\$ 75.00	\$ -	CHARGE WAIVED REQUESTED BY PM	
60-6035-00	Mgmt Billback - Office & Postage	-	1,255.93	-	1,255.93
Date	GL Ref #	Debit	Credit	Description	
07/22/2025	9913028	\$ 1,255.93	\$ -	July Service-Seabreeze Management Company, Inc.	
Inv: 359176 Seabreeze Management Company, Inc.					
60-6040-00	Mgmt Services & On-Site Staff Payroll	-	20,981.13	5,493.71	15,487.42
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	9574120	\$ 4,500.00	\$ -	July Service-Seabreeze Management Company, Inc.	
Inv: 357122 Seabreeze Management Company, Inc.					
07/01/2025	9696751	-	5,493.71	Accrue year end expenses (Reversal)	
07/07/2025	9632232	5,493.71	-	June Service-Seabreeze Management Company, Inc.	
Inv: 357891 Seabreeze Management Company, Inc.					
07/10/2025	9803292	5,493.71	-	Gross Pay - Pay Period 6/15/2025 - 6/28/2025 Paid 7/3/2025	
Inv: 358639 Seabreeze Management Company, Inc.					
07/29/2025	9960138	5,493.71	-	Pay Period 6/29/2025 - 7/12/2025	
Inv: 359296 Seabreeze Management Company, Inc.					

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
60-6041-00	Office Rent & Maintenance	\$-	\$534.85	\$-	\$534.85
Date	GL Ref #	Debit	Credit	Description	
07/10/2025	9803304	\$ 534.85	\$ -	Rent for July 2025 Inv: B07-2025 KW University Glen, LLC	
60-6085-00	Misc Admin (Office Supplies/Cellphone)	-	392.16	392.16	-
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	9696751	\$ -	\$ 392.16	Accrue year end expenses (Reversal)	
07/07/2025	9632234	108.96	-	Business Cellphone May 2025 Inv: 356913 Seabreeze Management Company, Inc.	
07/07/2025	9632234	166.23	-	Office Supplies Printer Ink Inv: 356913 Seabreeze Management Company, Inc.	
07/07/2025	9632234	8.01	-	Office Supplies Inv: 356913 Seabreeze Management Company, Inc.	
07/07/2025	9632234	108.96	-	Business Cellphone-June 2025 Inv: 356913 Seabreeze Management Company, Inc.	
63-6320-00	Security Services	-	7,966.67	-	7,966.67
Date	GL Ref #	Debit	Credit	Description	
07/31/2025	10037570	\$ 7,966.67	\$ -	Police Service for July 2025 Inv: 511780 California State University	
64-6405-00	Landscape Contract	-	43,543.03	43,543.03	-
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	9574124	\$ 32,088.00	\$ -	Contract work for May 2025 Inv: 388456 Gothic Landscape Maintenance Division	
07/01/2025	9696751	-	32,088.00	Accrue year end expenses (Reversal)	
07/14/2025	9828936	-	11,455.03	INV2425102	
07/15/2025	9842156	11,455.03	-	Reclass deposit - Inv2425102 Site Authority	
64-6410-00	Landscape Extras	-	21,907.34	21,907.34	-
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	9574110	\$ 918.15	\$ -	Work Order 179013 20 ENHANCEMENT-Gothic Landscape Maintenance Division Inv: 393656 Gothic Landscape Maintenance Division	
07/01/2025	9574112	3,924.00	-	Landscape renovation at model Pt 2 Inv: 393657 Gothic Landscape Maintenance Division	
07/01/2025	9574114	3,195.00	-	Landscape renovation at model pt 1 Inv: 393658 Gothic Landscape Maintenance Division	
07/01/2025	9574116	1,782.34	-	Town Center Pots refresh. Inv: 393678 Gothic Landscape Maintenance Division	
07/01/2025	9696751	-	10,452.31	Accrue year end expenses (Reversal)	
07/01/2025	9714881	11,455.03	-	Accrue reimb from Site Authority for brush clearance (Reversal)	
07/07/2025	9632245	632.82	-	202 Anacapa Island Drive Add Plants Inv: 393785 Gothic Landscape Maintenance Division	
07/15/2025	9842156	-	11,455.03	Reclass deposit - Inv2425102 Site Authority	
64-6420-00	Irrigation Repairs	-	1,875.00	1,875.00	-
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	9574118	\$ 225.00	\$ -	Work Order 179105 30 IRRIGATION-Gothic Landscape Maintenance Division	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 7/1/2025 - 7/31/2025

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
Inv: 393679 Gothic Landscape Maintenance Division							
07/01/2025	9696751	-	1,875.00	Accrue year end expenses (Reversal)			
07/07/2025	9632247	825.00	-	Cuyler Irrigation Repairs			
Inv: 393786 Gothic Landscape Maintenance Division							
07/07/2025	9632249	825.00	-	921 CI Drive Irrigation Repairs			
Inv: 393787 Gothic Landscape Maintenance Division							
65-6509-00	Plumbing Repair (Common Area)			-	550.00	-	550.00
Date	GL Ref #	Debit	Credit	Description			
07/10/2025	9803296	\$ 550.00	\$ -	Hillcrest Pool CA			
Inv: 1306 Vega Cleaning Service Inc.							
65-6550-00	Janitorial Service			-	7,600.00	1,240.00	6,360.00
Date	GL Ref #	Debit	Credit	Description			
07/01/2025	9696751	\$ -	\$ 1,240.00	Accrue year end expenses (Reversal)			
07/07/2025	9632243	1,240.00	-	Weekly Janitorial Service thru 6/29/2025			
Inv: 1315 Vega Cleaning Service Inc.							
07/10/2025	9803298	1,240.00	-	Contract Service thru June 1, 2025			
Inv: 1309 Vega Cleaning Service Inc.							
07/10/2025	9803300	1,280.00	-	Contract Service thru July 6th			
Inv: 1316 Vega Cleaning Service Inc.							
07/17/2025	9879192	1,280.00	-	Weekly Contract Service thru July 13, 2025			
Inv: 1317 Vega Cleaning Service Inc.							
07/24/2025	9931337	1,280.00	-	Weekly Contract Service thru July 20, 2025			
Inv: 1318 Vega Cleaning Service Inc.							
07/31/2025	10037566	1,280.00	-	Contract Service thru July 27, 2025			
Inv: 1321 Vega Cleaning Service Inc.							
65-6553-00	Common Area Maintenance			-	150.00	-	150.00
Date	GL Ref #	Debit	Credit	Description			
07/24/2025	9931339	\$ 150.00	\$ -	Fence Repair at Dog Park			
Inv: 1319 Vega Cleaning Service Inc.							
65-6554-00	Common Area Supplies			-	2,192.99	970.85	1,222.14
Date	GL Ref #	Debit	Credit	Description			
07/01/2025	9696751	\$ -	\$ 970.85	Accrue year end expenses (Reversal)			
07/07/2025	9632241	50.00	-	Paper Products for Common Area amenities			
Inv: 1314 Vega Cleaning Service Inc.							
07/07/2025	9632251	920.85	-	Paper Products for Common Area amenities			
Inv: 9238467526 HD Supply Facilities Maintenance, LTD.							
07/29/2025	9960140	1,222.14	-	CA Supplies			
Inv: 9239239180 HD Supply Facilities Maintenance, LTD.							
65-6555-00	Pest Control (Pest & Gopher)			-	550.00	-	550.00
Date	GL Ref #	Debit	Credit	Description			
07/24/2025	9931329	\$ 550.00	\$ -	Monthly Gopher Service July 2025			
Inv: 66884662 Kastle Kare 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: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
65-6570-00	Pool/Fountain Contract Services	\$-	\$2,550.00	\$-	\$2,550.00
Date	GL Ref #	Debit	Credit	Description	
07/08/2025	9705913	\$ 650.00	\$ -	Fountain Contract Service for July 2025 Inv: 88142 Better Pools	
07/10/2025	9803302	1,900.00	-	Contract Service for July 2025 Inv: 88141 Better Pools	
65-6572-00	Pool/Fountain Extras	-	1,977.09	375.00	1,602.09
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	9574108	\$ 375.00	\$ -	Cleaning Grids at Hillcrest Pool/Spa Inv: 88211 Better Pools	
07/01/2025	9696751	-	375.00	Accrue year end expenses (Reversal)	
07/18/2025	9890077	250.00	-	Cleaning Townside Pool/Spa Grids Inv: 88497 Better Pools	
07/18/2025	9890079	375.00	-	Hillcrest Pool Spa Grid Cleaning Inv: 88498 Better Pools	
07/24/2025	9931333	153.63	-	Townside Pool/Spa Repairs Inv: 88576 Better Pools	
07/24/2025	9931335	148.56	-	Hillcrest Pool & Spa Repairs Inv: 88577 Better Pools	
07/31/2025	10037564	39.90	-	Hillcrest Skimmers Inv: 88986 Aquatic Pool Services Inc	
07/31/2025	10037568	250.00	-	Townside Pool Spa Grid Cleaning Inv: 89056 Aquatic Pool Services Inc	
07/31/2025	10037572	385.00	-	Pool gate repair Townside & Hillcrest Inv: 1322 Vega Cleaning Service Inc.	
65-6588-00	Fitness Equipment	-	484.31	39.31	445.00
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	9696751	\$ -	\$ 39.31	Accrue year end expenses (Reversal)	
07/07/2025	9632234	39.31	-	Baskets for TC Fitness Lost & Found Inv: 356913 Seabreeze Management Company, Inc.	
07/17/2025	9879194	445.00	-	Quarterly Maintenance Inv: 12724 Xtreme Fitness Service, Inc.	
66-6640-00	Fencing/Trash Enclosure/Gates	-	150.00	-	150.00
Date	GL Ref #	Debit	Credit	Description	
07/24/2025	9931341	\$ 150.00	\$ -	Gate Repair 201 Smugglers Cove Inv: 1320 Vega Cleaning Service Inc.	
66-6645-00	Plumbing (Townhouse)	-	989.36	610.00	379.36
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	9696751	\$ -	\$ 610.00	Accrue year end expenses (Reversal)	
07/07/2025	9632230	610.00	-	316 Smugglers Cove Inv: 62664194 Mike Kimble Plumbing	
07/15/2025	9851284	379.36	-	326 E Platts Harbor Drive Inv: 63310969 Mike Kimble Plumbing	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
66-6650-00	Garage Doors	\$-	\$85.00	\$-	\$85.00
Date	GL Ref #	Debit	Credit	Description	
07/24/2025	9931343	\$ 85.00	\$ -	Garage Door Repair at 207 Smugglers Cove Inv: 12201 Ventura Garage Door Doc, Inc.	
67-6700-00	Water - Reclaimed (Landscape)	-	14,010.38	14,010.38	-
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	9696751	\$ -	\$ 14,010.38	Accrue year end expenses (Reversal)	
07/08/2025	9705904	7,810.38	-	Reclaimed water for May 2025 Inv: 511702 California State University, Channel Islands	
07/08/2025	9705904	6,200.00	-	Reclaimed water Accrual June 2025 Inv: 511702 California State University, Channel Islands	
67-6701-00	Water-(Potable/Common Area Pools)	-	28,971.43	28,971.43	-
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	9696751	\$ -	\$ 28,971.43	Accrue year end expenses (Reversal)	
07/08/2025	9705904	14,400.00	-	Potable water for May 2205 Inv: 511702 California State University, Channel Islands	
07/08/2025	9705904	14,571.43	-	Potable Water Accrual June 2025 Inv: 511702 California State University, Channel Islands	
67-6702-00	Sewer	-	40,730.32	40,730.32	-
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	9696751	\$ -	\$ 40,730.32	Accrue year end expenses (Reversal)	
07/08/2025	9705904	20,365.16	-	Sewer Accrual June 2025 Inv: 511702 California State University, Channel Islands	
07/08/2025	9705904	20,365.16	-	Sewer for May 2025 Inv: 511702 California State University, Channel Islands	
67-6703-00	Water/Sewer Infrastructue Fee	-	22,965.17	15,598.38	7,366.79
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	9696751	\$ -	\$ 15,598.38	Accrue year end expenses (Reversal)	
07/08/2025	9705904	7,799.19	-	Infrastructure Fee for May 2025 Inv: 511702 California State University, Channel Islands	
07/08/2025	9705904	7,799.19	-	Infrastructure Accrual for June 2025 Inv: 511702 California State University, Channel Islands	
07/24/2025	9931331	7,366.79	-	Water Meters at Pool Amenities (2) Inv: 511751 CSU Channel Islands Site Authority	
67-6705-00	Electricity	-	10,258.98	-	10,258.98
Date	GL Ref #	Debit	Credit	Description	
07/11/2025	9816013	\$ 4,540.41	\$ -	700239238016 Inv: 070325-239238016 Southern California Edison Co.	
07/16/2025	9866992	3,323.27	-	600001512196 Inv: 071025-001512196 Southern California Edison Co.	
07/22/2025	9913030	43.04	-	700305875602 Inv: 071525-305875602 Southern California Edison Co.	
07/22/2025	9913032	2,352.26	-	700466262876 Inv: 071725-466262876 Southern California Edison Co.	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 7/1/2025 - 7/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
67-6710-00	Gas	\$-	\$2,240.54	\$-	\$2,240.54
Date	GL Ref #	Debit	Credit	Description	
07/09/2025	9705915	\$ 934.79	\$ -	100 858 8151 3 Inv: 070125-085881513 SoCalGas	
07/09/2025	9705917	1,305.75	-	153 378 1087 1 Inv: 070125-337810871 SoCalGas	
67-6720-00	Cable/Telephone	-	789.19	551.66	237.53
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	9574122	\$ 551.66	\$ -	8448 20 899 0033385 Inv: 0033385062125 Charter Communications	
07/01/2025	9696751	-	551.66	Accrue year end expenses (Reversal)	
07/22/2025	9913034	237.53	-	8448 20 041 0293780 Inv: 0293780070925 Charter Communications	
67-6725-00	Trash Removal	-	21,374.38	1,804.48	19,569.90
Date	GL Ref #	Debit	Credit	Description	
07/01/2025	9574128	\$ 38.88	\$ -	1 -0119228 2 Inv: 061225-0119228 2 E. J. Harrison & Sons, Inc.	
07/01/2025	9696751	-	1,804.48	Accrue year end expenses (Reversal)	
07/07/2025	9632253	1,765.60	-	1 -0044477 5 Inv: 061225 E. J. Harrison & Sons, Inc.	
07/11/2025	9842129	17,078.80	-	Autopayments (6 Accts); E.J. Harrison Chk # 0	
07/24/2025	9931345	1,924.10	-	1 -0044477 5 Inv: 071525 E. J. Harrison & Sons, Inc.	
07/29/2025	9960142	567.00	-	1 -0044384 3 Inv: 071525-0044384 3 E. J. Harrison & Sons, Inc.	
68-6810-00	Earthquake Insurance	-	55,063.79	50,828.11	4,235.68
Date	GL Ref #	Debit	Credit	Description	
07/10/2025	9803294	\$ 50,828.11	\$ -	Premiun Payment Inv: 511698 California State University	
07/31/2025	10121358	4,235.68	-	Amortize prepaid EQ insurance 7/1/25-26	
07/31/2025	10121374	-	50,828.11	Reclass EQ insurance to prepaid 7/1/25-6/30/26	
90-9005-00	Reserves-Common Space	-	28,000.00	-	28,000.00
Date	GL Ref #	Debit	Credit	Description	
07/31/2025	10121673	\$ 28,000.00	\$ -	Monthly Reserve Contribution	
90-9008-00	Reserves-Single Family	-	1,400.00	-	1,400.00
Date	GL Ref #	Debit	Credit	Description	
07/31/2025	10121673	\$ 1,400.00	\$ -	Monthly Reserve Contribution	
90-9009-00	Reserves-Townhouse	-	25,034.00	-	25,034.00
Date	GL Ref #	Debit	Credit	Description	
07/31/2025	10121673	\$ 25,034.00	\$ -	Monthly Reserve Contribution	
Totals:		\$0.00	\$2,153,931.40	\$2,153,931.40	\$0.00

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 3571 (End: 07/31/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
05/06/2025		Eric Kaltman		100520	(\$54.02)
05/06/2025		John Shannon		100521	(\$145.41)
05/06/2025		Samantha Acuna		100522	(\$146.23)
06/02/2025		Carolyn Phillips		100572	(\$150.51)
06/27/2025		Remedy Pest Elimination		100614	(\$300.00)
07/10/2025		KW University Glen, LLC		100639	(\$534.85)
07/10/2025		California State University		100638	(\$50,828.11)
07/22/2025		Southern California Edison Co.		100647	(\$43.04)
07/22/2025		Southern California Edison Co.		100648	(\$2,352.26)
07/24/2025		E. J. Harrison & Sons, Inc.		300060	(\$1,924.10)
07/24/2025		CSU Channel Islands Site Authority		100652	(\$7,366.79)
07/24/2025		Vega Cleaning Service Inc.		100653	(\$1,280.00)
07/24/2025		Vega Cleaning Service Inc.		100654	(\$150.00)
07/24/2025		Vega Cleaning Service Inc.		100655	(\$150.00)
07/24/2025		Kastle Kare Inc		100656	(\$550.00)
07/24/2025		Garage Door Doctor		100657	(\$85.00)
07/29/2025		E. J. Harrison & Sons, Inc.		300061	(\$567.00)
07/31/2025		Better Pools LA		100660	(\$39.90)
07/31/2025		Better Pools LA		100661	(\$250.00)
07/31/2025		California State University		100662	(\$7,966.67)
07/31/2025		Vega Cleaning Service Inc.		100663	(\$1,280.00)
07/31/2025		Vega Cleaning Service Inc.		100664	(\$385.00)
07/31/2025		Deposit from batch 279456	279456 - Online Payment	734	\$1,150.06
				Total Uncleared	(\$75,398.83)

Sunwest - Operating - 3571 Summary

Ending Account Balance:	\$ 495,342.18
Uncleared Items:	(\$75,398.83)
Adjusted Balance:	\$ 570,741.01
Sweep Account Balance:	\$ 330,741.01
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
07/31/2025

Page
1 of 2

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

The following information is a summary of activity in your account(s) for the month of July 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%	\$557,936.46	\$328,973.66
TOTAL			\$557,936.46	\$328,973.66

DETAILED ACCOUNT OVERVIEW

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

Account Summary - Demand			
Statement Period	7/1-7/31/2025	Average Daily Balance	\$426,092.58
Previous Period Ending Balance	\$557,936.46	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	192,440.25	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(421,403.05)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance		\$328,973.66	

Account Transaction Detail

Date	Activity Type	Amount	Balance
07/01/2025	Withdrawal	(\$524.39)	\$557,412.07
07/02/2025	Withdrawal	(32,289.41)	525,122.66
07/03/2025	Deposit	322.01	525,444.67
07/07/2025	Withdrawal	(3,325.99)	522,118.68
07/08/2025	Deposit	2,168.12	524,286.80
07/09/2025	Withdrawal	(8,964.41)	515,322.39
07/10/2025	Withdrawal	(36,257.18)	479,065.21
07/11/2025	Withdrawal	(198,264.78)	280,800.43
07/14/2025	Deposit	153,869.15	434,669.58
07/15/2025	Deposit	4,024.23	438,693.81
07/16/2025	Deposit	20,036.09	458,729.90
07/17/2025	Deposit	3,074.74	461,804.64
07/18/2025	Deposit	525.00	462,329.64
07/21/2025	Withdrawal	(88,977.39)	373,352.25
07/22/2025	Deposit	1,100.09	374,452.34
07/23/2025	Deposit	1,960.77	376,413.11
07/24/2025	Withdrawal	(1,615.69)	374,797.42
07/25/2025	Deposit	1,726.06	376,523.48
07/28/2025	Withdrawal	(40,202.19)	336,321.29
07/29/2025	Withdrawal	(4,840.80)	331,480.49
07/30/2025	Deposit	3,633.99	335,114.48
07/31/2025	Withdrawal	(6,140.82)	328,973.66

Summary of Balances as of July 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Raymond James Bank	St. Petersburg, FL	33893	\$247,000.00
Truist Bank	Charlotte, NC	9846	81,973.66

CALIFORNIA STATE UNIVERISTY
CHANNEL ISLANDS SITE AUTHORITY
C/O SEABREEZE MANAGEMENT COMPANY
UNIVERSITY GLEN
26840 ALISO VIEJO PKWY STE 100
ALISO VIEJO CA 92656-2624

Managing Your Accounts

	Branch Name	Sunwest Bank
	Branch Number	(800)330-9890
	Mailing Address	2050 Main Street, Suite 300 Irvine, CA 92614
	Website	www.SunwestBank.com

Summary of Accounts



Have you made the switch to e-statements yet? Going paperless isn't only good for the planet, it's also a good way to stay organized by keeping all your statements in one place! If you have a consumer account, simply login to online banking, select *profile*, then scroll down to *electronic statements* and click *edit*. If you have a commercial account, call us at 800-330-9890 to get started.

Account Type	Account Number	Ending Balance
HOA CHECKING	XXXXXX3571	\$240,000.00

HOA CHECKING - XXXXXX3571

Account Summary

Date	Description	Amount
07/01/2025	Beginning Balance	\$240,000.00
	62 Credit(s) This Period	\$705,079.26
	74 Debit(s) This Period	\$705,079.26
07/31/2025	Ending Balance	\$240,000.00

Deposits

Date	Description	Amount
07/01/2025	RDC DEPOSIT	\$1,017.76
07/07/2025	RDC DEPOSIT	\$3,576.29
07/09/2025	RDC DEPOSIT	\$2,613.22
07/10/2025	RDC DEPOSIT	\$1,428.57
07/14/2025	RDC DEPOSIT	\$1,767.35
07/15/2025	RDC DEPOSIT	\$11,455.03
07/16/2025	RDC DEPOSIT	\$3,074.68
07/18/2025	RDC DEPOSIT	\$3,933.07
07/21/2025	RDC DEPOSIT	\$575.03
07/21/2025	RDC DEPOSIT	\$1,150.06
07/24/2025	RDC DEPOSIT	\$575.03
07/24/2025	RDC DEPOSIT	\$576.00
07/29/2025	RDC DEPOSIT	\$1,952.56

Electronic Credits

Date	Description	Amount
07/01/2025	University Glen OnlinePay -SETT-A211CINC	\$1,470.83
07/02/2025	University Glen OnlinePay -SETT-A211CINC	\$6,517.32
07/02/2025	LOCKBOX DEPOSIT	\$1,216.57



IMPORTANT INFORMATION ABOUT YOUR CONSTANT CASH ACCOUNT

Your Constant Cash account will be charged with (1) all principal sums loaned there under and (2) **FINANCE CHARGES** as of each account statement date. **FINANCE CHARGES** for credit advances under your account begin to accrue on the date credit advances are posted to your account. This means that there is no "free ride period" which would allow you to avoid a **FINANCE CHARGE** on your credit advances. A daily **FINANCE CHARGE** will be imposed on all credit advances from the date of each credit advance based on the "daily balance" method. To go the daily balance, we take the beginning balance of your account each day, add any new advances and subtract any payments or credits and any unpaid **FINANCE CHARGES**. This gives us the "daily balance". Any **FINANCE CHARGE** is determined by applying the "Periodic Rate" shown on the front of this statement. Then we add together the periodic **FINANCE CHARGES** for each day in the billing cycle. This is your **FINANCE CHARGE** calculated by applying the periodic rate. Sail Periodic Rate results in the **ANNUAL PERCENTAGE RATE** shown on the front of this statement, which applies to all unpaid balances. The **NEW BALANCE** shown on your statement represents the ending balance of your Constant Cash account on your statement date plus your **FINANCE CHARGE**.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you think there is an error on your statement, write to us at: Sunwest Bank, 660 E. Watertower St., Meridian, ID 83642. In your letter, give us the following information:

- *Account Information:* Your name and account number
- *Dollar Amount:* The dollar amount of the suspected error
- *Description of Problem:* If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement

You must notify us of any potential errors in writing. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of the balance.
- We can apply any unpaid amount against your credit limit.

THE SECTION BELOW APPLIES ONLY TO CONSUMER ACCOUNTS AS DEFINED BY REGULATION E

Please examine immediately and report if incorrect. If no reply is received within 60 days the account will be considered correct.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

In case of errors or questions about your electronic transfers, telephone us at 800.330.9890 or write us at 660 E. Watertower St., Meridian, ID 83642. If you think your statement or receipt is wrong or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than 60 days after we sent the FIRST statement on which the problem or error appeared.

1. Tell us your name and account number (if any).
2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days. We will determine whether an error occurred within 10 business days after we hear from you and will correct any error promptly. If we need more time, however, we may take up to 45 days to investigate your complaint or question. If we decide to do this, we will credit your account within 10 business days* for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit your account.

For errors involving new accounts, point-of-sale, or foreign initiated transactions, we may take up to 90 days to investigate your complaint or question. For new accounts we may take up to 20 business days to credit your account for the amount you think is in error.

We will tell you the results within three business days after completing our investigation. If we decide that there was an error, we will send you a written explanation.

You may ask for copies of the documents that we used in our investigation.

*Disputed transactions involving your VISA Check Card will be given provisional credit within five business days of your notification to us.

HOA CHECKING - XXXXXX3571 (continued)
Electronic Credits (continued)

Date	Description	Amount
07/03/2025	PAYABLI DEPOSIT TRANSFER 840720490	\$575.03
07/03/2025	University Glen OnlinePay -SETT-A211CINC	\$2,549.02
07/03/2025	LOCKBOX DEPOSIT	\$2,366.63
07/07/2025	University Glen OnlinePay -SETT-A211CINC	\$1,620.77
07/08/2025	PAYABLI DEPOSIT TRANSFER 841923294	\$532.77
07/08/2025	PAYABLI DEPOSIT TRANSFER 841811482	\$2,000.00
07/08/2025	University Glen OnlinePay -SETT-A211CINC	\$5,442.78
07/08/2025	LOCKBOX DEPOSIT	\$575.03
07/09/2025	University Glen OnlinePay -SETT-A211CINC	\$594.17
07/09/2025	LOCKBOX DEPOSIT	\$3,317.92
07/10/2025	PAYABLI DEPOSIT TRANSFER 842402461	\$575.03
07/10/2025	University Glen OnlinePay -SETT-A211CINC	\$1,065.54
07/10/2025	LOCKBOX DEPOSIT	\$853.54
07/11/2025	University Glen OnlinePay -SETT-A211CINC	\$1,725.09
07/11/2025	University Glen ASSN DUES -SETT-A211CINC	\$170,792.77
07/11/2025	LOCKBOX DEPOSIT	\$5,823.80
07/14/2025	PAYABLI DEPOSIT TRANSFER 842934457	\$910.03
07/14/2025	University Glen OnlinePay -SETT-A211CINC	\$1,107.80
07/14/2025	LOCKBOX DEPOSIT	\$6,505.13
07/15/2025	University Glen OnlinePay -SETT-A211CINC	\$2,620.89
07/15/2025	LOCKBOX DEPOSIT	\$5,960.17
07/16/2025	University Glen OnlinePay -SETT-A211CINC	\$600.00
07/16/2025	LOCKBOX DEPOSIT	\$2,062.24
07/17/2025	LOCKBOX DEPOSIT	\$575.00
07/18/2025	PAYABLI DEPOSIT TRANSFER 844161094	\$532.77
07/18/2025	University Glen OnlinePay -SETT-A211CINC	\$7,618.03
07/22/2025	University Glen OnlinePay -SETT-A211CINC	\$6,912.31
07/22/2025	LOCKBOX DEPOSIT	\$313.10
07/23/2025	PAYABLI DEPOSIT TRANSFER 845092408	\$575.03
07/24/2025	LOCKBOX DEPOSIT	\$575.03
07/29/2025	PAYABLI DEPOSIT TRANSFER 846191155	\$540.00
07/29/2025	University Glen OnlinePay -SETT-A211CINC	\$1,141.43
07/30/2025	LOCKBOX DEPOSIT	\$575.03
07/31/2025	PAYABLI DEPOSIT TRANSFER 846750815	\$42.26
07/31/2025	University Glen OnlinePay -SETT-A211CINC	\$575.03
07/31/2025	LOCKBOX DEPOSIT	\$1,150.06

Other Credits

Date	Description	Amount
07/01/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$32,289.41
07/03/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,325.99
07/08/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$8,964.41
07/09/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$36,257.18
07/10/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$198,264.78
07/18/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$88,977.39
07/23/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,615.69
07/25/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$40,202.19
07/28/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,840.80
07/30/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,140.82

Electronic Debits

Date	Description	Amount
07/02/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100620* 250701* E J Harrison Sons Inc\18042829	\$38.88
07/02/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100618* 250701* Better Pools\180428295\13449713	\$375.00
07/02/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100619* 250701* Better Pools\180428294\13449713	\$2,498.00

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

Date	Description	Amount
07/02/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100621* 250701* Seabreeze Management Company \1	\$4,500.00
07/08/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100627* 250707* Mike Kimble Plumbing\180868542\	\$610.00
07/08/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100626* 250707* HD Supply Facilities Maintena\1	\$920.85
07/08/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100625* 250707* E J Harrison Sons Inc\18086852	\$1,765.60
07/08/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100628* 250707* Seabreeze Management Company \1	\$5,995.22
07/09/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100630* 250708* Better Pools\180995047\13514203	\$650.00
07/10/2025	SPECTRUM SPECTRUM 5937417	\$551.66
07/11/2025	EJ HARRISON EBILL PMTS 6539674	\$38.88
07/11/2025	EJ HARRISON EBILL PMTS 6539688	\$1,696.16
07/11/2025	EJ HARRISON EBILL PMTS 6539601	\$1,765.60
07/11/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100637* 250710* Better Pools\181254852\13547110	\$1,900.00
07/11/2025	EJ HARRISON EBILL PMTS 6539689	\$3,304.24
07/11/2025	EJ HARRISON EBILL PMTS 6539504	\$4,940.10
07/11/2025	EJ HARRISON EBILL PMTS 6539600	\$5,333.82
07/11/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100636* 250710* Seabreeze Management Company \1	\$5,493.71
07/14/2025	SO CAL EDISON CO BILL PAYMT 700239238016	\$4,540.41
07/16/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100640* 250715* Mike Kimble Plumbing\181684843\	\$379.36
07/18/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100642* 250717* Xtreme Fitness Service Inc\1820	\$445.00
07/21/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100644* 250718* Better Pools\182170519\13651889	\$250.00
07/21/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100645* 250718* Better Pools\182170527\13651889	\$375.00
07/23/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100649* 250722* Seabreeze Management Company \1	\$1,255.93
07/25/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100651* 250724* Better Pools\182673300\13709107	\$148.56
07/25/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100650* 250724* Better Pools\182673305\13709107	\$153.63
07/28/2025	SPECTRUM SPECTRUM 2813497	\$237.53
07/30/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100659* 250729* HD Supply Facilities Maintena\1	\$1,222.14
07/30/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100658* 250729* Seabreeze Management Company \1	\$5,493.71

Other Debits

Date	Description	Amount
07/02/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$322.01
07/07/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,168.12
07/11/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$153,869.15
07/14/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,024.23
07/15/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$20,036.09
07/16/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,074.74
07/17/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$525.00
07/21/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,100.09
07/22/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,960.77
07/24/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,726.06
07/29/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,633.99
07/31/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,767.35

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100567	07/07/2025	\$519.78	100597	07/01/2025	\$1,240.00	100602	07/08/2025	\$1,240.00
100581*	07/03/2025	\$7,966.67	100598	07/01/2025	\$1,000.00	100603	07/07/2025	\$550.00
100594*	07/01/2025	\$32,088.00	100600*	07/07/2025	\$1,959.16	100604	07/08/2025	\$930.03
100596*	07/01/2025	\$450.00	100601	07/08/2025	\$1,100.00	100605	07/08/2025	\$2,589.54

HOA CHECKING - XXXXXX3571 (continued)
Checks Cleared (continued)

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100610*	07/08/2025	\$618.75	100623	07/22/2025	\$1,240.00	100635	07/22/2025	\$1,280.00
100611	07/08/2025	\$1,745.00	100624	07/16/2025	\$2,282.82	100641*	07/28/2025	\$3,323.27
100612	07/03/2025	\$850.00	100629*	07/18/2025	\$99,310.51	100643*	07/28/2025	\$1,280.00
100615*	07/14/2025	\$1,725.67	100631*	07/23/2025	\$934.79	100646*	07/25/2025	\$39,900.00
100616	07/10/2025	\$201,635.80	100632	07/18/2025	\$1,305.75	500009*	07/22/2025	\$313.10
100617	07/09/2025	\$42,132.49	100633	07/22/2025	\$550.00	500010	07/22/2025	\$320.77
100622*	07/17/2025	\$50.00	100634	07/22/2025	\$1,240.00	500011	07/22/2025	\$320.77

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
07/01/2025	\$240,000.00	07/14/2025	\$240,000.00	07/24/2025	\$240,000.00
07/02/2025	\$240,000.00	07/15/2025	\$240,000.00	07/25/2025	\$240,000.00
07/03/2025	\$240,000.00	07/16/2025	\$240,000.00	07/28/2025	\$240,000.00
07/07/2025	\$240,000.00	07/17/2025	\$240,000.00	07/29/2025	\$240,000.00
07/08/2025	\$240,000.00	07/18/2025	\$240,000.00	07/30/2025	\$240,000.00
07/09/2025	\$240,000.00	07/21/2025	\$240,000.00	07/31/2025	\$240,000.00
07/10/2025	\$240,000.00	07/22/2025	\$240,000.00		
07/11/2025	\$240,000.00	07/23/2025	\$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.
25840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

Surwest Bank
2050 Main Street
Irvine, CA 92614

100567
DATE: 05/30/2025

PAY TO
THE ORDER OF KW University Glen, LLC
Five Hundred Nineteen Dollars and Seventy-Eight Cents
memo: Inv 0002025

\$ 519.78
DOLLARS

#100567 07/07/2025 \$519.78

18746888

ENCLOSURE

113024680

7/30/2025

01002574461237

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

PROCESSED BY MICHAEL N. BELL, JR. 11/11/2025

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
25840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

Surwest Bank
2050 Main Street
Irvine, CA 92614

100581
DATE: 06/10/2025

PAY TO
THE ORDER OF California State University
Seven Thousand Nine Hundred Sixty-Six Dollars and Sixty-Seven Cents
memo: Act 10002497; Inv 511655

\$ 7,966.67
DOLLARS

#100581 07/03/2025 \$7,966.67

1133

ENCLOSURE

113024680

7/30/2025

01002574461237

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

PROCESSED BY MICHAEL N. BELL, JR. 11/11/2025

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
25840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

Surwest Bank
2050 Main Street
Irvine, CA 92614

100594
DATE: 06/20/2025

PAY TO
THE ORDER OF Gothic Landscape Maintenance Division
Thirty-Two Thousand Eighty-Eight Dollars and Zero Cents
memo: Act 10002741; Inv 207132

\$ 32,088.00
DOLLARS

#100594 07/01/2025 \$32,088.00

18907367

ENCLOSURE

113024680

7/30/2025

01002574461237

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

PROCESSED BY MICHAEL N. BELL, JR. 11/11/2025

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
25840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

Surwest Bank
2050 Main Street
Irvine, CA 92614

100596
DATE: 06/20/2025

PAY TO
THE ORDER OF Vega Cleaning Service Inc.
Four Hundred Fifty Dollars and Zero Cents
memo: Inv 1305

\$ 450.00
DOLLARS

#100596 07/01/2025 \$450.00

18908031

ENCLOSURE

113024680

7/30/2025

01002574461237

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

PROCESSED BY MICHAEL N. BELL, JR. 11/11/2025

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
25840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

Surwest Bank
2050 Main Street
Irvine, CA 92614

100597
DATE: 06/20/2025

PAY TO
THE ORDER OF Vega Cleaning Service Inc.
One Thousand Two Hundred Forty Dollars and Zero Cents
memo: Inv 1312

\$ 1,240.00
DOLLARS

#100597 07/01/2025 \$1,240.00

18908032

ENCLOSURE

113024680

7/30/2025

01002574461237

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

PROCESSED BY MICHAEL N. BELL, JR. 11/11/2025

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
25840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

Surwest Bank
2050 Main Street
Irvine, CA 92614

100598
DATE: 06/23/2025

PAY TO
THE ORDER OF Remedy Pest Elimination
One Thousand Dollars and Zero Cents
memo: Inv 2161

\$ 1,000.00
DOLLARS

#100598 07/01/2025 \$1,000.00

18920561

ENCLOSURE

113024680

7/30/2025

01002574461237

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

PROCESSED BY MICHAEL N. BELL, JR. 11/11/2025

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

DATE: 06/26/2025

100610

PAY TO: Juan Quinonez

THE ORDER OF: Six Hundred Eighteen Dollars and Seventy-Five Cents

MEMO: Inv 06035475

\$ 618.75

DOLLARS

100610 07/08/2025 \$618.75

18968950

7/7/2025, 10:27:38
XK6382, 137569
<32235806>
805-477-4000

100610 07/08/2025 \$618.75

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

DATE: 06/26/2025

100611

PAY TO: Brightview Tree Care Services

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

MEMO: ACC 24131188, Inv 9336999

\$ 1,745.00

DOLLARS

100611 07/08/2025 \$1,745.00

18968957

7/7/2025, 10:27:38
XK6382, 137569
<32235806>
805-477-4000

100611 07/08/2025 \$1,745.00

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

DATE: 06/26/2025

100612

PAY TO: Jb Bostick Company, Inc.

THE ORDER OF: Eight Hundred Fifty Dollars and Zero Cents

MEMO: Inv 917021

\$ 850.00

DOLLARS

100612 07/03/2025 \$850.00

18968958

7/7/2025, 10:27:38
XK6382, 137569
<32235806>
805-477-4000

100612 07/03/2025 \$850.00

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

DATE: 06/27/2025

100615

PAY TO: KW University Glen, LLC

THE ORDER OF: One Thousand Seven Hundred Twenty-Five Dollars and Sixty-Seven Cents

MEMO: Inv 00 Apprais Prio

\$ 1,725.67

DOLLARS

100615 07/14/2025 \$1,725.67

18977157

7/14/2025, 11:59:40
XK6382, 137569
<32235806>
805-477-4000

100615 07/14/2025 \$1,725.67

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

DATE: 07/01/2025

100616

PAY TO: J. B. Bostick Company

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

MEMO: Inv 37761

\$ 201,635.80

DOLLARS

100616 07/10/2025 \$201,635.80

18994775

7/10/2025, 11:59:40
XK6382, 137569
<32235806>
805-477-4000

100616 07/10/2025 \$201,635.80

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

DATE: 07/01/2025

100617

PAY TO: Gehrig Landscape Maintenance Division

THE ORDER OF: Forty-Two Thousand One Hundred Sixty-Four Dollars and Forty-Nine Cents

MEMO: See check number reference info

\$ 42,132.49

DOLLARS

100617 07/09/2025 \$42,132.49

18994776

7/09/2025, 11:59:40
XK6382, 137569
<32235806>
805-477-4000

100617 07/09/2025 \$42,132.49



Statement Ending 07/31/2025

CALIFORNIA STATE UNIVERISTY

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Account Number: XXXXXX3571

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

Sunwest Bank
2650 Main Street
Irvine, CA 92614

100622
DATE: 07/07/2025

PAY TO THE ORDER OF Vena Cleaning Service Inc.
Fifty Dollars and Zero Cents

\$ 50.00 DOLLARS

memo: inv 1314

#100622# 1222260034 201223571#

#100622 07/17/2025 \$50.00

19032170

PAY TO THE ORDER OF
VENA CLEANING SERVICE INC.
50.00 DOLLARS
07/07/2025

BCA CC:3180000912 Ccand:771 Date:07/21/25 Seq#:0011
CorrelationID:91350721 193942 DeviceID:BCA31120 Trans#:7165
LT9S-DAL PT

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

Sunwest Bank
2650 Main Street
Irvine, CA 92614

100623
DATE: 07/07/2025

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

\$ 1,240.00 DOLLARS

memo: inv 1315

#100623# 1222260034 201223571#

#100623 07/22/2025 \$1,240.00

19032171

PAY TO THE ORDER OF
VEGA CLEANING SERVICE INC.
1240.00 DOLLARS
07/22/2025

BCA CC:3180000912 Ccand:771 Date:07/21/25 Seq#:0011
CorrelationID:91350721 193942 DeviceID:BCA31120 Trans#:7165
LT9S-DAL PT

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

Sunwest Bank
2650 Main Street
Irvine, CA 92614

100624
DATE: 07/07/2025

PAY TO THE ORDER OF Gothic Landscape Maintenance Division
Two Thousand Two Hundred Eighty-Two Dollars and Eighty-Two Cents

\$ 2,282.82 DOLLARS

memo: See Check Book for item details

#100624# 1222260034 201223571#

#100624 07/16/2025 \$2,282.82

19032207

PAY TO THE ORDER OF
GOthic LANDSCAPE MAINTENANCE DIVISION
2282.82 DOLLARS
07/16/2025

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

Sunwest Bank
2650 Main Street
Irvine, CA 92614

100629
DATE: 07/08/2025

PAY TO THE ORDER OF California State University, Channel Islands
Ninety-Nine Thousand Three Hundred Ten Dollars and Fifty-One Cents

\$ 99,310.51 DOLLARS

memo: ACH 10042400 inv 511402

#100629# 1222260034 201223571#

#100629 07/18/2025 \$99,310.51

19047567

PAY TO THE ORDER OF
CALIFORNIA STATE UNIVERSITY CHANNEL ISLANDS
99310.51 DOLLARS
07/08/2025

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

Sunwest Bank
2650 Main Street
Irvine, CA 92614

100631
DATE: 07/09/2025

PAY TO THE ORDER OF SoCalGas
Nine Hundred Thirty-Four Dollars and Seventy-Nine Cents

\$ 934.79 DOLLARS

memo: ACH 100488 8571 2 inv 070125-050801213

#100631# 1222260034 201223571#

#100631 07/23/2025 \$934.79

19063047

07222025707222025100028008075680

PAY TO THE ORDER OF
SOCAL GAS
934.79 DOLLARS
07/23/2025

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

Sunwest Bank
2650 Main Street
Irvine, CA 92614

100632
DATE: 07/09/2025

PAY TO THE ORDER OF SoCalGas
One Thousand Three Hundred Five Dollars and Seventy-Five Cents

\$ 1,305.75 DOLLARS

memo: ACH 103178 10071 inv 070412 227510071

#100632# 1222260034 201223571#

#100632 07/18/2025 \$1,305.75

19063048

C718202570717202510000120140175587

PAY TO THE ORDER OF
SOCAL GAS
1305.75 DOLLARS
07/18/2025

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

Survest Bank
2000 Main Street
Irvine, CA 92614

100633
DATE: 07/10/2025

PAY TO Vega Cleaning Service Inc. \$ 550.00
THE ORDER OF Five Hundred Fifty Dollars and Zero Cents DOLLARS

memo: inv 1306

#100633 07/22/2025 \$550.00

10076140

BOA CC:3180000912 CashID:771 Date:07/21/25 Seq#:0005
CorrelationID:91350721193942 DeviceID:BCA31120 Trans#:7165
LTPS:DAL PT

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

Survest Bank
2000 Main Street
Irvine, CA 92614

100634
DATE: 07/10/2025

PAY TO Vega Cleaning Service Inc. \$ 1,240.00
THE ORDER OF One Thousand Two Hundred Forty Dollars and Zero Cents DOLLARS

memo: inv 1309

#100634 07/22/2025 \$1,240.00

13073941

BOA CC:3180000912 CashID:771 Date:07/21/25 Seq#:0007
CorrelationID:91350721193942 DeviceID:BCA31120 Trans#:7165
LTPS:DAL PT

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

Survest Bank
2000 Main Street
Irvine, CA 92614

100635
DATE: 07/10/2025

PAY TO Vega Cleaning Service Inc. \$ 1,280.00
THE ORDER OF One Thousand Two Hundred Eighty Dollars and Zero Cents DOLLARS

memo: inv 1316

#100635 07/22/2025 \$1,280.00

13073942

BOA CC:3180000912 CashID:771 Date:07/21/25 Seq#:0005
CorrelationID:91350721193942 DeviceID:BCA31120 Trans#:7165
LTPS:DAL PT

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

Survest Bank
2000 Main Street
Irvine, CA 92614

100641
DATE: 07/16/2025

PAY TO Southern California Edison Co. \$ 3,323.27
THE ORDER OF Three Thousand Three Hundred Twenty-Three Dollars and Twenty-Seven Cents DOLLARS

memo: Ac: 430001512196 Inv: 071025-0091-02196

#100641 07/28/2025 \$3,323.27

131:

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

Survest Bank
2000 Main Street
Irvine, CA 92614

100643
DATE: 07/17/2025

PAY TO Vega Cleaning Service Inc. \$ 1,280.00
THE ORDER OF One Thousand Two Hundred Eighty Dollars and Zero Cents DOLLARS

memo: inv 1317

#100643 07/28/2025 \$1,280.00

13075336

BOA CC:3180000912 CashID:771 Date:07/21/25 Seq#:0005
CorrelationID:91350721193942 DeviceID:BCA31120 Trans#:7165
LTPS:DAL PT

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

Survest Bank
2000 Main Street
Irvine, CA 92614

100646
DATE: 07/18/2025

PAY TO Asphalt Consulting Services, LLC \$ 39,900.00
THE ORDER OF Thirty-nine Thousand Nine Hundred Dollars and Zero Cents DOLLARS

memo: inv 6723

#100646 07/25/2025 \$39,900.00

10141304

BOA CC:3180000912 CashID:771 Date:07/21/25 Seq#:0005
CorrelationID:91350721193942 DeviceID:BCA31120 Trans#:7165
LTPS:DAL PT



Statement Ending 07/31/2025

CALIFORNIA STATE UNIVERISTY

Page 11 of 12

Account Number: XXXXXX3571

University Glen (Cal State University Channel Island Site Authority) (1245)
26840 Aliso Viejo Parkway
Suite 100
Aliso Viejo, CA 92656

Check Number: 500009

PAY Three Hundred Thirteen And 10/100 Dollars

DATE 07/15/2025

AMOUNT ****\$313.10

TO THE ORDER OF Jessica Muth
223 Anacapa Island Drive
Camarillo, CA 93012

Memo: Refund

⑆000500009⑆ ⑆122228003⑆ ⑆201223571⑆ ⑆0000031310⑆

#500009 07/22/2025 \$313.10

Ally Bank
2425029
2234702844
820086446
Post Washington
07/19/25 07:43
⑆124003116⑆

John Muth

University Glen (Cal State University Channel Island Site Authority) (1245)
26840 Aliso Viejo Parkway
Suite 100
Aliso Viejo, CA 92656

Check Number: 500010

PAY Three Hundred Twenty And 77/100 Dollars

DATE 07/15/2025

AMOUNT ****\$320.77

TO THE ORDER OF Jessica Muth
223 Anacapa Island Drive
Camarillo, CA 93012

Memo: Refund

⑆000500010⑆ ⑆122228003⑆ ⑆201223571⑆ ⑆0000032077⑆

#500010 07/22/2025 \$320.77

Ally Bank
2425029
2234702844
820086446
Post Washington
07/19/25 07:43
⑆124003116⑆

John Muth

University Glen (Cal State University Channel Island Site Authority) (1245)
26840 Aliso Viejo Parkway
Suite 100
Aliso Viejo, CA 92656

Check Number: 500011

PAY Three Hundred Twenty And 77/100 Dollars

DATE 07/15/2025

AMOUNT ****\$320.77

TO THE ORDER OF Jessica Muth
223 Anacapa Island Drive
Camarillo, CA 93012

Memo: Refund

⑆000500011⑆ ⑆122228003⑆ ⑆201223571⑆ ⑆0000032077⑆

#500011 07/22/2025 \$320.77

Ally Bank
2425029
2234702844
820086446
Post Washington
07/19/25 07:43
⑆124003116⑆

John Muth

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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

06/01/2025 through 06/30/2025

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on Jun 30 (\$)	Value on Jun 30 (\$)	Average Cost Amount (\$)	Cumulative Change In Value (\$)
CSU CHANNEL ISLANDS SITE AUTHORITY						
CalTRUST Short Term Fund		316,687.530	10.07	3,189,043.43	3,176,906.77	12,136.66
CalTRUST Medium Term Fund		540,317.692	9.90	5,349,145.15	5,265,184.25	83,960.90
CalTRUST Liquidity Fund		1,593,046.080	1.00	1,593,046.08	1,593,046.08	0.00
Total For Account -				10,131,234.66		
CSU CHANNEL ISLANDS TOWNHOUSE						
CalTRUST Short Term Fund		54,085.378	10.07	544,639.76	544,106.88	532.88
CalTRUST Medium Term Fund		161,255.804	9.90	1,596,432.46	1,624,127.97	(27,695.51)
CalTRUST Liquidity Fund		717,151.150	1.00	717,151.15	717,151.15	0.00
Total For Account -				2,858,223.37		
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE						
CalTRUST Short Term Fund		17,305.581	10.07	174,267.20	174,190.69	76.51
CalTRUST Medium Term Fund		109,840.745	9.90	1,087,423.38	1,099,816.97	(12,393.59)
CalTRUST Liquidity Fund		448,577.930	1.00	448,577.93	448,577.93	0.00
Total For Account -				1,710,268.51		
CSU CHANNEL ISLANDS SINGLE FAMILY						
CalTRUST Short Term Fund		1,251.203	10.07	12,599.61	12,594.11	5.50
CalTRUST Medium Term Fund		8,751.597	9.90	86,640.81	87,334.20	(693.39)
CalTRUST Liquidity Fund		26,902.740	1.00	26,902.74	26,902.74	0.00
Total For Account -				126,143.16		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 TOWNHOMES						
CalTRUST Medium Term Fund		3,929.162	9.90	38,898.70	38,732.50	166.20
Total For Account -				38,898.70		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 SINGLE FAMILY						
CalTRUST Medium Term Fund		793.512	9.90	7,855.77	7,821.91	33.86
Total For Account -				7,855.77		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 CAM						
CalTRUST Medium Term Fund		19,127.922	9.90	189,366.43	188,559.34	807.09
Total For Account -				189,366.43		
Portfolios Total value as of 06/30/2025				15,061,990.60		

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	06/01/2025			315,533.283	10.06	3,174,264.83		
Accrual Income Div Reinvestment	06/30/2025	11,623.27	1,154.247	316,687.530	10.07	3,189,043.43	0.00	0.00
Change in Value						3,155.33		
Closing Balance as of	Jun 30			316,687.530	10.07	3,189,043.43		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	06/01/2025			53,888.250	10.06	542,115.80		
Accrual Income Div Reinvestment	06/30/2025	1,985.08	197.128	54,085.378	10.07	544,639.76	0.00	0.00
Change in Value						538.88		
Closing Balance as of	Jun 30			54,085.378	10.07	544,639.76		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	06/01/2025			17,242.507	10.06	173,459.62		
Accrual Income Div Reinvestment	06/30/2025	635.16	63.074	17,305.581	10.07	174,267.20	0.00	0.00
Change in Value						172.42		
Closing Balance as of	Jun 30			17,305.581	10.07	174,267.20		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	06/01/2025			1,246.643	10.06	12,541.23		
Accrual Income Div Reinvestment	06/30/2025	45.92	4.560	1,251.203	10.07	12,599.61	0.00	0.00
Change in Value						12.46		
Closing Balance as of	Jun 30			1,251.203	10.07	12,599.61		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY Account Number: [REDACTED]								
Beginning Balance	06/01/2025			538,486.775	9.86	5,309,479.60		
Accrual Income Div Reinvestment	06/30/2025	18,126.08	1,830.917	540,317.692	9.90	5,349,145.15	0.00	0.00
Change in Value						21,539.47		
Closing Balance as of	Jun 30			540,317.692	9.90	5,349,145.15		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	06/01/2025			152,850.708	9.86	1,507,107.98		
Purchase	06/13/2025	77,596.46	7,869.824	160,720.532	9.86	1,584,704.45	0.00	0.00
Accrual Income Div Reinvestment	06/30/2025	5,299.19	535.272	161,255.804	9.90	1,596,432.46	0.00	0.00
Change in Value						6,428.83		
Closing Balance as of	Jun 30			161,255.804	9.90	1,596,432.46		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	06/01/2025			92,355.131	9.86	910,621.59		
Purchase	06/13/2025	168,977.80	17,137.708	109,492.839	9.86	1,079,599.39	0.00	0.00
Accrual Income Div Reinvestment	06/30/2025	3,444.27	347.906	109,840.745	9.90	1,087,423.38	0.00	0.00
Change in Value						4,379.72		
Closing Balance as of	Jun 30			109,840.745	9.90	1,087,423.38		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	06/01/2025			7,930.825	9.86	78,197.93		
Purchase	06/13/2025	7,811.49	792.240	8,723.065	9.86	86,009.42	0.00	0.00
Accrual Income Div Reinvestment	06/30/2025	282.47	28.532	8,751.597	9.90	86,640.81	0.00	0.00
Change in Value						348.92		
Closing Balance as of	Jun 30			8,751.597	9.90	86,640.81		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 TOWNHOMES Account Number: [REDACTED]								
Beginning Balance	06/01/2025			934.295	9.86	9,212.15		
Purchase	06/13/2025	29,439.85	2,985.786	3,920.081	9.86	38,652.00	0.00	0.00
Accrual Income Div Reinvestment	06/30/2025	89.90	9.081	3,929.162	9.90	38,898.70	0.00	0.00
Change in Value						156.80		
Closing Balance as of	Jun 30			3,929.162	9.90	38,898.70		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	06/01/2025			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) (\$)
Purchase	06/13/2025	5,671.24	575.176	791.638	9.86	7,805.55	0.00	0.00
Accrual Income Div Reinvestment	06/30/2025	18.55	1.874	793.512	9.90	7,855.77	0.00	0.00
Change in Value						31.66		
Closing Balance as of	Jun 30			793.512	9.90	7,855.77		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACA Account Number: [REDACTED]								
PA UG PHASE 2 CAM								
Beginning Balance	06/01/2025			4,342.944	9.86	42,821.43		
Purchase	06/13/2025	145,346.88	14,741.063	19,084.007	9.86	188,168.31	0.00	0.00
Accrual Income Div Reinvestment	06/30/2025	434.76	43.915	19,127.922	9.90	189,366.43	0.00	0.00
Change in Value						763.36		
Closing Balance as of	Jun 30			19,127.922	9.90	189,366.43		
CalTRUST Liquidity Fund CSU CHANNEL ISLANDS SITE AUTHORITY Account Number: [REDACTED]								
Beginning Balance	06/01/2025			1,587,351.280	1.00	1,587,351.28		
Accrual Income Div Reinvestment	06/30/2025	5,694.80	5,694.800	1,593,046.080	1.00	1,593,046.08	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jun 30			1,593,046.080	1.00	1,593,046.08		
CalTRUST Liquidity Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	06/01/2025			714,587.490	1.00	714,587.49		
Accrual Income Div Reinvestment	06/30/2025	2,563.66	2,563.660	717,151.150	1.00	717,151.15	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jun 30			717,151.150	1.00	717,151.15		
CalTRUST Liquidity Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	06/01/2025			446,974.360	1.00	446,974.36		
Accrual Income Div Reinvestment	06/30/2025	1,603.57	1,603.570	448,577.930	1.00	448,577.93	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jun 30			448,577.930	1.00	448,577.93		
CalTRUST Liquidity Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	06/01/2025			26,806.570	1.00	26,806.57		
Accrual Income Div Reinvestment	06/30/2025	96.17	96.170	26,902.740	1.00	26,902.74	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jun 30			26,902.740	1.00	26,902.74		



2025 CalTRUST Closures

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

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

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

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

Govt Advantage Int Ckg - State/Muni

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

WELLS
FARGO

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

Questions?

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

Online: wellsfargo.com

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

Account summary

Govt Advantage Int Ckg - State/Muni

Account number	Beginning balance	Total credits	Total debits	Ending balance
[REDACTED]	\$455,458.03	\$215.56	-\$434,843.72	\$20,829.87

Interest summary

Year to date interest and bonuses paid \$827.36

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	06/09	215.56	Analysis Int Earned 0525 Interest 250609
		\$215.56	Total electronic deposits/bank credits
		\$215.56	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	06/12	5,671.24	WT Fed#00267 First National Ban /Ftr/Bnf=Gemini Fnd Svc C/Ocaltrust Sub Acct Srf# Gw00000077083286 Trn#250612006096 Rfb# 104
	06/12	7,811.49	WT Fed#00272 First National Ban /Ftr/Bnf=Gemini Fnd Svc C/Ocaltrust Sub Acct Srf# Gw00000077082740 Trn#250612006105 Rfb# 107
	06/12	29,439.85	WT Fed#00266 First National Ban /Ftr/Bnf=Gemini Fnd Svc C/Ocaltrust Sub Acct Srf# Gw00000077053587 Trn#250612006091 Rfb# 105
	06/12	77,596.46	WT Fed#00280 First National Ban /Ftr/Bnf=Gemini Fnd Svc C/Ocaltrust Sub Acct Srf# Gw00000077083060 Trn#250612006137 Rfb# 106

Electronic debits/bank debits (continued)

<i>Effective date</i>	<i>Posted date</i>	<i>Amount</i>	<i>Transaction detail</i>
	06/12	145,346.88	WT Fed#00275 First National Ban /Ftr/Bnf=Gemini Fnd Svc C/Ocaltrust Sub Acct Srf# Gw00000077083068 Trn#250612006101 Rfb# 103
	06/12	168,977.80	WT Fed#00273 First National Ban /Ftr/Bnf=Gemini Fnd Svc C/Ocaltrust Sub Acct Srf# Gw00000077082739 Trn#250612006100 Rfb# 108
		\$434,843.72	Total electronic debits/bank debits
		\$434,843.72	Total debits

Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
05/31	455,458.03	06/09	455,673.59	06/12	20,829.87
Average daily ledger balance		\$180,215.08			