



University Glen PROPERTY MANAGEMENT REPORT

August 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 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, August 19th at 3:30. Meeting minutes were reviewed by members of the BAG. The BAG's August meeting discussed the upcoming 2024-2025 budget reconciliation. Agreed on a way forward to return funds remaining after the sale of homes in UGlen to the Sellers. Site Authority Staff lead the discussion regarding proposed changes to the governance of UGlen.
 - the Community Advisory Group (CAG) met on August 28th at 4:00 PM. The Friesen attended and participated during this CAG meeting.
 - the Homeowners Advisory Council (HAC) meeting was held on Thursday, August 21st 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 continues.
 - The Summary of the July 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
 - During August 2025, Precision Concrete Cutting completed majority of the annual concrete sidewalk maintenance project to address trip hazards in University Glen during the week of August 4th. All work was completed by August 15th. Precision Concrete Cutting's invoice was paid from the Sidewalk Maintenance line item in the UGlen Common Area Maintenance Operating Budget.
 - The contract for the landscape refurbishing project at the Parkview Apartment was signed by CSUCI Site Authority with Gothic Landscaping in the amount of \$84,662.00. The Parkview Apartments' landscape refurbishing project is scheduled to begin the week of September 8th with the duration of the project to be 8 weeks.
 - The HAC's newly reconstituted landscape committee had their initial meeting to discuss beginning work to determine the number of trees in Phase 2 landscape project; the 100-400 blocks of Channel Islands Drive and Smugglers Cove. This tree count is to address the 0-5 Defensible

Space requirements as stated in Ventura County Fire Department's Standard 515.

- 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. Anacapa Canyon plans to roll out Parking Boss beginning October 1, 2025.
- Community Events:
 - There were no community wide events during the month of August 2025.
- Meetings:
 - The Budget Advisory Group (BAG) met on Tuesday, August 19th at 3:30 PM
 - The Homeowners Advisory Council (HAC) met on Thursday, August 21st at 6:00 PM in the Town Center Community Room and online.
 - The Community Advisory Council (CAC) met on Thursday, August 24th at 4:00 PM in person and online.
- Landscaping
 - Gothic Landscape Service continued their schedule of mowing on Mondays and Tuesdays. Trimming on a rotating schedule Wednesdays through Fridays.
 - 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
 - The UGlen Common Area Property Management Office continued to process the water leak at the townhouse in the 200-block of Landing Cove. An insurance claim is being filed to procure reimbursement for expenses incurred by the townhouse reserves.

- Notifications:
 - Notification of the HAC meeting on Thursday, August 21st 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 August:

16 WO submitted via Seabreeze Portal (CINC).

26 WO submitted via Text.

42 Total Work Orders

WORK ORDERS IN CINC	In Progress	Cancelled	Completed	Totals
Electrical				0
Landscaping	2		4	6
Plumbing				0
Gutter & Downspouts				0
Roofing/Waterproofing				0
HVAC/Dryer Vents				0
Painting/Stucco Repair/Garage Door				0
Janitorial				0
Gates/Fences	2		1	3
TH Garage Doors			2	2
Fitness Equipment Repair				0
Other-Fire Hardening				0
Other-TH Windows/Sliding Drs	2			2
Other- wall/concrete flatwork	1			1
Pest Control			2	2
Subtotal	7	0	9	16

WORK ORDERS SENT BY TEXT	In Progress	Cancelled	Completed	Totals
Electrical				0
Pest Control			11	11
Landscaping			15	15
Subtotal	0	0	26	26

TOTAL Work Orders for the Month	7	0	35	42
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- Property Loss/Damage Claims

- List of Property Loss/Damage Claims for FY 2024-2025 to submitted to the Site Authority for processing to date:

[illegible]

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

[illegible]

University Glen - Work Orders from August 1, 2025, thru July 31, 2025

	Created	WorkOrder	Address1	Status	Description	WO Type	Notes
1	08/05/2025	71321	200 Landing Cove	Closed	Owner reports garage door does not open or shut entirely	Garage Door	Owner reports his garage door does not close all the
2	08/05/2025	71324	218 Smuggler's Cove	Pending	Tree reported needing to be trimmed back from townhouse	Landscaping	The Buyer of 218 Smugglers Cove reports the tree
3	08/07/2025	71576	245 Channel Islands Drive	Pending	Irrigation Issue reported	Irrigation	Owner reports the irrigation on the alley side of the
4	08/10/2025	71713	334 E. Twin Harbor Drive	Closed	WORKORDER: Rodent/Passum Vector Control around 334	Miscellaneous	Seabreeze Maintenance Management (Jake)
5	08/11/2025	71869	251 Landing Cove	Open	Window repairs screens	Windows	Owner reports several screens which need to be
6	08/12/2025	71959	320 E. Fry's Harbor Drive	Closed	Owner reports broken sprinkler head/geyser	Irrigation	Owner reports a broken sprinkler/geyser between
7	08/14/2025	72191	125 Channel Islands Drive	Closed	Patio Fence	Miscellaneous	We would like to put a iron fence around our patio
8	08/15/2025	72319	314 Smuggler's Cove	Closed	Owner reports ant issues	Pest/Insect Control	Owner at 314 Smugglers Cove reports having ant
9	08/15/2025	72320	312 E. Santa Cruz Island	Closed	Irrigation line breaks reported	Irrigation	Owner reports at least 2 breaks in the irrigation lines
10	08/25/2025	73188	360 E. Fry's Harbor Drive	Pending	Owner reports irrigation not working	Irrigation	Owner reports the irrigation at the front of their SFH
11	08/25/2025	73191	389 Smuggler's Cove	Open	Irrigation Geyser reported	Irrigation	Owner reports a broken sprinkler head/geyser at the
12	08/26/2025	73334	302 E. Twin Harbor Drive	Pending	Window does not open	Windows	Owner requests the window be repaired. Please
13	08/27/2025	73482	316 Smuggler's Cove	Closed	Make minor repairs to existing gate	Gates/Vehicles	Make modifications to trash enclosure gate to
14	08/27/2025	73487	219 Smuggler's Cove	Closed	Reattached trim at header	Garage Door	Reattached the trim at the header of the garage door.
15	08/27/2025	73489	761 N. Channel Islands	Pending	Repair curb	Concrete	Repair/replace the curb at the alley leading on to
16	08/28/2025	73653	355 Channel Islands Drive	Pending	Install railing to address safety concern	Gates/Fences	Please provide price to evaluate/fabricate/install

Balance Sheet Comparative - Combined

University Glen (Cal State University Channel Island Site Authority)

End Date: 08/31/2025

	Current Balance at 8/31/2025	Prior Month Balance at 07/31/2025	Change
Assets			
CASH - OPERATING			
01-1001-00 Sunwest - Operating - 3571	\$ 573,437.80	\$ 495,342.18	\$ 78,095.62
Total CASH - OPERATING:	\$ 573,437.80	\$ 495,342.18	\$ 78,095.62
ACCOUNTS RECEIVABLE			
12-1280-00 Accounts Receivable	\$ 43,067.29	\$ 47,024.12	\$ (3,956.83)
12-1281-00 A/R-Miscellaneous	2,172.73	-	2,172.73
Total ACCOUNTS RECEIVABLE:	\$ 45,240.02	\$ 47,024.12	\$ (1,784.10)
OTHER ASSETS			
13-1300-00 Prepaid Insurance	\$ 42,356.75	\$ 46,592.43	\$ (4,235.68)
Total OTHER ASSETS:	\$ 42,356.75	\$ 46,592.43	\$ (4,235.68)
Total Assets:	\$ 661,034.57	\$ 588,958.73	\$ 72,075.84
Liabilities & Equity			
ACCOUNTS PAYABLE			
20-2001-00 Prepaid Dues	\$ 22,616.50	\$ 25,009.28	\$ (2,392.78)
Total ACCOUNTS PAYABLE:	\$ 22,616.50	\$ 25,009.28	\$ (2,392.78)
RESERVES			
40-4000-00 Reserve Liability	\$ (31,804.82)	\$ (73,033.63)	\$ 41,228.81
Total RESERVES:	\$ (31,804.82)	\$ (73,033.63)	\$ 41,228.81
EQUITY			
49-4998-00 Prior Year Equity	\$ 510,889.17	\$ 516,083.23	\$ (5,194.06)
Total EQUITY:	\$ 510,889.17	\$ 516,083.23	\$ (5,194.06)
Net Income / (Loss)	\$ 159,333.72	\$ 120,899.85	\$ 38,433.87
Total Liabilities & Equity:	\$ 661,034.57	\$ 588,958.73	\$ 72,075.84

Income Statement

University Glen (Cal State University Channel Island Site Authority)

From 08/01/2025 to 08/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
TOTAL OPERATING INCOME	\$258,661.73	\$258,631.67	\$30.06	\$517,193.46	\$517,263.34	(\$69.88)	\$3,103,580.00
TOTAL INCOME	\$258,661.73	\$258,631.67	\$30.06	\$517,193.46	\$517,263.34	(\$69.88)	\$3,103,580.00
EXPENSES AND RESERVE FUNDING							
TOTAL ADMINISTRATION	\$18,410.24	\$19,976.08	\$1,565.84	\$35,688.44	\$39,952.16	\$4,263.72	\$239,713.00
TOTAL PROPERTY PROTECTION	\$-	\$7,966.67	\$7,966.67	\$7,966.67	\$15,933.34	\$7,966.67	\$95,600.00
TOTAL LANDSCAPE	\$63,610.65	\$37,666.66	(\$25,943.99)	\$63,610.65	\$75,333.32	\$11,722.67	\$452,000.00
TOTAL COMMON AREA MAINTENANCE	\$56,479.85	\$23,044.35	(\$33,435.50)	\$69,909.08	\$46,088.70	(\$23,820.38)	\$276,532.00
TOTAL TOWNHOUSE MAINTENANCE	\$3,476.09	\$7,337.49	\$3,861.40	\$4,090.45	\$14,674.98	\$10,584.53	\$88,050.00
TOTAL UTILITIES	\$19,581.35	\$85,837.00	\$66,255.65	\$59,255.09	\$171,674.00	\$112,418.91	\$1,030,044.00
TOTAL INSURANCE	\$4,235.68	\$22,369.42	\$18,133.74	\$8,471.36	\$44,738.84	\$36,267.48	\$268,433.00
TOTAL RESERVE ALLOCATION	\$54,434.00	\$54,434.00	\$-	\$108,868.00	\$108,868.00	\$0.00	\$653,208.00
TOTAL DISBURSEMENTS	\$220,227.86	\$258,631.67	\$38,403.81	\$357,859.74	\$517,263.34	\$159,403.60	\$3,103,580.00
	\$38,433.87	\$0.00	\$38,433.87	\$159,333.72	\$0.00	\$159,333.72	\$0.00
NET INCREASE (DECREASE)	\$38,433.87	\$0.00	\$38,433.87	\$159,333.72	\$0.00	\$159,333.72	\$0.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 08/01/2025 to 08/31/2025

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	\$230,012.00	\$230,012.00	\$0.00	\$1,380,072.00
5013-00 Single family homes	\$23,095.44	\$23,095.42	\$0.02	\$46,190.88	\$46,190.84	\$0.04	\$277,145.00
5015-00 Apartment Assessment	\$120,530.29	\$120,530.25	\$0.04	\$241,060.58	\$241,060.50	\$0.08	\$1,446,363.00
5023-00 Bank Return Check/NSF Fees	\$30.00	\$0.00	\$30.00	\$5.00	\$0.00	\$5.00	\$0.00
5060-00 Gate/Pool Keys/Remotes	\$0.00	\$0.00	\$0.00	(\$75.00)	\$0.00	(\$75.00)	\$0.00
TOTAL OPERATING INCOME	\$258,661.73	\$258,631.67	\$30.06	\$517,193.46	\$517,263.34	(\$69.88)	\$3,103,580.00
TOTAL OPERATING INCOME	\$258,661.73	\$258,631.67	\$30.06	\$517,193.46	\$517,263.34	(\$69.88)	\$3,103,580.00
OPERATING EXPENSE							
ADMINISTRATION							
6015-00 Reserve Study	\$0.00	\$526.08	\$526.08	\$0.00	\$1,052.16	\$1,052.16	\$6,313.00
6035-00 Mgmt Billback - Office & Postage	\$471.08	\$1,000.00	\$528.92	\$1,727.01	\$2,000.00	\$272.99	\$12,000.00
6036-00 Office Telephone/WiFi	\$0.00	\$325.00	\$325.00	\$0.00	\$650.00	\$650.00	\$3,900.00
6037-00 Onsite Mgmt-Contingency	\$0.00	\$816.67	\$816.67	\$0.00	\$1,633.34	\$1,633.34	\$9,800.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$15,487.42	\$15,375.00	(\$112.42)	\$30,974.84	\$30,750.00	(\$224.84)	\$184,500.00
6041-00 Office Rent & Maintenance	\$534.85	\$543.33	\$8.48	\$1,069.70	\$1,086.66	\$16.96	\$6,520.00
6045-00 Records Storage	\$0.00	\$40.00	\$40.00	\$0.00	\$80.00	\$80.00	\$480.00
6085-00 Misc Admin (Office Supplies/Cellphone)	\$1,916.89	\$516.67	(\$1,400.22)	\$1,916.89	\$1,033.34	(\$883.55)	\$6,200.00
6090-00 Parking Management	\$0.00	\$833.33	\$833.33	\$0.00	\$1,666.66	\$1,666.66	\$10,000.00
TOTAL ADMINISTRATION	\$18,410.24	\$19,976.08	\$1,565.84	\$35,688.44	\$39,952.16	\$4,263.72	\$239,713.00
PROPERTY PROTECTION							
6320-00 Security Services	\$0.00	\$7,966.67	\$7,966.67	\$7,966.67	\$15,933.34	\$7,966.67	\$95,600.00
TOTAL PROPERTY PROTECTION	\$0.00	\$7,966.67	\$7,966.67	\$7,966.67	\$15,933.34	\$7,966.67	\$95,600.00
LANDSCAPE							
6405-00 Landscape Contract	\$61,788.00	\$29,833.33	(\$31,954.67)	\$61,788.00	\$59,666.66	(\$2,121.34)	\$358,000.00
6420-00 Irrigation Repairs	\$1,822.65	\$2,833.33	\$1,010.68	\$1,822.65	\$5,666.66	\$3,844.01	\$34,000.00
6425-00 Tree Maintenance	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$10,000.00	\$10,000.00	\$60,000.00
TOTAL LANDSCAPE	\$63,610.65	\$37,666.66	(\$25,943.99)	\$63,610.65	\$75,333.32	\$11,722.67	\$452,000.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 08/01/2025 to 08/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
COMMON AREA MAINTENANCE							
6509-00 Plumbing Repair (Common Area)	\$150.00	\$166.67	\$16.67	\$700.00	\$333.34	(\$366.66)	\$2,000.00
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$1,811.50	\$1,291.67	(\$519.83)	\$1,811.50	\$2,583.34	\$771.84	\$15,500.00
6532-00 Tot Lot Inspection	\$0.00	\$100.00	\$100.00	\$0.00	\$200.00	\$200.00	\$1,200.00
6534-00 Roof Repairs (Common Area)	\$0.00	\$166.67	\$166.67	\$0.00	\$333.34	\$333.34	\$2,000.00
6543-00 Pet Waste Supplies	\$0.00	\$683.33	\$683.33	\$0.00	\$1,366.66	\$1,366.66	\$8,200.00
6550-00 Janitorial Service	\$3,840.00	\$5,596.00	\$1,756.00	\$10,200.00	\$11,192.00	\$992.00	\$67,152.00
6553-00 Common Area Maintenance	\$3,950.00	\$1,400.00	(\$2,550.00)	\$4,100.00	\$2,800.00	(\$1,300.00)	\$16,800.00
6554-00 Common Area Supplies	\$1,440.90	\$740.00	(\$700.90)	\$2,663.04	\$1,480.00	(\$1,183.04)	\$8,880.00
6555-00 Pest Control (Pest & Gopher)	\$2,250.00	\$2,650.00	\$400.00	\$2,800.00	\$5,300.00	\$2,500.00	\$31,800.00
6570-00 Pool/Fountain Contract Services	\$650.00	\$3,266.67	\$2,616.67	\$3,200.00	\$6,533.34	\$3,333.34	\$39,200.00
6572-00 Pool/Fountain Extras	\$2,464.54	\$2,250.00	(\$214.54)	\$4,066.63	\$4,500.00	\$433.37	\$27,000.00
6588-00 Fitness Equipment	\$1,360.75	\$666.67	(\$694.08)	\$1,805.75	\$1,333.34	(\$472.41)	\$8,000.00
6590-00 Sidewalk Trip Hazard Project (Annual)	\$38,562.16	\$3,416.67	(\$35,145.49)	\$38,562.16	\$6,833.34	(\$31,728.82)	\$41,000.00
6595-00 Misc Maintenance (DG Path Repairs)	\$0.00	\$400.00	\$400.00	\$0.00	\$800.00	\$800.00	\$4,800.00
6596-00 Common Area Maint Contingency	\$0.00	\$250.00	\$250.00	\$0.00	\$500.00	\$500.00	\$3,000.00
TOTAL COMMON AREA MAINTENANCE	\$56,479.85	\$23,044.35	(\$33,435.50)	\$69,909.08	\$46,088.70	(\$23,820.38)	\$276,532.00
TOWNHOUSE MAINTENANCE							
6627-00 Lighting - Townhomes Sconce Repairs	\$2,141.09	\$2,333.33	\$192.24	\$2,141.09	\$4,666.66	\$2,525.57	\$28,000.00
6630-00 Windows & Doors	\$1,335.00	\$833.33	(\$501.67)	\$1,335.00	\$1,666.66	\$331.66	\$10,000.00
6633-00 Roofing/Waterproofing (Townhomes)	\$0.00	\$666.67	\$666.67	\$0.00	\$1,333.34	\$1,333.34	\$8,000.00
6638-00 Gutter Cleaning	\$0.00	\$750.00	\$750.00	\$0.00	\$1,500.00	\$1,500.00	\$9,000.00
6640-00 Fencing/Trash Enclosure/Gates	\$0.00	\$625.00	\$625.00	\$150.00	\$1,250.00	\$1,100.00	\$7,500.00
6645-00 Plumbing (Townhouse)	\$0.00	\$333.33	\$333.33	\$379.36	\$666.66	\$287.30	\$4,000.00
6650-00 Garage Doors	\$0.00	\$200.00	\$200.00	\$85.00	\$400.00	\$315.00	\$2,400.00
6655-00 Pest Control/Termites	\$0.00	\$145.83	\$145.83	\$0.00	\$291.66	\$291.66	\$1,750.00
6660-00 Heaters	\$0.00	\$133.33	\$133.33	\$0.00	\$266.66	\$266.66	\$1,600.00
6665-00 Stucco Drywall Repair	\$0.00	\$400.00	\$400.00	\$0.00	\$800.00	\$800.00	\$4,800.00
6670-00 Dryer Vent Cleaning	\$0.00	\$916.67	\$916.67	\$0.00	\$1,833.34	\$1,833.34	\$11,000.00
TOTAL TOWNHOUSE MAINTENANCE	\$3,476.09	\$7,337.49	\$3,861.40	\$4,090.45	\$14,674.98	\$10,584.53	\$88,050.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 08/01/2025 to 08/31/2025

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	\$13,287.00	\$13,287.00	\$79,722.00
6701-00 Water-(Potable/Common Area Pools)	\$0.00	\$14,852.00	\$14,852.00	\$0.00	\$29,704.00	\$29,704.00	\$178,224.00
6702-00 Sewer	\$0.00	\$21,031.50	\$21,031.50	\$0.00	\$42,063.00	\$42,063.00	\$252,378.00
6703-00 Water/Sewer Infrastructrue Fee	(\$7,366.79)	\$8,080.75	\$15,447.54	\$0.00	\$16,161.50	\$16,161.50	\$96,969.00
6705-00 Electricity	\$5,714.16	\$9,757.50	\$4,043.34	\$15,973.14	\$19,515.00	\$3,541.86	\$117,090.00
6710-00 Gas	\$1,888.03	\$3,361.50	\$1,473.47	\$4,128.57	\$6,723.00	\$2,594.43	\$40,338.00
6720-00 Cable/Telephone	\$1,143.75	\$325.00	(\$818.75)	\$1,381.28	\$650.00	(\$731.28)	\$3,900.00
6725-00 Trash Removal	\$18,202.20	\$20,360.00	\$2,157.80	\$37,772.10	\$40,720.00	\$2,947.90	\$244,320.00
6730-00 Trash Extras	\$0.00	\$1,425.25	\$1,425.25	\$0.00	\$2,850.50	\$2,850.50	\$17,103.00
TOTAL UTILITIES	\$19,581.35	\$85,837.00	\$66,255.65	\$59,255.09	\$171,674.00	\$112,418.91	\$1,030,044.00
INSURANCE							
6800-00 Insurance Master Policy	\$0.00	\$14,127.75	\$14,127.75	\$0.00	\$28,255.50	\$28,255.50	\$169,533.00
6810-00 Earthquake Insurance	\$4,235.68	\$8,241.67	\$4,005.99	\$8,471.36	\$16,483.34	\$8,011.98	\$98,900.00
TOTAL INSURANCE	\$4,235.68	\$22,369.42	\$18,133.74	\$8,471.36	\$44,738.84	\$36,267.48	\$268,433.00
RESERVE ALLOCATION							
9005-00 Reserves-Common Space	\$28,000.00	\$28,000.00	\$0.00	\$56,000.00	\$56,000.00	\$0.00	\$336,000.00
9008-00 Reserves-Single Family	\$1,400.00	\$1,400.00	\$0.00	\$2,800.00	\$2,800.00	\$0.00	\$16,800.00
9009-00 Reserves- Townhouse	\$25,034.00	\$25,034.00	\$0.00	\$50,068.00	\$50,068.00	\$0.00	\$300,408.00
TOTAL RESERVE ALLOCATION	\$54,434.00	\$54,434.00	\$0.00	\$108,868.00	\$108,868.00	\$0.00	\$653,208.00
TOTAL OPERATING EXPENSE	\$220,227.86	\$258,631.67	\$38,403.81	\$357,859.74	\$517,263.34	\$159,403.60	\$3,103,580.00
Net Income:	\$38,433.87	\$0.00	\$38,433.87	\$159,333.72	\$0.00	\$159,333.72	\$0.00

Budget Spread Report - Operating

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
OPERATING INCOME														
OPERATING INCOME														
5010-00 Townhomes Assessments														
Budget	115,006.00	115,006.00	-	-	-	-	-	-	-	-	-	-	230,012.00	1,380,072.00
Actual	115,006.00	115,006.00	-	-	-	-	-	-	-	-	-	-	230,012.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5013-00 Single family homes														
Budget	23,095.42	23,095.42	-	-	-	-	-	-	-	-	-	-	46,190.84	277,145.00
Actual	23,095.44	23,095.44	-	-	-	-	-	-	-	-	-	-	46,190.88	
Variance	0.02	0.02	-	-	-	-	-	-	-	-	-	-	0.04	
5015-00 Apartment Assessment														
Budget	120,530.25	120,530.25	-	-	-	-	-	-	-	-	-	-	241,060.50	1,446,363.00
Actual	120,530.29	120,530.29	-	-	-	-	-	-	-	-	-	-	241,060.58	
Variance	0.04	0.04	-	-	-	-	-	-	-	-	-	-	0.08	
5023-00 Bank Return Check/NSF Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	(25.00)	30.00	-	-	-	-	-	-	-	-	-	-	5.00	
Variance	(25.00)	30.00	-	-	-	-	-	-	-	-	-	-	5.00	
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	258,631.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	517,263.34	3,103,580.00
Actual	258,531.73	258,661.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	517,193.46	
Variance	(99.94)	30.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(69.88)	
Total OPERATING INCOME														
Budget	258,631.67	258,631.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	517,263.34	3,103,580.00
Actual	258,531.73	258,661.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	517,193.46	
Variance	(99.94)	30.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(69.88)	
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	-	-	-	-	-	-	-	-	-	-	1,052.16	6,313.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	526.08	526.08	-	-	-	-	-	-	-	-	-	-	1,052.16	-
6035-00 Mgmt Billback - Office & Postage														
Budget	1,000.00	1,000.00	-	-	-	-	-	-	-	-	-	-	2,000.00	12,000.00
Actual	1,255.93	471.08	-	-	-	-	-	-	-	-	-	-	1,727.01	-
Variance	(255.93)	528.92	-	-	-	-	-	-	-	-	-	-	272.99	-
6036-00 Office Telephone/WiFi														
Budget	325.00	325.00	-	-	-	-	-	-	-	-	-	-	650.00	3,900.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	325.00	325.00	-	-	-	-	-	-	-	-	-	-	650.00	-
6037-00 Onsite Mgmt-Contingency														
Budget	816.67	816.67	-	-	-	-	-	-	-	-	-	-	1,633.34	9,800.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	816.67	816.67	-	-	-	-	-	-	-	-	-	-	1,633.34	-
6040-00 Mgmt Services & On-Site Staff Payroll														
Budget	15,375.00	15,375.00	-	-	-	-	-	-	-	-	-	-	30,750.00	184,500.00
Actual	15,487.42	15,487.42	-	-	-	-	-	-	-	-	-	-	30,974.84	-
Variance	(112.42)	(112.42)	-	-	-	-	-	-	-	-	-	-	(224.84)	-
6041-00 Office Rent & Maintenance														
Budget	543.33	543.33	-	-	-	-	-	-	-	-	-	-	1,086.66	6,520.00
Actual	534.85	534.85	-	-	-	-	-	-	-	-	-	-	1,069.70	-
Variance	8.48	8.48	-	-	-	-	-	-	-	-	-	-	16.96	-
6045-00 Records Storage														
Budget	40.00	40.00	-	-	-	-	-	-	-	-	-	-	80.00	480.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	40.00	40.00	-	-	-	-	-	-	-	-	-	-	80.00	-
6085-00 Misc Admin (Office Supplies/Cellphone)														
Budget	516.67	516.67	-	-	-	-	-	-	-	-	-	-	1,033.34	6,200.00
Actual	-	1,916.89	-	-	-	-	-	-	-	-	-	-	1,916.89	-
Variance	516.67	(1,400.22)	-	-	-	-	-	-	-	-	-	-	(883.55)	-
6090-00 Parking Management														
Budget	833.33	833.33	-	-	-	-	-	-	-	-	-	-	1,666.66	10,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	833.33	833.33	-	-	-	-	-	-	-	-	-	-	1,666.66	-

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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	19,976.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39,952.16	239,713.00
Actual	17,278.20	18,410.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,688.44	
Variance	2,697.88	1,565.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,263.72	
PROPERTY PROTECTION														
6320-00 Security Services														
Budget	7,966.67	7,966.67	-	-	-	-	-	-	-	-	-	-	15,933.34	95,600.00
Actual	7,966.67	-	-	-	-	-	-	-	-	-	-	-	7,966.67	
Variance	-	7,966.67	-	-	-	-	-	-	-	-	-	-	7,966.67	
Total 63 - PROPERTY PROTECTION														
Budget	7,966.67	7,966.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,933.34	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	7,966.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,966.67	
LANDSCAPE														
6405-00 Landscape Contract														
Budget	29,833.33	29,833.33	-	-	-	-	-	-	-	-	-	-	59,666.66	358,000.00
Actual	-	61,788.00	-	-	-	-	-	-	-	-	-	-	61,788.00	
Variance	29,833.33	(31,954.67)	-	-	-	-	-	-	-	-	-	-	(2,121.34)	
6420-00 Irrigation Repairs														
Budget	2,833.33	2,833.33	-	-	-	-	-	-	-	-	-	-	5,666.66	34,000.00
Actual	-	1,822.65	-	-	-	-	-	-	-	-	-	-	1,822.65	
Variance	2,833.33	1,010.68	-	-	-	-	-	-	-	-	-	-	3,844.01	
6425-00 Tree Maintenance														
Budget	5,000.00	5,000.00	-	-	-	-	-	-	-	-	-	-	10,000.00	60,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	5,000.00	5,000.00	-	-	-	-	-	-	-	-	-	-	10,000.00	
Total 64 - LANDSCAPE														
Budget	37,666.66	37,666.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,333.32	452,000.00
Actual	0.00	63,610.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	63,610.65	
Variance	37,666.66	(25,943.99)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,722.67	
COMMON AREA MAINTENANCE														
6509-00 Plumbing Repair (Common Area)														

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	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	166.67	166.67	-	-	-	-	-	-	-	-	-	-	333.34	2,000.00
Actual	550.00	150.00	-	-	-	-	-	-	-	-	-	-	700.00	
Variance	(383.33)	16.67	-	-	-	-	-	-	-	-	-	-	(366.66)	
6528-00 Electrical/Lighting Rpr - Common Area Bollards														
Budget	1,291.67	1,291.67	-	-	-	-	-	-	-	-	-	-	2,583.34	15,500.00
Actual	-	1,811.50	-	-	-	-	-	-	-	-	-	-	1,811.50	
Variance	1,291.67	(519.83)	-	-	-	-	-	-	-	-	-	-	771.84	
6532-00 Tot Lot Inspection														
Budget	100.00	100.00	-	-	-	-	-	-	-	-	-	-	200.00	1,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	100.00	100.00	-	-	-	-	-	-	-	-	-	-	200.00	
6534-00 Roof Repairs (Common Area)														
Budget	166.67	166.67	-	-	-	-	-	-	-	-	-	-	333.34	2,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	166.67	166.67	-	-	-	-	-	-	-	-	-	-	333.34	
6543-00 Pet Waste Supplies														
Budget	683.33	683.33	-	-	-	-	-	-	-	-	-	-	1,366.66	8,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	683.33	683.33	-	-	-	-	-	-	-	-	-	-	1,366.66	
6550-00 Janitorial Service														
Budget	5,596.00	5,596.00	-	-	-	-	-	-	-	-	-	-	11,192.00	67,152.00
Actual	6,360.00	3,840.00	-	-	-	-	-	-	-	-	-	-	10,200.00	
Variance	(764.00)	1,756.00	-	-	-	-	-	-	-	-	-	-	992.00	
6553-00 Common Area Maintenance														
Budget	1,400.00	1,400.00	-	-	-	-	-	-	-	-	-	-	2,800.00	16,800.00
Actual	150.00	3,950.00	-	-	-	-	-	-	-	-	-	-	4,100.00	
Variance	1,250.00	(2,550.00)	-	-	-	-	-	-	-	-	-	-	(1,300.00)	
6554-00 Common Area Supplies														
Budget	740.00	740.00	-	-	-	-	-	-	-	-	-	-	1,480.00	8,880.00
Actual	1,222.14	1,440.90	-	-	-	-	-	-	-	-	-	-	2,663.04	
Variance	(482.14)	(700.90)	-	-	-	-	-	-	-	-	-	-	(1,183.04)	
6555-00 Pest Control (Pest & Gopher)														
Budget	2,650.00	2,650.00	-	-	-	-	-	-	-	-	-	-	5,300.00	31,800.00
Actual	550.00	2,250.00	-	-	-	-	-	-	-	-	-	-	2,800.00	
Variance	2,100.00	400.00	-	-	-	-	-	-	-	-	-	-	2,500.00	
6570-00 Pool/Fountain Contract Services														

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University Glen (Cal State University Channel Island Site Authority)

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Budget	3,266.67	3,266.67	-	-	-	-	-	-	-	-	-	-	6,533.34	39,200.00
Actual	2,550.00	650.00	-	-	-	-	-	-	-	-	-	-	3,200.00	
Variance	716.67	2,616.67	-	-	-	-	-	-	-	-	-	-	3,333.34	
6572-00 Pool/Fountain Extras														
Budget	2,250.00	2,250.00	-	-	-	-	-	-	-	-	-	-	4,500.00	27,000.00
Actual	1,602.09	2,464.54	-	-	-	-	-	-	-	-	-	-	4,066.63	
Variance	647.91	(214.54)	-	-	-	-	-	-	-	-	-	-	433.37	
6588-00 Fitness Equipment														
Budget	666.67	666.67	-	-	-	-	-	-	-	-	-	-	1,333.34	8,000.00
Actual	445.00	1,360.75	-	-	-	-	-	-	-	-	-	-	1,805.75	
Variance	221.67	(694.08)	-	-	-	-	-	-	-	-	-	-	(472.41)	
6590-00 Sidewalk Trip Hazard Project (Annual)														
Budget	3,416.67	3,416.67	-	-	-	-	-	-	-	-	-	-	6,833.34	41,000.00
Actual	-	38,562.16	-	-	-	-	-	-	-	-	-	-	38,562.16	
Variance	3,416.67	(35,145.49)	-	-	-	-	-	-	-	-	-	-	(31,728.82)	
6595-00 Misc Maintenance (DG Path Repairs)														
Budget	400.00	400.00	-	-	-	-	-	-	-	-	-	-	800.00	4,800.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	400.00	400.00	-	-	-	-	-	-	-	-	-	-	800.00	
6596-00 Common Area Maint Contingency														
Budget	250.00	250.00	-	-	-	-	-	-	-	-	-	-	500.00	3,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	250.00	250.00	-	-	-	-	-	-	-	-	-	-	500.00	
Total 65 - COMMON AREA MAINTENANCE														
Budget	23,044.35	23,044.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	46,088.70	276,532.00
Actual	13,429.23	56,479.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	69,909.08	
Variance	9,615.12	(33,435.50)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(23,820.38)	
TOWNHOUSE MAINTENANCE														
6627-00 Lighting - Townhomes Sconce Repairs														
Budget	2,333.33	2,333.33	-	-	-	-	-	-	-	-	-	-	4,666.66	28,000.00
Actual	-	2,141.09	-	-	-	-	-	-	-	-	-	-	2,141.09	
Variance	2,333.33	192.24	-	-	-	-	-	-	-	-	-	-	2,525.57	
6630-00 Windows & Doors														
Budget	833.33	833.33	-	-	-	-	-	-	-	-	-	-	1,666.66	10,000.00
Actual	-	1,335.00	-	-	-	-	-	-	-	-	-	-	1,335.00	

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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
Variance	833.33	(501.67)	-	-	-	-	-	-	-	-	-	-	331.66	
6633-00 Roofing/Waterproofing (Townhomes)														
Budget	666.67	666.67	-	-	-	-	-	-	-	-	-	-	1,333.34	8,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	666.67	666.67	-	-	-	-	-	-	-	-	-	-	1,333.34	
6638-00 Gutter Cleaning														
Budget	750.00	750.00	-	-	-	-	-	-	-	-	-	-	1,500.00	9,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	750.00	750.00	-	-	-	-	-	-	-	-	-	-	1,500.00	
6640-00 Fencing/Trash Enclosure/Gates														
Budget	625.00	625.00	-	-	-	-	-	-	-	-	-	-	1,250.00	7,500.00
Actual	150.00	-	-	-	-	-	-	-	-	-	-	-	150.00	
Variance	475.00	625.00	-	-	-	-	-	-	-	-	-	-	1,100.00	
6645-00 Plumbing (Townhouse)														
Budget	333.33	333.33	-	-	-	-	-	-	-	-	-	-	666.66	4,000.00
Actual	379.36	-	-	-	-	-	-	-	-	-	-	-	379.36	
Variance	(46.03)	333.33	-	-	-	-	-	-	-	-	-	-	287.30	
6650-00 Garage Doors														
Budget	200.00	200.00	-	-	-	-	-	-	-	-	-	-	400.00	2,400.00
Actual	85.00	-	-	-	-	-	-	-	-	-	-	-	85.00	
Variance	115.00	200.00	-	-	-	-	-	-	-	-	-	-	315.00	
6655-00 Pest Control/Termites														
Budget	145.83	145.83	-	-	-	-	-	-	-	-	-	-	291.66	1,750.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	145.83	145.83	-	-	-	-	-	-	-	-	-	-	291.66	
6660-00 Heaters														
Budget	133.33	133.33	-	-	-	-	-	-	-	-	-	-	266.66	1,600.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	133.33	133.33	-	-	-	-	-	-	-	-	-	-	266.66	
6665-00 Stucco Drywall Repair														
Budget	400.00	400.00	-	-	-	-	-	-	-	-	-	-	800.00	4,800.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	400.00	400.00	-	-	-	-	-	-	-	-	-	-	800.00	
6670-00 Dryer Vent Cleaning														
Budget	916.67	916.67	-	-	-	-	-	-	-	-	-	-	1,833.34	11,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 08/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	916.67	916.67	-	-	-	-	-	-	-	-	-	-	1,833.34	
Total 66 - TOWNHOUSE MAINTENANCE														
Budget	7,337.49	7,337.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,674.98	88,050.00
Actual	614.36	3,476.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,090.45	
Variance	6,723.13	3,861.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,584.53	
UTILITIES														
6700-00 Water - Reclaimed (Landscape)														
Budget	6,643.50	6,643.50	-	-	-	-	-	-	-	-	-	-	13,287.00	79,722.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	6,643.50	6,643.50	-	-	-	-	-	-	-	-	-	-	13,287.00	
6701-00 Water-(Potable/Common Area Pools)														
Budget	14,852.00	14,852.00	-	-	-	-	-	-	-	-	-	-	29,704.00	178,224.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	14,852.00	14,852.00	-	-	-	-	-	-	-	-	-	-	29,704.00	
6702-00 Sewer														
Budget	21,031.50	21,031.50	-	-	-	-	-	-	-	-	-	-	42,063.00	252,378.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	21,031.50	21,031.50	-	-	-	-	-	-	-	-	-	-	42,063.00	
6703-00 Water/Sewer Infrastructrue Fee														
Budget	8,080.75	8,080.75	-	-	-	-	-	-	-	-	-	-	16,161.50	96,969.00
Actual	7,366.79	(7,366.79)	-	-	-	-	-	-	-	-	-	-	-	
Variance	713.96	15,447.54	-	-	-	-	-	-	-	-	-	-	16,161.50	
6705-00 Electricity														
Budget	9,757.50	9,757.50	-	-	-	-	-	-	-	-	-	-	19,515.00	117,090.00
Actual	10,258.98	5,714.16	-	-	-	-	-	-	-	-	-	-	15,973.14	
Variance	(501.48)	4,043.34	-	-	-	-	-	-	-	-	-	-	3,541.86	
6710-00 Gas														
Budget	3,361.50	3,361.50	-	-	-	-	-	-	-	-	-	-	6,723.00	40,338.00
Actual	2,240.54	1,888.03	-	-	-	-	-	-	-	-	-	-	4,128.57	
Variance	1,120.96	1,473.47	-	-	-	-	-	-	-	-	-	-	2,594.43	
6720-00 Cable/Telephone														
Budget	325.00	325.00	-	-	-	-	-	-	-	-	-	-	650.00	3,900.00
Actual	237.53	1,143.75	-	-	-	-	-	-	-	-	-	-	1,381.28	
Variance	87.47	(818.75)	-	-	-	-	-	-	-	-	-	-	(731.28)	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 08/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
6725-00 Trash Removal														
Budget	20,360.00	20,360.00	-	-	-	-	-	-	-	-	-	-	40,720.00	244,320.00
Actual	19,569.90	18,202.20	-	-	-	-	-	-	-	-	-	-	37,772.10	
Variance	790.10	2,157.80	-	-	-	-	-	-	-	-	-	-	2,947.90	
6730-00 Trash Extras														
Budget	1,425.25	1,425.25	-	-	-	-	-	-	-	-	-	-	2,850.50	17,103.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	1,425.25	1,425.25	-	-	-	-	-	-	-	-	-	-	2,850.50	
Total 67 - UTILITIES														
Budget	85,837.00	85,837.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	171,674.00	1,030,044.00
Actual	39,673.74	19,581.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	59,255.09	
Variance	46,163.26	66,255.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	112,418.91	
INSURANCE														
6800-00 Insurance Master Policy														
Budget	14,127.75	14,127.75	-	-	-	-	-	-	-	-	-	-	28,255.50	169,533.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	14,127.75	14,127.75	-	-	-	-	-	-	-	-	-	-	28,255.50	
6810-00 Earthquake Insurance														
Budget	8,241.67	8,241.67	-	-	-	-	-	-	-	-	-	-	16,483.34	98,900.00
Actual	4,235.68	4,235.68	-	-	-	-	-	-	-	-	-	-	8,471.36	
Variance	4,005.99	4,005.99	-	-	-	-	-	-	-	-	-	-	8,011.98	
Total 68 - INSURANCE														
Budget	22,369.42	22,369.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44,738.84	268,433.00
Actual	4,235.68	4,235.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,471.36	
Variance	18,133.74	18,133.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	36,267.48	
RESERVE ALLOCATION														
9005-00 Reserves-Common Space														
Budget	28,000.00	28,000.00	-	-	-	-	-	-	-	-	-	-	56,000.00	336,000.00
Actual	28,000.00	28,000.00	-	-	-	-	-	-	-	-	-	-	56,000.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
9008-00 Reserves-Single Family														
Budget	1,400.00	1,400.00	-	-	-	-	-	-	-	-	-	-	2,800.00	16,800.00
Actual	1,400.00	1,400.00	-	-	-	-	-	-	-	-	-	-	2,800.00	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 08/31/2025

	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	-	-	-	-	-	-	-	-	-	-	50,068.00	300,408.00
Actual	25,034.00	25,034.00	-	-	-	-	-	-	-	-	-	-	50,068.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total 90 - RESERVE ALLOCATION														
Budget	54,434.00	54,434.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	108,868.00	653,208.00
Actual	54,434.00	54,434.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	108,868.00	
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	258,631.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	517,263.34	3,103,580.00
Actual	137,631.88	220,227.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	357,859.74	
Variance	120,999.79	38,403.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	159,403.60	
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	38,433.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	159,333.72	
Variance	120,899.85	38,433.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	159,333.72	

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

08/01/2025 - 08/31/2025

Date	Check #	Payee	Amount
01-1001-00 Sunwest - Operating - 3571			
08/01/2025	100665	Seabreeze Management Company, Inc.	\$4,500.00
		Invoice #: 359540	
		60-6040-00 August Service-Seabreeze Management Company, Inc.	\$4,500.00
08/01/2025	100666	Better Pools LA	\$375.00
		Invoice #: 89057	
		65-6572-00 Hillcrest Pool Spa Grid Cleaning	\$375.00
08/04/2025	300062	E. J. Harrison & Sons, Inc.	\$748.26
		Invoice #: 071525-0119228 2	
		67-6725-00 1 -0119228 2	\$748.26
08/04/2025	100667	KW University Glen, LLC	\$534.85
		Invoice #: B08-2025	
		60-6041-00 Office rent for August 2025	\$534.85
08/06/2025	100668	Remedy Pest Elimination	\$1,250.00
		Invoice #: 27368	
		65-6555-00 Pest Control for July 2025	\$1,250.00
08/08/2025	300063	Charter Communications	\$569.69
		Invoice #: 0033385072125	
		67-6720-00 8448 20 899 0033385	\$569.69
08/08/2025	100669	SoCalGas	\$781.63
		Invoice #: 073125-085881513	
		67-6710-00 100 858 8151 3	\$781.63
08/08/2025	100670	SoCalGas	\$1,106.40
		Invoice #: 073125-337810871	
		67-6710-00 153 378 1087 1	\$1,106.40
08/08/2025	100671	Vega Cleaning Service Inc.	\$1,280.00
		Invoice #: 1323	
		65-6550-00 Weekly Contract service thru Aug 3, 2025	\$1,280.00
08/08/2025	100672	Vega Cleaning Service Inc.	\$1,335.00
		Invoice #: 1324	
		66-6630-00 385 CI Drive Paint Doors	\$1,335.00
08/08/2025	100673	Eastman Electric	\$1,811.50
		Invoice #: 84	
		65-6528-00 Contract CA Elec for July 202525	\$1,811.50
08/08/2025	100674	Eastman Electric	\$460.83
		Invoice #: 200	
		64-6420-00 Repair irrigation controller power	\$460.83
08/08/2025	100675	Eastman Electric	\$2,141.09
		Invoice #: 188	
		66-6627-00 Contract TH Elec for July 2025	\$2,141.09
08/08/2025	100676	Gothic Landscape Maintenance Division	\$32,849.82
		Invoice #: 398024	
		64-6420-00 Repair 6" Pop-up Rotor	\$761.82
		Invoice #: 398144	
		65-6570-00 Contract Service for August 2025	\$32,088.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

08/01/2025 - 08/31/2025

Date	Check #	Payee	Amount
08/08/2025	100677	Better Pools LA	\$650.00
		Invoice #: 88906	
		65-6570-00 Fountain Contract Service for August 2025	\$650.00
08/12/2025	100678	Seabreeze Management Company, Inc.	\$5,493.71
		Invoice #: 360715	
		60-6040-00 Gross Pay - Pay Period 7/13/2025 - 7/26/2025	\$5,493.71
08/12/2025	100679	Quality Windows, Inc	\$628.83
		Invoice #: 26884	
		40-4003-00 445 Channel Islands Drive	\$628.83
08/12/2025	100680	Quality Windows, Inc	\$648.31
		Invoice #: 27140	
		40-4003-00 711 Santa Cruz	\$648.31
08/12/2025	100681	Quality Windows, Inc	\$226.57
		Invoice #: 27139	
		40-4003-00 302 Twin Harbor Drive	\$226.57
08/12/2025	100682	Quality Windows, Inc	\$274.17
		Invoice #: 27341	
		40-4003-00 216 Smugglers Cove	\$274.17
08/12/2025	100683	Quality Windows, Inc	\$224.84
		Invoice #: 27115	
		40-4003-00 741 Channel Islands Drive	\$224.84
08/12/2025	100684	Quality Windows, Inc	\$432.64
		Invoice #: 26779	
		40-4003-00 425 Channel Islands Drive.	\$432.64
08/12/2025	100685	Quality Windows, Inc	\$395.40
		Invoice #: 27659	
		40-4003-00 251 Landing Cove	\$395.40
08/12/2025	100686	Quality Windows, Inc	\$225.76
		Invoice #: 27675	
		40-4003-00 332 E Twin Harbor Drive	\$225.76
08/12/2025	100687	Quality Windows, Inc	\$481.81
		Invoice #: 27759	
		40-4003-00 405 CI Drive TH Screen Repair	\$481.81
08/12/2025	100688	Quality Windows, Inc	\$323.51
		Invoice #: 27740	
		40-4003-00 234 Smugglers Cove	\$323.51
08/12/2025	100689	Quality Windows, Inc	\$426.66
		Invoice #: 27815	
		40-4003-00 731 Channel Islands Drive	\$426.66
08/12/2025	100690	Quality Windows, Inc	\$225.76
		Invoice #: 27966	
		40-4003-00 250 Landing Cove	\$225.76
08/12/2025	100691	Quality Windows, Inc	\$237.43
		Invoice #: 28068	
		40-4003-00 300 Landing Cove	\$237.43

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

08/01/2025 - 08/31/2025

Date	Check #	Payee	Amount
08/12/2025	100692	Quality Windows, Inc	\$5,539.56
		Invoice #: 28167	
		40-4003-00 330 Landing Cove	\$5,539.56
08/12/2025	100693	Quality Windows, Inc	\$640.62
		Invoice #: 28468	
		40-4003-00 330 Landing Cove	\$640.62
08/12/2025	100694	Quality Windows, Inc	\$224.84
		Invoice #: 28598	
		40-4003-00 425 Channel Islands Drive.	\$224.84
08/12/2025	100695	Quality Windows, Inc	\$274.17
		Invoice #: 28951	
		40-4003-00 229 Smugglers Cove	\$274.17
08/12/2025	100696	Quality Windows, Inc	\$1,324.63
		Invoice #: 29016	
		40-4003-00 309 Smugglers Cove	\$1,324.63
08/12/2025	100697	Quality Windows, Inc	\$224.84
		Invoice #: 29286	
		40-4003-00 201 Smugglers Cove Window Repair	\$224.84
08/12/2025	100698	Quality Windows, Inc	\$224.84
		Invoice #: 29362	
		40-4003-00 337 Landing Cove	\$224.84
08/13/2025	100699	Seabreeze Management Company, Inc.	\$471.08
		Invoice #: 360852	
		60-6035-00 June Admin Billing-Seabreeze Management Company, Inc.	\$471.08
08/14/2025	100700	HD Supply Facilities Maintenance, LTD.	\$1,440.90
		Invoice #: 9239917160	
		65-6554-00 Supplies for Amenities	\$1,440.90
08/18/2025	100701	Leisure Creations	\$1,625.54
		Invoice #: 00099351	
		65-6572-00 Lounger Replacement Parts	\$1,625.54
08/18/2025	100702	Vega Cleaning Service Inc.	\$1,280.00
		Invoice #: 1326	
		65-6550-00 Contract work thru Aug 10, 2025	\$1,280.00
08/18/2025	100703	Vega Cleaning Service Inc.	\$3,650.00
		Invoice #: 1325	
		65-6553-00 Wrought Iron railing repairs	\$3,650.00
08/18/2025	100704	Vega Cleaning Service Inc.	\$300.00
		Invoice #: 1327	
		65-6553-00 Painting Wrought Iron Railing Repairs	\$300.00
08/18/2025	100705	Gothic Landscape Maintenance Division	\$29,700.00
		Invoice #: 394023	
		64-6405-00 Contract work for July 2025	\$29,700.00
08/18/2025	100706	Southern California Edison Co.	\$3,562.50
		Invoice #: 081125-001512196	
		67-6705-00 600001512196	\$3,562.50

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

08/01/2025 - 08/31/2025

Date	Check #	Payee	Amount
08/18/2025	100707	Xtreme Fitness Service, Inc.	\$1,360.75
		Invoice #: 12781	
		65-6588-00 Repairs to Fitness Equipment	\$1,360.75
08/19/2025	100708	Precision Concrete Cutting	\$38,562.16
		Invoice #: UG 081325-01	
		65-6590-00 Sidewalk Maintenance Project	\$38,562.16
08/19/2025	100709	Rydin	\$1,916.89
		Invoice #: PS-INV132853	
		60-6085-00 Parking Permits	\$1,916.89
08/21/2025	300064	E. J. Harrison & Sons, Inc.	\$6,467.82
		Invoice #: 081425	
		67-6725-00 1 -0044384 3	\$6,467.82
08/21/2025	300065	Charter Communications	\$336.53
		Invoice #: 0293780080925	
		67-6720-00 8448 20 041 0293780	\$336.53
08/21/2025	100710	Southern California Edison Co.	\$2,151.66
		Invoice #: 081525-466262876	
		67-6705-00 700466262876	\$2,151.66
08/25/2025	100711	Vega Cleaning Service Inc.	\$150.00
		Invoice #: 1329	
		65-6509-00 CA drain cover replacement 425/435 CI Dr.	\$150.00
08/25/2025	100712	Vega Cleaning Service Inc.	\$1,280.00
		Invoice #: 1328	
		65-6550-00 Contract work thru Aug 17, 2025	\$1,280.00
08/25/2025	100713	Better Pools LA	\$89.00
		Invoice #: 89200	
		65-6572-00 Townside Spa Filter Relief Valve	\$89.00
08/27/2025	300066	E. J. Harrison & Sons, Inc.	\$1,045.62
		Invoice #: 081425-0119228 2	
		67-6725-00 1 -0119228 2	\$1,045.62
08/27/2025	300067	E. J. Harrison & Sons, Inc.	\$1,696.16
		Invoice #: 081425-0127257 1	
		67-6725-00 1 -0127257 1	\$1,696.16
08/27/2025	300068	E. J. Harrison & Sons, Inc.	\$4,940.10
		Invoice #: 081425-0005617 3	
		67-6725-00 1 -0005617 3	\$4,940.10
08/27/2025	300069	E. J. Harrison & Sons, Inc.	\$3,304.24
		Invoice #: 081425--0128958 3	
		67-6725-00 1 -0128958 3	\$3,304.24
08/27/2025	100714	Gothic Landscape Maintenance Division	\$600.00
		Invoice #: 399236	
		64-6420-00 Irrigation Repairs at 370 Frys	\$600.00
08/27/2025	100715	Better Pools LA	\$125.00
		Invoice #: 89750	
		65-6572-00 Townside Pool Filter Cleaning	\$125.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

08/01/2025 - 08/31/2025

Date	Check #	Payee	Amount	
08/27/2025	100716	Better Pools LA	\$250.00	
		Invoice #: 89751		
		65-6572-00 Hillcrest Pool Filter Cleaning	\$250.00	
08/28/2025	100717	Remedy Pest Elimination	\$1,000.00	
		Invoice #: 27578		
		65-6555-00 Contract Service for August 2025	\$1,000.00	
08/28/2025	100718	Seabreeze Management Company, Inc.	\$5,493.71	
		Invoice #: 362150		
		60-6040-00 Pay Period 7/27/2025 - 8/9/2025 Paid 8/15/2025	\$5,493.71	
08/28/2025	0	Spectrum	\$237.53	
		67-6720-00 EFT - SPECTRUM SPECTRUM 4706897; SPECTRUM SPECTRUM 4706897	\$237.53	
		Account Totals	# Checks: 63	\$182,130.16
		Association Totals	# Checks: 63	\$182,130.16

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

DATE	Amount	Description
Aug-25	2,172.73	Water credit due from university for June 2025 accrual invoice.
Total	2,172.73	

University Glen - Balance Due To Reserves GL 4000

Fiscal Year July 2025-June 2026

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)				
Aug-25	54,434.00			Reserve Contribution		
Aug-25	(13,205.19)		Towhomes	Patio Door & Windows Replaced/Repaired	Quality Windows & Doors	Mulitiple
		41,228.81				
Total	(31,804.82)	(31,804.82)				

University Glen Reserve Balance

July 31, 2025

Preliminary Unaudited

Reserve Type	Balance as of 6/30/25	Jul 2025 Contributions	Jul 2025 Expenses	Jul 2025 Adjustments	Investment Activity	Balance as of 7/31/25
Common Area	1,773,129.96	28,000.00	(244,103.84)		1,244.35	1,558,270.47
Single Family Homes	129,696.02	1,400.00			64.21	131,160.23
Townhomes	2,929,008.54	25,034.00			2,501.91	2,956,544.45
Total	4,831,834.52	54,434.00	(244,103.84)	-	3,810.47	4,645,975.15

Activity Jul-25	
Contributions	54,434.00
Expenses	(244,103.84)
Adjustments	-
Investments	3,810.47
Total Activity	\$ (185,859.37)
Net Change in Balance	
CAM - 9CSA11	(214,859.49)
Single Family - 9CSA05	1,464.21
Townhomes 9CSA14	27,535.91
Total Activity by Type	\$ (185,859.37)

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
Due to UGCAM for Jul 2025	(189,669.84)
Due from UGCAM for Aug 2025	-
Due from UGCAM for Sep 2025	-
Total Due to UGCAM	(73,033.63)
<i>(accounts receivable)</i>	
Wells Fargo	20,616.04
CalTRUST	4,698,392.74

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	1,400.00	28,000.00	25,034.00	54,434.00	-	-	(13,205.19)	(13,205.19)	1,400.00	28,000.00	11,828.81	41,228.81
Sep-25				-	-	-	-	-	-	-	-	-
Oct-25				-	-	-	-	-	-	-	-	-
Nov-25				-	-	-	-	-	-	-	-	-
Dec-25				-	-	-	-	-	-	-	-	-
Jan-26				-	-	-	-	-	-	-	-	-
Feb-26				-	-	-	-	-	-	-	-	-
Mar-26				-	-	-	-	-	-	-	-	-
Apr-26				-	-	-	-	-	-	-	-	-
May-26				-	-	-	-	-	-	-	-	-
Jun-26				-	-	-	-	-	-	-	-	-
YTD	2,800.00	56,000.00	50,068.00	108,868.00	-	(244,103.84)	(13,205.19)	(257,309.03)	2,800.00	(188,103.84)	36,862.81	(31,804.82)

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 8/1/2025 - 8/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01-1001-00	Sunwest - Operating - 3571	\$495,342.18	\$260,546.55	\$182,450.93	\$573,437.80
Date	GL Ref #	Debit	Credit	Description	
08/01/2025	10046962	\$ 8,902.67	\$ -	Deposit from batch 279962	
08/01/2025	10060294	-	4,500.00	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100665 Inv: 359540 Seabreeze Management Company, Inc.	
08/01/2025	10060296	-	375.00	Sunwest - Operating - 3571; Better Pools LA Chk # 100666 Inv: 89057 Better Pools LA	
08/01/2025	10061159	577.03	-	Deposit from batch 280959	
08/04/2025	10070749	1,470.83	-	Deposit from batch 280567	
08/04/2025	10074222	6,167.37	-	Deposit from batch 280547	
08/04/2025	10082078	-	748.26	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300062 Inv: 071525-0119228 2 E. J. Harrison & Sons, Inc.	
08/04/2025	10082080	-	534.85	Sunwest - Operating - 3571; KW University Glen, LLC Chk # 100667 Inv: B08-2025 KW University Glen, LLC	
08/05/2025	10089374	2,536.37	-	Deposit from batch 281367	
08/05/2025	10103604	2,687.40	-	Deposit from batch 282629	
08/06/2025	10106330	633.87	-	Deposit from batch 281865	
08/06/2025	10112516	-	1,250.00	Sunwest - Operating - 3571; Remedy Pest Elimination Chk # 100668 Inv: 27368 Remedy Pest Elimination	
08/06/2025	10117558	4,631.75	-	Deposit from batch 283680	
08/07/2025	10119929	888.89	-	Deposit from batch 283710	
08/07/2025	10127957	700.00	-	Deposit from batch 284382	
08/07/2025	10131427	4,326.69	-	Deposit from batch 284420	
08/08/2025	10136187	1,470.83	-	Deposit from batch 283999	
08/08/2025	10137176	600.00	-	Deposit from batch 283818	
08/08/2025	10207239	170,217.74	-	Deposit from batch 281592	
08/08/2025	10219644	-	569.69	Sunwest - Operating - 3571; Charter Communications Chk # 300063 Inv: 0033385072125 Charter Communications	
08/08/2025	10219646	-	781.63	Sunwest - Operating - 3571; SoCalGas Chk # 100669 Inv: 073125-085881513 SoCalGas	
08/08/2025	10219648	-	1,106.40	Sunwest - Operating - 3571; SoCalGas Chk # 100670 Inv: 073125-337810871 SoCalGas	
08/08/2025	10219650	-	1,280.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100671 Inv: 1323 Vega Cleaning Service Inc.	
08/08/2025	10219652	-	1,335.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100672 Inv: 1324 Vega Cleaning Service Inc.	
08/08/2025	10219654	-	1,811.50	Sunwest - Operating - 3571; Eastman Electric Chk # 100673 Inv: 84 Eastman Electric	
08/08/2025	10219656	-	460.83	Sunwest - Operating - 3571; Eastman Electric Chk # 100674 Inv: 200 Eastman Electric	
08/08/2025	10219658	-	2,141.09	Sunwest - Operating - 3571; Eastman Electric Chk # 100675 Inv: 188 Eastman Electric	
08/08/2025	10219660	-	761.82	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100676	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 8/1/2025 - 8/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 398024 Gothic Landscape Maintenance Division					
08/08/2025	10219660	-	32,088.00		Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100676
Inv: 398144 Gothic Landscape Maintenance Division					
08/08/2025	10219664	-	650.00		Sunwest - Operating - 3571; Better Pools LA Chk # 100677
Inv: 88906 Better Pools LA					
08/08/2025	10220078	532.77	-		Deposit from batch 284748
08/08/2025	10225198	2,003.60	-		Deposit from batch 284871
08/11/2025	10228538	1,192.32	-		Deposit from batch 284950
08/11/2025	10230531	5,198.16	-		Deposit from batch 284534
08/11/2025	10242588	5,241.78	-		Deposit from batch 285345
08/12/2025	10245077	2,588.15	-		Deposit from batch 285306
08/12/2025	10245944	961.57	-		Deposit from batch 285048
08/12/2025	10251023	-	5,493.71		Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100678
Inv: 360715 Seabreeze Management Company, Inc.					
08/12/2025	10251025	-	628.83		Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100679
Inv: 26884 Quality Windows, Inc					
08/12/2025	10251027	-	648.31		Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100680
Inv: 27140 Quality Windows, Inc					
08/12/2025	10251029	-	226.57		Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100681
Inv: 27139 Quality Windows, Inc					
08/12/2025	10251031	-	274.17		Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100682
Inv: 27341 Quality Windows, Inc					
08/12/2025	10251033	-	224.84		Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100683
Inv: 27115 Quality Windows, Inc					
08/12/2025	10251035	-	432.64		Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100684
Inv: 26779 Quality Windows, Inc					
08/12/2025	10251037	-	395.40		Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100685
Inv: 27659 Quality Windows, Inc					
08/12/2025	10251039	-	225.76		Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100686
Inv: 27675 Quality Windows, Inc					
08/12/2025	10251041	-	481.81		Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100687
Inv: 27759 Quality Windows, Inc					
08/12/2025	10251043	-	323.51		Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100688
Inv: 27740 Quality Windows, Inc					
08/12/2025	10251045	-	426.66		Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100689
Inv: 27815 Quality Windows, Inc					
08/12/2025	10251047	-	225.76		Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100690
Inv: 27966 Quality Windows, Inc					
08/12/2025	10251049	-	237.43		Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100691
Inv: 28068 Quality Windows, Inc					
08/12/2025	10251051	-	5,539.56		Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100692

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 8/1/2025 - 8/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 28167 Quality Windows, Inc					
08/12/2025	10251053	-	640.62	Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100693	
Inv: 28468 Quality Windows, Inc					
08/12/2025	10251055	-	224.84	Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100694	
Inv: 28598 Quality Windows, Inc					
08/12/2025	10251057	-	274.17	Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100695	
Inv: 28951 Quality Windows, Inc					
08/12/2025	10251059	-	1,324.63	Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100696	
Inv: 29016 Quality Windows, Inc					
08/12/2025	10251061	-	224.84	Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100697	
Inv: 29286 Quality Windows, Inc					
08/12/2025	10251063	-	224.84	Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100698	
Inv: 29362 Quality Windows, Inc					
08/12/2025	10254091	5,054.26	-	Deposit from batch 285927	
08/12/2025	10255409	335.00	-	Deposit from batch 286074	
08/12/2025	10255817	207.94	-	Deposit from batch 286192	
08/13/2025	10258074	1,725.09	-	Deposit from batch 285629	
08/13/2025	10267075	-	471.08	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100699	
Inv: 360852 Seabreeze Management Company, Inc.					
08/13/2025	10268672	1,240.06	-	Deposit from batch 286793	
08/13/2025	10272272	-	320.77	Return - 08/10 Account Closed	
08/14/2025	10271639	575.03	-	Deposit from batch 286543	
08/14/2025	10276876	-	1,440.90	Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100700	
Inv: 9239917160 HD Supply Facilities Maintenance, LTD.					
08/15/2025	10281957	1,682.83	-	Deposit from batch 287113	
08/15/2025	10291247	532.77	-	Deposit from batch 288221	
08/18/2025	10294488	895.80	-	Deposit from batch 288209	
08/18/2025	10296126	1,150.06	-	Deposit from batch 287917	
08/18/2025	10304363	-	1,625.54	Sunwest - Operating - 3571; Leisure Creations Chk # 100701	
Inv: 00099351 Leisure Creations					
08/18/2025	10304365	-	1,280.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100702	
Inv: 1326 Vega Cleaning Service Inc.					
08/18/2025	10304367	-	3,650.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100703	
Inv: 1325 Vega Cleaning Service Inc.					
08/18/2025	10304369	-	300.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100704	
Inv: 1327 Vega Cleaning Service Inc.					
08/18/2025	10304371	-	29,700.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100705	
Inv: 394023 Gothic Landscape Maintenance Division					
08/18/2025	10304373	-	3,562.50	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100706	
Inv: 081125-001512196 Southern California Edison Co.					
08/18/2025	10304375	-	1,360.75	Sunwest - Operating - 3571; Xtreme Fitness Service, Inc. Chk # 100707	
Inv: 12781 Xtreme Fitness Service, Inc.					

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 8/1/2025 - 8/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/18/2025	10306417	\$ 2,038.98	\$ -	Deposit from batch 288912	
08/19/2025	10308141	575.03	-	Deposit from batch 288578	
08/19/2025	10315584	-	38,562.16	Sunwest - Operating - 3571; Precision Concrete Cutting Chk # 100708	
				Inv: UG 081325-01 Precision Concrete Cutting	
08/19/2025	10315586	-	1,916.89	Sunwest - Operating - 3571; Rydin Chk # 100709	
				Inv: PS-INV132853 Rydin	
08/19/2025	10320670	2,032.77	-	Deposit from batch 289729	
08/20/2025	10319377	532.77	-	Deposit from batch 289090	
08/21/2025	10330998	1,150.06	-	Deposit from batch 290232	
08/21/2025	10331601	895.80	-	Deposit from batch 289521	
08/21/2025	10336365	-	6,467.82	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300064	
				Inv: 081425 E. J. Harrison & Sons, Inc.	
08/21/2025	10336367	-	336.53	Sunwest - Operating - 3571; Charter Communications Chk # 300065	
				Inv: 0293780080925 Charter Communications	
08/21/2025	10336369	-	2,151.66	Sunwest - Operating - 3571; Southern California Edison Co. Chk # 100710	
				Inv: 081525-466262876 Southern California Edison Co.	
08/21/2025	10337428	575.03	-	Deposit from batch 290911	
08/25/2025	10347151	1,150.06	-	Deposit from batch 291157	
08/25/2025	10348047	1,725.09	-	Deposit from batch 291048	
08/25/2025	10355397	-	150.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100711	
				Inv: 1329 Vega Cleaning Service Inc.	
08/25/2025	10355399	-	1,280.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100712	
				Inv: 1328 Vega Cleaning Service Inc.	
08/25/2025	10355401	-	89.00	Sunwest - Operating - 3571; Better Pools LA Chk # 100713	
				Inv: 89200 Better Pools LA	
08/25/2025	10355884	671.54	-	Deposit from batch 291795	
08/26/2025	10358473	2,621.86	-	Deposit from batch 291513	
08/26/2025	10359008	3,267.74	-	Deposit from batch 291505	
08/26/2025	10365714	1,175.03	-	Deposit from batch 292332	
08/27/2025	10367462	1,724.06	-	Deposit from batch 292241	
08/27/2025	10373673	-	1,045.62	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300066	
				Inv: 081425-0119228 2 E. J. Harrison & Sons, Inc.	
08/27/2025	10373675	-	1,696.16	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300067	
				Inv: 081425-0127257 1 E. J. Harrison & Sons, Inc.	
08/27/2025	10373677	-	4,940.10	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300068	
				Inv: 081425-0005617 3 E. J. Harrison & Sons, Inc.	
08/27/2025	10373679	-	3,304.24	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300069	
				Inv: 081425--0128958 3 E. J. Harrison & Sons, Inc.	
08/27/2025	10373681	-	600.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100714	
				Inv: 399236 Gothic Landscape Maintenance Division	
08/27/2025	10373683	-	125.00	Sunwest - Operating - 3571; Better Pools LA Chk # 100715	
				Inv: 89750 Better Pools LA	
08/27/2025	10373685	-	250.00	Sunwest - Operating - 3571; Better Pools LA Chk # 100716	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 8/1/2025 - 8/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 89751 Better Pools LA					
08/27/2025	10377478	1,470.83	-		Deposit from batch 293016
08/28/2025	10386222	-	1,000.00		Sunwest - Operating - 3571; Remedy Pest Elimination Chk # 100717
Inv: 27578 Remedy Pest Elimination					
08/28/2025	10386224	-	5,493.71		Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100718
Inv: 362150 Seabreeze Management Company, Inc.					
08/28/2025	10389104	575.03	-		Deposit from batch 293437
08/28/2025	10481426	-	237.53		SPECTRUM SPECTRUM 4706897; Spectrum Chk # 0
08/29/2025	10391340	861.21	-		Deposit from batch 293155
08/29/2025	10400912	575.03	-		Deposit from batch 293987
12-1280-00	Accounts Receivable		47,024.12	258,982.50	262,939.33
					43,067.29
Date	GL Ref #	Debit	Credit	Description	
08/01/2025	10046962	\$ 0.00	\$ 8,211.96	Deposit from batch 279962	
08/01/2025	10061159	0.00	2.00	Deposit from batch 280959	
08/01/2025	9390198	23,095.44	-	Assessment - A - Batch 259640	
08/01/2025	9390222	115,006.00	-	Assessment - A - Batch 259641	
08/01/2025	9390246	98,834.75	-	Apartment Assessment - A - Batch 259757	
08/01/2025	9390270	17,476.92	-	Apartment Assessment - A - Batch 259758	
08/01/2025	9390294	4,218.62	-	Commercial Assessment - A - Batch 259759	
08/01/2025	10017018	-	320.77	Applied Prepaid 124525874636	
08/01/2025	10017020	-	29.23	Applied Prepaid 124525874818	
08/01/2025	10017022	-	320.77	Applied Prepaid 124525874838	
08/01/2025	10017024	-	2.65	Applied Prepaid 124525874758	
08/01/2025	10017026	-	0.03	Applied Prepaid 124525874730	
08/01/2025	10017028	-	11.29	Applied Prepaid 124525874679	
08/01/2025	10017030	-	575.03	Applied Prepaid 124525874817	
08/01/2025	10017032	-	103.97	Applied Prepaid 124525874757	
08/01/2025	10017034	-	75.00	Applied Prepaid 124525874588	
08/01/2025	10017036	-	250.20	Applied Prepaid 124525874735	
08/01/2025	10017038	-	313.10	Applied Prepaid 124525874718	
08/01/2025	10017040	-	320.77	Applied Prepaid 124525874647	
08/01/2025	10017042	-	305.43	Applied Prepaid 124525874581	
08/01/2025	10017044	-	320.77	Applied Prepaid 124525874634	
08/01/2025	10017046	-	320.77	Applied Prepaid 124525874589	
08/01/2025	10017048	-	320.77	Applied Prepaid 124525874656	
08/01/2025	10017050	-	532.77	Applied Prepaid 124525874671	
08/01/2025	10017052	-	55.96	Applied Prepaid 124525874722	
08/01/2025	10017054	-	442.77	Applied Prepaid 124525874825	
08/01/2025	10017056	-	575.03	Applied Prepaid 124525874645	
08/01/2025	10017058	-	575.03	Applied Prepaid 124525874710	
08/01/2025	10017060	-	149.77	Applied Prepaid 124525874805	
08/01/2025	10017062	-	575.03	Applied Prepaid 124525874592	
08/01/2025	10017064	-	575.03	Applied Prepaid 124525874762	
08/01/2025	10017066	-	532.77	Applied Prepaid 124525874734	
08/01/2025	10017068	-	94.01	Applied Prepaid 124525874774	
08/01/2025	10017070	-	575.03	Applied Prepaid 124525874687	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 8/1/2025 - 8/31/2025

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
08/01/2025	10017072	\$ -	\$ 575.03	Applied Prepaid 124525874770		
08/01/2025	10017074	-	104.02	Applied Prepaid 124525874644		
08/01/2025	10017076	-	575.03	Applied Prepaid 124525874738		
08/01/2025	10017078	-	53.55	Applied Prepaid 124525874664		
08/01/2025	10017080	-	103.97	Applied Prepaid 124525874616		
08/01/2025	10017082	-	103.97	Applied Prepaid 124525874744		
08/01/2025	10017084	-	53.97	Applied Prepaid 124525874830		
08/01/2025	10017086	-	575.03	Applied Prepaid 124525874733		
08/01/2025	10017088	-	346.14	Applied Prepaid 124525874824		
08/01/2025	10017090	-	53.97	Applied Prepaid 124525874648		
08/01/2025	10017092	-	113.52	Applied Prepaid 124525874698		
08/01/2025	10017094	-	103.97	Applied Prepaid 124525874684		
08/01/2025	10017096	-	1.00	Applied Prepaid 124525874630		
08/01/2025	10017098	-	575.03	Applied Prepaid 124525874706		
08/01/2025	10017100	-	146.23	Applied Prepaid 124525874752		
08/01/2025	10017102	-	146.23	Applied Prepaid 124525874622		
08/01/2025	10017104	-	78.85	Applied Prepaid 124525874709		
08/01/2025	10027467	-	320.77	Applied Prepaid 124525874623		
08/01/2025	10032942	-	320.77	Applied Prepaid 124525874741		
08/02/2025	10053048	-	575.03	Applied Prepaid 124525874776		
08/02/2025	10053050	-	42.26	Applied Prepaid 124525874671		
08/02/2025	10053052	-	575.03	Applied Prepaid 124525874797		
08/02/2025	10053054	-	575.03	Applied Prepaid 124525874639		
08/03/2025	10067675	-	575.03	Applied Prepaid 124525874701		
08/04/2025	10074222	0.00	5,175.27	Deposit from batch 280547		
08/04/2025	10070749	0.00	1,470.83	Deposit from batch 280567		
08/05/2025	10089374	0.00	2,328.43	Deposit from batch 281367		
08/05/2025	10103604	0.00	2,687.40	Deposit from batch 282629		
08/06/2025	10106330	0.00	320.77	Deposit from batch 281865		
08/06/2025	10117558	0.00	4,024.56	Deposit from batch 283680		
08/07/2025	10119929	0.00	575.03	Deposit from batch 283710		
08/07/2025	10127957	0.00	700.00	Deposit from batch 284382		
08/07/2025	10131427	0.00	3,664.98	Deposit from batch 284420		
08/08/2025	10207239	0.00	170,217.74	Deposit from batch 281592		
08/08/2025	10137176	0.00	600.00	Deposit from batch 283818		
08/08/2025	10136187	0.00	1,470.83	Deposit from batch 283999		
08/08/2025	10225198	0.00	1,931.34	Deposit from batch 284871		
08/08/2025	10122606	-	305.43	Applied Prepaid 124525874740		
08/11/2025	10230531	0.00	4,541.97	Deposit from batch 284534		
08/11/2025	10228538	0.00	1,138.77	Deposit from batch 284950		

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 8/1/2025 - 8/31/2025

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
08/11/2025	10242588	\$ 0.00	\$ 4,576.19	Deposit from batch 285345		
08/12/2025	10245944	0.00	961.57	Deposit from batch 285048		
08/12/2025	10245077	0.00	2,588.15	Deposit from batch 285306		
08/12/2025	10254091	0.00	4,761.57	Deposit from batch 285927		
08/13/2025	10258074	0.00	1,725.09	Deposit from batch 285629		
08/13/2025	10268672	0.00	1,226.36	Deposit from batch 286793		
08/13/2025	10272272	320.77	-	Return - 08/10 Account Closed		
08/13/2025	10273073	30.00	-	NSF/Returned Check Fee - Batch 287259		
08/14/2025	10271639	0.00	575.03	Deposit from batch 286543		
08/15/2025	10281957	0.00	1,682.83	Deposit from batch 287113		
08/15/2025	10291247	0.00	532.77	Deposit from batch 288221		
08/18/2025	10296126	0.00	1,150.06	Deposit from batch 287917		
08/18/2025	10294488	0.00	895.80	Deposit from batch 288209		
08/18/2025	10306417	0.00	1,713.83	Deposit from batch 288912		
08/19/2025	10308141	0.00	575.03	Deposit from batch 288578		
08/19/2025	10320670	0.00	2,032.77	Deposit from batch 289729		
08/20/2025	10319377	0.00	532.77	Deposit from batch 289090		
08/21/2025	10331601	0.00	895.80	Deposit from batch 289521		
08/21/2025	10330998	0.00	1,150.06	Deposit from batch 290232		
08/25/2025	10348047	0.00	1,725.09	Deposit from batch 291048		
08/25/2025	10347151	0.00	1,150.06	Deposit from batch 291157		
08/25/2025	10355884	0.00	350.77	Deposit from batch 291795		
08/26/2025	10358473	0.00	1,951.85	Deposit from batch 291513		
08/26/2025	10359008	0.00	3,267.74	Deposit from batch 291505		
08/27/2025	10367462	0.00	1,722.44	Deposit from batch 292241		
08/29/2025	10391340	0.00	861.21	Deposit from batch 293155		
12-1281-00	A/R-Miscellaneous		-	2,172.73	-	2,172.73
Date	GL Ref #	Debit	Credit	Description		
08/31/2025	10559812	\$ 2,172.73	\$ -	Accrue prior year water credit receivable		
13-1300-00	Prepaid Insurance		46,592.43	-	4,235.68	42,356.75
Date	GL Ref #	Debit	Credit	Description		
08/31/2025	10656217	\$ -	\$ 4,235.68	Amortize prepaid EQ insurance 7/1/25-26		
20-2001-00	Prepaid Dues		(25,009.28)	15,272.61	12,879.83	(22,616.50)
Date	GL Ref #	Debit	Credit	Description		
08/01/2025	10046962	\$ 0.00	\$ 690.71	Deposit from batch 279962		

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 8/1/2025 - 8/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/01/2025	10061159	\$ 0.00	\$ 575.03	Deposit from batch 280959	
08/01/2025	10017018	320.77	-	Adjust Prepaid	
08/01/2025	10017020	29.23	-	Adjust Prepaid	
08/01/2025	10017022	320.77	-	Adjust Prepaid	
08/01/2025	10017024	2.65	-	Adjust Prepaid	
08/01/2025	10017026	0.03	-	Adjust Prepaid	
08/01/2025	10017028	11.29	-	Adjust Prepaid	
08/01/2025	10017030	575.03	-	Adjust Prepaid	
08/01/2025	10017032	103.97	-	Adjust Prepaid	
08/01/2025	10017034	75.00	-	Adjust Prepaid	
08/01/2025	10017036	250.20	-	Adjust Prepaid	
08/01/2025	10017038	313.10	-	Adjust Prepaid	
08/01/2025	10017040	320.77	-	Adjust Prepaid	
08/01/2025	10017042	305.43	-	Adjust Prepaid	
08/01/2025	10017044	320.77	-	Adjust Prepaid	
08/01/2025	10017046	320.77	-	Adjust Prepaid	
08/01/2025	10017048	320.77	-	Adjust Prepaid	
08/01/2025	10017050	532.77	-	Adjust Prepaid	
08/01/2025	10017052	55.96	-	Adjust Prepaid	
08/01/2025	10017054	442.77	-	Adjust Prepaid	
08/01/2025	10017056	575.03	-	Adjust Prepaid	
08/01/2025	10017058	575.03	-	Adjust Prepaid	
08/01/2025	10017060	149.77	-	Adjust Prepaid	
08/01/2025	10017062	575.03	-	Adjust Prepaid	
08/01/2025	10017064	575.03	-	Adjust Prepaid	
08/01/2025	10017066	532.77	-	Adjust Prepaid	
08/01/2025	10017068	94.01	-	Adjust Prepaid	
08/01/2025	10017070	575.03	-	Adjust Prepaid	
08/01/2025	10017072	575.03	-	Adjust Prepaid	
08/01/2025	10017074	104.02	-	Adjust Prepaid	
08/01/2025	10017076	575.03	-	Adjust Prepaid	
08/01/2025	10017078	53.55	-	Adjust Prepaid	
08/01/2025	10017080	103.97	-	Adjust Prepaid	
08/01/2025	10017082	103.97	-	Adjust Prepaid	
08/01/2025	10017084	53.97	-	Adjust Prepaid	
08/01/2025	10017086	575.03	-	Adjust Prepaid	
08/01/2025	10017088	346.14	-	Adjust Prepaid	
08/01/2025	10017090	53.97	-	Adjust Prepaid	
08/01/2025	10017092	113.52	-	Adjust Prepaid	
08/01/2025	10017094	103.97	-	Adjust Prepaid	
08/01/2025	10017096	1.00	-	Adjust Prepaid	
08/01/2025	10017098	575.03	-	Adjust Prepaid	
08/01/2025	10017100	146.23	-	Adjust Prepaid	
08/01/2025	10017102	146.23	-	Adjust Prepaid	
08/01/2025	10017104	78.85	-	Adjust Prepaid	
08/01/2025	10027467	320.77	-	Adjust Prepaid	
08/01/2025	10032942	320.77	-	Adjust Prepaid	
08/02/2025	10053048	575.03	-	Adjust Prepaid	

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Accts: 01-1001-00 To: 90-9695-99 Dates: 8/1/2025 - 8/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/02/2025	10053050	\$ 42.26	\$ -	Adjust Prepaid	
08/02/2025	10053052	575.03	-	Adjust Prepaid	
08/02/2025	10053054	575.03	-	Adjust Prepaid	
08/03/2025	10067675	575.03	-	Adjust Prepaid	
08/04/2025	10074222	0.00	992.10	Deposit from batch 280547	
08/05/2025	10089374	0.00	207.94	Deposit from batch 281367	
08/06/2025	10106330	0.00	313.10	Deposit from batch 281865	
08/06/2025	10117558	0.00	607.19	Deposit from batch 283680	
08/07/2025	10119929	0.00	313.86	Deposit from batch 283710	
08/07/2025	10131427	0.00	661.71	Deposit from batch 284420	
08/08/2025	10220078	0.00	532.77	Deposit from batch 284748	
08/08/2025	10225198	0.00	72.26	Deposit from batch 284871	
08/08/2025	10122606	305.43	-	Adjust Prepaid	
08/11/2025	10230531	0.00	656.19	Deposit from batch 284534	
08/11/2025	10228538	0.00	53.55	Deposit from batch 284950	
08/11/2025	10242588	0.00	665.59	Deposit from batch 285345	
08/12/2025	10254091	0.00	292.69	Deposit from batch 285927	
08/12/2025	10255409	0.00	335.00	Deposit from batch 286074	
08/12/2025	10255817	0.00	207.94	Deposit from batch 286192	
08/13/2025	10268672	0.00	13.70	Deposit from batch 286793	
08/18/2025	10306417	0.00	325.15	Deposit from batch 288912	
08/21/2025	10337428	0.00	575.03	Deposit from batch 290911	
08/25/2025	10355884	0.00	320.77	Deposit from batch 291795	
08/26/2025	10358473	0.00	670.01	Deposit from batch 291513	
08/26/2025	10365714	0.00	1,175.03	Deposit from batch 292332	
08/27/2025	10367462	0.00	1.62	Deposit from batch 292241	
08/27/2025	10377478	0.00	1,470.83	Deposit from batch 293016	
08/28/2025	10389104	0.00	575.03	Deposit from batch 293437	
08/29/2025	10400912	0.00	575.03	Deposit from batch 293987	
20-2799-00	Accounts Payable	-	181,892.63	181,892.63	-
Date	GL Ref #	Debit	Credit	Description	
08/01/2025	10060290	\$ -	\$ 4,500.00	Accounts Payable Inv # 359540	
				Inv: 359540 Seabreeze Management Company, Inc.	
08/01/2025	10060292	-	375.00	Accounts Payable Inv # 89057	

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Accts: 01-1001-00 To: 90-9695-99 Dates: 8/1/2025 - 8/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 89057 Aquatic Pool Services Inc
08/01/2025	10060294	4,500.00	-		Accounts Payable Inv # 359540; Seabreeze Management Company, Inc. Chk # 100665 Inv: 359540 Seabreeze Management Company, Inc.
08/01/2025	10060296	375.00	-		Accounts Payable Inv # 89057; Better Pools LA Chk # 100666 Inv: 89057 Better Pools LA
08/04/2025	10082074	-	534.85		Accounts Payable Inv # B08-2025 Inv: B08-2025 KW University Glen, LLC
08/04/2025	10082076	-	748.26		Accounts Payable Inv # 071525-0119228 2 Inv: 071525-0119228 2 E. J. Harrison & Sons, Inc.
08/04/2025	10082078	748.26	-		Accounts Payable Inv # 071525-0119228 2; E. J. Harrison & Sons, Inc. Chk # 300062 Inv: 071525-0119228 2 E. J. Harrison & Sons, Inc.
08/04/2025	10082080	534.85	-		Accounts Payable Inv # B08-2025; KW University Glen, LLC Chk # 100667 Inv: B08-2025 KW University Glen, LLC
08/06/2025	10112514	-	1,250.00		Accounts Payable Inv # 27368 Inv: 27368 Joel L Bustamante
08/06/2025	10112516	1,250.00	-		Accounts Payable Inv # 27368; Remedy Pest Elimination Chk # 100668 Inv: 27368 Remedy Pest Elimination
08/08/2025	10219622	-	761.82		Accounts Payable Inv # 398024 Inv: 398024 Gothic Grounds Management, Inc
08/08/2025	10219624	-	1,811.50		Accounts Payable Inv # 84 Inv: 84 Eastman Electric
08/08/2025	10219626	-	460.83		Accounts Payable Inv # 200 Inv: 200 Eastman Electric
08/08/2025	10219628	-	2,141.09		Accounts Payable Inv # 188 Inv: 188 Eastman Electric
08/08/2025	10219630	-	650.00		Accounts Payable Inv # 88906 Inv: 88906 Aquatic Pool Services Inc
08/08/2025	10219632	-	781.63		Accounts Payable Inv # 073125-085881513 Inv: 073125-085881513 SoCalGas
08/08/2025	10219634	-	1,106.40		Accounts Payable Inv # 073125-337810871 Inv: 073125-337810871 SoCalGas
08/08/2025	10219636	-	1,280.00		Accounts Payable Inv # 1323 Inv: 1323 Vega Cleaning Service Inc.
08/08/2025	10219638	-	1,335.00		Accounts Payable Inv # 1324 Inv: 1324 Vega Cleaning Service Inc.
08/08/2025	10219640	-	32,088.00		Accounts Payable Inv # 398144 Inv: 398144 Gothic Grounds Management, Inc
08/08/2025	10219642	-	569.69		Accounts Payable Inv # 0033385072125 Inv: 0033385072125 Charter Communications
08/08/2025	10219644	569.69	-		Accounts Payable Inv # 0033385072125; Charter Communications Chk # 300063

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Accts: 01-1001-00 To: 90-9695-99 Dates: 8/1/2025 - 8/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 0033385072125 Charter Communications
08/08/2025	10219646	781.63	-		Accounts Payable Inv # 073125-085881513; SoCalGas Chk # 100669 Inv: 073125-085881513 SoCalGas
08/08/2025	10219648	1,106.40	-		Accounts Payable Inv # 073125-337810871; SoCalGas Chk # 100670 Inv: 073125-337810871 SoCalGas
08/08/2025	10219650	1,280.00	-		Accounts Payable Inv # 1323; Vega Cleaning Service Inc. Chk # 100671 Inv: 1323 Vega Cleaning Service Inc.
08/08/2025	10219652	1,335.00	-		Accounts Payable Inv # 1324; Vega Cleaning Service Inc. Chk # 100672 Inv: 1324 Vega Cleaning Service Inc.
08/08/2025	10219654	1,811.50	-		Accounts Payable Inv # 84; Eastman Electric Chk # 100673 Inv: 84 Eastman Electric
08/08/2025	10219656	460.83	-		Accounts Payable Inv # 200; Eastman Electric Chk # 100674 Inv: 200 Eastman Electric
08/08/2025	10219658	2,141.09	-		Accounts Payable Inv # 188; Eastman Electric Chk # 100675 Inv: 188 Eastman Electric
08/08/2025	10219660	761.82	-		Accounts Payable Inv # 398024; Gothic Landscape Maintenance Division Chk # 100676 Inv: 398024 Gothic Landscape Maintenance Division
08/08/2025	10219660	32,088.00	-		Accounts Payable Inv # 398144; Gothic Landscape Maintenance Division Chk # 100676 Inv: 398144 Gothic Landscape Maintenance Division
08/08/2025	10219664	650.00	-		Accounts Payable Inv # 88906; Better Pools LA Chk # 100677 Inv: 88906 Better Pools LA
08/12/2025	10250981	-	628.83		Accounts Payable Inv # 26884 Inv: 26884 Quality Windows, Inc
08/12/2025	10250983	-	648.31		Accounts Payable Inv # 27140 Inv: 27140 Quality Windows, Inc
08/12/2025	10250985	-	226.57		Accounts Payable Inv # 27139 Inv: 27139 Quality Windows, Inc
08/12/2025	10250987	-	274.17		Accounts Payable Inv # 27341 Inv: 27341 Quality Windows, Inc
08/12/2025	10250989	-	224.84		Accounts Payable Inv # 27115 Inv: 27115 Quality Windows, Inc
08/12/2025	10250991	-	432.64		Accounts Payable Inv # 26779 Inv: 26779 Quality Windows, Inc
08/12/2025	10250993	-	395.40		Accounts Payable Inv # 27659 Inv: 27659 Quality Windows, Inc
08/12/2025	10250995	-	225.76		Accounts Payable Inv # 27675 Inv: 27675 Quality Windows, Inc
08/12/2025	10250997	-	481.81		Accounts Payable Inv # 27759 Inv: 27759 Quality Windows, Inc
08/12/2025	10250999	-	323.51		Accounts Payable Inv # 27740

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Accts: 01-1001-00 To: 90-9695-99 Dates: 8/1/2025 - 8/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 27740 Quality Windows, Inc
08/12/2025	10251001	-	426.66		Accounts Payable Inv # 27815
					Inv: 27815 Quality Windows, Inc
08/12/2025	10251003	-	225.76		Accounts Payable Inv # 27966
					Inv: 27966 Quality Windows, Inc
08/12/2025	10251005	-	237.43		Accounts Payable Inv # 28068
					Inv: 28068 Quality Windows, Inc
08/12/2025	10251007	-	5,539.56		Accounts Payable Inv # 28167
					Inv: 28167 Quality Windows, Inc
08/12/2025	10251009	-	640.62		Accounts Payable Inv # 28468
					Inv: 28468 Quality Windows, Inc
08/12/2025	10251011	-	224.84		Accounts Payable Inv # 28598
					Inv: 28598 Quality Windows, Inc
08/12/2025	10251013	-	274.17		Accounts Payable Inv # 28951
					Inv: 28951 Quality Windows, Inc
08/12/2025	10251015	-	1,324.63		Accounts Payable Inv # 29016
					Inv: 29016 Quality Windows, Inc
08/12/2025	10251017	-	224.84		Accounts Payable Inv # 29286
					Inv: 29286 Quality Windows, Inc
08/12/2025	10251019	-	224.84		Accounts Payable Inv # 29362
					Inv: 29362 Quality Windows, Inc
08/12/2025	10251021	-	5,493.71		Accounts Payable Inv # 360715
					Inv: 360715 Seabreeze Management Company, Inc.
08/12/2025	10251023	5,493.71	-		Accounts Payable Inv # 360715; Seabreeze Management Company, Inc. Chk # 100678
					Inv: 360715 Seabreeze Management Company, Inc.
08/12/2025	10251025	628.83	-		Accounts Payable Inv # 26884; Quality Windows, Inc Chk # 100679
					Inv: 26884 Quality Windows, Inc
08/12/2025	10251027	648.31	-		Accounts Payable Inv # 27140; Quality Windows, Inc Chk # 100680
					Inv: 27140 Quality Windows, Inc
08/12/2025	10251029	226.57	-		Accounts Payable Inv # 27139; Quality Windows, Inc Chk # 100681
					Inv: 27139 Quality Windows, Inc
08/12/2025	10251031	274.17	-		Accounts Payable Inv # 27341; Quality Windows, Inc Chk # 100682
					Inv: 27341 Quality Windows, Inc
08/12/2025	10251033	224.84	-		Accounts Payable Inv # 27115; Quality Windows, Inc Chk # 100683
					Inv: 27115 Quality Windows, Inc
08/12/2025	10251035	432.64	-		Accounts Payable Inv # 26779; Quality Windows, Inc Chk # 100684
					Inv: 26779 Quality Windows, Inc
08/12/2025	10251037	395.40	-		Accounts Payable Inv # 27659; Quality Windows, Inc Chk # 100685
					Inv: 27659 Quality Windows, Inc
08/12/2025	10251039	225.76	-		Accounts Payable Inv # 27675; Quality Windows, Inc Chk # 100686

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 27675 Quality Windows, Inc
08/12/2025	10251041	481.81	-		Accounts Payable Inv # 27759; Quality Windows, Inc Chk # 100687
					Inv: 27759 Quality Windows, Inc
08/12/2025	10251043	323.51	-		Accounts Payable Inv # 27740; Quality Windows, Inc Chk # 100688
					Inv: 27740 Quality Windows, Inc
08/12/2025	10251045	426.66	-		Accounts Payable Inv # 27815; Quality Windows, Inc Chk # 100689
					Inv: 27815 Quality Windows, Inc
08/12/2025	10251047	225.76	-		Accounts Payable Inv # 27966; Quality Windows, Inc Chk # 100690
					Inv: 27966 Quality Windows, Inc
08/12/2025	10251049	237.43	-		Accounts Payable Inv # 28068; Quality Windows, Inc Chk # 100691
					Inv: 28068 Quality Windows, Inc
08/12/2025	10251051	5,539.56	-		Accounts Payable Inv # 28167; Quality Windows, Inc Chk # 100692
					Inv: 28167 Quality Windows, Inc
08/12/2025	10251053	640.62	-		Accounts Payable Inv # 28468; Quality Windows, Inc Chk # 100693
					Inv: 28468 Quality Windows, Inc
08/12/2025	10251055	224.84	-		Accounts Payable Inv # 28598; Quality Windows, Inc Chk # 100694
					Inv: 28598 Quality Windows, Inc
08/12/2025	10251057	274.17	-		Accounts Payable Inv # 28951; Quality Windows, Inc Chk # 100695
					Inv: 28951 Quality Windows, Inc
08/12/2025	10251059	1,324.63	-		Accounts Payable Inv # 29016; Quality Windows, Inc Chk # 100696
					Inv: 29016 Quality Windows, Inc
08/12/2025	10251061	224.84	-		Accounts Payable Inv # 29286; Quality Windows, Inc Chk # 100697
					Inv: 29286 Quality Windows, Inc
08/12/2025	10251063	224.84	-		Accounts Payable Inv # 29362; Quality Windows, Inc Chk # 100698
					Inv: 29362 Quality Windows, Inc
08/13/2025	10267073	-	471.08		Accounts Payable Inv # 360852
					Inv: 360852 Seabreeze Management Company, Inc.
08/13/2025	10267075	471.08	-		Accounts Payable Inv # 360852; Seabreeze Management Company, Inc. Chk # 100699
					Inv: 360852 Seabreeze Management Company, Inc.
08/14/2025	10276874	-	1,440.90		Accounts Payable Inv # 9239917160
					Inv: 9239917160 HD Supply Facilities Maintenance, LTD.
08/14/2025	10276876	1,440.90	-		Accounts Payable Inv # 9239917160; HD Supply Facilities Maintenance, LTD. Chk # 100700
					Inv: 9239917160 HD Supply Facilities Maintenance, LTD.
08/18/2025	10304349	-	1,625.54		Accounts Payable Inv # 00099351
					Inv: 00099351 Williams Manufacturing Inc
08/18/2025	10304351	-	1,360.75		Accounts Payable Inv # 12781
					Inv: 12781 Xtreme Fitness Service, Inc.
08/18/2025	10304353	-	29,700.00		Accounts Payable Inv # 394023
					Inv: 394023 Gothic Grounds Management, Inc
08/18/2025	10304355	-	1,280.00		Accounts Payable Inv # 1326

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 1326 Vega Cleaning Service Inc.
08/18/2025	10304357	-	3,650.00		Accounts Payable Inv # 1325
					Inv: 1325 Vega Cleaning Service Inc.
08/18/2025	10304359	-	300.00		Accounts Payable Inv # 1327
					Inv: 1327 Vega Cleaning Service Inc.
08/18/2025	10304361	-	3,562.50		Accounts Payable Inv # 081125-001512196
					Inv: 081125-001512196 Southern California Edison Co.
08/18/2025	10304363	1,625.54	-		Accounts Payable Inv # 00099351; Leisure Creations Chk # 100701
					Inv: 00099351 Leisure Creations
08/18/2025	10304365	1,280.00	-		Accounts Payable Inv # 1326; Vega Cleaning Service Inc. Chk # 100702
					Inv: 1326 Vega Cleaning Service Inc.
08/18/2025	10304367	3,650.00	-		Accounts Payable Inv # 1325; Vega Cleaning Service Inc. Chk # 100703
					Inv: 1325 Vega Cleaning Service Inc.
08/18/2025	10304369	300.00	-		Accounts Payable Inv # 1327; Vega Cleaning Service Inc. Chk # 100704
					Inv: 1327 Vega Cleaning Service Inc.
08/18/2025	10304371	29,700.00	-		Accounts Payable Inv # 394023; Gothic Landscape Maintenance Division Chk # 100705
					Inv: 394023 Gothic Landscape Maintenance Division
08/18/2025	10304373	3,562.50	-		Accounts Payable Inv # 081125-001512196; Southern California Edison Co. Chk # 100706
					Inv: 081125-001512196 Southern California Edison Co.
08/18/2025	10304375	1,360.75	-		Accounts Payable Inv # 12781; Xtreme Fitness Service, Inc. Chk # 100707
					Inv: 12781 Xtreme Fitness Service, Inc.
08/19/2025	10315580	-	38,562.16		Accounts Payable Inv # UG 081325-01
					Inv: UG 081325-01 Safe Sidewalks Incorporated
08/19/2025	10315582	-	1,916.89		Accounts Payable Inv # PS-INV132853
					Inv: PS-INV132853 Dri-Stick Decal Corp
08/19/2025	10315584	38,562.16	-		Accounts Payable Inv # UG 081325-01; Precision Concrete Cutting Chk # 100708
					Inv: UG 081325-01 Precision Concrete Cutting
08/19/2025	10315586	1,916.89	-		Accounts Payable Inv # PS-INV132853; Rydin Chk # 100709
					Inv: PS-INV132853 Rydin
08/21/2025	10336359	-	6,467.82		Accounts Payable Inv # 081425
					Inv: 081425 E. J. Harrison & Sons, Inc.
08/21/2025	10336361	-	2,151.66		Accounts Payable Inv # 081525-466262876
					Inv: 081525-466262876 Southern California Edison Co.
08/21/2025	10336363	-	336.53		Accounts Payable Inv # 0293780080925
					Inv: 0293780080925 Charter Communications
08/21/2025	10336365	6,467.82	-		Accounts Payable Inv # 081425; E. J. Harrison & Sons, Inc. Chk # 300064
					Inv: 081425 E. J. Harrison & Sons, Inc.
08/21/2025	10336367	336.53	-		Accounts Payable Inv # 0293780080925; Charter Communications Chk # 300065
					Inv: 0293780080925 Charter Communications
08/21/2025	10336369	2,151.66	-		Accounts Payable Inv # 081525-466262876; Southern California Edison Co. Chk # 100710

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 8/1/2025 - 8/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 081525-466262876 Southern California Edison Co.
08/25/2025	10355391	-	89.00		Accounts Payable Inv # 89200 Inv: 89200 Aquatic Pool Services Inc
08/25/2025	10355393	-	150.00		Accounts Payable Inv # 1329 Inv: 1329 Vega Cleaning Service Inc.
08/25/2025	10355395	-	1,280.00		Accounts Payable Inv # 1328 Inv: 1328 Vega Cleaning Service Inc.
08/25/2025	10355397	150.00	-		Accounts Payable Inv # 1329; Vega Cleaning Service Inc. Chk # 100711 Inv: 1329 Vega Cleaning Service Inc.
08/25/2025	10355399	1,280.00	-		Accounts Payable Inv # 1328; Vega Cleaning Service Inc. Chk # 100712 Inv: 1328 Vega Cleaning Service Inc.
08/25/2025	10355401	89.00	-		Accounts Payable Inv # 89200; Better Pools LA Chk # 100713 Inv: 89200 Better Pools LA
08/27/2025	10373659	-	125.00		Accounts Payable Inv # 89750 Inv: 89750 Aquatic Pool Services Inc
08/27/2025	10373661	-	250.00		Accounts Payable Inv # 89751 Inv: 89751 Aquatic Pool Services Inc
08/27/2025	10373663	-	600.00		Accounts Payable Inv # 399236 Inv: 399236 Gothic Grounds Management, Inc
08/27/2025	10373665	-	1,045.62		Accounts Payable Inv # 081425-0119228 2 Inv: 081425-0119228 2 E. J. Harrison & Sons, Inc.
08/27/2025	10373667	-	1,696.16		Accounts Payable Inv # 081425-0127257 1 Inv: 081425-0127257 1 E. J. Harrison & Sons, Inc.
08/27/2025	10373669	-	4,940.10		Accounts Payable Inv # 081425-0005617 3 Inv: 081425-0005617 3 E. J. Harrison & Sons, Inc.
08/27/2025	10373671	-	3,304.24		Accounts Payable Inv # 081425--0128958 3 Inv: 081425--0128958 3 E. J. Harrison & Sons, Inc.
08/27/2025	10373673	1,045.62	-		Accounts Payable Inv # 081425-0119228 2; E. J. Harrison & Sons, Inc. Chk # 300066 Inv: 081425-0119228 2 E. J. Harrison & Sons, Inc.
08/27/2025	10373675	1,696.16	-		Accounts Payable Inv # 081425-0127257 1; E. J. Harrison & Sons, Inc. Chk # 300067 Inv: 081425-0127257 1 E. J. Harrison & Sons, Inc.
08/27/2025	10373677	4,940.10	-		Accounts Payable Inv # 081425-0005617 3; E. J. Harrison & Sons, Inc. Chk # 300068 Inv: 081425-0005617 3 E. J. Harrison & Sons, Inc.
08/27/2025	10373679	3,304.24	-		Accounts Payable Inv # 081425--0128958 3; E. J. Harrison & Sons, Inc. Chk # 300069 Inv: 081425--0128958 3 E. J. Harrison & Sons, Inc.
08/27/2025	10373681	600.00	-		Accounts Payable Inv # 399236; Gothic Landscape Maintenance Division Chk # 100714 Inv: 399236 Gothic Landscape Maintenance Division
08/27/2025	10373683	125.00	-		Accounts Payable Inv # 89750; Better Pools LA Chk # 100715 Inv: 89750 Better Pools LA
08/27/2025	10373685	250.00	-		Accounts Payable Inv # 89751; Better Pools LA Chk # 100716

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 8/1/2025 - 8/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 89751 Better Pools LA					
08/28/2025	10386218	-	1,000.00	Accounts Payable Inv # 27578	
Inv: 27578 Joel L Bustamante					
08/28/2025	10386220	-	5,493.71	Accounts Payable Inv # 362150	
Inv: 362150 Seabreeze Management Company, Inc.					
08/28/2025	10386222	1,000.00	-	Accounts Payable Inv # 27578; Remedy Pest Elimination Chk # 100717	
Inv: 27578 Remedy Pest Elimination					
08/28/2025	10386224	5,493.71	-	Accounts Payable Inv # 362150; Seabreeze Management Company, Inc. Chk # 100718	
Inv: 362150 Seabreeze Management Company, Inc.					
40-4000-00	Reserve Liability	73,033.63	13,205.19	54,434.00	31,804.82
Date	GL Ref #	Debit	Credit	Description	
08/31/2025	10404565	\$ -	\$ 28,000.00	Monthly Reserve Contribution	
08/31/2025	10404565	-	1,400.00	Monthly Reserve Contribution	
08/31/2025	10404565	-	25,034.00	Monthly Reserve Contribution	
08/31/2025	10656219	13,205.19	-	Reallocate reserve exp to GL 4000 liability	
40-4003-00	Reserve Expenses - Townhouse	-	13,205.19	13,205.19	-
Date	GL Ref #	Debit	Credit	Description	
08/12/2025	10250981	\$ 628.83	\$ -	445 Channel Islands Drive	
Inv: 26884 Quality Windows, Inc					
08/12/2025	10250983	648.31	-	711 Santa Cruz	
Inv: 27140 Quality Windows, Inc					
08/12/2025	10250985	226.57	-	302 Twin Harbor Drive	
Inv: 27139 Quality Windows, Inc					
08/12/2025	10250987	274.17	-	216 Smugglers Cove	
Inv: 27341 Quality Windows, Inc					
08/12/2025	10250989	224.84	-	741 Channel Islands Drive	
Inv: 27115 Quality Windows, Inc					
08/12/2025	10250991	432.64	-	425 Channel Islands Drive.	
Inv: 26779 Quality Windows, Inc					
08/12/2025	10250993	395.40	-	251 Landing Cove	
Inv: 27659 Quality Windows, Inc					
08/12/2025	10250995	225.76	-	332 E Twin Harbor Drive	
Inv: 27675 Quality Windows, Inc					
08/12/2025	10250997	481.81	-	405 CI Drive TH Screen Repair	
Inv: 27759 Quality Windows, Inc					
08/12/2025	10250999	323.51	-	234 Smugglers Cove	
Inv: 27740 Quality Windows, Inc					
08/12/2025	10251001	426.66	-	731 Channel Islands Drive	
Inv: 27815 Quality Windows, Inc					
08/12/2025	10251003	225.76	-	250 Landing Cove	
Inv: 27966 Quality Windows, Inc					
08/12/2025	10251005	237.43	-	300 Landing Cove	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 8/1/2025 - 8/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
	Inv: 28068 Quality Windows, Inc				
08/12/2025	10251007	5,539.56	-		
	330 Landing Cove				
	Inv: 28167 Quality Windows, Inc				
08/12/2025	10251009	640.62	-		
	330 Landing Cove				
	Inv: 28468 Quality Windows, Inc				
08/12/2025	10251011	224.84	-		
	425 Channel Islands Drive.				
	Inv: 28598 Quality Windows, Inc				
08/12/2025	10251013	274.17	-		
	229 Smugglers Cove				
	Inv: 28951 Quality Windows, Inc				
08/12/2025	10251015	1,324.63	-		
	309 Smugglers Cove				
	Inv: 29016 Quality Windows, Inc				
08/12/2025	10251017	224.84	-		
	201 Smugglers Cove Window Repair				
	Inv: 29286 Quality Windows, Inc				
08/12/2025	10251019	224.84	-		
	337 Landing Cove				
	Inv: 29362 Quality Windows, Inc				
08/31/2025	10656219	-	13,205.19		
49-4998-00	Prior Year Equity		(516,083.23)	7,366.79	(510,889.17)
				2,172.73	
Date	GL Ref #	Debit	Credit	Description	
08/01/2025	10514710	\$ 7,366.79	\$ -	Reclass inv 511751 to prior year equity	
08/31/2025	10559812	-	2,172.73	Accrue prior year water credit receivable	
50-5010-00	Townhomes Assessments		(115,006.00)	23,095.44	138,101.44 (230,012.00)
Date	GL Ref #	Debit	Credit	Description	
08/01/2025	9390198	\$ -	\$ 23,095.44	Assessment - A - Batch 259640	
08/01/2025	9390222	-	115,006.00	Assessment - A - Batch 259641	
08/01/2025	10121641	23,095.44	-	Reclass single family home assessments	
50-5013-00	Single family homes		(23,095.44)	-	23,095.44 (46,190.88)
Date	GL Ref #	Debit	Credit	Description	
08/01/2025	10121641	\$ -	\$ 23,095.44	Reclass single family home assessments	
50-5015-00	Apartment Assessment		(120,530.29)	-	120,530.29 (241,060.58)
Date	GL Ref #	Debit	Credit	Description	
08/01/2025	9390246	\$ -	\$ 98,834.75	Apartment Assessment - A - Batch 259757	
08/01/2025	9390270	-	17,476.92	Apartment Assessment - A - Batch 259758	
08/01/2025	9390294	-	4,218.62	Commercial Assessment - A - Batch 259759	
50-5023-00	Bank Return Check/NSF Fees		25.00	-	30.00 (5.00)
Date	GL Ref #	Debit	Credit	Description	
08/13/2025	10273073	\$ -	\$ 30.00	NSF/Returned Check Fee - Batch 287259	
50-5060-00	Gate/Pool Keys/Remotes		75.00	-	- 75.00
Date	GL Ref #	Debit	Credit	Description	
60-6035-00	Mgmt Billback - Office & Postage		1,255.93	471.08	- 1,727.01
Date	GL Ref #	Debit	Credit	Description	
08/13/2025	10267073	\$ 471.08	\$ -	June Admin Billing-Seabreeze Management Company, Inc.	
				Inv: 360852 Seabreeze Management Company, Inc.	
60-6040-00	Mgmt Services & On-Site Staff Payroll		15,487.42	15,487.42	- 30,974.84
Date	GL Ref #	Debit	Credit	Description	
08/01/2025	10060290	\$ 4,500.00	\$ -	August Service-Seabreeze Management Company, Inc.	
				Inv: 359540 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: 8/1/2025 - 8/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/12/2025	10251021	\$ 5,493.71	\$ -	Gross Pay - Pay Period 7/13/2025 - 7/26/2025 Inv: 360715 Seabreeze Management Company, Inc.	
08/28/2025	10386220	5,493.71	-	Pay Period 7/27/2025 - 8/9/2025 Paid 8/15/2025 Inv: 362150 Seabreeze Management Company, Inc.	
60-6041-00	Office Rent & Maintenance	534.85	534.85	-	1,069.70
Date	GL Ref #	Debit	Credit	Description	
08/04/2025	10082074	\$ 534.85	\$ -	Office rent for August 2025 Inv: B08-2025 KW University Glen, LLC	
60-6085-00	Misc Admin (Office Supplies/Cellphone)	-	1,916.89	-	1,916.89
Date	GL Ref #	Debit	Credit	Description	
08/19/2025	10315582	\$ 1,916.89	\$ -	Parking Permits Inv: PS-INV132853 Dri-Stick Decal Corp	
63-6320-00	Security Services	7,966.67	-	-	7,966.67
Date	GL Ref #	Debit	Credit	Description	
64-6405-00	Landscape Contract	-	61,788.00	-	61,788.00
Date	GL Ref #	Debit	Credit	Description	
08/18/2025	10304353	\$ 29,700.00	\$ -	Contract work for July 2025 Inv: 394023 Gothic Grounds Management, Inc	
08/31/2025	10656276	32,088.00	-	Reclass August maintenance	
64-6420-00	Irrigation Repairs	-	1,822.65	-	1,822.65
Date	GL Ref #	Debit	Credit	Description	
08/08/2025	10219622	\$ 761.82	\$ -	Repair 6" Pop-up Rotor Inv: 398024 Gothic Grounds Management, Inc	
08/08/2025	10219626	460.83	-	Repair irrigation controller power Inv: 200 Eastman Electric	
08/27/2025	10373663	600.00	-	Irrigation Repairs at 370 Frys Inv: 399236 Gothic Grounds Management, Inc	
65-6509-00	Plumbing Repair (Common Area)	550.00	150.00	-	700.00
Date	GL Ref #	Debit	Credit	Description	
08/25/2025	10355393	\$ 150.00	\$ -	CA drain cover replacement 425/435 CI Dr. Inv: 1329 Vega Cleaning Service Inc.	
65-6528-00	Electrical/Lighting Rpr - Common Area Bollards	-	1,811.50	-	1,811.50
Date	GL Ref #	Debit	Credit	Description	
08/08/2025	10219624	\$ 1,811.50	\$ -	Contract CA Elec for July 202525 Inv: 84 Eastman Electric	
65-6550-00	Janitorial Service	6,360.00	3,840.00	-	10,200.00
Date	GL Ref #	Debit	Credit	Description	
08/08/2025	10219636	\$ 1,280.00	\$ -	Weekly Contract service thru Aug 3, 2025 Inv: 1323 Vega Cleaning Service Inc.	
08/18/2025	10304355	1,280.00	-	Contract work thru Aug 10, 2025 Inv: 1326 Vega Cleaning Service Inc.	
08/25/2025	10355395	1,280.00	-	Contract work thru Aug 17, 2025 Inv: 1328 Vega Cleaning Service Inc.	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 8/1/2025 - 8/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
65-6553-00	Common Area Maintenance	\$150.00	\$3,950.00	\$-	\$4,100.00
Date	GL Ref #	Debit	Credit	Description	
08/18/2025	10304357	\$ 3,650.00	\$ -	Wrought Iron railing repairs Inv: 1325 Vega Cleaning Service Inc.	
08/18/2025	10304359	300.00	-	Painting Wrought Iron Railing Repairs Inv: 1327 Vega Cleaning Service Inc.	
65-6554-00	Common Area Supplies	1,222.14	1,440.90	-	2,663.04
Date	GL Ref #	Debit	Credit	Description	
08/14/2025	10276874	\$ 1,440.90	\$ -	Supplies for Amenities Inv: 9239917160 HD Supply Facilities Maintenance, LTD.	
65-6555-00	Pest Control (Pest & Gopher)	550.00	2,250.00	-	2,800.00
Date	GL Ref #	Debit	Credit	Description	
08/06/2025	10112514	\$ 1,250.00	\$ -	Pest Control for July 2025 Inv: 27368 Joel L Bustamante	
08/28/2025	10386218	1,000.00	-	Contract Service for August 2025 Inv: 27578 Joel L Bustamante	
65-6570-00	Pool/Fountain Contract Services	2,550.00	32,738.00	32,088.00	3,200.00
Date	GL Ref #	Debit	Credit	Description	
08/08/2025	10219630	\$ 650.00	\$ -	Fountain Contract Service for August 2025 Inv: 88906 Aquatic Pool Services Inc	
08/08/2025	10219640	32,088.00	-	Contract Service for August 2025 Inv: 398144 Gothic Grounds Management, Inc	
08/31/2025	10656276	-	32,088.00	Reclass August maintenance	
65-6572-00	Pool/Fountain Extras	1,602.09	2,464.54	-	4,066.63
Date	GL Ref #	Debit	Credit	Description	
08/01/2025	10060292	\$ 375.00	\$ -	Hillcrest Pool Spa Grid Cleaning Inv: 89057 Aquatic Pool Services Inc	
08/18/2025	10304349	1,625.54	-	Lounger Replacement Parts Inv: 00099351 Williams Manufacturing Inc	
08/25/2025	10355391	89.00	-	Townside Spa Filter Relief Valve Inv: 89200 Aquatic Pool Services Inc	
08/27/2025	10373659	125.00	-	Townside Pool Filter Cleaning Inv: 89750 Aquatic Pool Services Inc	
08/27/2025	10373661	250.00	-	Hillcrest Pool Filter Cleaning Inv: 89751 Aquatic Pool Services Inc	
65-6588-00	Fitness Equipment	445.00	1,360.75	-	1,805.75
Date	GL Ref #	Debit	Credit	Description	
08/18/2025	10304351	\$ 1,360.75	\$ -	Repairs to Fitness Equipment Inv: 12781 Xtreme Fitness Service, Inc.	
65-6590-00	Sidewalk Trip Hazard Project (Annual)	-	38,562.16	-	38,562.16
Date	GL Ref #	Debit	Credit	Description	
08/19/2025	10315580	\$ 38,562.16	\$ -	Sidewalk Maintenance Project Inv: UG 081325-01 Safe Sidewalks Incorporated	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 8/1/2025 - 8/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
66-6627-00	Lighting - Townhomes Sconce Repairs	\$-	\$2,141.09	\$-	\$2,141.09
Date	GL Ref #	Debit	Credit	Description	
08/08/2025	10219628	\$ 2,141.09	\$ -	Contract TH Elec for July 2025 Inv: 188 Eastman Electric	
66-6630-00	Windows & Doors	-	1,335.00	-	1,335.00
Date	GL Ref #	Debit	Credit	Description	
08/08/2025	10219638	\$ 1,335.00	\$ -	385 CI Drive Paint Doors Inv: 1324 Vega Cleaning Service Inc.	
66-6640-00	Fencing/Trash Enclosure/Gates	150.00	-	-	150.00
Date	GL Ref #	Debit	Credit	Description	
66-6645-00	Plumbing (Townhouse)	379.36	-	-	379.36
Date	GL Ref #	Debit	Credit	Description	
66-6650-00	Garage Doors	85.00	-	-	85.00
Date	GL Ref #	Debit	Credit	Description	
67-6703-00	Water/Sewer Infrastructue Fee	7,366.79	-	7,366.79	-
Date	GL Ref #	Debit	Credit	Description	
08/01/2025	10514710	\$ -	\$ 7,366.79	Reclass inv 511751 to prior year equity	
67-6705-00	Electricity	10,258.98	5,714.16	-	15,973.14
Date	GL Ref #	Debit	Credit	Description	
08/18/2025	10304361	\$ 3,562.50	\$ -	600001512196 Inv: 081125-001512196 Southern California Edison Co.	
08/21/2025	10336361	2,151.66	-	700466262876 Inv: 081525-466262876 Southern California Edison Co.	
67-6710-00	Gas	2,240.54	1,888.03	-	4,128.57
Date	GL Ref #	Debit	Credit	Description	
08/08/2025	10219632	\$ 781.63	\$ -	100 858 8151 3 Inv: 073125-085881513 SoCalGas	
08/08/2025	10219634	1,106.40	-	153 378 1087 1 Inv: 073125-337810871 SoCalGas	
67-6720-00	Cable/Telephone	237.53	1,143.75	-	1,381.28
Date	GL Ref #	Debit	Credit	Description	
08/08/2025	10219642	\$ 569.69	\$ -	8448 20 899 0033385 Inv: 0033385072125 Charter Communications	
08/21/2025	10336363	336.53	-	8448 20 041 0293780 Inv: 0293780080925 Charter Communications	
08/28/2025	10481426	237.53	-	SPECTRUM SPECTRUM 4706897; Spectrum Chk # 0	
67-6725-00	Trash Removal	19,569.90	18,202.20	-	37,772.10
Date	GL Ref #	Debit	Credit	Description	
08/04/2025	10082076	\$ 748.26	\$ -	1 -0119228 2 Inv: 071525-0119228 2 E. J. Harrison & Sons, Inc.	
08/21/2025	10336359	6,467.82	-	1 -0044384 3 Inv: 081425 E. J. Harrison & Sons, Inc.	
08/27/2025	10373665	1,045.62	-	1 -0119228 2 Inv: 081425-0119228 2 E. J. Harrison & Sons, Inc.	
08/27/2025	10373667	1,696.16	-	1 -0127257 1	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 8/1/2025 - 8/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 081425-0127257 1 E. J. Harrison & Sons, Inc.					
08/27/2025	10373669	4,940.10	-	1 -0005617 3	
Inv: 081425-0005617 3 E. J. Harrison & Sons, Inc.					
08/27/2025	10373671	3,304.24	-	1 -0128958 3	
Inv: 081425--0128958 3 E. J. Harrison & Sons, Inc.					
68-6810-00	Earthquake Insurance	4,235.68	4,235.68	-	8,471.36
Date	GL Ref #	Debit	Credit	Description	
08/31/2025	10656217	\$ 4,235.68	\$ -	Amortize prepaid EQ insurance 7/1/25-26	
90-9005-00	Reserves-Common Space	28,000.00	28,000.00	-	56,000.00
Date	GL Ref #	Debit	Credit	Description	
08/31/2025	10404565	\$ 28,000.00	\$ -	Monthly Reserve Contribution	
90-9008-00	Reserves-Single Family	1,400.00	1,400.00	-	2,800.00
Date	GL Ref #	Debit	Credit	Description	
08/31/2025	10404565	\$ 1,400.00	\$ -	Monthly Reserve Contribution	
90-9009-00	Reserves-Townhouse	25,034.00	25,034.00	-	50,068.00
Date	GL Ref #	Debit	Credit	Description	
08/31/2025	10404565	\$ 25,034.00	\$ -	Monthly Reserve Contribution	
Totals:		\$0.00	\$1,035,422.28	\$1,035,422.28	\$0.00

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 3571 (End: 08/31/2025)

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)
06/27/2025		Remedy Pest Elimination		100614	(\$300.00)
07/10/2025		KW University Glen, LLC		100639	(\$534.85)
08/21/2025		E. J. Harrison & Sons, Inc.		300064	(\$6,467.82)
08/21/2025		Charter Communications		300065	(\$336.53)
08/21/2025		Southern California Edison Co.		100710	(\$2,151.66)
08/25/2025		Vega Cleaning Service Inc.		100711	(\$150.00)
08/25/2025		Vega Cleaning Service Inc.		100712	(\$1,280.00)
08/27/2025		E. J. Harrison & Sons, Inc.		300066	(\$1,045.62)
08/27/2025		E. J. Harrison & Sons, Inc.		300067	(\$1,696.16)
08/27/2025		E. J. Harrison & Sons, Inc.		300068	(\$4,940.10)
08/27/2025		E. J. Harrison & Sons, Inc.		300069	(\$3,304.24)
08/27/2025		Gothic Landscape Maintenance Division		100714	(\$600.00)
08/28/2025		Remedy Pest Elimination		100717	(\$1,000.00)
08/29/2025		Deposit from batch 293155	293155 - Online Payment	784	\$861.21
				Total Uncleared	(\$23,291.43)

Sunwest - Operating - 3571 Summary

Ending Account Balance:	\$ 573,437.80
Uncleared Items:	(\$23,291.43)
Adjusted Balance:	\$ 596,729.23
Sweep Account Balance:	\$ 356,729.23
Bank Ending Balance:	\$ 240,000.00
Difference:	\$-

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

Managing Your Accounts

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

Summary of Accounts



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

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

HOA CHECKING - XXXXXX3571

Account Summary

Date	Description	Amount
08/01/2025	Beginning Balance	\$240,000.00
	57 Credit(s) This Period	\$460,771.68
	83 Debit(s) This Period	\$460,771.68
08/29/2025	Ending Balance	\$240,000.00

Deposits

Date	Description	Amount
08/04/2025	RDC DEPOSIT	\$1,470.83
08/07/2025	RDC DEPOSIT	\$888.89
08/08/2025	RDC DEPOSIT	\$1,470.83
08/12/2025	RDC DEPOSIT	\$1,192.32
08/12/2025	RDC DEPOSIT	\$2,588.15
08/18/2025	RDC DEPOSIT	\$895.80
08/22/2025	RDC DEPOSIT	\$1,150.06
08/25/2025	RDC DEPOSIT	\$1,150.06
08/26/2025	RDC DEPOSIT	\$2,621.86
08/27/2025	RDC DEPOSIT	\$1,724.06

Electronic Credits

Date	Description	Amount
08/01/2025	PAYABLI DEPOSIT TRANSFER 847057903	\$577.03
08/01/2025	University Glen OnlinePay -SETT-A211CINC	\$1,150.06
08/04/2025	University Glen OnlinePay -SETT-A211CINC	\$8,902.67
08/05/2025	University Glen OnlinePay -SETT-A211CINC	\$6,167.37
08/05/2025	LOCKBOX DEPOSIT	\$2,687.40
08/06/2025	University Glen OnlinePay -SETT-A211CINC	\$2,536.37



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
08/06/2025	LOCKBOX DEPOSIT	\$4,631.75
08/07/2025	University Glen OnlinePay -SETT-A211CINC	\$633.87
08/07/2025	PAYABLI DEPOSIT TRANSFER 849225351	\$700.00
08/07/2025	LOCKBOX DEPOSIT	\$4,326.69
08/08/2025	PAYABLI DEPOSIT TRANSFER 849476446	\$532.77
08/08/2025	LOCKBOX DEPOSIT	\$2,003.60
08/11/2025	University Glen OnlinePay -SETT-A211CINC	\$600.00
08/11/2025	LOCKBOX DEPOSIT	\$5,241.78
08/12/2025	PAYABLI DEPOSIT TRANSFER 850140772	\$207.94
08/12/2025	PAYABLI DEPOSIT TRANSFER 850260713	\$335.00
08/12/2025	University Glen OnlinePay -SETT-A211CINC	\$5,198.16
08/12/2025	University Glen ASSN DUES -SETT-A211CINC	\$170,217.74
08/12/2025	LOCKBOX DEPOSIT	\$5,054.26
08/13/2025	University Glen OnlinePay -SETT-A211CINC	\$961.57
08/13/2025	LOCKBOX DEPOSIT	\$1,240.06
08/14/2025	University Glen OnlinePay -SETT-A211CINC	\$1,725.09
08/15/2025	University Glen OnlinePay -SETT-A211CINC	\$575.03
08/15/2025	LOCKBOX DEPOSIT	\$532.77
08/18/2025	University Glen OnlinePay -SETT-A211CINC	\$1,682.83
08/18/2025	LOCKBOX DEPOSIT	\$2,038.98
08/19/2025	University Glen OnlinePay -SETT-A211CINC	\$1,150.06
08/19/2025	PAYABLI DEPOSIT TRANSFER 851609976	\$2,032.77
08/20/2025	University Glen OnlinePay -SETT-A211CINC	\$575.03
08/21/2025	University Glen OnlinePay -SETT-A211CINC	\$532.77
08/21/2025	LOCKBOX DEPOSIT	\$575.03
08/22/2025	University Glen OnlinePay -SETT-A211CINC	\$895.80
08/25/2025	PAYABLI DEPOSIT TRANSFER 852624901	\$671.54
08/26/2025	University Glen OnlinePay -SETT-A211CINC	\$1,725.09
08/26/2025	LOCKBOX DEPOSIT	\$1,175.03
08/27/2025	University Glen OnlinePay -SETT-A211CINC	\$3,267.74
08/27/2025	LOCKBOX DEPOSIT	\$1,470.83
08/28/2025	LOCKBOX DEPOSIT	\$575.03
08/29/2025	LOCKBOX DEPOSIT	\$575.03

Other Credits

Date	Description	Amount
08/01/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$58,863.11
08/13/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,612.85
08/15/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,572.46
08/18/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$36,510.63
08/21/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$780.23
08/26/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$45,438.88
08/28/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$40,225.20
08/29/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$10,932.92

Electronic Debits

Date	Description	Amount
08/04/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100665* 250801* Seabreeze Management Company \1	\$4,500.00
08/11/2025	SPECTRUM SPECTRUM 7965038	\$569.69
08/11/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100677* 250808* Better Pools LA\184085146\13874	\$650.00
08/13/2025	ACH CHARGEBACK RETURN 163731	\$320.77
08/13/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100678* 250812* Seabreeze Management Company \1	\$5,493.71
08/14/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100699* 250813* Seabreeze Management Company \1	\$471.08

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

Date	Description	Amount
08/15/2025	E.J. Harrison an D001898232	\$567.00
08/15/2025	E.J. Harrison an D001898232	\$748.26
08/15/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100700* 250814* HD Supply Facilities Maintena\1	\$1,440.90
08/15/2025	E.J. Harrison an D001898232	\$1,924.10
08/19/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100707* 250818* Xtreme Fitness Service Inc\1849	\$1,360.75
08/26/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100713* 250825* Better Pools LA\185580953\14053	\$89.00
08/28/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100715* 250827* Better Pools LA\185763639\14077	\$125.00
08/28/2025	SPECTRUM SPECTRUM 4706897	\$237.53
08/28/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100716* 250827* Better Pools LA\185763644\14077	\$250.00
08/29/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100718* 250828* Seabreeze Management Company \1	\$5,493.71

Other Debits

Date	Description	Amount
08/04/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,592.99
08/05/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$8,769.77
08/06/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$7,168.12
08/07/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,549.45
08/08/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,007.20
08/11/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,667.19
08/12/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$184,418.57
08/14/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,254.01
08/19/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,822.08
08/20/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$575.03
08/22/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,045.86
08/25/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,821.60
08/27/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,232.63

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100572	08/04/2025	\$150.51	100669	08/21/2025	\$781.63	100689	08/26/2025	\$426.66
100638*	08/01/2025	\$50,828.11	100670	08/21/2025	\$1,106.40	100690	08/26/2025	\$225.76
100647*	08/01/2025	\$43.04	100671	08/18/2025	\$1,280.00	100691	08/26/2025	\$237.43
100648	08/01/2025	\$2,352.26	100672	08/18/2025	\$1,335.00	100692	08/26/2025	\$5,539.56
100652*	08/01/2025	\$7,366.79	100673	08/18/2025	\$1,811.50	100693	08/26/2025	\$640.62
100653	08/04/2025	\$1,280.00	100674	08/18/2025	\$460.83	100694	08/26/2025	\$224.84
100654	08/04/2025	\$150.00	100675	08/18/2025	\$2,141.09	100695	08/26/2025	\$274.17
100655	08/04/2025	\$150.00	100676	08/18/2025	\$32,849.82	100696	08/26/2025	\$1,324.63
100656	08/04/2025	\$550.00	100679*	08/26/2025	\$628.83	100697	08/26/2025	\$224.84
100657	08/05/2025	\$85.00	100680	08/26/2025	\$648.31	100698	08/26/2025	\$224.84
100660*	08/11/2025	\$39.90	100681	08/26/2025	\$226.57	100701*	08/28/2025	\$1,625.54
100661	08/11/2025	\$250.00	100682	08/26/2025	\$274.17	100702	08/27/2025	\$1,280.00
100662	08/26/2025	\$7,966.67	100683	08/26/2025	\$224.84	100703	08/27/2025	\$3,650.00
100663	08/11/2025	\$1,280.00	100684	08/26/2025	\$432.64	100704	08/27/2025	\$300.00
100664	08/11/2025	\$385.00	100685	08/26/2025	\$395.40	100705	08/26/2025	\$29,700.00
100666*	08/12/2025	\$375.00	100686	08/26/2025	\$225.76	100706	08/29/2025	\$3,562.50
100667	08/29/2025	\$534.85	100687	08/26/2025	\$481.81	100708*	08/28/2025	\$38,562.16
100668	08/18/2025	\$1,250.00	100688	08/26/2025	\$323.51	100709	08/29/2025	\$1,916.89

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
08/01/2025	\$240,000.00	08/05/2025	\$240,000.00	08/07/2025	\$240,000.00
08/04/2025	\$240,000.00	08/06/2025	\$240,000.00	08/08/2025	\$240,000.00



Statement Ending 08/29/2025

CALIFORNIA STATE UNIVERISTY

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Account Number: XXXXXX3571

HOA CHECKING - XXXXXX3571 (continued)

Daily Balances (continued)

Date	Amount	Date	Amount	Date	Amount
08/11/2025	\$240,000.00	08/18/2025	\$240,000.00	08/25/2025	\$240,000.00
08/12/2025	\$240,000.00	08/19/2025	\$240,000.00	08/26/2025	\$240,000.00
08/13/2025	\$240,000.00	08/20/2025	\$240,000.00	08/27/2025	\$240,000.00
08/14/2025	\$240,000.00	08/21/2025	\$240,000.00	08/28/2025	\$240,000.00
08/15/2025	\$240,000.00	08/22/2025	\$240,000.00	08/29/2025	\$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 Islands)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Surwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 06/02/2025

PAY TO Carolyn Phillips \$ 150.51
THE ORDER OF One Hundred Fifty Dollars and Fifty-One Cents DOLLARS

memo: Inv 05225-61

#100572 08/04/2025 \$150.51

18757616

For deposit only

10/17/2025

LTFS: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

Surwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 07/10/2025

PAY TO California State University \$ 50,828.11
THE ORDER OF Fifty Thousand Eight Hundred Twenty-Eight Dollars and Eleven Cents DOLLARS

memo: Acc 1000280 Inv 511308

#100638 08/01/2025 \$50,828.11

10074016

For deposit only

10/17/2025

LTFS: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

Surwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 07/22/2025

PAY TO Southern California Edison Co. \$ 43.04
THE ORDER OF Forty-Three Dollars and Four Cents DOLLARS

memo: Acc 70003587862 Inv 071027 202472807

#100647 08/01/2025 \$43.04

For deposit only

10/17/2025

LTFS: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

Surwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 07/22/2025

PAY TO Southern California Edison Co. \$ 2,352.26
THE ORDER OF Two Thousand Three Hundred Fifty-Two Dollars and Twenty-Six Cents DOLLARS

memo: Acc 70006265876 Inv 071725 16060816

#100648 08/01/2025 \$2,352.26

For deposit only

10/17/2025

LTFS: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

Surwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 07/24/2025

PAY TO CSU Channel Islands Site Authority \$ 7,366.79
THE ORDER OF Seven Thousand Three Hundred Sixty-Six Dollars and Seventy-Nine Cents DOLLARS

memo: Acc 1000280 Inv 511751

#100652 08/01/2025 \$7,366.79

10173549

For deposit only

10/17/2025

LTFS: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

Surwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 07/24/2025

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

memo: Inv 1218

#100653 08/04/2025 \$1,280.00

10173558

For deposit only

10/17/2025

LTFS:DAL PT

BOA CC:3180000912 CashID:707 Date:08/02/25 Seq#:0004
CorrelationID:53505052165422 DeviceID:BOA51120 Trans#:3338



Statement Ending 08/29/2025

CALIFORNIA STATE UNIVERISTY

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Account Number: XXXXXX3571

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

Sunwest Bank
200 Main Street
Irvine, CA 92614

DATE: 07/24/2025

100654

PAY TO THE ORDER OF Vega Cleaning Service Inc.
\$ 150.00 DOLLARS

memo: inv 1319

#100654* 1222260031 201223571*

#100654 08/04/2025 \$150.00

19173559

BOA CC:3180000912 CashID:707 Date:08/02/25 Seq#:0003
CorrelationID:93056802185422 DeviceID:BCA31120 Trans#:3338
LTFS: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

Sunwest Bank
200 Main Street
Irvine, CA 92614

DATE: 07/24/2025

100655

PAY TO THE ORDER OF Vega Cleaning Service Inc.
\$ 150.00 DOLLARS

memo: inv 1320

#100655* 1222260031 201223571*

#100655 08/04/2025 \$150.00

19173560

BOA CC:3180000912 CashID:707 Date:08/02/25 Seq#:0002
CorrelationID:93056802185422 DeviceID:BCA31120 Trans#:3338
LTFS: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

Sunwest Bank
200 Main Street
Irvine, CA 92614

DATE: 07/24/2025

100656

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

memo: inv 60014602

#100656* 1222260031 201223571*

#100656 08/04/2025 \$550.00

Seq: 27
Dep: 000525
Date: 08/01/25

19173561

Seq: 27 08/01/25 Dep: 000525 AG:1 Cash:148501 User:

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

Sunwest Bank
200 Main Street
Irvine, CA 92614

DATE: 07/24/2025

100657

PAY TO THE ORDER OF Garage Door Doctor
\$ 85.00 DOLLARS

memo: inv 12201

#100657* 1222260031 201223571*

#100657 08/05/2025 \$85.00

For Deposit Only - JPMC

19173562

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

Sunwest Bank
200 Main Street
Irvine, CA 92614

DATE: 07/31/2025

100660

PAY TO THE ORDER OF Better Pools LA
\$ 39.90 DOLLARS

memo: inv 89365

#100660* 1222260031 201223571*

#100660 08/11/2025 \$39.90

For Deposit Only - JPMC

19173563

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

Sunwest Bank
200 Main Street
Irvine, CA 92614

DATE: 07/31/2025

100661

PAY TO THE ORDER OF Better Pools LA
\$ 250.00 DOLLARS

memo: inv 89365

#100661* 1222260031 201223571*

#100661 08/11/2025 \$250.00

For Deposit Only - JPMC

19173564

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

Summit Bank
2850 Main Street
Irvine, CA 92614

100662

DATE: 07/31/2025

PAY TO: California State University

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

\$ 7,966.67

DOLLARS

memo: Acct 10062475 Inv 311780

100662 08/26/2025 \$7,966.67

100662 08/26/2025 \$7,966.67

100662 08/26/2025 \$7,966.67

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

Summit Bank
2850 Main Street
Irvine, CA 92614

100663

DATE: 07/31/2025

PAY TO: Vega Cleaning Service Inc.

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

\$ 1,280.00

DOLLARS

memo: Inv 121

100663 08/11/2025 \$1,280.00

100663 08/11/2025 \$1,280.00

100663 08/11/2025 \$1,280.00

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

Summit Bank
2850 Main Street
Irvine, CA 92614

100664

DATE: 07/31/2025

PAY TO: Vega Cleaning Service Inc.

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

\$ 385.00

DOLLARS

memo: Inv 132

100664 08/11/2025 \$385.00

100664 08/11/2025 \$385.00

100664 08/11/2025 \$385.00

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

Summit Bank
2850 Main Street
Irvine, CA 92614

100666

DATE: 08/01/2025

PAY TO: Better Pools LA

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

\$ 375.00

DOLLARS

memo: Inv 8927

100666 08/12/2025 \$375.00

100666 08/12/2025 \$375.00

100666 08/12/2025 \$375.00

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

Summit Bank
2850 Main Street
Irvine, CA 92614

100667

DATE: 08/04/2025

PAY TO: KW University Glen, LLC

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

\$ 534.85

DOLLARS

memo: Inv 808 2025

100667 08/29/2025 \$534.85

100667 08/29/2025 \$534.85

100667 08/29/2025 \$534.85

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

Summit Bank
2850 Main Street
Irvine, CA 92614

100668

DATE: 08/06/2025

PAY TO: Remedy Pest Elimination

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

\$ 1,250.00

DOLLARS

memo: Inv 27358

100668 08/18/2025 \$1,250.00

100668 08/18/2025 \$1,250.00

100668 08/18/2025 \$1,250.00



Statement Ending 08/29/2025

CALIFORNIA STATE UNIVERISTY

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Account Number: XXXXXX3571

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

Sunwest Bank
2500 Main Street
Irvine, CA 92614

DATE: 08/08/2025

100669

PAY TO: SoCalGas

THE ORDER OF: Seven Hundred Eighty-One Dollars and Sixty-Three Cents

\$ 781.63

DOLLARS

memo: ACH 100 650 81 213, Irv 073125-08580313

#100669 08/21/2025 \$781.63

19301741

08192025120820202510000710170175245

DO NOT WRITE, STAMP OR SIGN OVER THIS LINE

ENDORSE HERE

VOID

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

Sunwest Bank
2500 Main Street
Irvine, CA 92614

DATE: 08/08/2025

100670

PAY TO: SoCalGas

THE ORDER OF: One Thousand One Hundred Six Dollars and Forty Cents

\$ 1,106.40

DOLLARS

memo: ACH 153 378 1067, Irv 073125-07310871

#100670 08/21/2025 \$1,106.40

19301742

08192025120820202510000710150175245

DO NOT WRITE, STAMP OR SIGN OVER THIS LINE

ENDORSE HERE

VOID

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

Sunwest Bank
2500 Main Street
Irvine, CA 92614

DATE: 08/08/2025

100671

PAY TO: Vega Cleaning Service Inc.

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

\$ 1,280.00

DOLLARS

memo: Irv 1323

#100671 08/18/2025 \$1,280.00

19301434

BOA CO.3180000912 CashID 784 Date:08/16/25 Seq#:0004
CorrelationID:91350816190648 DeviceID:OCA31149 Trans#:6416
LTPS:DAL P1

DO NOT WRITE, STAMP OR SIGN OVER THIS LINE

ENDORSE HERE

VOID

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

Sunwest Bank
2500 Main Street
Irvine, CA 92614

DATE: 08/08/2025

100672

PAY TO: Vega Cleaning Service Inc.

THE ORDER OF: One Thousand Three Hundred Thirty-Five Dollars and Zero Cents

\$ 1,335.00

DOLLARS

memo: Irv 1324

#100672 08/18/2025 \$1,335.00

19301435

BOA CO.3180000912 CashID 784 Date:08/16/25 Seq#:0005
CorrelationID:91350816190648 DeviceID:OCA31149 Trans#:6416
LTPS:DAL P1

DO NOT WRITE, STAMP OR SIGN OVER THIS LINE

ENDORSE HERE

VOID

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

Sunwest Bank
2500 Main Street
Irvine, CA 92614

DATE: 08/08/2025

100673

PAY TO: Eastman Electric

THE ORDER OF: One Thousand Eight Hundred Eleven Dollars and Fifty Cents

\$ 1,811.50

DOLLARS

memo: Irv 94

#100673 08/18/2025 \$1,811.50

19301458

8/15/2025 5:24 PM
Premier America CU
322283990
935900000011027
LOC #16
TELLER #2949
SEQ # 372948

DO NOT WRITE, STAMP OR SIGN OVER THIS LINE

ENDORSE HERE

VOID

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

Sunwest Bank
2500 Main Street
Irvine, CA 92614

DATE: 08/08/2025

100674

PAY TO: Eastman Electric

THE ORDER OF: Four Hundred Sixty Dollars and Eighty-Three Cents

\$ 460.83

DOLLARS

memo: Irv 200

#100674 08/18/2025 \$460.83

19301459

8/15/2025 5:24 PM
Premier America CU
322283990
935900000011029
LOC #16
TELLER #2949
SEQ # 372948

DO NOT WRITE, STAMP OR SIGN OVER THIS LINE

ENDORSE HERE

VOID

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100675
DATE: 08/08/2025

PAY TO Eastman Electric \$ 2,141.09
THE ORDER OF Two Thousand One Hundred Forty One Dollars and Nine Cents
memo: Inv 161

#100675 08/18/2025 \$2,141.09

193261460

8/15/2025 5:24 PM
Premier America CU
322283990
935900000011028
LOC #16
TELLER #2949
SEQ # 372948

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100676
DATE: 08/08/2025

PAY TO Gothic Landscape Maintenance Division \$ 32,849.82
THE ORDER OF Thirty Two Thousand Eight Hundred Forty Nine Dollars and Eighty Two Cents
memo: See Check Stub for Remittance Info

#100676 08/18/2025 \$32,849.82

193015025

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100679
DATE: 08/12/2025

PAY TO Quality Windows, Inc. \$ 628.83
THE ORDER OF Six Hundred Twenty Eight Dollars and Eighty Three Cents
memo: Inv 25994

#100679 08/26/2025 \$628.83

19324075

08/20/2025 02:13 PM PDT 000701226
00014811582041612690007 USB *0910000224
08/25/2025 02:13 PM PDT 304962304600028

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100680
DATE: 08/12/2025

PAY TO Quality Windows, Inc. \$ 648.31
THE ORDER OF Six Hundred Forty Eight Dollars and Thirty One Cents
memo: Inv 27140

#100680 08/26/2025 \$648.31

19324076

08/25/2025 02:13 PM PDT 000701230
00014811582041612690007 USB *0910000224
08/26/2025 02:13 PM PDT 304962304600030

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100681
DATE: 08/12/2025

PAY TO Quality Windows, Inc. \$ 226.57
THE ORDER OF Two Hundred Twenty Six Dollars and Fifty Seven Cents
memo: Inv 27139

#100681 08/26/2025 \$226.57

19324077

08/25/2025 02:13 PM PDT 000701231
00014811582041612690007 USB *0910000224
08/26/2025 02:13 PM PDT 304962304600031

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100682
DATE: 08/12/2025

PAY TO Quality Windows, Inc. \$ 274.17
THE ORDER OF Two Hundred Seventy Four Dollars and Seventeen Cents
memo: Inv 27181

#100682 08/26/2025 \$274.17

19324078

08/25/2025 02:13 PM PDT 000701232
00014811582041612690007 USB *0910000224
08/26/2025 02:13 PM PDT 304962304600032



Statement Ending 08/29/2025

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Account Number: XXXXXX3571

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

Sunwest Bank
2950 Main Street
Irvine, CA 92614

DATE: 08/12/2025

100683

PAY TO: Quality Windows, Inc.
THE ORDER OF: Two Hundred Twenty-Four Dollars and Eighty-Four Cents

\$ 224.84 DOLLARS

memo: inv-27115

#100683# 1222260031 20123571#

#100683 08/26/2025 \$224.84

19324079

08/25/2025 02:13 PM PDT 0007011233

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08/25/2025 02:13 PM PDT 304962304800039

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

Sunwest Bank
2950 Main Street
Irvine, CA 92614

DATE: 08/12/2025

100684

PAY TO: Quality Windows, Inc.
THE ORDER OF: Four Hundred Thirty-Two Dollars and Sixty-Four Cents

\$ 432.64 DOLLARS

memo: inv-26779

#100684# 1222260031 20123571#

#100684 08/26/2025 \$432.64

19324080

08/25/2025 02:13 PM PDT 0007011234

00014811582041812890007 USB >0910000022<

08/25/2025 02:13 PM PDT 304962304800034

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

Sunwest Bank
2950 Main Street
Irvine, CA 92614

DATE: 08/12/2025

100685

PAY TO: Quality Windows, Inc.
THE ORDER OF: Three Hundred Ninety-Five Dollars and Forty Cents

\$ 395.40 DOLLARS

memo: inv-27619

#100685# 1222260031 20123571#

#100685 08/26/2025 \$395.40

19324081

08/25/2025 02:13 PM PDT 0007011235

00014811582041812890007 USB >0910000022<

08/25/2025 02:13 PM PDT 304962304800035

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

Sunwest Bank
2950 Main Street
Irvine, CA 92614

DATE: 08/12/2025

100686

PAY TO: Quality Windows, Inc.
THE ORDER OF: Two Hundred Twenty-Five Dollars and Seventy-Six Cents

\$ 225.76 DOLLARS

memo: inv-27675

#100686# 1222260031 20123571#

#100686 08/26/2025 \$225.76

19324082

08/25/2025 02:13 PM PDT 0007011236

00014811582041812890007 USB >0910000022<

08/25/2025 02:13 PM PDT 304962304800036

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

Sunwest Bank
2950 Main Street
Irvine, CA 92614

DATE: 08/12/2025

100687

PAY TO: Quality Windows, Inc.
THE ORDER OF: Four Hundred Eighty-One Dollars and Eighty-One Cents

\$ 481.81 DOLLARS

memo: inv-27759

#100687# 1222260031 20123571#

#100687 08/26/2025 \$481.81

19324083

08/25/2025 02:13 PM PDT 0007011237

00014811582041812890007 USB >0910000022<

08/25/2025 02:13 PM PDT 304962304800037

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

Sunwest Bank
2950 Main Street
Irvine, CA 92614

DATE: 08/12/2025

100688

PAY TO: Quality Windows, Inc.
THE ORDER OF: Three Hundred Twenty-Three Dollars and Fifty-One Cents

\$ 323.51 DOLLARS

memo: inv-27740

#100688# 1222260031 20123571#

#100688 08/26/2025 \$323.51

19324084

08/25/2025 02:13 PM PDT 0007011238

00014811582041812890007 USB >0910000022<

08/25/2025 02:13 PM PDT 304962304800038

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100689
DATE: 08/12/2025

PAY TO THE ORDER OF Quality Windows, Inc.
Four Hundred Twenty-Six Dollars and Sixty-Six Cents

\$ 426.66 DOLLARS

memo: INV 27815

#100689 08/26/2025 \$426.66

19324085

08/25/2025 02:13 PM PDT 0007011259

00014811592041612990007 USB *091000022*

08/25/2025 02:13 PM PDT 304982304800036

US BANK
12235821
QUALITY WINDOWS, INC.
15000161299

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100690
DATE: 08/12/2025

PAY TO THE ORDER OF Quality Windows, Inc.
Two Hundred Twenty-Five Dollars and Seventy-Six Cents

\$ 225.76 DOLLARS

memo: INV 37866

#100690 08/26/2025 \$225.76

19324086

08/25/2025 02:13 PM PDT 0007011258

00014811592041612990007 USB *091000022*

08/25/2025 02:13 PM PDT 304982304800040

US BANK
12235821
QUALITY WINDOWS, INC.
15000161299

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100691
DATE: 08/12/2025

PAY TO THE ORDER OF Quality Windows, Inc.
Two Hundred Thirty-Seven Dollars and Forty-Three Cents

\$ 237.43 DOLLARS

memo: INV 26058

#100691 08/26/2025 \$237.43

19324087

08/25/2025 02:13 PM PDT 0007011241

00014811592041612990007 USB *091000022*

08/25/2025 02:13 PM PDT 304982304800041

US BANK
12235821
QUALITY WINDOWS, INC.
15000161299

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100692
DATE: 08/12/2025

PAY TO THE ORDER OF Quality Windows, Inc.
Five Thousand Five Hundred Thirty-Nine Dollars and Fifty-Six Cents

\$ 5,539.56 DOLLARS

memo: INV 28167

#100692 08/26/2025 \$5,539.56

19324088

08/25/2025 02:13 PM PDT 0007011242

00014811592041612990007 USB *091000022*

08/25/2025 02:13 PM PDT 304982304800042

US BANK
12235821
QUALITY WINDOWS, INC.
15000161299

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100693
DATE: 08/12/2025

PAY TO THE ORDER OF Quality Windows, Inc.
Six Hundred Forty Dollars and Sixty-Two Cents

\$ 640.62 DOLLARS

memo: INV 28468

#100693 08/26/2025 \$640.62

19324089

08/25/2025 02:13 PM PDT 0007011243

00014811592041612990007 USB *091000022*

08/25/2025 02:13 PM PDT 304982304800043

US BANK
12235821
QUALITY WINDOWS, INC.
15000161299

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100694
DATE: 08/12/2025

PAY TO THE ORDER OF Quality Windows, Inc.
Two Hundred Twenty-Four Dollars and Eighty-Four Cents

\$ 224.84 DOLLARS

memo: INV 28558

#100694 08/26/2025 \$224.84

19324090

08/25/2025 02:13 PM PDT 0007011244

00014811592041612990007 USB *091000022*

08/25/2025 02:13 PM PDT 304982304800044

US BANK
12235821
QUALITY WINDOWS, INC.
15000161299



Statement Ending 08/29/2025

CALIFORNIA STATE UNIVERISTY

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Account Number: XXXXXX3571

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 08/12/2025

100695

PAY TO: Quality Windows, Inc. \$ 274.17

THE ORDER OF: Two Hundred Seventy-Four Dollars and Seventeen Cents

memo: inv 2691

#100695# 12222260031 201223571

#100695 08/26/2025 \$274.17

19324091

08/26/2025 02:13 PM PDT 000701246

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08/26/2025 02:13 PM PDT 304982304600045

US BANK
122235821
QUALITY WINDOWS INC
158204181279

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 08/12/2025

100696

PAY TO: Quality Windows, Inc. \$ 1,324.63

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

memo: inv 2816

#100696# 12222260031 201223571

#100696 08/26/2025 \$1,324.63

19324092

08/26/2025 02:13 PM PDT 000701246

00014811582041812890007 USB >0910000224

08/26/2025 02:13 PM PDT 304982304600045

US BANK
122235821
QUALITY WINDOWS INC
158204181279

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 08/12/2025

100697

PAY TO: Quality Windows, Inc. \$ 224.84

THE ORDER OF: Two Hundred Twenty-Four Dollars and Eighty-Four Cents

memo: inv 2728

#100697# 12222260031 201223571

#100697 08/26/2025 \$224.84

19324093

08/26/2025 02:13 PM PDT 000701247

00014811582041812890007 USB >0910000224

08/26/2025 02:13 PM PDT 304982304600047

US BANK
122235821
QUALITY WINDOWS INC
158204181279

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 08/12/2025

100698

PAY TO: Quality Windows, Inc. \$ 224.84

THE ORDER OF: Two Hundred Twenty-Four Dollars and Eighty-Four Cents

memo: inv 29162

#100698# 12222260031 201223571

#100698 08/26/2025 \$224.84

19324094

08/26/2025 02:13 PM PDT 000701248

00014811582041812890007 USB >0910000224

08/26/2025 02:13 PM PDT 304982304600048

US BANK
122235821
QUALITY WINDOWS INC
158204181279

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 08/18/2025

100701

PAY TO: Leisure Creations \$ 1,625.54

THE ORDER OF: One Thousand Six Hundred Twenty-Five Dollars and Fifty-Four Cents

memo: inv 0059351

#100701# 12222260031 201223571

#100701 08/28/2025 \$1,625.54

19324095

08/28/2025 02:22:15:00
09/28/2025 09:01

#000659050008 8/27/2025 10:34:13 AM

Aug 27 2025
10:13 030991

US BANK
122235821
QUALITY WINDOWS INC
158204181279

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 08/18/2025

100702

PAY TO: Vega Cleaning Service Inc. \$ 1,280.00

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

memo: inv 1326

#100702# 12222260031 201223571

#100702 08/27/2025 \$1,280.00

19324096

08/27/2025 02:13 PM PDT 000701249

00014811582041812890007 USB >0910000224

08/27/2025 02:13 PM PDT 304982304600049

US BANK
122235821
QUALITY WINDOWS INC
158204181279

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

Sumwest Bank
2000 Main Street
Irvine, CA 92614

100703
DATE: 08/18/2025

PAY TO Vega Cleaning Service Inc.
THE ORDER OF Three Thousand Six Hundred Fifty Dollars and Zero Cents
\$ 3,650.00
DOLLARS

memo: inv 1325

#100703 08/27/2025 \$3,650.00

BOA CC:3180000912 CashID:740 Date:08/26/25 Seq#:0006
CompletionID:23456565162300 DocumentID:00424120 Trace#:1606
LTIPS: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

Sumwest Bank
2000 Main Street
Irvine, CA 92614

100704
DATE: 08/18/2025

PAY TO Vega Cleaning Service Inc.
THE ORDER OF Three Hundred Dollars and Zero Cents
\$ 300.00
DOLLARS

memo: inv 1327

#100704 08/27/2025 \$300.00

BOA CC:3180000912 CashID:740 Date:08/26/25 Seq#:0007
CompletionID:23456565162300 DocumentID:00424120 Trace#:1606
LTIPS: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

Sumwest Bank
2000 Main Street
Irvine, CA 92614

100705
DATE: 08/18/2025

PAY TO Gothic Landscape Maintenance Division
THE ORDER OF Twenty-Nine Thousand Seven Hundred Dollars and Zero Cents
\$ 29,700.00
DOLLARS

memo: A01 UNB9741 inv 395023

#100705 08/26/2025 \$29,700.00

19365785

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

Sumwest Bank
2000 Main Street
Irvine, CA 92614

100706
DATE: 08/18/2025

PAY TO Southern California Edison Co.
THE ORDER OF Three Thousand Five Hundred Sixty-Two Dollars and Fifty Cents
\$ 3,562.50
DOLLARS

memo: A01 60000131705 inv 581125 00192186

#100706 08/29/2025 \$3,562.50

19365785

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

Sumwest Bank
2000 Main Street
Irvine, CA 92614

100708
DATE: 08/18/2025

PAY TO Precision Concrete Cutting
THE ORDER OF Thirty-Eight Thousand Five Hundred Sixty-Two Dollars and Sixteen Cents
\$ 38,562.16
DOLLARS

memo: inv USC0122501

#100708 08/28/2025 \$38,562.16

19365785

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

Sumwest Bank
2000 Main Street
Irvine, CA 92614

100709
DATE: 08/19/2025

PAY TO Ryecon
THE ORDER OF One Thousand Nine Hundred Sixteen Dollars and Eighty-Nine Cents
\$ 1,916.89
DOLLARS

memo: inv PS10012853

#100709 08/29/2025 \$1,916.89

08/27/2025 31002783 51

2011027272
Bank: American Bank
20241920
PRODUCT BY ACCT OF NEWLY PAID PAYEE

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
08/31/2025

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 August 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%	\$328,973.66	\$367,662.15
TOTAL			\$328,973.66	\$367,662.15

DETAILED ACCOUNT OVERVIEW

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

Account Summary - Demand			
Statement Period	8/1-8/31/2025	Average Daily Balance	\$388,451.61
Previous Period Ending Balance	\$328,973.66	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	227,691.85	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(189,003.36)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance		\$367,662.15	

Account Transaction Detail

Date	Activity Type	Amount	Balance
08/01/2025	Deposit	\$1,767.35	\$330,741.01
08/04/2025	Withdrawal	(58,863.11)	271,877.90
08/05/2025	Deposit	3,592.99	275,470.89
08/06/2025	Deposit	8,769.77	284,240.66
08/07/2025	Deposit	7,168.12	291,408.78
08/08/2025	Deposit	6,549.45	297,958.23
08/11/2025	Deposit	4,007.20	301,965.43
08/12/2025	Deposit	2,667.19	304,632.62
08/13/2025	Deposit	184,418.57	489,051.19
08/14/2025	Withdrawal	(3,612.85)	485,438.34
08/15/2025	Deposit	1,254.01	486,692.35
08/18/2025	Withdrawal	(3,572.46)	483,119.89
08/19/2025	Withdrawal	(36,510.63)	446,609.26
08/20/2025	Deposit	1,822.08	448,431.34
08/21/2025	Deposit	575.03	449,006.37
08/22/2025	Withdrawal	(780.23)	448,226.14
08/25/2025	Deposit	2,045.86	450,272.00
08/26/2025	Deposit	1,821.60	452,093.60
08/27/2025	Withdrawal	(45,438.88)	406,654.72
08/28/2025	Deposit	1,232.63	407,887.35
08/29/2025	Withdrawal	(40,225.20)	367,662.15

Summary of Balances as of August 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Comerica Bank	Dallas, TX	983	\$247,000.00
Raymond James Bank	St. Petersburg, FL	33893	120,662.15



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

07/01/2025 through 07/31/2025

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on Jul 31 (\$)	Value on Jul 31 (\$)	Average Cost Amount (\$)	Cumulative Change In Value (\$)
CSU CHANNEL ISLANDS SITE AUTHORITY						
CalTRUST Short Term Fund		317,816.735	10.05	3,194,058.19	3,188,255.28	5,802.91
CalTRUST Medium Term Fund		542,153.862	9.86	5,345,637.08	5,283,288.89	62,348.19
CalTRUST Liquidity Fund		1,598,955.870	1.00	1,598,955.87	1,598,955.87	0.00
Total For Account -				10,138,651.14		
CSU CHANNEL ISLANDS TOWNHOUSE						
CalTRUST Short Term Fund		54,278.229	10.05	545,496.20	546,045.03	(548.83)
CalTRUST Medium Term Fund		161,803.802	9.86	1,595,385.49	1,629,531.23	(34,145.74)
CalTRUST Liquidity Fund		719,811.600	1.00	719,811.60	719,811.60	0.00
Total For Account -				2,860,693.29		
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE						
CalTRUST Short Term Fund		17,367.287	10.05	174,541.23	174,810.84	(269.61)
CalTRUST Medium Term Fund		110,214.019	9.86	1,086,710.23	1,103,497.45	(16,787.22)
CalTRUST Liquidity Fund		450,242.040	1.00	450,242.04	450,242.04	0.00
Total For Account -				1,711,493.50		
CSU CHANNEL ISLANDS SINGLE FAMILY						
CalTRUST Short Term Fund		1,255.665	10.05	12,619.43	12,638.95	(19.52)
CalTRUST Medium Term Fund		8,781.337	9.86	86,583.98	87,627.44	(1,043.46)
CalTRUST Liquidity Fund		27,002.540	1.00	27,002.54	27,002.54	0.00
Total For Account -				126,205.95		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 TOWNHOMES						
CalTRUST Medium Term Fund		3,942.515	9.86	38,873.20	38,864.16	9.04
Total For Account -				38,873.20		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 SINGLE FAMILY						
CalTRUST Medium Term Fund		796.209	9.86	7,850.62	7,848.50	2.12
Total For Account -				7,850.62		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 CAM						
CalTRUST Medium Term Fund		19,192.925	9.86	189,242.24	189,200.27	41.97
Total For Account -				189,242.24		
Portfolios Total value as of 07/31/2025				15,073,009.94		

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	07/01/2025			316,687.530	10.07	3,189,043.43		
Accrual Income Div Reinvestment	07/31/2025	11,348.51	1,129.205	317,816.735	10.05	3,194,058.19	0.00	0.00
Change in Value						(6,333.75)		
Closing Balance as of	Jul 31			317,816.735	10.05	3,194,058.19		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	07/01/2025			54,085.378	10.07	544,639.76		
Accrual Income Div Reinvestment	07/31/2025	1,938.15	192.851	54,278.229	10.05	545,496.20	0.00	0.00
Change in Value						(1,081.71)		
Closing Balance as of	Jul 31			54,278.229	10.05	545,496.20		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	07/01/2025			17,305.581	10.07	174,267.20		
Accrual Income Div Reinvestment	07/31/2025	620.15	61.706	17,367.287	10.05	174,541.23	0.00	0.00
Change in Value						(346.12)		
Closing Balance as of	Jul 31			17,367.287	10.05	174,541.23		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	07/01/2025			1,251.203	10.07	12,599.61		
Accrual Income Div Reinvestment	07/31/2025	44.84	4.462	1,255.665	10.05	12,619.43	0.00	0.00
Change in Value						(25.02)		
Closing Balance as of	Jul 31			1,255.665	10.05	12,619.43		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY Account Number: [REDACTED]								
Beginning Balance	07/01/2025			540,317.692	9.90	5,349,145.15		
Accrual Income Div Reinvestment	07/31/2025	18,104.64	1,836.170	542,153.862	9.86	5,345,637.08	0.00	0.00
Change in Value						(21,612.71)		
Closing Balance as of	Jul 31			542,153.862	9.86	5,345,637.08		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	07/01/2025			161,255.804	9.90	1,596,432.46		
Accrual Income Div Reinvestment	07/31/2025	5,403.26	547.998	161,803.802	9.86	1,595,385.49	0.00	0.00
Change in Value						(6,450.23)		
Closing Balance as of	Jul 31			161,803.802	9.86	1,595,385.49		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	07/01/2025			109,840.745	9.90	1,087,423.38		
Accrual Income Div Reinvestment	07/31/2025	3,680.48	373.274	110,214.019	9.86	1,086,710.23	0.00	0.00
Change in Value						(4,393.63)		
Closing Balance as of	Jul 31			110,214.019	9.86	1,086,710.23		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	07/01/2025			8,751.597	9.90	86,640.81		
Accrual Income Div Reinvestment	07/31/2025	293.24	29.740	8,781.337	9.86	86,583.98	0.00	0.00
Change in Value						(350.07)		
Closing Balance as of	Jul 31			8,781.337	9.86	86,583.98		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 TOWNHOMES Account Number: [REDACTED]								
Beginning Balance	07/01/2025			3,929.162	9.90	38,898.70		
Accrual Income Div Reinvestment	07/31/2025	131.66	13.353	3,942.515	9.86	38,873.20	0.00	0.00
Change in Value						(157.16)		
Closing Balance as of	Jul 31			3,942.515	9.86	38,873.20		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	07/01/2025			793.512	9.90	7,855.77		
Accrual Income Div Reinvestment	07/31/2025	26.59	2.697	796.209	9.86	7,850.62	0.00	0.00
Change in Value						(31.74)		
Closing Balance as of	Jul 31			796.209	9.86	7,850.62		

DETAIL OF TRANSACTION ACTIVITY

Activity Description	Activity Date	Amount (\$)	Amount in Shares	Balance in Shares	Price per Share (\$)	Balance (\$)	Average Cost Amt (\$)	Realized Gain/(Loss) (\$)
CalTRUST Medium Term Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY ANACA		Account Number:		
				PA UG PHASE 2 CAM				
Beginning Balance	07/01/2025			19,127.922	9.90	189,366.43		
Accrual Income Div Reinvestment	07/31/2025	640.93	65.003	19,192.925	9.86	189,242.24	0.00	0.00
Change in Value						(765.12)		
Closing Balance as of	Jul 31			19,192.925	9.86	189,242.24		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY		Account Number:		
Beginning Balance	07/01/2025			1,593,046.080	1.00	1,593,046.08		
Accrual Income Div Reinvestment	07/31/2025	5,909.79	5,909.790	1,598,955.870	1.00	1,598,955.87	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jul 31			1,598,955.870	1.00	1,598,955.87		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS TOWNHOUSE		Account Number:		
Beginning Balance	07/01/2025			717,151.150	1.00	717,151.15		
Accrual Income Div Reinvestment	07/31/2025	2,660.45	2,660.450	719,811.600	1.00	719,811.60	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jul 31			719,811.600	1.00	719,811.60		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE		Account Number:		
Beginning Balance	07/01/2025			448,577.930	1.00	448,577.93		
Accrual Income Div Reinvestment	07/31/2025	1,664.11	1,664.110	450,242.040	1.00	450,242.04	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jul 31			450,242.040	1.00	450,242.04		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SINGLE FAMILY		Account Number:		
Beginning Balance	07/01/2025			26,902.740	1.00	26,902.74		
Accrual Income Div Reinvestment	07/31/2025	99.80	99.800	27,002.540	1.00	27,002.54	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jul 31			27,002.540	1.00	27,002.54		

Govt Advantage Int Ckg - State/Muni

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

**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]	\$20,829.87	\$91,909.88	\$0.00	\$112,739.75

Interest summary

Year to date interest and bonuses paid \$880.81

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	07/09	53.45	Analysis Int Earned 0625 Interest 250709
	07/15	91,856.43	Ug2 MR, LLC (Ana Avidpay 250715 Ck100413 Ref*Ck*100413*Ug2 MR LLC Anacapa Canyon\181477130
		\$91,909.88	Total electronic deposits/bank credits
		\$91,909.88	Total credits

Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
06/30	20,829.87	07/09	20,883.32	07/15	112,739.75
Average daily ledger balance		\$71,242.40			