



University Glen PROPERTY MANAGEMENT REPORT

September 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, September 16th at 3:30. Meeting minutes were reviewed by members of the BAG. The BAG's September meeting discussed the upcoming 2024-2025 budget reconciliation which is UGlen Common Area Management is to provide the 2024-2025 CAM Budget Reconciliation to CSUCI/Site Authority on September 30, 2025. 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 September 25th at 4:00 PM. The Friesen attended and participated during this CAG meeting.
 - the Homeowners Advisory Council (HAC) meeting was held on Thursday, September 18th at 6:00 PM. Friesen attended this meeting and provided a Common Area Property

Management Report for University Glen to those in attendance.

- worked with various Site Authority and CSUCI Facility Services personnel to process building permits and Site Authority authorizations for reserve spending.
- addressed individual owner's accounting issues, maintenance work order requests, parking pass and security FOB replacements, and Site Authority Casualty insurance claims; and
- disseminated various Eblast communications of interest to the owners.

Operations:

- Accounts Receivable
 - Seabreeze Management Company collaborated with community members through Eblast and direct communication with individual owners to procure the monthly maintenance rents from owners.
 - 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 August 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
 - Gothic Landscape Maintenance continued their contract work on the landscape refurbishing project at the Parkview Apartment in the amount of \$84,662.00. The Parkview Apartments' landscape refurbishing project began on Wednesday, September 10th and is scheduled to continue for s.
- Community Events:
 - On Sunday, September 21st an Artisan's Market was held at the Town Center from 11:00 AM to 4:00 PM.
- Meetings:
 - The Budget Advisory Group (BAG) met on Tuesday, September 16th at 3:30 PM

- The Homeowners Advisory Council (HAC) met on Thursday, September 18th at 6:00 PM in the Town Center Community Room and online.
- The Community Advisory Council (CAC) met on Thursday, September 25th 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
 - During September, 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 was filed to procure reimbursement for expenses which the Ground Sublease states the attached units are required to maintain in common.
- Notifications:
 - Notification of the HAC meeting on Thursday, September 18th at 6:00 PM was sent to owners via Eblast. The notification included the Agenda for the HAC's meeting.
 - The flyer for the Artisan Market on September 21st was sent via eblast several times to the community.
- Work Orders
 - The following is a list by CINC category of the work orders (WO) placed during the month of September:
10 WO submitted via Seabreeze Portal (CINC).
35 WO submitted via Text.
45 Total Work Orders

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

[illegible]

University Glen -- Work Orders from September 2025

	Created Date	WorkOrder	Address1	Status	Description	WO Type	Notes
1	09/02/2025	73976	327 E. Platt's Harbor Drive	Closed	Repair/Replace garage door	Garage Door	Owner reports garage door is not functioning properly,
2	09/02/2025	74028	316 Smuggler's Cove	Closed	window repairs	Windows	owner reports windows needing to be repaired.
3	09/03/2025	74199	202 Anacapa Island Drive	Closed	broken irrigation line	Irrigation	Owner reported irrigation line appears to be leaking at the curb on
4	09/04/2025	74368	205 Channel Islands Drive	Closed	Termites	Miscellaneous	We have recently noticed flying termites in our townhouse.
5	09/04/2025	74369	205 Channel Islands Drive	Closed	CAT	Miscellaneous	Feral cats are using the dirt outside of our front patio - 3 locations
6	09/04/2025	74460	326 E. Platt's Harbor Drive	Closed	Owner reports garage door issues	Garage Door	Owner reports issues with their garage door. They understand
10	09/24/2025	76318	201 Smuggler's Cove	Pending	Owner reports garage door issue	Garage Door	Please refer to the email attachment of evidence.
7	09/30/2025	76804	334 E. Twin Harbor Drive	Closed	BILLING ERROR BY SEABREEZE MANAGEMENT	Miscellaneous	Looks like there could be some termite damage on my garage
8	09/30/2025	76819	332 E. Twin Harbor Drive	Closed	Termite damage?	Miscellaneous	can you please request the mower to take little more care in
9	09/30/2025	76844	334 E. Twin Harbor Drive	Closed	MOWING LAWN: 334 Twin Harbor/336 Twin	Miscellaneous	owner reports an issue with his garage door. Please review and

Balance Sheet Comparative - Combined

University Glen (Cal State University Channel Island Site Authority)

End Date: 09/30/2025

		Current Balance at 9/30/2025	Prior Month Balance at 08/31/2025	Change
Assets				
CASH - OPERATING				
01-1001-00	Sunwest - Operating - 3571 (Not in use)	\$ -	\$ 573,437.80	\$ (573,437.80)
01-1003-00	Sunwest Oper - Acct 2137	617,374.43	-	617,374.43
Total CASH - OPERATING:		\$ 617,374.43	\$ 573,437.80	\$ 43,936.63
ACCOUNTS RECEIVABLE				
12-1280-00	Accounts Receivable	\$ 37,664.83	\$ 43,067.29	\$ (5,402.46)
12-1281-00	A/R-Miscellaneous	2,172.73	2,172.73	-
Total ACCOUNTS RECEIVABLE:		\$ 39,837.56	\$ 45,240.02	\$ (5,402.46)
OTHER ASSETS				
13-1300-00	Prepaid Insurance	\$ 38,121.07	\$ 42,356.75	\$ (4,235.68)
Total OTHER ASSETS:		\$ 38,121.07	\$ 42,356.75	\$ (4,235.68)
Total Assets:		\$ 695,333.06	\$ 661,034.57	\$ 34,298.49
Liabilities & Equity				
ACCOUNTS PAYABLE				
20-2001-00	Prepaid Dues	\$ 18,761.43	\$ 22,616.50	\$ (3,855.07)
Total ACCOUNTS PAYABLE:		\$ 18,761.43	\$ 22,616.50	\$ (3,855.07)
RESERVES				
40-4000-00	Reserve Liability	\$ 16,750.77	\$ (31,804.82)	\$ 48,555.59
Total RESERVES:		\$ 16,750.77	\$ (31,804.82)	\$ 48,555.59
EQUITY				
49-4998-00	Prior Year Equity	\$ 378,001.19	\$ 510,889.17	\$ (132,887.98)
Total EQUITY:		\$ 378,001.19	\$ 510,889.17	\$ (132,887.98)
Net Income / (Loss)		\$ 281,819.67	\$ 159,333.72	\$ 122,485.95
Total Liabilities & Equity:		\$ 695,333.06	\$ 661,034.57	\$ 34,298.49

Income Statement

University Glen (Cal State University Channel Island Site Authority)

From 09/01/2025 to 09/30/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
TOTAL OPERATING INCOME	\$ 258,691.73	\$ 258,631.67	\$ 60.06	\$775,885.19	\$775,895.01	(\$9.82)	\$3,103,580.00
TOTAL INCOME	\$ 258,691.73	\$258,631.67	\$ 60.06	\$775,885.19	\$775,895.01	(\$ 9.82)	\$3,103,580.00
EXPENSES AND RESERVE FUNDING							
TOTAL ADMINISTRATION	\$ 17,656.15	\$ 19,976.08	\$ 2,319.93	\$ 53,344.59	\$ 59,928.24	\$6,583.65	\$239,713.00
TOTAL PROPERTY PROTECTION	\$ 7,966.67	\$ 7,966.67	\$ -	\$ 15,933.34	\$ 23,900.01	\$7,966.67	\$ 95,600.00
TOTAL LANDSCAPE	\$ 1,455.00	\$ 37,666.66	\$ 36,211.66	\$ 65,065.65	\$112,999.98	\$47,934.33	\$452,000.00
TOTAL COMMON AREA MAINTENANCE	\$ 22,219.65	\$ 23,044.35	\$ 824.70	\$ 92,128.73	\$ 69,133.05	(\$22,995.68)	\$276,532.00
TOTAL TOWNHOUSE MAINTENANCE	\$ 5,811.85	\$ 7,337.49	\$ 1,525.64	\$ 9,902.30	\$ 22,012.47	\$12,110.17	\$ 88,050.00
TOTAL UTILITIES	\$ 22,426.78	\$ 85,837.00	\$ 63,410.22	\$ 81,681.87	\$257,511.00	\$175,829.13	\$1,030,044.00
TOTAL INSURANCE	\$ 4,235.68	\$ 22,369.42	\$ 18,133.74	\$ 12,707.04	\$ 67,108.26	\$54,401.22	\$268,433.00
TOTAL RESERVE ALLOCATION	\$ 54,434.00	\$ 54,434.00	\$ -	\$163,302.00	\$163,302.00	\$0.00	\$653,208.00
TOTAL DISBURSEMENTS	\$ 136,205.78	\$258,631.67	\$ 122,425.89	\$494,065.52	\$775,895.01	\$281,829.49	\$3,103,580.00
	\$ 122,485.95	\$ 0.00	\$ 122,485.95	\$281,819.67	\$ 0.00	\$281,819.67	\$ 0.00
NET INCREASE (DECREASE)	\$ 122,485.95	\$ 0.00	\$ 122,485.95	\$281,819.67	\$ 0.00	\$281,819.67	\$ 0.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 09/01/2025 to 09/30/2025

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	\$345,018.00	\$345,018.00	\$0.00	\$1,380,072.00
5013-00 Single family homes	\$23,095.44	\$23,095.42	\$0.02	\$69,286.32	\$69,286.26	\$0.06	\$277,145.00
5015-00 Apartment Assessment	\$120,530.29	\$120,530.25	\$0.04	\$361,590.87	\$361,590.75	\$0.12	\$1,446,363.00
5023-00 Bank Return Check/NSF Fees	\$60.00	\$0.00	\$60.00	\$65.00	\$0.00	\$65.00	\$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	\$258,691.73	\$258,631.67	\$60.06	\$775,885.19	\$775,895.01	(\$9.82)	\$3,103,580.00
TOTAL OPERATING INCOME	\$258,691.73	\$258,631.67	\$60.06	\$775,885.19	\$775,895.01	(\$9.82)	\$3,103,580.00
OPERATING EXPENSE							
ADMINISTRATION							
6015-00 Reserve Study	\$0.00	\$526.08	\$526.08	\$0.00	\$1,578.24	\$1,578.24	\$6,313.00
6035-00 Mgmt Billback - Office & Postage	\$1,317.64	\$1,000.00	(\$317.64)	\$3,044.65	\$3,000.00	(\$44.65)	\$12,000.00
6036-00 Office Telephone/WiFi	\$0.00	\$325.00	\$325.00	\$0.00	\$975.00	\$975.00	\$3,900.00
6037-00 Onsite Mgmt-Contingency	\$0.00	\$816.67	\$816.67	\$0.00	\$2,450.01	\$2,450.01	\$9,800.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$15,287.52	\$15,375.00	\$87.48	\$46,262.36	\$46,125.00	(\$137.36)	\$184,500.00
6041-00 Office Rent & Maintenance	\$534.85	\$543.33	\$8.48	\$1,604.55	\$1,629.99	\$25.44	\$6,520.00
6045-00 Records Storage	\$0.00	\$40.00	\$40.00	\$0.00	\$120.00	\$120.00	\$480.00
6085-00 Misc Admin (Office Supplies/Cellphone)	\$516.14	\$516.67	\$0.53	\$2,433.03	\$1,550.01	(\$883.02)	\$6,200.00
6090-00 Parking Management	\$0.00	\$833.33	\$833.33	\$0.00	\$2,499.99	\$2,499.99	\$10,000.00
TOTAL ADMINISTRATION	\$17,656.15	\$19,976.08	\$2,319.93	\$53,344.59	\$59,928.24	\$6,583.65	\$239,713.00
PROPERTY PROTECTION							
6320-00 Security Services	\$7,966.67	\$7,966.67	\$0.00	\$15,933.34	\$23,900.01	\$7,966.67	\$95,600.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.67	\$0.00	\$15,933.34	\$23,900.01	\$7,966.67	\$95,600.00
LANDSCAPE							
6405-00 Landscape Contract	\$0.00	\$29,833.33	\$29,833.33	\$61,788.00	\$89,499.99	\$27,711.99	\$358,000.00
6420-00 Irrigation Repairs	\$1,455.00	\$2,833.33	\$1,378.33	\$3,277.65	\$8,499.99	\$5,222.34	\$34,000.00
6425-00 Tree Maintenance	\$0.00	\$5,000.00	\$5,000.00	\$0.00	\$15,000.00	\$15,000.00	\$60,000.00
TOTAL LANDSCAPE	\$1,455.00	\$37,666.66	\$36,211.66	\$65,065.65	\$112,999.98	\$47,934.33	\$452,000.00

Income Statement - Operating
University Glen (Cal State University Channel Island Site Authority)
From 09/01/2025 to 09/30/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
COMMON AREA MAINTENANCE							
6509-00 Plumbing Repair (Common Area)	\$0.00	\$166.67	\$166.67	\$700.00	\$500.01	(\$199.99)	\$2,000.00
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$1,620.03	\$1,291.67	(\$328.36)	\$3,431.53	\$3,875.01	\$443.48	\$15,500.00
6532-00 Tot Lot Inspection	\$0.00	\$100.00	\$100.00	\$0.00	\$300.00	\$300.00	\$1,200.00
6534-00 Roof Repairs (Common Area)	\$0.00	\$166.67	\$166.67	\$0.00	\$500.01	\$500.01	\$2,000.00
6543-00 Pet Waste Supplies	\$0.00	\$683.33	\$683.33	\$0.00	\$2,049.99	\$2,049.99	\$8,200.00
6550-00 Janitorial Service	\$7,680.00	\$5,596.00	(\$2,084.00)	\$17,880.00	\$16,788.00	(\$1,092.00)	\$67,152.00
6553-00 Common Area Maintenance	\$1,535.00	\$1,400.00	(\$135.00)	\$5,635.00	\$4,200.00	(\$1,435.00)	\$16,800.00
6554-00 Common Area Supplies	\$1,906.62	\$740.00	(\$1,166.62)	\$4,569.66	\$2,220.00	(\$2,349.66)	\$8,880.00
6555-00 Pest Control (Pest & Gopher)	\$305.00	\$2,650.00	\$2,345.00	\$3,105.00	\$7,950.00	\$4,845.00	\$31,800.00
6570-00 Pool/Fountain Contract Services	\$5,700.00	\$3,266.67	(\$2,433.33)	\$8,900.00	\$9,800.01	\$900.01	\$39,200.00
6572-00 Pool/Fountain Extras	\$3,473.00	\$2,250.00	(\$1,223.00)	\$7,539.63	\$6,750.00	(\$789.63)	\$27,000.00
6588-00 Fitness Equipment	\$0.00	\$666.67	\$666.67	\$1,805.75	\$2,000.01	\$194.26	\$8,000.00
6590-00 Sidewalk Trip Hazard Project (Annual)	\$0.00	\$3,416.67	\$3,416.67	\$38,562.16	\$10,250.01	(\$28,312.15)	\$41,000.00
6595-00 Misc Maintenance (DG Path Repairs)	\$0.00	\$400.00	\$400.00	\$0.00	\$1,200.00	\$1,200.00	\$4,800.00
6596-00 Common Area Maint Contingency	\$0.00	\$250.00	\$250.00	\$0.00	\$750.00	\$750.00	\$3,000.00
TOTAL COMMON AREA MAINTENANCE	\$22,219.65	\$23,044.35	\$824.70	\$92,128.73	\$69,133.05	(\$22,995.68)	\$276,532.00
TOWNHOUSE MAINTENANCE							
6627-00 Lighting - Townhomes Sconce Repairs	\$2,860.85	\$2,333.33	(\$527.52)	\$5,001.94	\$6,999.99	\$1,998.05	\$28,000.00
6630-00 Windows & Doors	\$2,401.00	\$833.33	(\$1,567.67)	\$3,736.00	\$2,499.99	(\$1,236.01)	\$10,000.00
6633-00 Roofing/Waterproofing (Townhomes)	\$0.00	\$666.67	\$666.67	\$0.00	\$2,000.01	\$2,000.01	\$8,000.00
6638-00 Gutter Cleaning	\$0.00	\$750.00	\$750.00	\$0.00	\$2,250.00	\$2,250.00	\$9,000.00
6640-00 Fencing/Trash Enclosure/Gates	\$375.00	\$625.00	\$250.00	\$525.00	\$1,875.00	\$1,350.00	\$7,500.00
6645-00 Plumbing (Townhouse)	\$0.00	\$333.33	\$333.33	\$379.36	\$999.99	\$620.63	\$4,000.00
6650-00 Garage Doors	\$175.00	\$200.00	\$25.00	\$260.00	\$600.00	\$340.00	\$2,400.00
6655-00 Pest Control/Termites	\$0.00	\$145.83	\$145.83	\$0.00	\$437.49	\$437.49	\$1,750.00
6660-00 Heaters	\$0.00	\$133.33	\$133.33	\$0.00	\$399.99	\$399.99	\$1,600.00
6665-00 Stucco Drywall Repair	\$0.00	\$400.00	\$400.00	\$0.00	\$1,200.00	\$1,200.00	\$4,800.00
6670-00 Dryer Vent Cleaning	\$0.00	\$916.67	\$916.67	\$0.00	\$2,750.01	\$2,750.01	\$11,000.00
TOTAL TOWNHOUSE MAINTENANCE	\$5,811.85	\$7,337.49	\$1,525.64	\$9,902.30	\$22,012.47	\$12,110.17	\$88,050.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 09/01/2025 to 09/30/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
UTILITIES							
6700-00 Water - Reclaimed (Landscape)	\$1,189.42	\$6,643.50	\$5,454.08	\$1,189.42	\$19,930.50	\$18,741.08	\$79,722.00
6701-00 Water-(Potable/Common Area Pools)	\$983.31	\$14,852.00	\$13,868.69	\$983.31	\$44,556.00	\$43,572.69	\$178,224.00
6702-00 Sewer	\$0.00	\$21,031.50	\$21,031.50	\$0.00	\$63,094.50	\$63,094.50	\$252,378.00
6703-00 Water/Sewer Infrastructrue Fee	\$0.00	\$8,080.75	\$8,080.75	\$0.00	\$24,242.25	\$24,242.25	\$96,969.00
6705-00 Electricity	\$10,088.59	\$9,757.50	(\$331.09)	\$26,061.73	\$29,272.50	\$3,210.77	\$117,090.00
6710-00 Gas	\$1,788.57	\$3,361.50	\$1,572.93	\$5,917.14	\$10,084.50	\$4,167.36	\$40,338.00
6720-00 Cable/Telephone	\$470.69	\$325.00	(\$145.69)	\$1,851.97	\$975.00	(\$876.97)	\$3,900.00
6725-00 Trash Removal	\$7,906.20	\$20,360.00	\$12,453.80	\$45,678.30	\$61,080.00	\$15,401.70	\$244,320.00
6730-00 Trash Extras	\$0.00	\$1,425.25	\$1,425.25	\$0.00	\$4,275.75	\$4,275.75	\$17,103.00
TOTAL UTILITIES	\$22,426.78	\$85,837.00	\$63,410.22	\$81,681.87	\$257,511.00	\$175,829.13	\$1,030,044.00
INSURANCE							
6800-00 Insurance Master Policy	\$0.00	\$14,127.75	\$14,127.75	\$0.00	\$42,383.25	\$42,383.25	\$169,533.00
6810-00 Earthquake Insurance	\$4,235.68	\$8,241.67	\$4,005.99	\$12,707.04	\$24,725.01	\$12,017.97	\$98,900.00
TOTAL INSURANCE	\$4,235.68	\$22,369.42	\$18,133.74	\$12,707.04	\$67,108.26	\$54,401.22	\$268,433.00
RESERVE ALLOCATION							
9005-00 Reserves-Common Space	\$28,000.00	\$28,000.00	\$0.00	\$84,000.00	\$84,000.00	\$0.00	\$336,000.00
9008-00 Reserves-Single Family	\$1,400.00	\$1,400.00	\$0.00	\$4,200.00	\$4,200.00	\$0.00	\$16,800.00
9009-00 Reserves-Townhouse	\$25,034.00	\$25,034.00	\$0.00	\$75,102.00	\$75,102.00	\$0.00	\$300,408.00
TOTAL RESERVE ALLOCATION	\$54,434.00	\$54,434.00	\$0.00	\$163,302.00	\$163,302.00	\$0.00	\$653,208.00
TOTAL OPERATING EXPENSE	\$136,205.78	\$258,631.67	\$122,425.89	\$494,065.52	\$775,895.01	\$281,829.49	\$3,103,580.00
Net Income:	\$122,485.95	\$0.00	\$122,485.95	\$281,819.67	\$0.00	\$281,819.67	\$0.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 09/30/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
OPERATING INCOME														
OPERATING INCOME														
5010-00 Townhomes Assessments														
Budget	115,006.00	115,006.00	115,006.00	-	-	-	-	-	-	-	-	-	345,018.00	1,380,072.00
Actual	115,006.00	115,006.00	115,006.00	-	-	-	-	-	-	-	-	-	345,018.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5013-00 Single family homes														
Budget	23,095.42	23,095.42	23,095.42	-	-	-	-	-	-	-	-	-	69,286.26	277,145.00
Actual	23,095.44	23,095.44	23,095.44	-	-	-	-	-	-	-	-	-	69,286.32	
Variance	0.02	0.02	0.02	-	-	-	-	-	-	-	-	-	0.06	
5015-00 Apartment Assessment														
Budget	120,530.25	120,530.25	120,530.25	-	-	-	-	-	-	-	-	-	361,590.75	1,446,363.00
Actual	120,530.29	120,530.29	120,530.29	-	-	-	-	-	-	-	-	-	361,590.87	
Variance	0.04	0.04	0.04	-	-	-	-	-	-	-	-	-	0.12	
5023-00 Bank Return Check/NSF Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	(25.00)	30.00	60.00	-	-	-	-	-	-	-	-	-	65.00	
Variance	(25.00)	30.00	60.00	-	-	-	-	-	-	-	-	-	65.00	
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	258,631.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	775,895.01	3,103,580.00
Actual	258,531.73	258,661.73	258,691.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	775,885.19	
Variance	(99.94)	30.06	60.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(9.82)	
Total OPERATING INCOME														
Budget	258,631.67	258,631.67	258,631.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	775,895.01	3,103,580.00
Actual	258,531.73	258,661.73	258,691.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	775,885.19	
Variance	(99.94)	30.06	60.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(9.82)	
OPERATING EXPENSE														
ADMINISTRATION														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 09/30/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
6015-00 Reserve Study														
Budget	526.08	526.08	526.08	-	-	-	-	-	-	-	-	-	1,578.24	6,313.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	526.08	526.08	526.08	-	-	-	-	-	-	-	-	-	1,578.24	-
6035-00 Mgmt Billback - Office & Postage														
Budget	1,000.00	1,000.00	1,000.00	-	-	-	-	-	-	-	-	-	3,000.00	12,000.00
Actual	1,255.93	471.08	1,317.64	-	-	-	-	-	-	-	-	-	3,044.65	-
Variance	(255.93)	528.92	(317.64)	-	-	-	-	-	-	-	-	-	(44.65)	-
6036-00 Office Telephone/WiFi														
Budget	325.00	325.00	325.00	-	-	-	-	-	-	-	-	-	975.00	3,900.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	325.00	325.00	325.00	-	-	-	-	-	-	-	-	-	975.00	-
6037-00 Onsite Mgmt-Contingency														
Budget	816.67	816.67	816.67	-	-	-	-	-	-	-	-	-	2,450.01	9,800.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	816.67	816.67	816.67	-	-	-	-	-	-	-	-	-	2,450.01	-
6040-00 Mgmt Services & On-Site Staff Payroll														
Budget	15,375.00	15,375.00	15,375.00	-	-	-	-	-	-	-	-	-	46,125.00	184,500.00
Actual	15,487.42	15,487.42	15,287.52	-	-	-	-	-	-	-	-	-	46,262.36	-
Variance	(112.42)	(112.42)	87.48	-	-	-	-	-	-	-	-	-	(137.36)	-
6041-00 Office Rent & Maintenance														
Budget	543.33	543.33	543.33	-	-	-	-	-	-	-	-	-	1,629.99	6,520.00
Actual	534.85	534.85	534.85	-	-	-	-	-	-	-	-	-	1,604.55	-
Variance	8.48	8.48	8.48	-	-	-	-	-	-	-	-	-	25.44	-
6045-00 Records Storage														
Budget	40.00	40.00	40.00	-	-	-	-	-	-	-	-	-	120.00	480.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	40.00	40.00	40.00	-	-	-	-	-	-	-	-	-	120.00	-
6085-00 Misc Admin (Office Supplies/Cellphone)														
Budget	516.67	516.67	516.67	-	-	-	-	-	-	-	-	-	1,550.01	6,200.00
Actual	-	1,916.89	516.14	-	-	-	-	-	-	-	-	-	2,433.03	-
Variance	516.67	(1,400.22)	0.53	-	-	-	-	-	-	-	-	-	(883.02)	-
6090-00 Parking Management														
Budget	833.33	833.33	833.33	-	-	-	-	-	-	-	-	-	2,499.99	10,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	833.33	833.33	833.33	-	-	-	-	-	-	-	-	-	2,499.99	-

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
Total 60 - ADMINISTRATION														
Budget	19,976.08	19,976.08	19,976.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	59,928.24	239,713.00
Actual	17,278.20	18,410.24	17,656.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	53,344.59	
Variance	2,697.88	1,565.84	2,319.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,583.65	
PROPERTY PROTECTION														
6320-00 Security Services														
Budget	7,966.67	7,966.67	7,966.67	-	-	-	-	-	-	-	-	-	23,900.01	95,600.00
Actual	7,966.67	-	7,966.67	-	-	-	-	-	-	-	-	-	15,933.34	
Variance	-	7,966.67	-	-	-	-	-	-	-	-	-	-	7,966.67	
Total 63 - PROPERTY PROTECTION														
Budget	7,966.67	7,966.67	7,966.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,900.01	95,600.00
Actual	7,966.67	0.00	7,966.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,933.34	
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	29,833.33	-	-	-	-	-	-	-	-	-	89,499.99	358,000.00
Actual	-	61,788.00	-	-	-	-	-	-	-	-	-	-	61,788.00	
Variance	29,833.33	(31,954.67)	29,833.33	-	-	-	-	-	-	-	-	-	27,711.99	
6420-00 Irrigation Repairs														
Budget	2,833.33	2,833.33	2,833.33	-	-	-	-	-	-	-	-	-	8,499.99	34,000.00
Actual	-	1,822.65	1,455.00	-	-	-	-	-	-	-	-	-	3,277.65	
Variance	2,833.33	1,010.68	1,378.33	-	-	-	-	-	-	-	-	-	5,222.34	
6425-00 Tree Maintenance														
Budget	5,000.00	5,000.00	5,000.00	-	-	-	-	-	-	-	-	-	15,000.00	60,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	5,000.00	5,000.00	5,000.00	-	-	-	-	-	-	-	-	-	15,000.00	
Total 64 - LANDSCAPE														
Budget	37,666.66	37,666.66	37,666.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	112,999.98	452,000.00
Actual	0.00	63,610.65	1,455.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	65,065.65	
Variance	37,666.66	(25,943.99)	36,211.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47,934.33	
COMMON AREA MAINTENANCE														
6509-00 Plumbing Repair (Common Area)														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 09/30/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	166.67	166.67	166.67	-	-	-	-	-	-	-	-	-	500.01	2,000.00
Actual	550.00	150.00	-	-	-	-	-	-	-	-	-	-	700.00	
Variance	(383.33)	16.67	166.67	-	-	-	-	-	-	-	-	-	(199.99)	
6528-00 Electrical/Lighting Rpr - Common Area Bollards														
Budget	1,291.67	1,291.67	1,291.67	-	-	-	-	-	-	-	-	-	3,875.01	15,500.00
Actual	-	1,811.50	1,620.03	-	-	-	-	-	-	-	-	-	3,431.53	
Variance	1,291.67	(519.83)	(328.36)	-	-	-	-	-	-	-	-	-	443.48	
6532-00 Tot Lot Inspection														
Budget	100.00	100.00	100.00	-	-	-	-	-	-	-	-	-	300.00	1,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	100.00	100.00	100.00	-	-	-	-	-	-	-	-	-	300.00	
6534-00 Roof Repairs (Common Area)														
Budget	166.67	166.67	166.67	-	-	-	-	-	-	-	-	-	500.01	2,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	166.67	166.67	166.67	-	-	-	-	-	-	-	-	-	500.01	
6543-00 Pet Waste Supplies														
Budget	683.33	683.33	683.33	-	-	-	-	-	-	-	-	-	2,049.99	8,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	683.33	683.33	683.33	-	-	-	-	-	-	-	-	-	2,049.99	
6550-00 Janitorial Service														
Budget	5,596.00	5,596.00	5,596.00	-	-	-	-	-	-	-	-	-	16,788.00	67,152.00
Actual	6,360.00	3,840.00	7,680.00	-	-	-	-	-	-	-	-	-	17,880.00	
Variance	(764.00)	1,756.00	(2,084.00)	-	-	-	-	-	-	-	-	-	(1,092.00)	
6553-00 Common Area Maintenance														
Budget	1,400.00	1,400.00	1,400.00	-	-	-	-	-	-	-	-	-	4,200.00	16,800.00
Actual	150.00	3,950.00	1,535.00	-	-	-	-	-	-	-	-	-	5,635.00	
Variance	1,250.00	(2,550.00)	(135.00)	-	-	-	-	-	-	-	-	-	(1,435.00)	
6554-00 Common Area Supplies														
Budget	740.00	740.00	740.00	-	-	-	-	-	-	-	-	-	2,220.00	8,880.00
Actual	1,222.14	1,440.90	1,906.62	-	-	-	-	-	-	-	-	-	4,569.66	
Variance	(482.14)	(700.90)	(1,166.62)	-	-	-	-	-	-	-	-	-	(2,349.66)	
6555-00 Pest Control (Pest & Gopher)														
Budget	2,650.00	2,650.00	2,650.00	-	-	-	-	-	-	-	-	-	7,950.00	31,800.00
Actual	550.00	2,250.00	305.00	-	-	-	-	-	-	-	-	-	3,105.00	
Variance	2,100.00	400.00	2,345.00	-	-	-	-	-	-	-	-	-	4,845.00	
6570-00 Pool/Fountain Contract Services														

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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
Budget	3,266.67	3,266.67	3,266.67	-	-	-	-	-	-	-	-	-	9,800.01	39,200.00
Actual	2,550.00	650.00	5,700.00	-	-	-	-	-	-	-	-	-	8,900.00	
Variance	716.67	2,616.67	(2,433.33)	-	-	-	-	-	-	-	-	-	900.01	
6572-00 Pool/Fountain Extras														
Budget	2,250.00	2,250.00	2,250.00	-	-	-	-	-	-	-	-	-	6,750.00	27,000.00
Actual	1,602.09	2,464.54	3,473.00	-	-	-	-	-	-	-	-	-	7,539.63	
Variance	647.91	(214.54)	(1,223.00)	-	-	-	-	-	-	-	-	-	(789.63)	
6588-00 Fitness Equipment														
Budget	666.67	666.67	666.67	-	-	-	-	-	-	-	-	-	2,000.01	8,000.00
Actual	445.00	1,360.75	-	-	-	-	-	-	-	-	-	-	1,805.75	
Variance	221.67	(694.08)	666.67	-	-	-	-	-	-	-	-	-	194.26	
6590-00 Sidewalk Trip Hazard Project (Annual)														
Budget	3,416.67	3,416.67	3,416.67	-	-	-	-	-	-	-	-	-	10,250.01	41,000.00
Actual	-	38,562.16	-	-	-	-	-	-	-	-	-	-	38,562.16	
Variance	3,416.67	(35,145.49)	3,416.67	-	-	-	-	-	-	-	-	-	(28,312.15)	
6595-00 Misc Maintenance (DG Path Repairs)														
Budget	400.00	400.00	400.00	-	-	-	-	-	-	-	-	-	1,200.00	4,800.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	400.00	400.00	400.00	-	-	-	-	-	-	-	-	-	1,200.00	
6596-00 Common Area Maint Contingency														
Budget	250.00	250.00	250.00	-	-	-	-	-	-	-	-	-	750.00	3,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	250.00	250.00	250.00	-	-	-	-	-	-	-	-	-	750.00	
Total 65 - COMMON AREA MAINTENANCE														
Budget	23,044.35	23,044.35	23,044.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	69,133.05	276,532.00
Actual	13,429.23	56,479.85	22,219.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	92,128.73	
Variance	9,615.12	(33,435.50)	824.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(22,995.68)	
TOWNHOUSE MAINTENANCE														
6627-00 Lighting - Townhomes Sconce Repairs														
Budget	2,333.33	2,333.33	2,333.33	-	-	-	-	-	-	-	-	-	6,999.99	28,000.00
Actual	-	2,141.09	2,860.85	-	-	-	-	-	-	-	-	-	5,001.94	
Variance	2,333.33	192.24	(527.52)	-	-	-	-	-	-	-	-	-	1,998.05	
6630-00 Windows & Doors														
Budget	833.33	833.33	833.33	-	-	-	-	-	-	-	-	-	2,499.99	10,000.00
Actual	-	1,335.00	2,401.00	-	-	-	-	-	-	-	-	-	3,736.00	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 09/30/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	833.33	(501.67)	(1,567.67)	-	-	-	-	-	-	-	-	-	(1,236.01)	
6633-00 Roofing/Waterproofing (Townhomes)														
Budget	666.67	666.67	666.67	-	-	-	-	-	-	-	-	-	2,000.01	8,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	666.67	666.67	666.67	-	-	-	-	-	-	-	-	-	2,000.01	
6638-00 Gutter Cleaning														
Budget	750.00	750.00	750.00	-	-	-	-	-	-	-	-	-	2,250.00	9,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	750.00	750.00	750.00	-	-	-	-	-	-	-	-	-	2,250.00	
6640-00 Fencing/Trash Enclosure/Gates														
Budget	625.00	625.00	625.00	-	-	-	-	-	-	-	-	-	1,875.00	7,500.00
Actual	150.00	-	375.00	-	-	-	-	-	-	-	-	-	525.00	
Variance	475.00	625.00	250.00	-	-	-	-	-	-	-	-	-	1,350.00	
6645-00 Plumbing (Townhouse)														
Budget	333.33	333.33	333.33	-	-	-	-	-	-	-	-	-	999.99	4,000.00
Actual	379.36	-	-	-	-	-	-	-	-	-	-	-	379.36	
Variance	(46.03)	333.33	333.33	-	-	-	-	-	-	-	-	-	620.63	
6650-00 Garage Doors														
Budget	200.00	200.00	200.00	-	-	-	-	-	-	-	-	-	600.00	2,400.00
Actual	85.00	-	175.00	-	-	-	-	-	-	-	-	-	260.00	
Variance	115.00	200.00	25.00	-	-	-	-	-	-	-	-	-	340.00	
6655-00 Pest Control/Termites														
Budget	145.83	145.83	145.83	-	-	-	-	-	-	-	-	-	437.49	1,750.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	145.83	145.83	145.83	-	-	-	-	-	-	-	-	-	437.49	
6660-00 Heaters														
Budget	133.33	133.33	133.33	-	-	-	-	-	-	-	-	-	399.99	1,600.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	133.33	133.33	133.33	-	-	-	-	-	-	-	-	-	399.99	
6665-00 Stucco Drywall Repair														
Budget	400.00	400.00	400.00	-	-	-	-	-	-	-	-	-	1,200.00	4,800.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	400.00	400.00	400.00	-	-	-	-	-	-	-	-	-	1,200.00	
6670-00 Dryer Vent Cleaning														
Budget	916.67	916.67	916.67	-	-	-	-	-	-	-	-	-	2,750.01	11,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	

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Variance	916.67	916.67	916.67	-	-	-	-	-	-	-	-	-	2,750.01	
Total 66 - TOWNHOUSE MAINTENANCE														
Budget	7,337.49	7,337.49	7,337.49	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,012.47	88,050.00
Actual	614.36	3,476.09	5,811.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9,902.30	
Variance	6,723.13	3,861.40	1,525.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,110.17	
UTILITIES														
6700-00 Water - Reclaimed (Landscape)														
Budget	6,643.50	6,643.50	6,643.50	-	-	-	-	-	-	-	-	-	19,930.50	79,722.00
Actual	-	-	1,189.42	-	-	-	-	-	-	-	-	-	1,189.42	
Variance	6,643.50	6,643.50	5,454.08	-	-	-	-	-	-	-	-	-	18,741.08	
6701-00 Water-(Potable/Common Area Pools)														
Budget	14,852.00	14,852.00	14,852.00	-	-	-	-	-	-	-	-	-	44,556.00	178,224.00
Actual	-	-	983.31	-	-	-	-	-	-	-	-	-	983.31	
Variance	14,852.00	14,852.00	13,868.69	-	-	-	-	-	-	-	-	-	43,572.69	
6702-00 Sewer														
Budget	21,031.50	21,031.50	21,031.50	-	-	-	-	-	-	-	-	-	63,094.50	252,378.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	21,031.50	21,031.50	21,031.50	-	-	-	-	-	-	-	-	-	63,094.50	
6703-00 Water/Sewer Infrastructrue Fee														
Budget	8,080.75	8,080.75	8,080.75	-	-	-	-	-	-	-	-	-	24,242.25	96,969.00
Actual	7,366.79	(7,366.79)	-	-	-	-	-	-	-	-	-	-	-	
Variance	713.96	15,447.54	8,080.75	-	-	-	-	-	-	-	-	-	24,242.25	
6705-00 Electricity														
Budget	9,757.50	9,757.50	9,757.50	-	-	-	-	-	-	-	-	-	29,272.50	117,090.00
Actual	10,258.98	5,714.16	10,088.59	-	-	-	-	-	-	-	-	-	26,061.73	
Variance	(501.48)	4,043.34	(331.09)	-	-	-	-	-	-	-	-	-	3,210.77	
6710-00 Gas														
Budget	3,361.50	3,361.50	3,361.50	-	-	-	-	-	-	-	-	-	10,084.50	40,338.00
Actual	2,240.54	1,888.03	1,788.57	-	-	-	-	-	-	-	-	-	5,917.14	
Variance	1,120.96	1,473.47	1,572.93	-	-	-	-	-	-	-	-	-	4,167.36	
6720-00 Cable/Telephone														
Budget	325.00	325.00	325.00	-	-	-	-	-	-	-	-	-	975.00	3,900.00
Actual	237.53	1,143.75	470.69	-	-	-	-	-	-	-	-	-	1,851.97	
Variance	87.47	(818.75)	(145.69)	-	-	-	-	-	-	-	-	-	(876.97)	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 09/30/2025

	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	20,360.00	-	-	-	-	-	-	-	-	-	61,080.00	244,320.00
Actual	19,569.90	18,202.20	7,906.20	-	-	-	-	-	-	-	-	-	45,678.30	
Variance	790.10	2,157.80	12,453.80	-	-	-	-	-	-	-	-	-	15,401.70	
6730-00 Trash Extras														
Budget	1,425.25	1,425.25	1,425.25	-	-	-	-	-	-	-	-	-	4,275.75	17,103.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	1,425.25	1,425.25	1,425.25	-	-	-	-	-	-	-	-	-	4,275.75	
Total 67 - UTILITIES														
Budget	85,837.00	85,837.00	85,837.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	257,511.00	1,030,044.00
Actual	39,673.74	19,581.35	22,426.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81,681.87	
Variance	46,163.26	66,255.65	63,410.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	175,829.13	
INSURANCE														
6800-00 Insurance Master Policy														
Budget	14,127.75	14,127.75	14,127.75	-	-	-	-	-	-	-	-	-	42,383.25	169,533.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	14,127.75	14,127.75	14,127.75	-	-	-	-	-	-	-	-	-	42,383.25	
6810-00 Earthquake Insurance														
Budget	8,241.67	8,241.67	8,241.67	-	-	-	-	-	-	-	-	-	24,725.01	98,900.00
Actual	4,235.68	4,235.68	4,235.68	-	-	-	-	-	-	-	-	-	12,707.04	
Variance	4,005.99	4,005.99	4,005.99	-	-	-	-	-	-	-	-	-	12,017.97	
Total 68 - INSURANCE														
Budget	22,369.42	22,369.42	22,369.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	67,108.26	268,433.00
Actual	4,235.68	4,235.68	4,235.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12,707.04	
Variance	18,133.74	18,133.74	18,133.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54,401.22	
RESERVE ALLOCATION														
9005-00 Reserves-Common Space														
Budget	28,000.00	28,000.00	28,000.00	-	-	-	-	-	-	-	-	-	84,000.00	336,000.00
Actual	28,000.00	28,000.00	28,000.00	-	-	-	-	-	-	-	-	-	84,000.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
9008-00 Reserves-Single Family														
Budget	1,400.00	1,400.00	1,400.00	-	-	-	-	-	-	-	-	-	4,200.00	16,800.00
Actual	1,400.00	1,400.00	1,400.00	-	-	-	-	-	-	-	-	-	4,200.00	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 09/30/2025

	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	25,034.00	-	-	-	-	-	-	-	-	-	75,102.00	300,408.00
Actual	25,034.00	25,034.00	25,034.00	-	-	-	-	-	-	-	-	-	75,102.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total 90 - RESERVE ALLOCATION														
Budget	54,434.00	54,434.00	54,434.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	163,302.00	653,208.00
Actual	54,434.00	54,434.00	54,434.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	163,302.00	
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	258,631.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	775,895.01	3,103,580.00
Actual	137,631.88	220,227.86	136,205.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	494,065.52	
Variance	120,999.79	38,403.81	122,425.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	281,829.49	
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	122,485.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	281,819.67	
Variance	120,899.85	38,433.87	122,485.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	281,819.67	

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

09/01/2025 - 09/30/2025

Date	Check #	Payee	Amount
01-1001-00 Sunwest - Operating - 3571 (Not in use)			
09/02/2025	300070	E. J. Harrison & Sons, Inc.	\$2,082.60
		Invoice #: 081425--0044477 5	
		67-6725-00 1 -0044477 5	\$2,082.60
09/02/2025	100719	Seabreeze Management Company, Inc.	\$4,500.00
		Invoice #: 362461	
		60-6040-00 September Service-Seabreeze Management Company, Inc.	\$4,500.00
09/05/2025	300071	Charter Communications	\$569.69
		Invoice #: 0033385082125	
		67-6720-00 8448 20 899 0033385	\$569.69
09/05/2025	100720	SoCalGas	\$776.48
		Invoice #: 090225-085881513	
		67-6710-00 100 858 8151 3	\$776.48
09/09/2025	100721	California State University	\$87,448.75
		Invoice #: 511865	
		68-6810-00 Premium 2024-2025	\$87,448.75
09/09/2025	100722	California State University	\$7,966.67
		Invoice #: 511864	
		63-6320-00 Police service for Aug 2025	\$7,966.67
09/09/2025	100723	Remedy Pest Elimination	Voided on 9/9/2025 4:14:43PM \$0.00
		Invoice #: 27710	
		65-6555-00 Additional bait stations	\$105.00
09/09/2025	100724	Remedy Pest Elimination	Voided on 9/9/2025 4:14:06PM \$0.00
		Invoice #: 27709	
		65-6555-00 Removal wasp/hornets	\$200.00
09/09/2025	100725	KW University Glen, LLC	\$534.85
		Invoice #: B09-2025	
		60-6041-00 Office Rent for Sept 2025.	\$534.85
09/09/2025	100726	Vega Cleaning Service Inc.	\$1,280.00
		Invoice #: 1330	
		65-6550-00 Contract janitorial thru Aug 24, 2025	\$1,280.00
09/09/2025	100727	Vega Cleaning Service Inc.	\$700.00
		Invoice #: 1331	
		65-6572-00 Pool Furniture repairs	\$700.00
09/09/2025	100728	Vega Cleaning Service Inc.	\$1,280.00
		Invoice #: 1332	
		65-6550-00 Contract service thru August 31, 2025	\$1,280.00
09/09/2025	100729	Mike Kimble Plumbing	\$400.00
		Invoice #: 63924209	
		40-4003-00 270 Landing Cove Plumbing leak	\$400.00
09/09/2025	100730	Mike Kimble Plumbing	\$661.35
		Invoice #: 66165893	
		40-4003-00 270 Landing Cove Plumbing leak	\$661.35

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

09/01/2025 - 09/30/2025

Date	Check #	Payee	Amount
09/09/2025	100731	Better Pools LA	\$250.00
		Invoice #: 89874	
		65-6572-00 Townside Filter Cleaning	\$250.00
09/09/2025	100732	Better Pools LA	\$375.00
		Invoice #: 89875	
		65-6572-00 Hillcrest Filter Cleaning	\$375.00
09/09/2025	100733	Better Pools LA	\$650.00
		Invoice #: 89698	
		65-6570-00 Contract service fountains for Sept 2025	\$650.00
09/09/2025	100734	HD Supply Facilities Maintenance, LTD.	\$124.82
		Invoice #: 9240495891	
		65-6554-00 CA Supplies	\$124.82
09/09/2025	100735	HD Supply Facilities Maintenance, LTD.	\$1,701.71
		Invoice #: 9240720666	
		65-6554-00 CA & Pet Waste Supplies	\$1,701.71
09/09/2025	100736	Environmental Testing Associates	\$1,522.00
		Invoice #: UN-072925	
		40-4003-00 270 Landing Cove Plumbing leak	\$1,522.00
09/09/2025	100737	Environmental Testing Associates	\$1,155.00
		Invoice #: UN-082625	
		40-4003-00 TH Reserves 270 Landing Cove	\$1,155.00
09/09/2025	100738	Seabreeze Management Company, Inc.	\$6,010.59
		Invoice #: 363507	
		60-6040-00 Pay Period 8/10/2025 - 8/23/2025 Paid 8/29/2025	\$5,293.81
		Invoice #: 363575	
		60-6035-00 June 2025 Admin Billing-Seabreeze Management Company, Inc.	\$716.78
09/09/2025	100739	Eastman Electric	\$1,620.03
		Invoice #: 85	
		65-6528-00 CA Elec for August 2025	\$1,620.03
09/09/2025	100740	Eastman Electric	\$2,860.85
		Invoice #: 189	
		66-6627-00 TH Lighting Repairs August 2025	\$2,860.85
09/09/2025	100741	Anderson Refrigeration Inc	\$263.18
		Invoice #: 4553838	
		40-4003-00 270 Landing Cove Plumbing leak	\$263.18
09/09/2025	100742	Quality Windows, Inc	\$380.64
		Invoice #: 29674	
		66-6630-00 314 E. Twin Harbor Window repairs	\$380.64
09/02/2025	0	EJ Harrison	\$1,535.40
		67-6725-00 EFT - E.J. Harrison an D001931041; E.J. Harrison an D001931041	\$1,535.40
09/11/2025	100743	Vega Cleaning Service Inc.	Voided on 9/11/2025 4:15:19PM \$0.00
		Invoice #: 1335	
		66-6640-00 316 Smugglers Cove - Repairs	\$375.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

09/01/2025 - 09/30/2025

Date	Check #	Payee	Amount
09/11/2025	100744	County of Ventura	\$673.00
		Invoice #: IN0270128	
		65-6572-00 Annual Inspection Fee	\$673.00
09/11/2025	100745	Quality Windows, Inc	\$224.84
		Invoice #: 29228	
		66-6630-00 318 Smugglers Cove Window Repairs	\$224.84
09/11/2025	100746	Gothic Landscape Maintenance Division	Voided on 9/11/2025 4:16:02PM
		Invoice #: 401235	
		64-6420-00 243 Anacapa Mainline Repair	\$600.00
09/11/2025	100747	HD Supply Facilities Maintenance, LTD.	\$80.09
		Invoice #: 9240784283	
		65-6554-00 CA Supplies	\$80.09
09/12/2025			\$7,952.09
		01-1003-00 Transfer to Sunwest - Operating - 2137; Transfer to new acct	\$7,952.09
09/12/2025			\$575.03
		01-1003-00 Transfer to Sunwest - Operating - 2137; Transfer Online Payment	\$575.03
09/12/2025			\$575.03
		01-1003-00 Transfer to Sunwest - Operating - 2137; Transfer RDC Deposit	\$575.03
09/12/2025			\$170,792.77
		01-1003-00 Transfer to Sunwest - Operating - 2137; Transfer Direct Debit Deposit	\$170,792.77
09/12/2025			\$631,677.25
		01-1003-00 Transfer to Sunwest - Operating - 2137; Transfer balance to new acct	\$631,677.25
		Account Totals	# Checks: 32
			\$939,199.71
01-1003-00 Sunwest Oper - Acct 2137			
09/15/2025	100000	Quality Windows, Inc	\$250.80
		Invoice #: 29486	
		66-6630-00 306 Twin Harbor Screen repairs	\$250.80
09/15/2025	100001	Quality Windows, Inc	\$274.17
		Invoice #: 29556	
		66-6630-00 346 Smugglers Window Repairs	\$274.17
09/15/2025	100002	Vega Cleaning Service Inc.	\$285.00
		Invoice #: 1305	
		65-6553-00 Reset sign at south TC parking lot	\$285.00
09/15/2025			\$11,093.36
		01-1001-00 Transfer to Sunwest - Operating - 3571-DO ; Transfer transactions from old acct that cleared 9/15	\$11,093.36
09/16/2025	100003	Quality Windows, Inc	\$348.01
		Invoice #: 29675	
		66-6630-00 334 E Twin Harbor Window Repairs	\$348.01
09/16/2025			\$7,467.82
		01-1001-00 Transfer to Sunwest - Operating - 3571-DO ; 9/16 Bank Transactions issued from old acct	\$7,467.82

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

09/01/2025 - 09/30/2025

Date	Check #	Payee	Amount
09/17/2025			\$776.48
		01-1001-00 Transfer to Sunwest - Operating - 3571-DO ; Ck 100720	\$776.48
09/18/2025	100005	Seabreeze Management Company, Inc.	\$484.48
		Invoice #: 363957	
		60-6035-00 July 2025 Admin-Seabreeze Management Company, Inc.	\$484.48
09/18/2025	100006	Better Pools LA	\$375.00
		Invoice #: 89998	
		65-6572-00 Hillcrest Pool/Spa grid cleaning	\$375.00
09/18/2025	100007	Better Pools LA	\$250.00
		Invoice #: 89999	
		65-6572-00 Townside Pool/Spa Grid Cleaning	\$250.00
09/18/2025	100008	Better Pools LA	\$2,525.00
		Invoice #: 89697	
		65-6570-00 Contract pool service for Sept 2025	\$2,525.00
09/18/2025	100009	Vega Cleaning Service Inc.	\$1,280.00
		Invoice #: 1339	
		65-6550-00 Contract cleaning week ending Sept 14, 2025	\$1,280.00
09/18/2025	100010	Vega Cleaning Service Inc.	\$250.00
		Invoice #: 1340	
		65-6553-00 Powerwash trash cans at Town Center	\$250.00
09/18/2025	100011	Vega Cleaning Service Inc.	\$550.00
		Invoice #: 1341	
		65-6553-00 761 CI Dr. Alley curb replacement	\$550.00
09/18/2025		Voided on 9/18/2025 1:21:37PM	\$0.00
		01-1001-00 Transfer to Sunwest - Operating - 3571-DO ; SCE ACH	\$4,525.81
		01-1001-00 Transfer to Sunwest - Operating - 3571-DO ; SCE ACH (Reversal)	(\$4,525.81)
09/18/2025			\$6,779.09
		01-1001-00 Transfer to Sunwest - Operating - 3571-DO ; Transfer lockbox batch 302996 (posted 9/11 to bank)	\$6,779.09
09/18/2025	0	SCE	\$4,525.81
		67-6705-00 EFT - SO CAL EDISON CO BILL PAYMT 700239238016; SO CAL EDISON CO BILL PAYMT 700239238016	\$4,525.81
09/19/2025	100012	Remedy Pest Elimination	\$300.00
		Invoice #: 27323	
		65-6555-00 Bee Relocation	\$300.00
09/22/2025	100013	Seabreeze Management Company, Inc.	\$6,126.23

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

09/01/2025 - 09/30/2025

Date	Check #	Payee	Amount
		Invoice #: 364609	
		60-6035-00 August Service-Seabreeze Management Company, Inc.	\$55.00
		Invoice #: 365057	
		60-6035-00 Postage-Certified Letters	\$61.38
		60-6085-00 Office Supplies-Printer Ink	\$94.36
		60-6085-00 Misc Admin-Copies	\$19.31
		60-6085-00 Office Supplies-Printer Ink	\$73.99
		60-6085-00 Office Supplies	\$1.06
		60-6085-00 Office Supplies-Printer Ink	\$75.06
		60-6085-00 September Service-Seabreeze Management Company, Inc.	\$143.69
		60-6085-00 Business Cellphone	\$108.67
		Invoice #: 365139	
		60-6040-00 Pay Period 8/24/2025 - 9/6/2025 Paid 9/12/2025	\$5,493.71
09/22/2025	100014	Better Pools LA	\$2,525.00
		Invoice #: 88905	
		65-6570-00 Contract Service for August 2025	\$2,525.00
09/23/2025	300001	Charter Communications	\$237.53
		Invoice #: 0293780090925	
		67-6720-00 8448 20 041 0293780	\$237.53
09/23/2025	100015	Southern California Edison Co.	\$2,215.56
		Invoice #: 091625-466262876	
		67-6705-00 700466262876	\$2,215.56
09/23/2025	0	Remedy Pest Elimination	Voided on 9/23/2025 4:13:09PM \$0.00
		65-6555-00 EFT - Misc. Check; Misc. Check	\$575.00
		65-6555-00 EFT - Misc. Check; Misc. Check (Reversal)	(\$575.00)
09/23/2025	0	Vega Cleaning Service Inc.	\$375.00
		66-6640-00 EFT - Misc. Check; Misc. Check	\$375.00
09/23/2025	0	Gothic Landscape Maintenance Division	\$600.00
		64-6420-00 EFT - Misc. Check; Misc. Check	\$600.00
09/23/2025	0	Remedy Pest Elimination	\$305.00
		65-6555-00 EFT - Misc. Check; Misc. Check	\$305.00
09/24/2025			\$3,640.64
		01-1001-00 Transfer to Sunwest - Operating - 3571-DO ; Record checks that cleared 9/24 from new acct	\$3,640.64
09/25/2025			\$87,448.75
		01-1001-00 Transfer to Sunwest - Operating - 3571-DO ; Ck 100721 - Cal St Universit	\$87,448.75
09/25/2025			\$7,966.67
		01-1001-00 Transfer to Sunwest - Operating - 3571-DO ; Ck 100722 - Cal State University	\$7,966.67
09/25/2025			\$534.85
		01-1001-00 Transfer to Sunwest - Operating - 3571-DO ; Ck 100725 - KW University Glen	\$534.85
09/25/2025			\$1,620.03
		01-1001-00 Transfer to Sunwest - Operating - 3571-DO ; Ck 10073 - Eastman Electric	\$1,620.03

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

09/01/2025 - 09/30/2025

Date	Check #	Payee	Amount
09/25/2025			\$2,860.85
		01-1001-00 Transfer to Sunwest - Operating - 3571-DO ; Ck 100740 - Eastman Electric	\$2,860.85
09/25/2025			\$224.84
		01-1001-00 Transfer to Sunwest - Operating - 3571-DO ; Ck 100745 - Quality Windows	\$224.84
09/09/2025	0	Vega Cleaning Service Inc.	\$1,280.00
		65-6550-00 EFT - CK #100726; CK #100726	\$1,280.00
09/09/2025	0	Vega Cleaning Service Inc.	\$700.00
		65-6572-00 EFT - CK #100727; CK #100727	\$700.00
09/09/2025	0	Vega Cleaning Service Inc.	\$1,280.00
		65-6550-00 EFT - CK #100728; CK #100728	\$1,280.00
09/09/2025	0	Quality Windows, Inc	\$380.64
		66-6630-00 EFT - CK #100742; CK #100742	\$380.64
09/25/2025	100016	Garage Door Doctor	\$1,876.88
		Invoice #: 12617	
		40-4003-00 327 E Platts Harbor Replaced Garage Door Panels	\$1,876.88
09/26/2025	100017	Vega Cleaning Service Inc.	\$1,280.00
		Invoice #: 1333	
		65-6550-00 Contract service thru Sept 7, 2025	\$1,280.00
09/26/2025	100018	Vega Cleaning Service Inc.	\$175.00
		Invoice #: 1334	
		66-6650-00 219 Smugglers Cove	\$175.00
09/26/2025	100019	Vega Cleaning Service Inc.	\$250.00
		Invoice #: 1336	
		65-6553-00 Reinstall sign in alley	\$250.00
09/26/2025	100020	Vega Cleaning Service Inc.	\$200.00
		Invoice #: 1337	
		65-6553-00 Address graffiti on pavement	\$200.00
09/26/2025	100021	Vega Cleaning Service Inc.	\$150.00
		Invoice #: 1338	
		65-6572-00 Hillcrest Pool gate repair	\$150.00
09/30/2025	300002	E. J. Harrison & Sons, Inc.	\$5,333.82
		Invoice #: 091625-0044384 3	
		67-6725-00 1 -0044384 3	\$5,333.82
09/30/2025	100022	Gothic Landscape Maintenance Division	\$855.00
		Invoice #: 401979	
		64-6420-00 202 Anacapa Island Drive	\$855.00
09/30/2025	100023	Quality Windows, Inc	\$317.06
		Invoice #: 29856	
		66-6630-00 251 Landing Cove-Window Scree Repairs	\$317.06
09/30/2025	100024	Quality Windows, Inc	\$224.84
		Invoice #: 29857	
		66-6630-00 302 Twin Harbor Drive Window Repair	\$224.84

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

09/01/2025 - 09/30/2025

Date	Check #	Payee	Amount		
09/30/2025	100025	Vega Cleaning Service Inc.	\$1,280.00		
		Invoice #: 1342			
		65-6550-00 Janitorial Services thru Sept 21, 2025	\$1,280.00		
09/30/2025	100026	California State University, Channel Islands	\$47,957.62		
		Invoice #: 511604			
		67-6700-00 March 2025	\$2,978.08		
		67-6701-00 March 2025	\$16,815.19		
		67-6702-00 March 2025	\$20,365.16		
		67-6703-00 March 2025	\$7,799.19		
09/30/2025	300003	SoCalGas	\$1,012.09		
		Invoice #: 092325-337810871			
		67-6710-00 153 378 1087 1	\$1,012.09		
09/17/2025	0	SoCal Edison	\$3,347.22		
		67-6705-00 EFT - Ck 100004; Ck 100004	\$3,347.22		
09/01/2025	0	Vega Cleaning	\$150.00		
		13-1690-00 Bank Adjustment - Ck 100711 (Cut 8/25 from old acct); Ck 100711 (Cut 8/25 from old acct)	\$150.00		
09/09/2025	0	KW University Glen	\$534.85		
		13-1690-00 Bank Adjustment - Ck 100725 - Cut from old acct 9/9; Ck 100725 - Cut from old acct 9/9	\$534.85		
		Account Totals	# Checks:	41	\$223,080.99
		Association Totals	# Checks:	73	\$1,162,280.70

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
Prepaid Insurance # 1300
As of September 30, 2025

DESCRIPTION	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Cum.	Balance Due
GL 6800														
Eatthquake Insurance	50,828.11												50,828.11	
7/1/25-6/30/26	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.63)	(50,828.11)	0.00
Monthly Total:	46,592.43	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.63)	0.00	
Amortized Expense	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.68)	(4,235.63)		
Account Total:	46,592.43	42,356.75	38,121.07	33,885.39	29,649.71	25,414.03	21,178.35	16,942.67	12,706.99	8,471.31	4,235.63	0.00		

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)		Townhomes	Patio Door & Windows Replaced/Repaired	Quality Windows & Doors	Multiple
		41,228.81				
Sep-25	54,434.00			Reserve Contribution		
Sep-25	(4,001.53)		Townhomes	270 Landing Cove Plumbing Leak Repair	Environmental Testing	Multiple
Sep-25	(1,876.88)		Townhomes	Garage door installation	Garage Door Doctor	12617
		48,555.59				
Total	16,750.77	16,750.77				

University Glen - Reserve Account Income & Expenses

CONTRIBUTION: CAM Income					EXPENDITURES				NET TOTALS			
	9CSA05 - Single		9CSA14 - Town		4002	4001	4003		9CSA05 - Single	9CSA11 - CAMS	9CSA14 - Town	
	Family Homes	9CSA11 - CAMS	Homes	TOTAL					Family Homes	9CSA11 - CAMS	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	1,400.00	28,000.00	25,034.00	54,434.00	-	-	(5,878.41)	(5,878.41)	1,400.00	28,000.00	19,155.59	48,555.59
Oct-25				-	-	-	-	-	-	-	-	-
Nov-25				-	-	-	-	-	-	-	-	-
Dec-25				-	-	-	-	-	-	-	-	-
Jan-26				-	-	-	-	-	-	-	-	-
Feb-26				-	-	-	-	-	-	-	-	-
Mar-26				-	-	-	-	-	-	-	-	-
Apr-26				-	-	-	-	-	-	-	-	-
May-26				-	-	-	-	-	-	-	-	-
Jun-26				-	-	-	-	-	-	-	-	-
YTD	4,200.00	84,000.00	75,102.00	163,302.00	-	(244,103.84)	(19,083.60)	(263,187.44)	4,200.00	(160,103.84)	56,018.40	16,750.77

University Glen Reserve Balance

August 31, 2025

Preliminary Unaudited

Reserve Type	Balance as of 7/31/25	Aug 2025 Contributions	Aug 2025 Expenses	Aug 2025 Adjustments	Investment Activity	Balance as of 8/31/25
Common Area	1,558,270.47	28,000.00			12,624.11	1,598,894.58
Single Family Homes	131,160.23	1,400.00			966.31	133,526.54
Townhomes	2,956,544.45	25,034.00	(13,205.19)		20,291.54	2,988,664.80
Total	4,645,975.15	54,434.00	(13,205.19)	-	33,881.96	4,721,085.92

Activity Aug-25	
Contributions	54,434.00
Expenses	(13,205.19)
Adjustments	-
Investments	33,881.96
Total Activity	\$ 75,110.77
Net Change in Balance	
CAM - 9CSA11	40,624.11
Single Family - 9CSA05	2,366.31
Townhomes 9CSA14	32,120.35
Total Activity by Type	\$ 75,110.77

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	41,228.81
Due from UGCAM for Sep 2025	-
Total Due to UGCAM	(31,804.82)
<i>(accounts receivable)</i>	
Wells Fargo	20,617.25
CalTRUST	4,732,273.49
Acct Balances as of 8/31/25	4,752,890.74
Reserve Total as of 8/31/25	4,721,085.92

Homeowner Aging Report

University Glen (Cal State University Channel Island Site Authority)

End Date: 09/30/2025

Description	Current	Over 30	Over 60	Over 90	Balance
	Description			Total	
AR Assessments					
Assessment - A 2024			\$306.65		
Assessment - A 2025			\$17,347.45		
Assessment - A 2026			\$19,900.73		
NSF/Returned Check Fee 2025			\$25.00		
NSF/Returned Check Fee 2026			\$85.00		
Pre-Paid Assessments					
PrePaid			(\$18,761.43)		
Total:			\$18,903.40		
AR Total (Exclude Prepaid Assessments):			\$37,664.83		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01-1001-00	Sunwest - Operating - 3571 (Not in use)	\$573,437.80	\$371,567.72	\$945,005.52	\$-
Date	GL Ref #	Debit	Credit	Description	
09/02/2025	10473598	\$ 2,103.67	\$ -	Deposit from batch 293793	
09/02/2025	10473631	798.62	-	Deposit from batch 293812	
09/02/2025	10477888	11,632.14	-	Deposit from batch 293669	
09/02/2025	10489801	-	2,082.60	Sunwest - Operating - 3571; E. J. Harrison & Sons, Inc. Chk # 300070 Inv: 081425--0044477 5 E. J. Harrison & Sons, Inc.	
09/02/2025	10489803	-	4,500.00	Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100719 Inv: 362461 Seabreeze Management Company, Inc.	
09/02/2025	10494938	1,865.56	-	Deposit from batch 295199	
09/02/2025	10656213	-	1,535.40	E.J. Harrison an D001931041; EJ Harrison Chk # 0	
09/03/2025	10496310	1,537.34	-	Deposit from batch 294825	
09/03/2025	10497947	2,780.47	-	Deposit from batch 294745	
09/03/2025	10511930	895.80	-	Deposit from batch 296550	
09/03/2025	10513580	575.03	-	Deposit from batch 296535	
09/04/2025	10515396	3,468.72	-	Deposit from batch 296609	
09/04/2025	10516361	1,254.03	-	Deposit from batch 295469	
09/04/2025	10527634	4,050.43	-	Deposit from batch 296901	
09/05/2025	10531684	2,520.83	-	Deposit from batch 296654	
09/05/2025	10536825	-	569.69	Sunwest - Operating - 3571; Charter Communications Chk # 300071 Inv: 0033385082125 Charter Communications	
09/05/2025	10536827	-	776.48	Sunwest - Operating - 3571; SoCalGas Chk # 100720 Inv: 090225-085881513 SoCalGas	
09/05/2025	10541070	4,219.81	-	Deposit from batch 297469	
09/08/2025	10544981	575.03	-	Deposit from batch 297267	
09/08/2025	10546876	1,216.57	-	Deposit from batch 297223	
09/08/2025	10557731	1,470.83	-	Deposit from batch 298131	
09/09/2025	10560287	2,300.12	-	Deposit from batch 298085	
09/09/2025	10561142	2,536.37	-	Deposit from batch 297909	
09/09/2025	10647086	-	87,448.75	Sunwest - Operating - 3571; California State University Chk # 100721 Inv: 511865 California State University	
09/09/2025	10647088	-	7,966.67	Sunwest - Operating - 3571; California State University Chk # 100722 Inv: 511864 California State University	
09/09/2025	10647090	-	105.00	Sunwest - Operating - 3571; Remedy Pest Elimination Chk # 100723 Inv: 27710 Remedy Pest Elimination	
09/09/2025	10647092	-	200.00	Sunwest - Operating - 3571; Remedy Pest Elimination Chk # 100724 Inv: 27709 Remedy Pest Elimination	
09/09/2025	10647094	-	534.85	Sunwest - Operating - 3571; KW University Glen, LLC Chk # 100725 Inv: B09-2025 KW University Glen, LLC	
09/09/2025	10647096	-	1,280.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100726 Inv: 1330 Vega Cleaning Service Inc.	
09/09/2025	10647098	-	700.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100727 Inv: 1331 Vega Cleaning Service Inc.	
09/09/2025	10647100	-	1,280.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100728	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 1332 Vega Cleaning Service Inc.
09/09/2025	10647102	-	400.00		Sunwest - Operating - 3571; Mike Kimble Plumbing Chk # 100729 Inv: 63924209 Mike Kimble Plumbing
09/09/2025	10647104	-	661.35		Sunwest - Operating - 3571; Mike Kimble Plumbing Chk # 100730 Inv: 66165893 Mike Kimble Plumbing
09/09/2025	10647106	-	250.00		Sunwest - Operating - 3571; Better Pools LA Chk # 100731 Inv: 89874 Better Pools LA
09/09/2025	10647108	-	375.00		Sunwest - Operating - 3571; Better Pools LA Chk # 100732 Inv: 89875 Better Pools LA
09/09/2025	10647110	-	650.00		Sunwest - Operating - 3571; Better Pools LA Chk # 100733 Inv: 89698 Better Pools LA
09/09/2025	10647112	-	124.82		Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100734 Inv: 9240495891 HD Supply Facilities Maintenance, LTD.
09/09/2025	10647114	-	1,701.71		Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100735 Inv: 9240720666 HD Supply Facilities Maintenance, LTD.
09/09/2025	10647116	-	1,522.00		Sunwest - Operating - 3571; Environmental Testing Associates Chk # 100736 Inv: UN-072925 Environmental Testing Associates
09/09/2025	10647118	-	1,155.00		Sunwest - Operating - 3571; Environmental Testing Associates Chk # 100737 Inv: UN-082625 Environmental Testing Associates
09/09/2025	10647120	-	5,293.81		Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100738 Inv: 363507 Seabreeze Management Company, Inc.
09/09/2025	10647120	-	716.78		Sunwest - Operating - 3571; Seabreeze Management Company, Inc. Chk # 100738 Inv: 363575 Seabreeze Management Company, Inc.
09/09/2025	10647124	-	1,620.03		Sunwest - Operating - 3571; Eastman Electric Chk # 100739 Inv: 85 Eastman Electric
09/09/2025	10647126	-	2,860.85		Sunwest - Operating - 3571; Eastman Electric Chk # 100740 Inv: 189 Eastman Electric
09/09/2025	10647128	-	263.18		Sunwest - Operating - 3571; Anderson Refrigeration Inc Chk # 100741 Inv: 4553838 Anderson Refrigeration Inc
09/09/2025	10647130	-	380.64		Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100742 Inv: 29674 Quality Windows, Inc
09/09/2025	10651043	1,961.34	-		Deposit from batch 298632
09/09/2025	10652435	1,150.06	-		Deposit from batch 298813
09/09/2025	10652590	532.77	-		Deposit from batch 298867
09/09/2025	10647092	200.00	-		Sunwest - Operating - 3571 (Reversal); Remedy Pest Elimination Chk # 100724 Inv: 27709 Remedy Pest Elimination
09/09/2025	10647090	105.00	-		Sunwest - Operating - 3571 (Reversal); Remedy Pest Elimination Chk # 100723 Inv: 27710 Remedy Pest Elimination
09/10/2025	10633178	170,792.77	-		Deposit from batch 296881
09/10/2025	10653824	938.06	-		Deposit from batch 298589
09/10/2025	10655144	575.03	-		Deposit from batch 298425

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
09/10/2025	10662937	\$ 2,790.63	\$ -	Deposit from batch 299409	
09/10/2025	10666831	4,555.98	-	Deposit from batch 299555	
09/11/2025	10668870	575.03	-	Deposit from batch 299310	
09/11/2025	10669824	1,682.83	-	Deposit from batch 299154	
09/11/2025	10677672	-	375.00	Sunwest - Operating - 3571; Vega Cleaning Service Inc. Chk # 100743 Inv: 1335 Vega Cleaning Service Inc.	
09/11/2025	10677674	-	673.00	Sunwest - Operating - 3571; County of Ventura Chk # 100744 Inv: IN0270128 County of Ventura	
09/11/2025	10677676	-	224.84	Sunwest - Operating - 3571; Quality Windows, Inc Chk # 100745 Inv: 29228 Quality Windows, Inc	
09/11/2025	10677678	-	600.00	Sunwest - Operating - 3571; Gothic Landscape Maintenance Division Chk # 100746 Inv: 401235 Gothic Landscape Maintenance Division	
09/11/2025	10677680	-	80.09	Sunwest - Operating - 3571; HD Supply Facilities Maintenance, LTD. Chk # 100747 Inv: 9240784283 HD Supply Facilities Maintenance, LTD.	
09/11/2025	10677672	375.00	-	Sunwest - Operating - 3571 (Reversal); Vega Cleaning Service Inc. Chk # 100743 Inv: 1335 Vega Cleaning Service Inc.	
09/11/2025	10677678	600.00	-	Sunwest - Operating - 3571 (Reversal); Gothic Landscape Maintenance Division Chk # 100746 Inv: 401235 Gothic Landscape Maintenance Division	
09/12/2025	10694146	-	7,952.09	Transfer to new acct	
09/12/2025	10694152	-	575.03	Transfer Online Payment	
09/12/2025	10694158	-	575.03	Transfer RDC Deposit	
09/12/2025	10694160	-	170,792.77	Transfer Direct Debit Deposit	
09/12/2025	10694174	-	631,677.25	Transfer balance to new acct	
09/15/2025	10710882	11,093.36	-	Transfer transactions from old acct that cleared 9/15	
09/16/2025	8796388	54.02	-	Sunwest - Operating - 3571 (Reversal); Eric Kaltman Chk # 100520 Inv: 102824-402 Eric Kaltman	
09/16/2025	8796390	145.41	-	Sunwest - Operating - 3571 (Reversal); John Shannon Chk # 100521 Inv: 102824-541 John Shannon	
09/16/2025	8796392	146.23	-	Sunwest - Operating - 3571 (Reversal); Samantha Acuna Chk # 100522 Inv: 102824-623 Samantha Acuna	
09/16/2025	10726325	7,467.82	-	9/16 Bank Transactions issued from old acct	
09/17/2025	9472398	300.00	-	Sunwest - Operating - 3571 (Reversal); Remedy Pest Elimination Chk # 100614 Inv: 27323 Remedy Pest Elimination	
09/17/2025	10735426	776.48	-	Ck 100720	
09/18/2025	10744923	4,525.81	-	SCE ACH	
09/18/2025	10744923	-	4,525.81	SCE ACH (Reversal)	
09/18/2025	10744941	6,779.09	-	Transfer lockbox batch 302996 (posted 9/11 to bank)	
09/24/2025	10794793	3,640.64	-	Record checks that cleared 9/24 from new acct	
09/25/2025	10794833	87,448.75	-	Ck 100721 - Cal St Universit	
09/25/2025	10794839	7,966.67	-	Ck 100722 - Cal State University	
09/25/2025	10794841	534.85	-	Ck 100725 - KW University Glen	
09/25/2025	10794843	1,620.03	-	Ck 10073 - Eastman Electric	
09/25/2025	10794845	2,860.85	-	Ck 100740 - Eastman Electric	
09/25/2025	10794847	224.84	-	Ck 100745 - Quality Windows	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
09/30/2025	10355399	\$ 1,280.00	\$ -	Sunwest - Operating - 3571 (Reversal); Vega Cleaning Service Inc. Chk # 100712 Inv: 1328 Vega Cleaning Service Inc.	
09/30/2025	10336367	336.53	-	Sunwest - Operating - 3571 (Reversal); Charter Communications Chk # 300065 Inv: 0293780080925 Charter Communications	
09/30/2025	10373673	1,045.62	-	Sunwest - Operating - 3571 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300066 Inv: 081425-0119228 2 E. J. Harrison & Sons, Inc.	
09/30/2025	10939847	684.85	-	Transfer O/S checks to new bank acct Sunwest - Operating - 3571 (Not in use)	
01-1003-00	Sunwest Oper - Acct 2137		-	846,664.03	229,289.60
					617,374.43
Date	GL Ref #	Debit	Credit	Description	
09/01/2025	10939841	\$ -	\$ 150.00	Ck 100711 (Cut 8/25 from old acct); Vega Cleaning Chk # 0	
09/09/2025	10795145	-	1,280.00	CK #100726; Vega Cleaning Service Inc. Chk # 0	
09/09/2025	10795147	-	700.00	CK #100727; Vega Cleaning Service Inc. Chk # 0	
09/09/2025	10795149	-	1,280.00	CK #100728; Vega Cleaning Service Inc. Chk # 0	
09/09/2025	10795153	-	380.64	CK #100742; Quality Windows, Inc Chk # 0	
09/09/2025	10939843	-	534.85	Ck 100725 - Cut from old acct 9/9; KW University Glen Chk # 0	
09/11/2025	10683914	-	575.03	Return - 09/08 Insufficient Funds	
09/12/2025	10684973	1,150.06	-	Deposit from batch 299714	
09/12/2025	10692622	335.00	-	Deposit from batch 300550	
09/12/2025	10694146	7,952.09	-	Transfer to new acct	
09/12/2025	10694152	575.03	-	Transfer Online Payment	
09/12/2025	10694158	575.03	-	Transfer RDC Deposit	
09/12/2025	10694160	170,792.77	-	Transfer Direct Debit Deposit	
09/12/2025	10694174	631,677.25	-	Transfer balance to new acct	
09/15/2025	10697101	1,150.06	-	Deposit from batch 300194	
09/15/2025	10705546	-	250.80	Sunwest Oper - Acct 2137 (New); Quality Windows, Inc Chk # 100000 Inv: 29486 Quality Windows, Inc	
09/15/2025	10705548	-	274.17	Sunwest Oper - Acct 2137 (New); Quality Windows, Inc Chk # 100001 Inv: 29556 Quality Windows, Inc	
09/15/2025	10705550	-	285.00	Sunwest Oper - Acct 2137 (New); Vega Cleaning Service Inc. Chk # 100002 Inv: 1305 Vega Cleaning Service Inc.	
09/15/2025	10708926	1,682.83	-	Deposit from batch 301199	
09/15/2025	10710882	-	11,093.36	Transfer transactions from old acct that cleared 9/15	
09/16/2025	10711271	575.03	-	Deposit from batch 301116	
09/16/2025	10711470	575.03	-	Deposit from batch 301503	
09/16/2025	10712383	1,147.29	-	Deposit from batch 300905	
09/16/2025	10719901	-	348.01	Sunwest Oper - Acct 2137 (New); Quality Windows, Inc Chk # 100003 Inv: 29675 Quality Windows, Inc	
09/16/2025	10723761	888.89	-	Deposit from batch 302273	
09/16/2025	10726325	-	7,467.82	9/16 Bank Transactions issued from old acct	
09/17/2025	10735426	-	776.48	Ck 100720	
09/17/2025	10939754	-	3,347.22	Ck 100004; SoCal Edison Chk # 0	
09/18/2025	10735722	6,779.09	-	Deposit from batch 302996	
09/18/2025	10743064	-	484.48	Sunwest Oper - Acct 2137 (New); Seabreeze Management Company, Inc. Chk # 100005 Inv: 363957 Seabreeze Management Company, Inc.	
09/18/2025	10743066	-	375.00	Sunwest Oper - Acct 2137 (New); Better Pools LA Chk # 100006	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 89998 Better Pools LA
09/18/2025	10743068	-	250.00		Sunwest Oper - Acct 2137 (New); Better Pools LA Chk # 100007
					Inv: 89999 Better Pools LA
09/18/2025	10743070	-	2,525.00		Sunwest Oper - Acct 2137 (New); Better Pools LA Chk # 100008
					Inv: 89697 Better Pools LA
09/18/2025	10743072	-	1,280.00		Sunwest Oper - Acct 2137 (New); Vega Cleaning Service Inc. Chk # 100009
					Inv: 1339 Vega Cleaning Service Inc.
09/18/2025	10743074	-	250.00		Sunwest Oper - Acct 2137 (New); Vega Cleaning Service Inc. Chk # 100010
					Inv: 1340 Vega Cleaning Service Inc.
09/18/2025	10743076	-	550.00		Sunwest Oper - Acct 2137 (New); Vega Cleaning Service Inc. Chk # 100011
					Inv: 1341 Vega Cleaning Service Inc.
09/18/2025	10743538	575.03	-		Deposit from batch 303416
09/18/2025	10744923	-	4,525.81		SCE ACH
09/18/2025	10744923	4,525.81	-		SCE ACH (Reversal)
09/18/2025	10744941	-	6,779.09		Transfer lockbox batch 302996 (posted 9/11 to bank)
09/18/2025	10744955	-	4,525.81		SO CAL EDISON CO BILL PAYMT 700239238016; SCE Chk # 0
09/19/2025	10748272	1,725.09	-		Deposit from batch 303061
09/19/2025	10755402	-	300.00		Sunwest Oper - Acct 2137 (New); Remedy Pest Elimination Chk # 100012
					Inv: 27323 Remedy Pest Elimination
09/22/2025	10759692	575.03	-		Deposit from batch 303943
09/22/2025	10769144	-	55.00		Sunwest Oper - Acct 2137 (New); Seabreeze Management Company, Inc. Chk # 100013
					Inv: 364609 Seabreeze Management Company, Inc.
09/22/2025	10769144	-	577.52		Sunwest Oper - Acct 2137 (New); Seabreeze Management Company, Inc. Chk # 100013
					Inv: 365057 Seabreeze Management Company, Inc.
09/22/2025	10769144	-	5,493.71		Sunwest Oper - Acct 2137 (New); Seabreeze Management Company, Inc. Chk # 100013
					Inv: 365139 Seabreeze Management Company, Inc.
09/22/2025	10769150	-	2,525.00		Sunwest Oper - Acct 2137 (New); Better Pools LA Chk # 100014
					Inv: 88905 Better Pools LA
09/23/2025	10779597	-	237.53		Sunwest Oper - Acct 2137 (New); Charter Communications Chk # 300001
					Inv: 0293780090925 Charter Communications
09/23/2025	10779599	-	2,215.56		Sunwest Oper - Acct 2137 (New); Southern California Edison Co. Chk # 100015
					Inv: 091625-466262876 Southern California Edison Co.
09/23/2025	10783596	-	575.00		Misc. Check; Remedy Pest Elimination Chk # 0
09/23/2025	10783604	-	375.00		Misc. Check; Vega Cleaning Service Inc. Chk # 0
09/23/2025	10783606	-	600.00		Misc. Check; Gothic Landscape Maintenance Division Chk # 0
09/23/2025	10783614	-	305.00		Misc. Check; Remedy Pest Elimination Chk # 0
09/23/2025	10783596	575.00	-		Misc. Check (Reversal); Remedy Pest Elimination Chk # 0
09/24/2025	10783252	532.77	-		Deposit from batch 304521
09/24/2025	10792317	321.00	-		Deposit from batch 305512
09/24/2025	10794793	-	3,640.64		Record checks that cleared 9/24 from new acct
09/25/2025	10794833	-	87,448.75		Ck 100721 - Cal St Universit
09/25/2025	10794839	-	7,966.67		Ck 100722 - Cal State University
09/25/2025	10794841	-	534.85		Ck 100725 - KW University Glen

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
09/25/2025	10794843	\$ -	\$ 1,620.03		Ck 10073 - Eastman Electric
09/25/2025	10794845	-	2,860.85		Ck 100740 - Eastman Electric
09/25/2025	10794847	-	224.84		Ck 100745 - Quality Windows
09/25/2025	10795395	2,300.12	-		Deposit from batch 305205
09/25/2025	10795487	1,151.03	-		Deposit from batch 305587
09/25/2025	10796054	3,129.45	-		Deposit from batch 305186
09/25/2025	10801074	-	1,876.88		Sunwest Oper - Acct 2137 (New); Garage Door Doctor Chk # 100016 Inv: 12617 Garage Door Doctor
09/25/2025	10803516	575.03	-		Deposit from batch 305985
09/26/2025	10804962	1,075.06	-		Deposit from batch 305665
09/26/2025	10814515	-	1,280.00		Sunwest Oper - Acct 2137 (New); Vega Cleaning Service Inc. Chk # 100017 Inv: 1333 Vega Cleaning Service Inc.
09/26/2025	10814517	-	175.00		Sunwest Oper - Acct 2137 (New); Vega Cleaning Service Inc. Chk # 100018 Inv: 1334 Vega Cleaning Service Inc.
09/26/2025	10814519	-	250.00		Sunwest Oper - Acct 2137 (New); Vega Cleaning Service Inc. Chk # 100019 Inv: 1336 Vega Cleaning Service Inc.
09/26/2025	10814521	-	200.00		Sunwest Oper - Acct 2137 (New); Vega Cleaning Service Inc. Chk # 100020 Inv: 1337 Vega Cleaning Service Inc.
09/26/2025	10814523	-	150.00		Sunwest Oper - Acct 2137 (New); Vega Cleaning Service Inc. Chk # 100021 Inv: 1338 Vega Cleaning Service Inc.
09/26/2025	10815606	-	532.77		Return - 09/24 No Account/Unable to Locate Account
09/29/2025	10815991	895.80	-		Deposit from batch 306355
09/29/2025	10816135	1,056.76	-		Deposit from batch 306684
09/29/2025	10817416	895.80	-		Deposit from batch 306110
09/29/2025	10832116	320.77	-		Deposit from batch 306915
09/30/2025	10902659	-	5,333.82		Sunwest Oper - Acct 2137 (New); E. J. Harrison & Sons,Inc. Chk # 300002 Inv: 091625-0044384 3 E. J. Harrison & Sons,Inc.
09/30/2025	10902661	-	855.00		Sunwest Oper - Acct 2137 (New); Gothic Landscape Maintenance Division Chk # 100022 Inv: 401979 Gothic Landscape Maintenance Division
09/30/2025	10902663	-	317.06		Sunwest Oper - Acct 2137 (New); Quality Windows, Inc Chk # 100023 Inv: 29856 Quality Windows, Inc
09/30/2025	10902665	-	224.84		Sunwest Oper - Acct 2137 (New); Quality Windows, Inc Chk # 100024 Inv: 29857 Quality Windows, Inc
09/30/2025	10902667	-	1,280.00		Sunwest Oper - Acct 2137 (New); Vega Cleaning Service Inc. Chk # 100025 Inv: 1342 Vega Cleaning Service Inc.
09/30/2025	10902669	-	47,957.62		Sunwest Oper - Acct 2137 (New); California State University, Channel Islands Chk # 100026 Inv: 511604 California State University, Channel Islands
09/30/2025	10902671	-	1,012.09		Sunwest Oper - Acct 2137 (New); SoCalGas Chk # 300003 Inv: 092325-337810871 SoCalGas
09/30/2025	10907408	579.03	-		Deposit from batch 307801
12-1280-00	Accounts Receivable		43,067.29	259,799.53	265,201.99
37,664.83					
Date	GL Ref #	Debit	Credit	Description	
09/01/2025	9390200	\$ 23,095.44	\$ -	Assessment - A - Batch 259640	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
09/01/2025	9390224	\$ 115,006.00	\$ -	Assessment - A - Batch 259641	
09/01/2025	9390248	98,834.75	-	Apartment Assessment - A - Batch 259757	
09/01/2025	9390272	17,476.92	-	Apartment Assessment - A - Batch 259758	
09/01/2025	9390296	4,218.62	-	Commercial Assessment - A - Batch 259759	
09/01/2025	10444360	-	320.77	Applied Prepaid 124525874629	
09/01/2025	10444362	-	0.23	Applied Prepaid 124525874583	
09/01/2025	10444364	-	320.77	Applied Prepaid 124525874636	
09/01/2025	10444366	-	320.77	Applied Prepaid 124525874838	
09/01/2025	10444368	-	1.62	Applied Prepaid 124525874758	
09/01/2025	10444370	-	11.29	Applied Prepaid 124525874679	
09/01/2025	10444372	-	575.03	Applied Prepaid 124525874817	
09/01/2025	10444374	-	61.71	Applied Prepaid 124525874757	
09/01/2025	10444376	-	415.88	Applied Prepaid 124525874735	
09/01/2025	10444378	-	320.77	Applied Prepaid 124525874647	
09/01/2025	10444380	-	320.77	Applied Prepaid 124525874634	
09/01/2025	10444382	-	320.77	Applied Prepaid 124525874589	
09/01/2025	10444384	-	320.77	Applied Prepaid 124525874656	
09/01/2025	10444386	-	320.77	Applied Prepaid 124525874594	
09/01/2025	10444388	-	575.03	Applied Prepaid 124525874671	
09/01/2025	10444390	-	13.70	Applied Prepaid 124525874722	
09/01/2025	10444392	-	575.03	Applied Prepaid 124525874584	
09/01/2025	10444394	-	575.03	Applied Prepaid 124525874710	
09/01/2025	10444396	-	150.74	Applied Prepaid 124525874805	
09/01/2025	10444398	-	575.03	Applied Prepaid 124525874762	
09/01/2025	10444400	-	94.98	Applied Prepaid 124525874774	
09/01/2025	10444402	-	575.03	Applied Prepaid 124525874770	
09/01/2025	10444404	-	104.02	Applied Prepaid 124525874644	
09/01/2025	10444406	-	53.55	Applied Prepaid 124525874664	
09/01/2025	10444408	-	575.03	Applied Prepaid 124525874798	
09/01/2025	10444410	-	575.03	Applied Prepaid 124525874699	
09/01/2025	10444412	-	61.71	Applied Prepaid 124525874616	
09/01/2025	10444414	-	61.71	Applied Prepaid 124525874744	
09/01/2025	10444416	-	11.71	Applied Prepaid 124525874830	
09/01/2025	10444418	-	575.03	Applied Prepaid 124525874733	
09/01/2025	10444420	-	352.43	Applied Prepaid 124525874824	
09/01/2025	10444422	-	53.97	Applied Prepaid 124525874648	
09/01/2025	10444424	-	71.26	Applied Prepaid 124525874698	
09/01/2025	10444426	-	103.97	Applied Prepaid 124525874684	
09/01/2025	10444428	-	1.00	Applied Prepaid 124525874630	
09/01/2025	10444430	-	575.03	Applied Prepaid 124525874706	
09/01/2025	10444432	-	146.23	Applied Prepaid 124525874752	
09/01/2025	10444434	-	146.23	Applied Prepaid 124525874622	
09/01/2025	10444436	-	575.03	Applied Prepaid 124525874639	
09/01/2025	10444438	-	575.03	Applied Prepaid 124525874640	
09/01/2025	10444440	-	36.59	Applied Prepaid 124525874709	
09/01/2025	10455168	-	320.77	Applied Prepaid 124525874623	
09/01/2025	10460432	-	320.77	Applied Prepaid 124525874741	
09/02/2025	10477888	0.00	9,744.01	Deposit from batch 293669	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
09/02/2025	10473598	\$ 0.00	\$ 532.77	Deposit from batch 293793	
09/02/2025	10473631	0.00	484.76	Deposit from batch 293812	
09/02/2025	10494938	0.00	1,290.53	Deposit from batch 295199	
09/03/2025	10497947	0.00	2,780.47	Deposit from batch 294745	
09/03/2025	10496310	0.00	1,537.34	Deposit from batch 294825	
09/03/2025	10513580	0.00	575.03	Deposit from batch 296535	
09/03/2025	10511930	0.00	895.80	Deposit from batch 296550	
09/03/2025	10482441	-	320.77	Applied Prepaid 124525874652	
09/03/2025	10482443	-	575.03	Applied Prepaid 124525874687	
09/03/2025	10482445	-	575.03	Applied Prepaid 124525874641	
09/03/2025	10482865	-	532.77	Applied Prepaid 124525874771	
09/03/2025	10482883	-	575.03	Applied Prepaid 124525874769	
09/04/2025	10516361	0.00	575.03	Deposit from batch 295469	
09/04/2025	10515396	0.00	3,457.85	Deposit from batch 296609	
09/04/2025	10527634	0.00	3,836.96	Deposit from batch 296901	
09/04/2025	10500700	-	575.03	Applied Prepaid 124525874800	
09/05/2025	10531684	0.00	2,025.72	Deposit from batch 296654	
09/05/2025	10541070	0.00	3,861.09	Deposit from batch 297469	
09/08/2025	10546876	0.00	895.80	Deposit from batch 297223	
09/08/2025	10544981	0.00	575.03	Deposit from batch 297267	
09/08/2025	10557731	0.00	1,470.83	Deposit from batch 298131	
09/09/2025	10561142	0.00	2,497.47	Deposit from batch 297909	
09/09/2025	10560287	0.00	2,300.12	Deposit from batch 298085	
09/09/2025	10651043	0.00	1,912.89	Deposit from batch 298632	
09/09/2025	10652435	0.00	1,150.06	Deposit from batch 298813	
09/10/2025	10633178	0.00	170,792.77	Deposit from batch 296881	
09/10/2025	10655144	0.00	575.03	Deposit from batch 298425	
09/10/2025	10653824	0.00	938.06	Deposit from batch 298589	
09/10/2025	10662937	0.00	2,790.63	Deposit from batch 299409	
09/10/2025	10666831	0.00	3,925.98	Deposit from batch 299555	
09/11/2025	10669824	0.00	1,150.06	Deposit from batch 299154	
09/11/2025	10668870	0.00	521.48	Deposit from batch 299310	
09/11/2025	10683914	575.03	-	Return - 09/08 Insufficient Funds	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
09/11/2025	10685740	\$ 30.00	\$ -	NSF/Returned Check Fee - Batch 300156	
09/12/2025	10684973	0.00	1,150.06	Deposit from batch 299714	
09/15/2025	10697101	0.00	1,150.06	Deposit from batch 300194	
09/15/2025	10708926	0.00	1,682.83	Deposit from batch 301199	
09/16/2025	10712383	0.00	1,147.29	Deposit from batch 300905	
09/16/2025	10711271	0.00	575.03	Deposit from batch 301116	
09/16/2025	10711470	0.00	575.03	Deposit from batch 301503	
09/16/2025	10723761	0.00	563.74	Deposit from batch 302273	
09/18/2025	10735722	0.00	6,486.63	Deposit from batch 302996	
09/18/2025	10743538	0.00	575.03	Deposit from batch 303416	
09/19/2025	10748272	0.00	1,725.09	Deposit from batch 303061	
09/22/2025	10759692	0.00	575.03	Deposit from batch 303943	
09/24/2025	10783252	0.00	532.77	Deposit from batch 304521	
09/24/2025	10792317	0.00	320.54	Deposit from batch 305512	
09/25/2025	10796054	0.00	3,129.45	Deposit from batch 305186	
09/25/2025	10795395	0.00	2,300.12	Deposit from batch 305205	
09/25/2025	10795487	0.00	1,055.08	Deposit from batch 305587	
09/26/2025	10804962	0.00	1,075.06	Deposit from batch 305665	
09/26/2025	10815606	532.77	-	Return - 09/24 No Account/Unable to Locate Account	
09/26/2025	10821660	30.00	-	NSF/Returned Check Fee - Batch 306629	
09/29/2025	10817416	0.00	320.77	Deposit from batch 306110	
09/29/2025	10815991	0.00	895.80	Deposit from batch 306355	
09/29/2025	10816135	0.00	1,056.76	Deposit from batch 306684	
12-1281-00	A/R-Miscellaneous		2,172.73	2,172.73	2,172.73
Date	GL Ref #	Debit	Credit	Description	
09/01/2025	10559812	\$ -	\$ 2,172.73	Accrue prior year water credit receivable (Reversal)	
09/30/2025	11010428	2,172.73	-	Accrue prior year water credit receivable	
13-1300-00	Prepaid Insurance		42,356.75	-	4,235.68
Date	GL Ref #	Debit	Credit	Description	
09/30/2025	11010424	\$ -	\$ 4,235.68	Amortize prepaid EQ insurance 7/1/25-26	
13-1690-00	Clearing Account		-	684.85	684.85
Date	GL Ref #	Debit	Credit	Description	
09/01/2025	10939841	\$ 150.00	\$ -	Ck 100711 (Cut 8/25 from old acct); Vega Cleaning Chk # 0	
09/09/2025	10939843	534.85	-	Ck 100725 - Cut from old acct 9/9; KW University Glen Chk # 0	
09/30/2025	10939847	-	150.00	Transfer O/S checks to new bank acct Clearing Account	
09/30/2025	10939847	-	534.85	Transfer O/S checks to new bank acct Clearing Account	
20-2001-00	Prepaid Dues		(22,616.50)	15,216.25	11,361.18
Date	GL Ref #	Debit	Credit	Description	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
09/01/2025	10444360	\$ 320.77	\$ -	Adjust Prepaid	
09/01/2025	10444362	0.23	-	Adjust Prepaid	
09/01/2025	10444364	320.77	-	Adjust Prepaid	
09/01/2025	10444366	320.77	-	Adjust Prepaid	
09/01/2025	10444368	1.62	-	Adjust Prepaid	
09/01/2025	10444370	11.29	-	Adjust Prepaid	
09/01/2025	10444372	575.03	-	Adjust Prepaid	
09/01/2025	10444374	61.71	-	Adjust Prepaid	
09/01/2025	10444376	415.88	-	Adjust Prepaid	
09/01/2025	10444378	320.77	-	Adjust Prepaid	
09/01/2025	10444380	320.77	-	Adjust Prepaid	
09/01/2025	10444382	320.77	-	Adjust Prepaid	
09/01/2025	10444384	320.77	-	Adjust Prepaid	
09/01/2025	10444386	320.77	-	Adjust Prepaid	
09/01/2025	10444388	575.03	-	Adjust Prepaid	
09/01/2025	10444390	13.70	-	Adjust Prepaid	
09/01/2025	10444392	575.03	-	Adjust Prepaid	
09/01/2025	10444394	575.03	-	Adjust Prepaid	
09/01/2025	10444396	150.74	-	Adjust Prepaid	
09/01/2025	10444398	575.03	-	Adjust Prepaid	
09/01/2025	10444400	94.98	-	Adjust Prepaid	
09/01/2025	10444402	575.03	-	Adjust Prepaid	
09/01/2025	10444404	104.02	-	Adjust Prepaid	
09/01/2025	10444406	53.55	-	Adjust Prepaid	
09/01/2025	10444408	575.03	-	Adjust Prepaid	
09/01/2025	10444410	575.03	-	Adjust Prepaid	
09/01/2025	10444412	61.71	-	Adjust Prepaid	
09/01/2025	10444414	61.71	-	Adjust Prepaid	
09/01/2025	10444416	11.71	-	Adjust Prepaid	
09/01/2025	10444418	575.03	-	Adjust Prepaid	
09/01/2025	10444420	352.43	-	Adjust Prepaid	
09/01/2025	10444422	53.97	-	Adjust Prepaid	
09/01/2025	10444424	71.26	-	Adjust Prepaid	
09/01/2025	10444426	103.97	-	Adjust Prepaid	
09/01/2025	10444428	1.00	-	Adjust Prepaid	
09/01/2025	10444430	575.03	-	Adjust Prepaid	
09/01/2025	10444432	146.23	-	Adjust Prepaid	
09/01/2025	10444434	146.23	-	Adjust Prepaid	
09/01/2025	10444436	575.03	-	Adjust Prepaid	
09/01/2025	10444438	575.03	-	Adjust Prepaid	
09/01/2025	10444440	36.59	-	Adjust Prepaid	
09/01/2025	10455168	320.77	-	Adjust Prepaid	
09/01/2025	10460432	320.77	-	Adjust Prepaid	
09/02/2025	10477888	0.00	1,888.13	Deposit from batch 293669	
09/02/2025	10473598	0.00	1,570.90	Deposit from batch 293793	
09/02/2025	10473631	0.00	313.86	Deposit from batch 293812	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
09/02/2025	10494938	\$ 0.00	\$ 575.03	Deposit from batch 295199	
09/03/2025	10482441	320.77	-	Adjust Prepaid	
09/03/2025	10482443	575.03	-	Adjust Prepaid	
09/03/2025	10482445	575.03	-	Adjust Prepaid	
09/03/2025	10482865	532.77	-	Adjust Prepaid	
09/03/2025	10482883	575.03	-	Adjust Prepaid	
09/04/2025	10516361	0.00	679.00	Deposit from batch 295469	
09/04/2025	10515396	0.00	10.87	Deposit from batch 296609	
09/04/2025	10527634	0.00	213.47	Deposit from batch 296901	
09/04/2025	10500700	575.03	-	Adjust Prepaid	
09/05/2025	10531684	0.00	495.11	Deposit from batch 296654	
09/05/2025	10541070	0.00	358.72	Deposit from batch 297469	
09/08/2025	10546876	0.00	320.77	Deposit from batch 297223	
09/09/2025	10561142	0.00	38.90	Deposit from batch 297909	
09/09/2025	10651043	0.00	48.45	Deposit from batch 298632	
09/09/2025	10652590	0.00	532.77	Deposit from batch 298867	
09/10/2025	10666831	0.00	630.00	Deposit from batch 299555	
09/11/2025	10669824	0.00	532.77	Deposit from batch 299154	
09/11/2025	10668870	0.00	53.55	Deposit from batch 299310	
09/12/2025	10692622	0.00	335.00	Deposit from batch 300550	
09/16/2025	10723761	0.00	325.15	Deposit from batch 302273	
09/18/2025	10735722	0.00	292.46	Deposit from batch 302996	
09/24/2025	10792317	0.00	0.46	Deposit from batch 305512	
09/25/2025	10795487	0.00	95.95	Deposit from batch 305587	
09/25/2025	10803516	0.00	575.03	Deposit from batch 305985	
09/29/2025	10817416	0.00	575.03	Deposit from batch 306110	
09/29/2025	10832116	0.00	320.77	Deposit from batch 306915	
09/30/2025	10907408	0.00	579.03	Deposit from batch 307801	
20-2799-00	Accounts Payable		-	210,849.04	210,849.04
Date	GL Ref #	Debit	Credit	Description	
09/02/2025	10489797	\$ -	\$ 4,500.00	Accounts Payable Inv # 362461 Inv: 362461 Seabreeze Management Company, Inc.	
09/02/2025	10489799	-	2,082.60	Accounts Payable Inv # 081425--0044477 5 Inv: 081425--0044477 5 E. J. Harrison & Sons, Inc.	
09/02/2025	10489801	2,082.60	-	Accounts Payable Inv # 081425--0044477 5; E. J. Harrison & Sons, Inc. Chk # 300070	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 081425--0044477 5 E. J. Harrison & Sons, Inc.
09/02/2025	10489803	4,500.00	-		Accounts Payable Inv # 362461; Seabreeze Management Company, Inc. Chk # 100719 Inv: 362461 Seabreeze Management Company, Inc.
09/05/2025	10536821	-	776.48		Accounts Payable Inv # 090225-085881513 Inv: 090225-085881513 SoCalGas
09/05/2025	10536823	-	569.69		Accounts Payable Inv # 0033385082125 Inv: 0033385082125 Charter Communications
09/05/2025	10536825	569.69	-		Accounts Payable Inv # 0033385082125; Charter Communications Chk # 300071 Inv: 0033385082125 Charter Communications
09/05/2025	10536827	776.48	-		Accounts Payable Inv # 090225-085881513; SoCalGas Chk # 100720 Inv: 090225-085881513 SoCalGas
09/09/2025	10647040	-	400.00		Accounts Payable Inv # 63924209 Inv: 63924209 Mike Kimble Plumbing
09/09/2025	10647042	-	263.18		Accounts Payable Inv # 4553838 Inv: 4553838 Anderson Refrigeration Inc
09/09/2025	10647044	-	1,522.00		Accounts Payable Inv # UN-072925 Inv: UN-072925 Environmental Testing Associates
09/09/2025	10647046	-	661.35		Accounts Payable Inv # 66165893 Inv: 66165893 Mike Kimble Plumbing
09/09/2025	10647048	-	124.82		Accounts Payable Inv # 9240495891 Inv: 9240495891 HD Supply Facilities Maintenance, LTD.
09/09/2025	10647050	-	87,448.75		Accounts Payable Inv # 511865 Inv: 511865 California State University
09/09/2025	10647052	-	534.85		Accounts Payable Inv # B09-2025 Inv: B09-2025 KW University Glen, LLC
09/09/2025	10647054	-	7,966.67		Accounts Payable Inv # 511864 Inv: 511864 California State University
09/09/2025	10647056	-	105.00		Accounts Payable Inv # 27710 Inv: 27710 Joel L Bustamante
09/09/2025	10647058	-	200.00		Accounts Payable Inv # 27709 Inv: 27709 Joel L Bustamante
09/09/2025	10647060	-	1,280.00		Accounts Payable Inv # 1330 Inv: 1330 Vega Cleaning Service Inc.
09/09/2025	10647062	-	5,293.81		Accounts Payable Inv # 363507 Inv: 363507 Seabreeze Management Company, Inc.
09/09/2025	10647064	-	716.78		Accounts Payable Inv # 363575 Inv: 363575 Seabreeze Management Company, Inc.
09/09/2025	10647066	-	700.00		Accounts Payable Inv # 1331 Inv: 1331 Vega Cleaning Service Inc.
09/09/2025	10647068	-	1,280.00		Accounts Payable Inv # 1332

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 1332 Vega Cleaning Service Inc.
09/09/2025	10647070	-	1,620.03		Accounts Payable Inv # 85
					Inv: 85 Eastman Electric
09/09/2025	10647072	-	2,860.85		Accounts Payable Inv # 189
					Inv: 189 Eastman Electric
09/09/2025	10647074	-	380.64		Accounts Payable Inv # 29674
					Inv: 29674 Quality Windows, Inc
09/09/2025	10647076	-	1,155.00		Accounts Payable Inv # UN-082625
					Inv: UN-082625 Environmental Testing Associates
09/09/2025	10647078	-	1,701.71		Accounts Payable Inv # 9240720666
					Inv: 9240720666 HD Supply Facilities Maintenance, LTD.
09/09/2025	10647080	-	250.00		Accounts Payable Inv # 89874
					Inv: 89874 Aquatic Pool Services Inc
09/09/2025	10647082	-	375.00		Accounts Payable Inv # 89875
					Inv: 89875 Aquatic Pool Services Inc
09/09/2025	10647084	-	650.00		Accounts Payable Inv # 89698
					Inv: 89698 Aquatic Pool Services Inc
09/09/2025	10647086	87,448.75	-		Accounts Payable Inv # 511865; California State University Chk # 100721
					Inv: 511865 California State University
09/09/2025	10647088	7,966.67	-		Accounts Payable Inv # 511864; California State University Chk # 100722
					Inv: 511864 California State University
09/09/2025	10647090	105.00	-		Accounts Payable Inv # 27710; Remedy Pest Elimination Chk # 100723
					Inv: 27710 Remedy Pest Elimination
09/09/2025	10647092	200.00	-		Accounts Payable Inv # 27709; Remedy Pest Elimination Chk # 100724
					Inv: 27709 Remedy Pest Elimination
09/09/2025	10647094	534.85	-		Accounts Payable Inv # B09-2025; KW University Glen, LLC Chk # 100725
					Inv: B09-2025 KW University Glen, LLC
09/09/2025	10647096	1,280.00	-		Accounts Payable Inv # 1330; Vega Cleaning Service Inc. Chk # 100726
					Inv: 1330 Vega Cleaning Service Inc.
09/09/2025	10647098	700.00	-		Accounts Payable Inv # 1331; Vega Cleaning Service Inc. Chk # 100727
					Inv: 1331 Vega Cleaning Service Inc.
09/09/2025	10647100	1,280.00	-		Accounts Payable Inv # 1332; Vega Cleaning Service Inc. Chk # 100728
					Inv: 1332 Vega Cleaning Service Inc.
09/09/2025	10647102	400.00	-		Accounts Payable Inv # 63924209; Mike Kimble Plumbing Chk # 100729
					Inv: 63924209 Mike Kimble Plumbing
09/09/2025	10647104	661.35	-		Accounts Payable Inv # 66165893; Mike Kimble Plumbing Chk # 100730
					Inv: 66165893 Mike Kimble Plumbing
09/09/2025	10647106	250.00	-		Accounts Payable Inv # 89874; Better Pools LA Chk # 100731
					Inv: 89874 Better Pools LA
09/09/2025	10647108	375.00	-		Accounts Payable Inv # 89875; Better Pools LA Chk # 100732

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 89875 Better Pools LA
09/09/2025	10647110	650.00	-		Accounts Payable Inv # 89698; Better Pools LA Chk # 100733 Inv: 89698 Better Pools LA
09/09/2025	10647112	124.82	-		Accounts Payable Inv # 9240495891; HD Supply Facilities Maintenance, LTD. Chk # 100734 Inv: 9240495891 HD Supply Facilities Maintenance, LTD.
09/09/2025	10647114	1,701.71	-		Accounts Payable Inv # 9240720666; HD Supply Facilities Maintenance, LTD. Chk # 100735 Inv: 9240720666 HD Supply Facilities Maintenance, LTD.
09/09/2025	10647116	1,522.00	-		Accounts Payable Inv # UN-072925; Environmental Testing Associates Chk # 100736 Inv: UN-072925 Environmental Testing Associates
09/09/2025	10647118	1,155.00	-		Accounts Payable Inv # UN-082625; Environmental Testing Associates Chk # 100737 Inv: UN-082625 Environmental Testing Associates
09/09/2025	10647120	5,293.81	-		Accounts Payable Inv # 363507; Seabreeze Management Company, Inc. Chk # 100738 Inv: 363507 Seabreeze Management Company, Inc.
09/09/2025	10647120	716.78	-		Accounts Payable Inv # 363575; Seabreeze Management Company, Inc. Chk # 100738 Inv: 363575 Seabreeze Management Company, Inc.
09/09/2025	10647124	1,620.03	-		Accounts Payable Inv # 85; Eastman Electric Chk # 100739 Inv: 85 Eastman Electric
09/09/2025	10647126	2,860.85	-		Accounts Payable Inv # 189; Eastman Electric Chk # 100740 Inv: 189 Eastman Electric
09/09/2025	10647128	263.18	-		Accounts Payable Inv # 4553838; Anderson Refrigeration Inc Chk # 100741 Inv: 4553838 Anderson Refrigeration Inc
09/09/2025	10647130	380.64	-		Accounts Payable Inv # 29674; Quality Windows, Inc Chk # 100742 Inv: 29674 Quality Windows, Inc
09/09/2025	10647092	-	200.00		Accounts Payable Inv # 27709 (Reversal); Remedy Pest Elimination Chk # 100724 Inv: 27709 Remedy Pest Elimination
09/09/2025	10647058	200.00	-		Accounts Payable Inv # 27709 (Reversal - voided check); Remedy Pest Elimination Chk # 100724 Inv: 27709 Remedy Pest Elimination
09/09/2025	10647090	-	105.00		Accounts Payable Inv # 27710 (Reversal); Remedy Pest Elimination Chk # 100723 Inv: 27710 Remedy Pest Elimination
09/09/2025	10647056	105.00	-		Accounts Payable Inv # 27710 (Reversal - voided check); Remedy Pest Elimination Chk # 100723 Inv: 27710 Remedy Pest Elimination
09/11/2025	10677662	-	80.09		Accounts Payable Inv # 9240784283 Inv: 9240784283 HD Supply Facilities Maintenance, LTD.
09/11/2025	10677664	-	600.00		Accounts Payable Inv # 401235 Inv: 401235 Gothic Grounds Management, Inc
09/11/2025	10677666	-	673.00		Accounts Payable Inv # IN0270128 Inv: IN0270128 County of Ventura
09/11/2025	10677668	-	224.84		Accounts Payable Inv # 29228 Inv: 29228 Quality Windows, Inc
09/11/2025	10677670	-	375.00		Accounts Payable Inv # 1335

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 1335 Vega Cleaning Service Inc.
09/11/2025	10677672	375.00	-		Accounts Payable Inv # 1335; Vega Cleaning Service Inc. Chk # 100743
					Inv: 1335 Vega Cleaning Service Inc.
09/11/2025	10677674	673.00	-		Accounts Payable Inv # IN0270128; County of Ventura Chk # 100744
					Inv: IN0270128 County of Ventura
09/11/2025	10677676	224.84	-		Accounts Payable Inv # 29228; Quality Windows, Inc Chk # 100745
					Inv: 29228 Quality Windows, Inc
09/11/2025	10677678	600.00	-		Accounts Payable Inv # 401235; Gothic Landscape Maintenance Division Chk # 100746
					Inv: 401235 Gothic Landscape Maintenance Division
09/11/2025	10677680	80.09	-		Accounts Payable Inv # 9240784283; HD Supply Facilities Maintenance, LTD. Chk # 100747
					Inv: 9240784283 HD Supply Facilities Maintenance, LTD.
09/11/2025	10677672	-	375.00		Accounts Payable Inv # 1335 (Reversal); Vega Cleaning Service Inc. Chk # 100743
					Inv: 1335 Vega Cleaning Service Inc.
09/11/2025	10677670	375.00	-		Accounts Payable Inv # 1335 (Reversal - voided check); Vega Cleaning Service Inc. Chk # 100743
					Inv: 1335 Vega Cleaning Service Inc.
09/11/2025	10677678	-	600.00		Accounts Payable Inv # 401235 (Reversal); Gothic Landscape Maintenance Division Chk # 100746
					Inv: 401235 Gothic Landscape Maintenance Division
09/11/2025	10677664	600.00	-		Accounts Payable Inv # 401235 (Reversal - voided check); Gothic Landscape Maintenance Division Chk # 100746
					Inv: 401235 Gothic Landscape Maintenance Division
09/15/2025	10705540	-	250.80		Accounts Payable Inv # 29486
					Inv: 29486 Quality Windows, Inc
09/15/2025	10705542	-	274.17		Accounts Payable Inv # 29556
					Inv: 29556 Quality Windows, Inc
09/15/2025	10705544	-	285.00		Accounts Payable Inv # 1305
					Inv: 1305 Vega Cleaning Service Inc.
09/15/2025	10705546	250.80	-		Accounts Payable Inv # 29486; Quality Windows, Inc Chk # 100000
					Inv: 29486 Quality Windows, Inc
09/15/2025	10705548	274.17	-		Accounts Payable Inv # 29556; Quality Windows, Inc Chk # 100001
					Inv: 29556 Quality Windows, Inc
09/15/2025	10705550	285.00	-		Accounts Payable Inv # 1305; Vega Cleaning Service Inc. Chk # 100002
					Inv: 1305 Vega Cleaning Service Inc.
09/16/2025	8796388	-	54.02		Accounts Payable Inv # 102824-402 (Reversal); Eric Kaltman Chk # 100520
					Inv: 102824-402 Eric Kaltman
09/16/2025	6023433	54.02	-		Accounts Payable Inv # 102824-402 (Reversal - voided check); Eric Kaltman Chk # 100520
					Inv: 102824-402 Eric Kaltman
09/16/2025	8796390	-	145.41		Accounts Payable Inv # 102824-541 (Reversal); John Shannon Chk # 100521
					Inv: 102824-541 John Shannon
09/16/2025	6023439	145.41	-		Accounts Payable Inv # 102824-541 (Reversal - voided check); John Shannon Chk # 100521
					Inv: 102824-541 John Shannon
09/16/2025	8796392	-	146.23		Accounts Payable Inv # 102824-623 (Reversal); Samantha Acuna Chk # 100522

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 102824-623 Samantha Acuna
09/16/2025	6023441	146.23	-		Accounts Payable Inv # 102824-623 (Reversal - voided check); Samantha Acuna Chk # 10052
					Inv: 102824-623 Samantha Acuna
09/16/2025	10719899	-	348.01		Accounts Payable Inv # 29675
					Inv: 29675 Quality Windows, Inc
09/16/2025	10719901	348.01	-		Accounts Payable Inv # 29675; Quality Windows, Inc Chk # 100003
					Inv: 29675 Quality Windows, Inc
09/17/2025	9472398	-	300.00		Accounts Payable Inv # 27323 (Reversal); Remedy Pest Elimination Chk # 100614
					Inv: 27323 Remedy Pest Elimination
09/18/2025	10743050	-	484.48		Accounts Payable Inv # 363957
					Inv: 363957 Seabreeze Management Company, Inc.
09/18/2025	10743052	-	375.00		Accounts Payable Inv # 89998
					Inv: 89998 Aquatic Pool Services Inc
09/18/2025	10743054	-	250.00		Accounts Payable Inv # 89999
					Inv: 89999 Aquatic Pool Services Inc
09/18/2025	10743056	-	2,525.00		Accounts Payable Inv # 89697
					Inv: 89697 Aquatic Pool Services Inc
09/18/2025	10743058	-	1,280.00		Accounts Payable Inv # 1339
					Inv: 1339 Vega Cleaning Service Inc.
09/18/2025	10743060	-	250.00		Accounts Payable Inv # 1340
					Inv: 1340 Vega Cleaning Service Inc.
09/18/2025	10743062	-	550.00		Accounts Payable Inv # 1341
					Inv: 1341 Vega Cleaning Service Inc.
09/18/2025	10743064	484.48	-		Accounts Payable Inv # 363957; Seabreeze Management Company, Inc. Chk # 100005
					Inv: 363957 Seabreeze Management Company, Inc.
09/18/2025	10743066	375.00	-		Accounts Payable Inv # 89998; Better Pools LA Chk # 100006
					Inv: 89998 Better Pools LA
09/18/2025	10743068	250.00	-		Accounts Payable Inv # 89999; Better Pools LA Chk # 100007
					Inv: 89999 Better Pools LA
09/18/2025	10743070	2,525.00	-		Accounts Payable Inv # 89697; Better Pools LA Chk # 100008
					Inv: 89697 Better Pools LA
09/18/2025	10743072	1,280.00	-		Accounts Payable Inv # 1339; Vega Cleaning Service Inc. Chk # 100009
					Inv: 1339 Vega Cleaning Service Inc.
09/18/2025	10743074	250.00	-		Accounts Payable Inv # 1340; Vega Cleaning Service Inc. Chk # 100010
					Inv: 1340 Vega Cleaning Service Inc.
09/18/2025	10743076	550.00	-		Accounts Payable Inv # 1341; Vega Cleaning Service Inc. Chk # 100011
					Inv: 1341 Vega Cleaning Service Inc.
09/19/2025	10755402	300.00	-		Accounts Payable Inv # 27323; Remedy Pest Elimination Chk # 100012
					Inv: 27323 Remedy Pest Elimination
09/22/2025	10769129	-	55.00		Accounts Payable Inv # 364609

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 364609 Seabreeze Management Company, Inc.
09/22/2025	10769131	-	2,525.00		Accounts Payable Inv # 88905
					Inv: 88905 Aquatic Pool Services Inc
09/22/2025	10769133	-	577.52		Accounts Payable Inv # 365057
					Inv: 365057 Seabreeze Management Company, Inc.
09/22/2025	10769142	-	5,493.71		Accounts Payable Inv # 365139
					Inv: 365139 Seabreeze Management Company, Inc.
09/22/2025	10769144	55.00	-		Accounts Payable Inv # 364609; Seabreeze Management Company, Inc. Chk # 100013
					Inv: 364609 Seabreeze Management Company, Inc.
09/22/2025	10769144	577.52	-		Accounts Payable Inv # 365057; Seabreeze Management Company, Inc. Chk # 100013
					Inv: 365057 Seabreeze Management Company, Inc.
09/22/2025	10769144	5,493.71	-		Accounts Payable Inv # 365139; Seabreeze Management Company, Inc. Chk # 100013
					Inv: 365139 Seabreeze Management Company, Inc.
09/22/2025	10769150	2,525.00	-		Accounts Payable Inv # 88905; Better Pools LA Chk # 100014
					Inv: 88905 Better Pools LA
09/23/2025	10779593	-	237.53		Accounts Payable Inv # 0293780090925
					Inv: 0293780090925 Charter Communications
09/23/2025	10779595	-	2,215.56		Accounts Payable Inv # 091625-466262876
					Inv: 091625-466262876 Southern California Edison Co.
09/23/2025	10779597	237.53	-		Accounts Payable Inv # 0293780090925; Charter Communications Chk # 300001
					Inv: 0293780090925 Charter Communications
09/23/2025	10779599	2,215.56	-		Accounts Payable Inv # 091625-466262876; Southern California Edison Co. Chk # 100015
					Inv: 091625-466262876 Southern California Edison Co.
09/25/2025	10801072	-	1,876.88		Accounts Payable Inv # 12617
					Inv: 12617 Ventura Garage Door Doc, Inc.
09/25/2025	10801074	1,876.88	-		Accounts Payable Inv # 12617; Garage Door Doctor Chk # 100016
					Inv: 12617 Garage Door Doctor
09/26/2025	10814505	-	1,280.00		Accounts Payable Inv # 1333
					Inv: 1333 Vega Cleaning Service Inc.
09/26/2025	10814507	-	175.00		Accounts Payable Inv # 1334
					Inv: 1334 Vega Cleaning Service Inc.
09/26/2025	10814509	-	250.00		Accounts Payable Inv # 1336
					Inv: 1336 Vega Cleaning Service Inc.
09/26/2025	10814511	-	200.00		Accounts Payable Inv # 1337
					Inv: 1337 Vega Cleaning Service Inc.
09/26/2025	10814513	-	150.00		Accounts Payable Inv # 1338
					Inv: 1338 Vega Cleaning Service Inc.
09/26/2025	10814515	1,280.00	-		Accounts Payable Inv # 1333; Vega Cleaning Service Inc. Chk # 100017
					Inv: 1333 Vega Cleaning Service Inc.
09/26/2025	10814517	175.00	-		Accounts Payable Inv # 1334; Vega Cleaning Service Inc. Chk # 100018



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Investment Account Summary

08/01/2025 through 08/31/2025

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on Aug 31 (\$)	Value on Aug 31 (\$)	Average Cost Amount (\$)	Cumulative Change In Value (\$)
CSU CHANNEL ISLANDS SITE AUTHORITY						
CalTRUST Short Term Fund		318,875.808	10.07	3,211,079.39	3,198,920.15	12,159.24
CalTRUST Medium Term Fund		543,850.978	9.92	5,395,001.70	5,300,124.28	94,877.42
CalTRUST Liquidity Fund		1,604,844.930	1.00	1,604,844.93	1,604,844.93	0.00
Total For Account				10,210,926.02		
CSU CHANNEL ISLANDS TOWNHOUSE						
CalTRUST Short Term Fund		54,459.103	10.07	548,403.17	547,866.43	536.74
CalTRUST Medium Term Fund		162,310.300	9.92	1,610,118.18	1,634,555.69	(24,437.51)
CalTRUST Liquidity Fund		722,462.710	1.00	722,462.71	722,462.71	0.00
Total For Account				2,880,984.06		
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE						
CalTRUST Short Term Fund		17,425.161	10.07	175,471.37	175,393.63	77.74
CalTRUST Medium Term Fund		110,559.024	9.92	1,096,745.52	1,106,919.90	(10,174.38)
CalTRUST Liquidity Fund		451,900.310	1.00	451,900.31	451,900.31	0.00
Total For Account				1,724,117.20		
CSU CHANNEL ISLANDS SINGLE FAMILY						
CalTRUST Short Term Fund		1,259.850	10.07	12,686.69	12,681.09	5.60
CalTRUST Medium Term Fund		8,808.826	9.92	87,383.55	87,900.13	(516.58)
CalTRUST Liquidity Fund		27,101.990	1.00	27,101.99	27,101.99	0.00
Total For Account				127,172.23		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 TOWNHOMES						
CalTRUST Medium Term Fund		3,954.857	9.92	39,232.18	38,986.59	245.59
Total For Account				39,232.18		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 SINGLE FAMILY						
CalTRUST Medium Term Fund		798.701	9.92	7,923.11	7,873.22	49.89
Total For Account				7,923.11		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 CAM						
CalTRUST Medium Term Fund		19,253.005	9.92	190,989.81	189,796.26	1,193.55
Total For Account				190,989.81		
Portfolios Total value as of 08/31/2025				15,181,344.61		

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	08/01/2025			317,816.735	10.05	3,194,058.19		
Accrual Income Div Reinvestment	08/29/2025	10,664.87	1,059.073	318,875.808	10.07	3,211,079.39	0.00	0.00
Change in Value						6,356.33		
Closing Balance as of	Aug 31			318,875.808	10.07	3,211,079.39		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	08/01/2025			54,278.229	10.05	545,496.20		
Accrual Income Div Reinvestment	08/29/2025	1,821.40	180.874	54,459.103	10.07	548,403.17	0.00	0.00
Change in Value						1,085.57		
Closing Balance as of	Aug 31			54,459.103	10.07	548,403.17		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	08/01/2025			17,367.287	10.05	174,541.23		
Accrual Income Div Reinvestment	08/29/2025	582.79	57.874	17,425.161	10.07	175,471.37	0.00	0.00
Change in Value						347.35		
Closing Balance as of	Aug 31			17,425.161	10.07	175,471.37		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	08/01/2025			1,255.665	10.05	12,619.43		
Accrual Income Div Reinvestment	08/29/2025	42.14	4.185	1,259.850	10.07	12,686.69	0.00	0.00
Change in Value						25.12		
Closing Balance as of	Aug 31			1,259.850	10.07	12,686.69		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY Account Number: [REDACTED]								
Beginning Balance	08/01/2025			542,153.862	9.86	5,345,637.08		
Accrual Income Div Reinvestment	08/29/2025	16,835.39	1,697.116	543,850.978	9.92	5,395,001.70	0.00	0.00
Change in Value						32,529.23		
Closing Balance as of	Aug 31			543,850.978	9.92	5,395,001.70		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	08/01/2025			161,803.802	9.86	1,595,385.49		
Accrual Income Div Reinvestment	08/29/2025	5,024.46	506.498	162,310.300	9.92	1,610,118.18	0.00	0.00
Change in Value						9,708.23		
Closing Balance as of	Aug 31			162,310.300	9.92	1,610,118.18		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	08/01/2025			110,214.019	9.86	1,086,710.23		
Accrual Income Div Reinvestment	08/29/2025	3,422.45	345.005	110,559.024	9.92	1,096,745.52	0.00	0.00
Change in Value						6,612.84		
Closing Balance as of	Aug 31			110,559.024	9.92	1,096,745.52		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	08/01/2025			8,781.337	9.86	86,583.98		
Accrual Income Div Reinvestment	08/29/2025	272.69	27.489	8,808.826	9.92	87,383.55	0.00	0.00
Change in Value						526.88		
Closing Balance as of	Aug 31			8,808.826	9.92	87,383.55		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PAUG PHASE 2 TOWNHOMES Account Number: [REDACTED]								
Beginning Balance	08/01/2025			3,942.515	9.86	38,873.20		
Accrual Income Div Reinvestment	08/29/2025	122.43	12.342	3,954.857	9.92	39,232.18	0.00	0.00
Change in Value						236.55		
Closing Balance as of	Aug 31			3,954.857	9.92	39,232.18		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PAUG PHASE 2 SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	08/01/2025			796.209	9.86	7,850.62		
Accrual Income Div Reinvestment	08/29/2025	24.72	2.492	798.701	9.92	7,923.11	0.00	0.00
Change in Value						47.77		
Closing Balance as of	Aug 31			798.701	9.92	7,923.11		

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	08/01/2025			19,192.925	9.86	189,242.24		
Accrual Income Div Reinvestment	08/29/2025	595.99	60.080	19,253.005	9.92	190,989.81	0.00	0.00
Change in Value						1,151.58		
Closing Balance as of	Aug 31			19,253.005	9.92	190,989.81		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY		Account Number:		
Beginning Balance	08/01/2025			1,598,955.870	1.00	1,598,955.87		
Accrual Income Div Reinvestment	08/29/2025	5,889.06	5,889.060	1,604,844.930	1.00	1,604,844.93	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Aug 31			1,604,844.930	1.00	1,604,844.93		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS TOWNHOUSE		Account Number:		
Beginning Balance	08/01/2025			719,811.600	1.00	719,811.60		
Accrual Income Div Reinvestment	08/29/2025	2,651.11	2,651.110	722,462.710	1.00	722,462.71	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Aug 31			722,462.710	1.00	722,462.71		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE		Account Number:		
Beginning Balance	08/01/2025			450,242.040	1.00	450,242.04		
Accrual Income Div Reinvestment	08/29/2025	1,658.27	1,658.270	451,900.310	1.00	451,900.31	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Aug 31			451,900.310	1.00	451,900.31		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SINGLE FAMILY		Account Number:		
Beginning Balance	08/01/2025			27,002.540	1.00	27,002.54		
Accrual Income Div Reinvestment	08/29/2025	99.45	99.450	27,101.990	1.00	27,101.99	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Aug 31			27,101.990	1.00	27,101.99		



2025 CalTRUST Closures

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

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

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

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

Govt Advantage Int Ckg - State/Muni

Account number: [REDACTED] ■ August 1, 2025 - August 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]	\$112,739.75	\$6.64	\$0.00	\$112,746.39

Interest summary

Year to date interest and bonuses paid \$887.45

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	08/08	6.64	Analysis Int Earned 0725 Interest 250808
		\$6.64	Total electronic deposits/bank credits
		\$6.64	Total credits

Daily ledger balance summary

Date	Balance	Date	Balance
07/31	112,739.75	08/08	112,746.39
Average daily ledger balance		\$112,744.89	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 1334 Vega Cleaning Service Inc.
09/26/2025	10814519	250.00	-		Accounts Payable Inv # 1336; Vega Cleaning Service Inc. Chk # 100019
					Inv: 1336 Vega Cleaning Service Inc.
09/26/2025	10814521	200.00	-		Accounts Payable Inv # 1337; Vega Cleaning Service Inc. Chk # 100020
					Inv: 1337 Vega Cleaning Service Inc.
09/26/2025	10814523	150.00	-		Accounts Payable Inv # 1338; Vega Cleaning Service Inc. Chk # 100021
					Inv: 1338 Vega Cleaning Service Inc.
09/30/2025	10902642	-	855.00		Accounts Payable Inv # 401979
					Inv: 401979 Gothic Grounds Management, Inc
09/30/2025	10902644	-	47,957.62		Accounts Payable Inv # 511604
					Inv: 511604 California State University, Channel Islands
09/30/2025	10902649	-	317.06		Accounts Payable Inv # 29856
					Inv: 29856 Quality Windows, Inc
09/30/2025	10902651	-	224.84		Accounts Payable Inv # 29857
					Inv: 29857 Quality Windows, Inc
09/30/2025	10902653	-	1,280.00		Accounts Payable Inv # 1342
					Inv: 1342 Vega Cleaning Service Inc.
09/30/2025	10902655	-	5,333.82		Accounts Payable Inv # 091625-0044384 3
					Inv: 091625-0044384 3 E. J. Harrison & Sons,Inc.
09/30/2025	10902657	-	1,012.09		Accounts Payable Inv # 092325-337810871
					Inv: 092325-337810871 SoCalGas
09/30/2025	10902659	5,333.82	-		Accounts Payable Inv # 091625-0044384 3; E. J. Harrison & Sons,Inc. Chk # 300002
					Inv: 091625-0044384 3 E. J. Harrison & Sons,Inc.
09/30/2025	10902661	855.00	-		Accounts Payable Inv # 401979; Gothic Landscape Maintenance Division Chk # 100022
					Inv: 401979 Gothic Landscape Maintenance Division
09/30/2025	10902663	317.06	-		Accounts Payable Inv # 29856; Quality Windows, Inc Chk # 100023
					Inv: 29856 Quality Windows, Inc
09/30/2025	10902665	224.84	-		Accounts Payable Inv # 29857; Quality Windows, Inc Chk # 100024
					Inv: 29857 Quality Windows, Inc
09/30/2025	10902667	1,280.00	-		Accounts Payable Inv # 1342; Vega Cleaning Service Inc. Chk # 100025
					Inv: 1342 Vega Cleaning Service Inc.
09/30/2025	10902669	47,957.62	-		Accounts Payable Inv # 511604; California State University, Channel Islands Chk # 100026
					Inv: 511604 California State University, Channel Islands
09/30/2025	10902671	1,012.09	-		Accounts Payable Inv # 092325-337810871; SoCalGas Chk # 300003
					Inv: 092325-337810871 SoCalGas
09/30/2025	10355399	-	1,280.00		Accounts Payable Inv # 1328 (Reversal); Vega Cleaning Service Inc. Chk # 100712
					Inv: 1328 Vega Cleaning Service Inc.
09/30/2025	10336367	-	336.53		Accounts Payable Inv # 0293780080925 (Reversal); Charter Communications Chk # 300065
					Inv: 0293780080925 Charter Communications
09/30/2025	10336363	336.53	-		Accounts Payable Inv # 0293780080925 (Reversal - voided check); Charter Communications

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 0293780080925 Charter Communications					
09/30/2025	10373673	-	1,045.62		
Accounts Payable Inv # 081425-0119228 2 (Reversal); E. J. Harrison & Sons, Inc. Chk # 3000					
Inv: 081425-0119228 2 E. J. Harrison & Sons, Inc.					
09/30/2025	10373665	1,045.62	-		
Accounts Payable Inv # 081425-0119228 2 (Reversal - voided check); E. J. Harrison & Sons,					
Inv: 081425-0119228 2 E. J. Harrison & Sons, Inc.					
09/30/2025	11113467	1,280.00	-		
40-4000-00	Reserve Liability				
			31,804.82	54,434.00	(16,750.77)
Date	GL Ref #	Debit	Credit	Description	
09/30/2025	10838199	\$ -	\$ 28,000.00	Monthly Reserve Contribution	
09/30/2025	10838199	-	1,400.00	Monthly Reserve Contribution	
09/30/2025	10838199	-	25,034.00	Monthly Reserve Contribution	
09/30/2025	11027141	5,878.41	-	Reallocate reserve exp to GL 4000 liability	
40-4003-00	Reserve Expenses - Townhouse				
			-	5,878.41	5,878.41 -
Date	GL Ref #	Debit	Credit	Description	
09/09/2025	10647040	\$ 400.00	\$ -	270 Landing Cove Plumbing leak	
Inv: 63924209 Mike Kimble Plumbing					
09/09/2025	10647042	263.18	-	270 Landing Cove Plumbing leak	
Inv: 4553838 Anderson Refrigeration Inc					
09/09/2025	10647044	1,522.00	-	270 Landing Cove Plumbing leak	
Inv: UN-072925 Environmental Testing Associates					
09/09/2025	10647046	661.35	-	270 Landing Cove Plumbing leak	
Inv: 66165893 Mike Kimble Plumbing					
09/09/2025	10647076	1,155.00	-	TH Reserves 270 Landing Cove	
Inv: UN-082625 Environmental Testing Associates					
09/25/2025	10801072	1,876.88	-	327 E Platts Harbor Replaced Garage Door Panels	
Inv: 12617 Ventura Garage Door Doc, Inc.					
09/30/2025	11027141	-	5,878.41	Reallocate reserve exp to GL 4000 liability	
49-4998-00	Prior Year Equity			(510,889.17)	137,579.10 4,691.12 (378,001.19)
Date	GL Ref #	Debit	Credit	Description	
09/01/2025	10559812	\$ 2,172.73	\$ -	Accrue prior year water credit receivable (Reversal)	
09/09/2025	10559807	-	2,172.73	Reclass June 2025 sewer/water credit to prior year	
09/16/2025	6023433	-	54.02	Prorated reimbursement to Seller who sold during FY 2024-2024 in U Glen ba (Reversal - void)	
Inv: 102824-402 Eric Kaltman					
09/16/2025	6023439	-	145.41	Prorated reimbursement to Seller who sold during FY 2024-2024 in UGlen ba (Reversal - void)	
Inv: 102824-541 John Shannon					
09/16/2025	6023441	-	146.23	prorated reimbursement to Seller who sold during FY 2024-2024 in UGlen ba (Reversal - void)	
Inv: 102824-623 Samantha Acuna					
09/26/2025	10805616	47,957.62	-	Reclass Mar 2025 water inv 511604 to prior year	
09/30/2025	11010426	87,448.75	-	Reclass prior year EQ insurance expense	
09/30/2025	11010428	-	2,172.73	Accrue prior year water credit receivable	
50-5010-00	Townhomes Assessments			(230,012.00)	23,095.44 138,101.44 (345,018.00)
Date	GL Ref #	Debit	Credit	Description	
09/01/2025	9390200	\$ -	\$ 23,095.44	Assessment - A - Batch 259640	
09/01/2025	9390224	-	115,006.00	Assessment - A - Batch 259641	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
09/01/2025	10121643	\$ 23,095.44	\$ -	Reclass single family home assessments		
50-5013-00	Single family homes		(46,190.88)	-	23,095.44	(69,286.32)
Date	GL Ref #	Debit	Credit	Description		
09/01/2025	10121643	\$ -	\$ 23,095.44	Reclass single family home assessments		
50-5015-00	Apartment Assessment		(241,060.58)	-	120,530.29	(361,590.87)
Date	GL Ref #	Debit	Credit	Description		
09/01/2025	9390248	\$ -	\$ 98,834.75	Apartment Assessment - A - Batch 259757		
09/01/2025	9390272	-	17,476.92	Apartment Assessment - A - Batch 259758		
09/01/2025	9390296	-	4,218.62	Commercial Assessment - A - Batch 259759		
50-5023-00	Bank Return Check/NSF Fees		(5.00)	-	60.00	(65.00)
Date	GL Ref #	Debit	Credit	Description		
09/11/2025	10685740	\$ -	\$ 30.00	NSF/Returned Check Fee - Batch 300156		
09/26/2025	10821660	-	30.00	NSF/Returned Check Fee - Batch 306629		
50-5060-00	Gate/Pool Keys/Remotes		75.00	-	-	75.00
Date	GL Ref #	Debit	Credit	Description		
60-6035-00	Mgmt Billback - Office & Postage		1,727.01	1,317.64	-	3,044.65
Date	GL Ref #	Debit	Credit	Description		
09/09/2025	10647064	\$ 716.78	\$ -	June 2025 Admin Billing-Seabreeze Management Company, Inc. Inv: 363575 Seabreeze Management Company, Inc.		
09/18/2025	10743050	484.48	-	July 2025 Admin-Seabreeze Management Company, Inc. Inv: 363957 Seabreeze Management Company, Inc.		
09/22/2025	10769129	55.00	-	August Service-Seabreeze Management Company, Inc. Inv: 364609 Seabreeze Management Company, Inc.		
09/22/2025	10769133	61.38	-	Postage-Certified Letters Inv: 365057 Seabreeze Management Company, Inc.		
60-6040-00	Mgmt Services & On-Site Staff Payroll		30,974.84	15,287.52	-	46,262.36
Date	GL Ref #	Debit	Credit	Description		
09/02/2025	10489797	\$ 4,500.00	\$ -	September Service-Seabreeze Management Company, Inc. Inv: 362461 Seabreeze Management Company, Inc.		
09/09/2025	10647062	5,293.81	-	Pay Period 8/10/2025 - 8/23/2025 Paid 8/29/2025 Inv: 363507 Seabreeze Management Company, Inc.		
09/22/2025	10769142	5,493.71	-	Pay Period 8/24/2025 - 9/6/2025 Paid 9/12/2025 Inv: 365139 Seabreeze Management Company, Inc.		
60-6041-00	Office Rent & Maintenance		1,069.70	534.85	-	1,604.55
Date	GL Ref #	Debit	Credit	Description		
09/09/2025	10647052	\$ 534.85	\$ -	Office Rent for Sept 2025. Inv: B09-2025 KW University Glen, LLC		
60-6085-00	Misc Admin (Office Supplies/Cellphone)		1,916.89	516.14	-	2,433.03
Date	GL Ref #	Debit	Credit	Description		
09/22/2025	10769133	\$ 94.36	\$ -	Office Supplies-Printer Ink Inv: 365057 Seabreeze Management Company, Inc.		
09/22/2025	10769133	19.31	-	Misc Admin-Copies Inv: 365057 Seabreeze Management Company, Inc.		
09/22/2025	10769133	73.99	-	Office Supplies-Printer Ink Inv: 365057 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: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
09/22/2025	10769133	\$ 1.06	\$ -	Office Supplies Inv: 365057 Seabreeze Management Company, Inc.	
09/22/2025	10769133	75.06	-	Office Supplies-Printer Ink Inv: 365057 Seabreeze Management Company, Inc.	
09/22/2025	10769133	143.69	-	September Service-Seabreeze Management Company, Inc. Inv: 365057 Seabreeze Management Company, Inc.	
09/22/2025	10769133	108.67	-	Business Cellphone Inv: 365057 Seabreeze Management Company, Inc.	
63-6320-00	Security Services	7,966.67	7,966.67	-	15,933.34
Date	GL Ref #	Debit	Credit	Description	
09/09/2025	10647054	\$ 7,966.67	\$ -	Police service for Aug 2025 Inv: 511864 California State University	
64-6405-00	Landscape Contract	61,788.00	-	-	61,788.00
Date	GL Ref #	Debit	Credit	Description	
64-6420-00	Irrigation Repairs	1,822.65	2,055.00	600.00	3,277.65
Date	GL Ref #	Debit	Credit	Description	
09/11/2025	10677664	\$ 600.00	\$ -	243 Anacapa Mainline Repair Inv: 401235 Gothic Grounds Management, Inc	
09/11/2025	10677664	-	600.00	243 Anacapa Mainline Repair (Reversal - voided check); Gothic Landscape Maintenance Division Inv: 401235 Gothic Landscape Maintenance Division	
09/23/2025	10783606	600.00	-	Misc. Check; Gothic Landscape Maintenance Division Chk # 0	
09/30/2025	10902642	855.00	-	202 Anacapa Island Drive Inv: 401979 Gothic Grounds Management, Inc	
65-6509-00	Plumbing Repair (Common Area)	700.00	-	-	700.00
Date	GL Ref #	Debit	Credit	Description	
65-6528-00	Electrical/Lighting Rpr - Common Area Bollards	1,811.50	1,620.03	-	3,431.53
Date	GL Ref #	Debit	Credit	Description	
09/09/2025	10647070	\$ 1,620.03	\$ -	CA Elec for August 2025 Inv: 85 Eastman Electric	
65-6550-00	Janitorial Service	10,200.00	8,960.00	1,280.00	17,880.00
Date	GL Ref #	Debit	Credit	Description	
09/09/2025	10647060	\$ 1,280.00	\$ -	Contract janitorial thru Aug 24, 2025 Inv: 1330 Vega Cleaning Service Inc.	
09/09/2025	10647068	1,280.00	-	Contract service thru August 31, 2025 Inv: 1332 Vega Cleaning Service Inc.	
09/09/2025	10795145	1,280.00	-	CK #100726; Vega Cleaning Service Inc. Chk # 0	
09/09/2025	10795149	1,280.00	-	CK #100728; Vega Cleaning Service Inc. Chk # 0	
09/18/2025	10743058	1,280.00	-	Contract cleaning week ending Sept 14, 2025 Inv: 1339 Vega Cleaning Service Inc.	
09/26/2025	10814505	1,280.00	-	Contract service thru Sept 7, 2025 Inv: 1333 Vega Cleaning Service Inc.	
09/30/2025	10902653	1,280.00	-	Janitorial Services thru Sept 21, 2025 Inv: 1342 Vega Cleaning Service Inc.	
09/30/2025	11113467	-	1,280.00	Reclass void/reissue ck to Vega Cleaning	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
65-6553-00	Common Area Maintenance	\$4,100.00	\$1,535.00	\$-	\$5,635.00
Date	GL Ref #	Debit	Credit	Description	
09/15/2025	10705544	\$ 285.00	\$ -	Reset sign at south TC parking lot Inv: 1305 Vega Cleaning Service Inc.	
09/18/2025	10743060	250.00	-	Powerwash trash cans at Town Center Inv: 1340 Vega Cleaning Service Inc.	
09/18/2025	10743062	550.00	-	761 CI Dr. Alley curb replacement Inv: 1341 Vega Cleaning Service Inc.	
09/26/2025	10814509	250.00	-	Reinstall sign in alley Inv: 1336 Vega Cleaning Service Inc.	
09/26/2025	10814511	200.00	-	Address graffiti on pavement Inv: 1337 Vega Cleaning Service Inc.	
65-6554-00	Common Area Supplies	2,663.04	1,906.62	-	4,569.66
Date	GL Ref #	Debit	Credit	Description	
09/09/2025	10647048	\$ 124.82	\$ -	CA Supplies Inv: 9240495891 HD Supply Facilities Maintenance, LTD.	
09/09/2025	10647078	1,701.71	-	CA & Pet Waste Supplies Inv: 9240720666 HD Supply Facilities Maintenance, LTD.	
09/11/2025	10677662	80.09	-	CA Supplies Inv: 9240784283 HD Supply Facilities Maintenance, LTD.	
65-6555-00	Pest Control (Pest & Gopher)	2,800.00	1,185.00	880.00	3,105.00
Date	GL Ref #	Debit	Credit	Description	
09/09/2025	10647056	\$ 105.00	\$ -	Additional bait stations Inv: 27710 Joel L Bustamante	
09/09/2025	10647058	200.00	-	Removal wasp/hornets Inv: 27709 Joel L Bustamante	
09/09/2025	10647058	-	200.00	Removal wasp/hornets (Reversal - voided check); Remedy Pest Elimination Chk # 100724 Inv: 27709 Remedy Pest Elimination	
09/09/2025	10647056	-	105.00	Additional bait stations (Reversal - voided check); Remedy Pest Elimination Chk # 100723 Inv: 27710 Remedy Pest Elimination	
09/23/2025	10783596	575.00	-	Misc. Check; Remedy Pest Elimination Chk # 0	
09/23/2025	10783614	305.00	-	Misc. Check; Remedy Pest Elimination Chk # 0	
09/23/2025	10783596	-	575.00	Misc. Check (Reversal); Remedy Pest Elimination Chk # 0	
65-6570-00	Pool/Fountain Contract Services	3,200.00	5,700.00	-	8,900.00
Date	GL Ref #	Debit	Credit	Description	
09/09/2025	10647084	\$ 650.00	\$ -	Contract service fountains for Sept 2025 Inv: 89698 Aquatic Pool Services Inc	
09/18/2025	10743056	2,525.00	-	Contract pool service for Sept 2025 Inv: 89697 Aquatic Pool Services Inc	
09/22/2025	10769131	2,525.00	-	Contract Service for August 2025 Inv: 88905 Aquatic Pool Services Inc	
65-6572-00	Pool/Fountain Extras	4,066.63	3,473.00	-	7,539.63
Date	GL Ref #	Debit	Credit	Description	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
09/09/2025	10647066	\$ 700.00	\$ -	Pool Furniture repairs Inv: 1331 Vega Cleaning Service Inc.	
09/09/2025	10647080	250.00	-	Townside Filter Cleaning Inv: 89874 Aquatic Pool Services Inc	
09/09/2025	10647082	375.00	-	Hillcrest Filter Cleaning Inv: 89875 Aquatic Pool Services Inc	
09/09/2025	10795147	700.00	-	CK #100727; Vega Cleaning Service Inc. Chk # 0	
09/11/2025	10677666	673.00	-	Annual Inspection Fee Inv: IN0270128 County of Ventura	
09/18/2025	10743052	375.00	-	Hillcrest Pool/Spa grid cleaning Inv: 89998 Aquatic Pool Services Inc	
09/18/2025	10743054	250.00	-	Townside Pool/Spa Grid Cleaning Inv: 89999 Aquatic Pool Services Inc	
09/26/2025	10814513	150.00	-	Hillcrest Pool gate repair Inv: 1338 Vega Cleaning Service Inc.	
65-6588-00	Fitness Equipment	1,805.75	-	-	1,805.75
Date	GL Ref #	Debit	Credit	Description	
65-6590-00	Sidewalk Trip Hazard Project (Annual)	38,562.16	-	-	38,562.16
Date	GL Ref #	Debit	Credit	Description	
66-6627-00	Lighting - Townhomes Sconce Repairs	2,141.09	2,860.85	-	5,001.94
Date	GL Ref #	Debit	Credit	Description	
09/09/2025	10647072	\$ 2,860.85	\$ -	TH Lighting Repairs August 2025 Inv: 189 Eastman Electric	
66-6630-00	Windows & Doors	1,335.00	2,401.00	-	3,736.00
Date	GL Ref #	Debit	Credit	Description	
09/09/2025	10647074	\$ 380.64	\$ -	314 E. Twin Harbor Window repairs Inv: 29674 Quality Windows, Inc	
09/09/2025	10795153	380.64	-	CK #100742; Quality Windows, Inc Chk # 0	
09/11/2025	10677668	224.84	-	318 Smugglers Cove Window Repairs Inv: 29228 Quality Windows, Inc	
09/15/2025	10705540	250.80	-	306 Twin Harbor Screen repairs Inv: 29486 Quality Windows, Inc	
09/15/2025	10705542	274.17	-	346 Smugglers Window Repairs Inv: 29556 Quality Windows, Inc	
09/16/2025	10719899	348.01	-	334 E Twin Harbor Window Repairs Inv: 29675 Quality Windows, Inc	
09/30/2025	10902649	317.06	-	251 Landing Cove-Window Scree Repairs Inv: 29856 Quality Windows, Inc	
09/30/2025	10902651	224.84	-	302 Twin Harbor Drive Window Repair Inv: 29857 Quality Windows, Inc	
66-6640-00	Fencing/Trash Enclosure/Gates	150.00	750.00	375.00	525.00
Date	GL Ref #	Debit	Credit	Description	
09/11/2025	10677670	\$ 375.00	\$ -	316 Smugglers Cove - Repairs	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
Inv: 1335 Vega Cleaning Service Inc.							
09/11/2025	10677670	-	375.00	316 Smugglers Cove - Repairs (Reversal - voided check); Vega Cleaning Service Inc. Chk # 1			
Inv: 1335 Vega Cleaning Service Inc.							
09/23/2025	10783604	375.00	-	Misc. Check; Vega Cleaning Service Inc. Chk # 0			
66-6645-00	Plumbing (Townhouse)			379.36	-	-	379.36
Date	GL Ref #	Debit	Credit	Description			
66-6650-00	Garage Doors			85.00	175.00	-	260.00
Date	GL Ref #	Debit	Credit	Description			
09/26/2025	10814507	\$ 175.00	\$ -	219 Smugglers Cove			
Inv: 1334 Vega Cleaning Service Inc.							
67-6700-00	Water - Reclaimed (Landscape)			-	4,167.50	2,978.08	1,189.42
Date	GL Ref #	Debit	Credit	Description			
09/09/2025	10559807	\$ 1,189.42	\$ -	Reclass June 2025 sewer/water credit to prior year			
09/26/2025	10805616	-	2,978.08	Reclass Mar 2025 water inv 511604 to prior year			
09/30/2025	10902644	2,978.08	-	March 2025			
Inv: 511604 California State University, Channel Islands							
67-6701-00	Water-(Potable/Common Area Pools)			-	17,798.50	16,815.19	983.31
Date	GL Ref #	Debit	Credit	Description			
09/09/2025	10559807	\$ 983.31	\$ -	Reclass June 2025 sewer/water credit to prior year			
09/26/2025	10805616	-	16,815.19	Reclass Mar 2025 water inv 511604 to prior year			
09/30/2025	10902644	16,815.19	-	March 2025			
Inv: 511604 California State University, Channel Islands							
67-6702-00	Sewer			-	20,365.16	20,365.16	-
Date	GL Ref #	Debit	Credit	Description			
09/26/2025	10805616	\$ -	\$ 20,365.16	Reclass Mar 2025 water inv 511604 to prior year			
09/30/2025	10902644	20,365.16	-	March 2025			
Inv: 511604 California State University, Channel Islands							
67-6703-00	Water/Sewer Infrastructrue Fee			-	7,799.19	7,799.19	-
Date	GL Ref #	Debit	Credit	Description			
09/26/2025	10805616	\$ -	\$ 7,799.19	Reclass Mar 2025 water inv 511604 to prior year			
09/30/2025	10902644	7,799.19	-	March 2025			
Inv: 511604 California State University, Channel Islands							
67-6705-00	Electricity			15,973.14	10,088.59	-	26,061.73
Date	GL Ref #	Debit	Credit	Description			
09/17/2025	10939754	\$ 3,347.22	\$ -	Ck 100004; SoCal Edison Chk # 0			
09/18/2025	10744955	4,525.81	-	SO CAL EDISON CO BILL PAYMT 700239238016; SCE Chk # 0			
09/23/2025	10779595	2,215.56	-	700466262876			
Inv: 091625-466262876 Southern California Edison Co.							
67-6710-00	Gas			4,128.57	1,788.57	-	5,917.14
Date	GL Ref #	Debit	Credit	Description			
09/05/2025	10536821	\$ 776.48	\$ -	100 858 8151 3			
Inv: 090225-085881513 SoCalGas							
09/30/2025	10902657	1,012.09	-	153 378 1087 1			
Inv: 092325-337810871 SoCalGas							
67-6720-00	Cable/Telephone			1,381.28	807.22	336.53	1,851.97
Date	GL Ref #	Debit	Credit	Description			

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 90-9695-99 Dates: 9/1/2025 - 9/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
09/05/2025	10536823	\$ 569.69	\$ -	8448 20 899 0033385	
				Inv: 0033385082125 Charter Communications	
09/23/2025	10779593	237.53	-	8448 20 041 0293780	
				Inv: 0293780090925 Charter Communications	
09/30/2025	10336363	-	336.53	8448 20 041 0293780 (Reversal - voided check); Charter Communications Chk # 300065	
				Inv: 0293780080925 Charter Communications	
67-6725-00	Trash Removal	37,772.10	8,951.82	1,045.62	45,678.30
Date	GL Ref #	Debit	Credit	Description	
09/02/2025	10489799	\$ 2,082.60	\$ -	1 -0044477 5	
				Inv: 081425--0044477 5 E. J. Harrison & Sons, Inc.	
09/02/2025	10656213	1,535.40	-	E.J. Harrison an D001931041; EJ Harrison Chk # 0	
09/30/2025	10902655	5,333.82	-	1 -0044384 3	
				Inv: 091625-0044384 3 E. J. Harrison & Sons,Inc.	
09/30/2025	10373665	-	1,045.62	1 -0119228 2 (Reversal - voided check); E. J. Harrison & Sons, Inc. Chk # 300066	
				Inv: 081425-0119228 2 E. J. Harrison & Sons, Inc.	
68-6810-00	Earthquake Insurance	8,471.36	91,684.43	87,448.75	12,707.04
Date	GL Ref #	Debit	Credit	Description	
09/09/2025	10647050	\$ 87,448.75	\$ -	Premium 2024-2025	
				Inv: 511865 California State University	
09/30/2025	11010424	4,235.68	-	Amortize prepaid EQ insurance 7/1/25-26	
09/30/2025	11010426	-	87,448.75	Reclass prior year EQ insurance expense	
90-9005-00	Reserves-Common Space	56,000.00	28,000.00	-	84,000.00
Date	GL Ref #	Debit	Credit	Description	
09/30/2025	10838199	\$ 28,000.00	\$ -	Monthly Reserve Contribution	
90-9008-00	Reserves-Single Family	2,800.00	1,400.00	-	4,200.00
Date	GL Ref #	Debit	Credit	Description	
09/30/2025	10838199	\$ 1,400.00	\$ -	Monthly Reserve Contribution	
90-9009-00	Reserves-Townhouse	50,068.00	25,034.00	-	75,102.00
Date	GL Ref #	Debit	Credit	Description	
09/30/2025	10838199	\$ 25,034.00	\$ -	Monthly Reserve Contribution	
			Totals:	\$0.00	\$2,155,514.81
				\$2,155,514.81	\$0.00

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 3571-DO NOT USE (End: 09/30/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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Sunwest - Operating - 3571-DO NOT USE Summary

Ending Account Balance:	\$	-
Uncleared Items:	\$	-
Adjusted Balance:	\$	-
Sweep Account Balance:	\$	-
Bank Ending Balance:	\$	-
Difference:	\$	-

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 2137 (End: 09/30/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
09/01/2025		Vega Cleaning		0	(\$150.00)
09/09/2025		KW University Glen		0	(\$534.85)
09/15/2025		Quality Windows, Inc		100000	(\$250.80)
09/15/2025		Quality Windows, Inc		100001	(\$274.17)
09/16/2025		Quality Windows, Inc		100003	(\$348.01)
09/17/2025		SoCal Edison		0	(\$3,347.22)
09/23/2025		Southern California Edison Co.		100015	(\$2,215.56)
09/24/2025		Transfer to Sunwest - Operating - 3571-DO			(\$3,640.64)
09/25/2025		Garage Door Doctor		100016	(\$1,876.88)
09/25/2025		Transfer to Sunwest - Operating - 3571-DO			(\$2,860.85)
09/25/2025		Transfer to Sunwest - Operating - 3571-DO			(\$1,620.03)
09/25/2025		Transfer to Sunwest - Operating - 3571-DO			(\$7,966.67)
09/25/2025		Transfer to Sunwest - Operating - 3571-DO			(\$224.84)
09/25/2025		Transfer to Sunwest - Operating - 3571-DO			(\$87,448.75)
09/26/2025		Vega Cleaning Service Inc.		100017	(\$1,280.00)
09/26/2025		Vega Cleaning Service Inc.		100018	(\$175.00)
09/26/2025		Vega Cleaning Service Inc.		100019	(\$250.00)
09/26/2025		Vega Cleaning Service Inc.		100020	(\$200.00)
09/26/2025		Vega Cleaning Service Inc.		100021	(\$150.00)
09/30/2025		E. J. Harrison & Sons, Inc.		300002	(\$5,333.82)
09/30/2025		Quality Windows, Inc		100023	(\$317.06)
09/30/2025		Quality Windows, Inc		100024	(\$224.84)
09/30/2025		Vega Cleaning Service Inc.		100025	(\$1,280.00)
09/30/2025		California State University, Channel Islands		100026	(\$47,957.62)
09/30/2025		SoCalGas		300003	(\$1,012.09)
09/30/2025		Gothic Landscape Maintenance Division		100022	(\$855.00)
				Total Uncleared	(\$171,794.70)

Sunwest - Operating - 2137 Summary

Ending Account Balance:	\$ 617,374.43
Uncleared Items:	(\$171,794.70)
Adjusted Balance:	\$ 789,169.13
Sweep Account Balance:	\$ 549,169.13
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

Final Statement

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	\$0.00

HOA CHECKING - XXXXXX3571

Account Summary

Date	Description	Amount
08/30/2025	Beginning Balance	\$240,000.00
	27 Credit(s) This Period	\$77,357.90
	26 Debit(s) This Period	\$317,357.90
09/30/2025	Ending Balance	\$0.00

Deposits

Date	Description	Amount
09/02/2025	RDC DEPOSIT	\$798.62
09/02/2025	RDC DEPOSIT	\$2,103.67
09/03/2025	RDC DEPOSIT	\$1,537.34
09/05/2025	RDC DEPOSIT	\$3,468.72
09/09/2025	RDC DEPOSIT	\$575.03
09/09/2025	RDC DEPOSIT	\$2,300.12
09/10/2025	RDC DEPOSIT	\$938.06

Electronic Credits

Date	Description	Amount
09/02/2025	University Glen OnlinePay -SETT-A211CINC	\$861.21
09/02/2025	PAYABLI DEPOSIT TRANSFER 854116084	\$1,865.56
09/03/2025	PAYABLI DEPOSIT TRANSFER 855417076	\$575.03
09/03/2025	University Glen OnlinePay -SETT-A211CINC	\$11,632.14
09/03/2025	LOCKBOX DEPOSIT	\$895.80
09/04/2025	University Glen OnlinePay -SETT-A211CINC	\$2,780.47
09/04/2025	LOCKBOX DEPOSIT	\$4,050.43



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
09/05/2025	University Glen OnlinePay -SETT-A211CINC	\$1,254.03
09/05/2025	LOCKBOX DEPOSIT	\$4,219.81
09/08/2025	University Glen OnlinePay -SETT-A211CINC	\$2,520.83
09/08/2025	LOCKBOX DEPOSIT	\$1,470.83
09/09/2025	PAYABLI DEPOSIT TRANSFER 856909971	\$532.77
09/09/2025	PAYABLI DEPOSIT TRANSFER 857044008	\$1,150.06
09/09/2025	University Glen OnlinePay -SETT-A211CINC	\$1,216.57
09/09/2025	LOCKBOX DEPOSIT	\$1,961.34
09/10/2025	University Glen OnlinePay -SETT-A211CINC	\$2,536.37
09/10/2025	PAYABLI DEPOSIT TRANSFER 857286869	\$2,790.63
09/10/2025	LOCKBOX DEPOSIT	\$4,555.98

Other Credits

Date	Description	Amount
09/10/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$10,814.39
09/11/2025	CHECK ADJUSTMENT DTD 9/10/25 CK#100712 ALTERED/FICTITIOUS	\$7,952.09

Electronic Debits

Date	Description	Amount
09/02/2025	E.J. Harrison an D001931041	\$1,535.40
09/03/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100719* 250902* Seabreeze Management Company \1	\$4,500.00
09/10/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100734* 250909* HD Supply Facilities Maintena\1	\$124.82
09/10/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100731* 250909* Better Pools LA\186881579\14203	\$250.00
09/10/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100741* 250909* Anderson Refrigeration Inc\1868	\$263.18
09/10/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100732* 250909* Better Pools LA\186881599\14203	\$375.00
09/10/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100729* 250909* Mike Kimble Plumbing\186881580\	\$400.00
09/10/2025	SPECTRUM SPECTRUM 9773400	\$569.69
09/10/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100733* 250909* Better Pools LA\186881600\14203	\$650.00
09/10/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100730* 250909* Mike Kimble Plumbing\186881578\	\$661.35
09/10/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100737* 250909* Environmental Testing Associa\1	\$1,155.00
09/10/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100736* 250909* Environmental Testing Associa\1	\$1,522.00
09/10/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100735* 250909* HD Supply Facilities Maintena\1	\$1,701.71
09/10/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100738* 250909* Seabreeze Management Company \1	\$6,010.59

Other Debits

Date	Description	Amount
09/02/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,942.00
09/03/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$9,540.31
09/04/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,830.90
09/05/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$8,942.56
09/08/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,991.66
09/09/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$7,735.89
09/12/2025	TRANSFER TO NEW ACCT 2137	\$7,952.09
09/15/2025	TRANSFER TO NEW ACCT 2137	\$240,000.00
09/16/2025	ACCOUNT CLOSED BY HOA OPS-FRAUD	\$0.00

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100710	09/02/2025	\$2,151.66	100712*	09/10/2025	\$7,952.09	100714*	09/03/2025	\$600.00

HOA CHECKING - XXXXXX3571 (continued)

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
09/02/2025	\$240,000.00	09/08/2025	\$240,000.00	09/12/2025	\$240,000.00
09/03/2025	\$240,000.00	09/09/2025	\$240,000.00	09/15/2025	\$0.00
09/04/2025	\$240,000.00	09/10/2025	\$240,000.00	09/16/2025	\$0.00
09/05/2025	\$240,000.00	09/11/2025	\$247,952.09		

Overdraft and Returned Item Fees

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

University Glen Cal State University Channel Island c/o Seabreeze Management Company, Inc. 26540 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2050 Main Street Irvine, CA 92614	100710 DATE: 08/21/2025
PAY TO THE ORDER OF Southern California Edison Co. Two Thousand One Hundred Fifty-One Dollars and Sixty-Six Cents		\$ 2,151.66 DOLLARS
MEMO: ACCT 20066745-2676 INV 081 525 46626876		

#100710 09/02/2025 \$2,151.66

UNIVERSITY OF CALIFORNIA CALIFORNIA STATE UNIVERSITY CHANNEL ISLANDS 26540 ALISO VIEJO PARKWAY, SUITE 100 ALISO VIEJO, CA 92656	SUNWEST BANK 2050 MAIN STREET IRVINE, CA 92614	100710 DATE: 08/21/2025
PAY TO THE ORDER OF SOUTHERN CALIFORNIA EDISON CO. TWO THOUSAND ONE HUNDRED FIFTY-ONE DOLLARS AND SIXTY-SIX CENTS		\$ 2,151.66 DOLLARS
MEMO: ACCT 20066745-2676 INV 081 525 46626876		

University Glen Cal State University Channel Island c/o Seabreeze Management Company, Inc. 26540 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2050 Main Street Irvine, CA 92614	100712 DATE: 08/25/2025
SEVEN THOUSAND NINE HUNDRED FIFTY TWO DOLLARS & 09/100		\$ 7,952.09 DOLLARS
PAY TO THE ORDER OF MIKE COSTER MATERIALS & ETC.		

#100712 09/10/2025 \$7,952.09

UNIVERSITY OF CALIFORNIA CALIFORNIA STATE UNIVERSITY CHANNEL ISLANDS 26540 ALISO VIEJO PARKWAY, SUITE 100 ALISO VIEJO, CA 92656	SUNWEST BANK 2050 MAIN STREET IRVINE, CA 92614	100712 DATE: 08/25/2025
SEVEN THOUSAND NINE HUNDRED FIFTY TWO DOLLARS & 09/100		\$ 7,952.09 DOLLARS
MEMO: ACCT 20066745-2676 INV 081 525 46626876		

University Glen Cal State University Channel Island c/o Seabreeze Management Company, Inc. 26540 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2050 Main Street Irvine, CA 92614	100714 DATE: 08/27/2025
PAY TO THE ORDER OF Gothic Landscape Maintenance Division Six Hundred Dollars and Zero Cents		\$ 600.00 DOLLARS
MEMO: ACCT UNIVGLEN INV 199736		

#100714 09/03/2025 \$600.00

UNIVERSITY OF CALIFORNIA CALIFORNIA STATE UNIVERSITY CHANNEL ISLANDS 26540 ALISO VIEJO PARKWAY, SUITE 100 ALISO VIEJO, CA 92656	SUNWEST BANK 2050 MAIN STREET IRVINE, CA 92614	100714 DATE: 08/27/2025
PAY TO THE ORDER OF GOthic LANDSCAPE MAINTENANCE DIVISION SIX HUNDRED DOLLARS AND ZERO CENTS		\$ 600.00 DOLLARS
MEMO: ACCT UNIVGLEN INV 199736		

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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	XXXXXX2137	\$240,000.00

HOA CHECKING - XXXXXX2137

Account Summary

Date	Description	Amount
09/11/2025	Beginning Balance	\$0.00
	38 Credit(s) This Period	\$546,064.38
	41 Debit(s) This Period	\$306,064.38
09/30/2025	Ending Balance	\$240,000.00

Deposits

Date	Description	Amount
09/11/2025	RDC DEPOSIT	\$575.03
09/11/2025	TRANSFER FROM OLD ACCT 3571	\$240,000.00
09/12/2025	TRANSFER FROM OLD ACCT 3571	\$7,952.09
09/17/2025	RDC DEPOSIT	\$575.03
09/17/2025	RDC DEPOSIT	\$575.03
09/22/2025	RDC DEPOSIT	\$575.03
09/25/2025	RDC DEPOSIT	\$1,151.03
09/25/2025	RDC DEPOSIT	\$2,300.12
09/30/2025	RDC DEPOSIT	\$895.80
09/30/2025	RDC DEPOSIT	\$1,056.76

Electronic Credits

Date	Description	Amount
09/11/2025	University Glen OnlinePay -SETT-A211CINC	\$575.03
09/11/2025	University Glen ASSN DUES -SETT-A211CINC	\$170,792.77
09/11/2025	LOCKBOX DEPOSIT	\$6,779.09
09/12/2025	PAYABLI DEPOSIT TRANSFER 857791281	\$335.00
09/12/2025	University Glen OnlinePay -SETT-A211CINC	\$1,682.83
09/15/2025	University Glen OnlinePay -SETT-A211CINC	\$1,150.06



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 - XXXXXX2137 (continued)
Electronic Credits (continued)

Date	Description	Amount
09/15/2025	LOCKBOX DEPOSIT	\$1,682.83
09/16/2025	University Glen OnlinePay -SETT-A211CINC	\$1,150.06
09/16/2025	LOCKBOX DEPOSIT	\$888.89
09/17/2025	University Glen OnlinePay -SETT-A211CINC	\$1,147.29
09/18/2025	PAYABLI DEPOSIT TRANSFER 859063961	\$575.03
09/22/2025	University Glen OnlinePay -SETT-A211CINC	\$1,725.09
09/24/2025	LOCKBOX DEPOSIT	\$321.00
09/25/2025	University Glen OnlinePay -SETT-A211CINC	\$532.77
09/25/2025	LOCKBOX DEPOSIT	\$575.03
09/26/2025	University Glen OnlinePay -SETT-A211CINC	\$3,129.45
09/29/2025	University Glen OnlinePay -SETT-A211CINC	\$1,075.06
09/29/2025	LOCKBOX DEPOSIT	\$320.77
09/30/2025	University Glen OnlinePay -SETT-A211CINC	\$895.80
09/30/2025	LOCKBOX DEPOSIT	\$579.03

Other Credits

Date	Description	Amount
09/11/2025	ACTIVATION TRANSACTION	\$0.00
09/12/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$60,105.08
09/15/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$8,500.50
09/16/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,428.87
09/18/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,950.78
09/19/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,634.48
09/23/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$9,556.23
09/24/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,319.64

Electronic Debits

Date	Description	Amount
09/12/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100747* 250911* HD Supply Facilities Maintena\1	\$80.09
09/12/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100744* 250911* County of Ventura\187211373\142	\$673.00
09/15/2025	E.J. Harrison an D001966969	\$1,696.16
09/15/2025	E.J. Harrison an D001966969	\$2,082.60
09/15/2025	E.J. Harrison an D001966969	\$3,304.24
09/15/2025	E.J. Harrison an D001966969	\$4,940.10
09/15/2025	E.J. Harrison an D001966970	\$6,467.82
09/18/2025	SO CAL EDISON CO BILL PAYMT 700239238016	\$4,525.81
09/19/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100007* 250918* Better Pools LA\187904464\14322	\$250.00
09/19/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100006* 250918* Better Pools LA\187904508\14322	\$375.00
09/19/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100005* 250918* Seabreeze Management Company \1	\$484.48
09/19/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100008* 250918* Better Pools LA\187904454\14322	\$2,525.00
09/23/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100014* 250922* Better Pools LA\188156437\14356	\$2,525.00
09/23/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100013* 250922* Seabreeze Management Company \1	\$6,126.23
09/26/2025	ACH CHARGEBACK RETURN 322155	\$532.77
09/29/2025	SPECTRUM SPECTRUM 6531142	\$237.53

Other Debits

Date	Description	Amount
09/11/2025	ACH CHARGEBACK RETURN 315655	\$575.03
09/11/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,779.09
09/12/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$240,000.00

HOA CHECKING - XXXXXX2137 (continued)**Other Debits (continued)**

Date	Description	Amount
09/17/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,520.87
09/22/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,925.12
09/25/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,024.10
09/26/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,596.68
09/29/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$858.30
09/30/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,062.39

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100002	09/30/2025	\$285.00	100720*	09/16/2025	\$776.48	100728	09/23/2025	\$1,280.00
100009*	09/30/2025	\$1,280.00	100723*	09/22/2025	\$105.00	100742*	09/23/2025	\$380.64
100010	09/30/2025	\$250.00	100724	09/22/2025	\$200.00	100743	09/19/2025	\$375.00
100011	09/30/2025	\$550.00	100725	09/24/2025	\$534.85	100746*	09/22/2025	\$600.00
100012	09/29/2025	\$300.00	100726	09/23/2025	\$1,280.00			
100717*	09/15/2025	\$1,000.00	100727	09/23/2025	\$700.00			

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
09/11/2025	\$411,367.80	09/18/2025	\$240,000.00	09/25/2025	\$240,000.00
09/12/2025	\$240,689.71	09/19/2025	\$239,625.00	09/26/2025	\$240,000.00
09/15/2025	\$232,532.18	09/22/2025	\$239,095.00	09/29/2025	\$240,000.00
09/16/2025	\$239,223.52	09/23/2025	\$236,359.36	09/30/2025	\$240,000.00
09/17/2025	\$240,000.00	09/24/2025	\$239,465.15		

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



Statement Ending 09/30/2025

CALIFORNIA STATE UNIVERISTY

Page 5 of 8

Account Number: XXXXXX2137

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26842 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2550 Main Street
Irvine, CA 92614

DATE: 09/15/2025

100002

PAY TO: Vega Cleaning Service Inc. \$ 285.00

THE ORDER OF: Two Hundred Eighty Five Dollars and Zero Cents

memo: inv 1305

100002 09/30/2025 \$285.00

15618124

BOA-CC-3180001038 CashID-719 Date:09/29/25 Seq#:0016
CorrelationID:73050929203244 DeviceID:BCA33577 Trans#:2056
LTPS:DAL PT

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26842 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2550 Main Street
Irvine, CA 92614

DATE: 09/16/2025

100009

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

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

memo: inv 1329

100009 09/30/2025 \$1,280.00

156191438

BOA-CC-3180001038 CashID-719 Date:09/29/25 Seq#:0011
CorrelationID:73050929203244 DeviceID:BCA33577 Trans#:2056
LTPS:DAL PT

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26842 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2550 Main Street
Irvine, CA 92614

DATE: 09/16/2025

100010

PAY TO: Vega Cleaning Service Inc. \$ 250.00

THE ORDER OF: Two Hundred Fifty Dollars and Zero Cents

memo: inv 1340

100010 09/30/2025 \$250.00

156201438

BOA-CC-3180001038 CashID-719 Date:09/29/25 Seq#:0010
CorrelationID:73050929203244 DeviceID:BCA33577 Trans#:2056
LTPS:DAL PT

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26842 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2550 Main Street
Irvine, CA 92614

DATE: 09/16/2025

100011

PAY TO: Vega Cleaning Service Inc. \$ 550.00

THE ORDER OF: Five Hundred Fifty Dollars and Zero Cents

memo: inv 1341

100011 09/30/2025 \$550.00

156211440

BOA-CC-3180001038 CashID-719 Date:09/29/25 Seq#:0009
CorrelationID:73050929203244 DeviceID:BCA33577 Trans#:2056
LTPS:DAL PT

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26842 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2550 Main Street
Irvine, CA 92614

DATE: 09/19/2025

100012

PAY TO: Remedy Pest Elimination \$ 300.00

THE ORDER OF: Three Hundred Dollars and Zero Cents

memo: inv 27323

100012 09/29/2025 \$300.00

16000070

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26842 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2550 Main Street
Irvine, CA 92614

DATE: 09/26/2025

100717

PAY TO: Remedy Pest Elimination \$ 1,000.00

THE ORDER OF: One Thousand Dollars and Zero Cents

memo: inv 27378

100717 09/15/2025 \$1,000.00

16000070

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

Survest Bank
2550 Main Street
Irvine, CA 92614

DATE: 09/05/2025

100720

PAY TO THE ORDER OF: SoCalGas

\$ 776.48

SEVEN HUNDRED SEVENTY-SIX DOLLARS AND FORTY EIGHT CENTS

memo: AH-100-858453; New 090225-0858453

#100720 09/16/2025 \$776.48

19404853

0915202590915202510000740110175758

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

ENDORSE HERE

PAY TO THE ORDER OF
CASH ON HAND
FOR DEPOSIT ONLY
NO CASH WITHDRAWALS
FOR DEPOSIT ONLY
NO CASH WITHDRAWALS

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

Survest Bank
2550 Main Street
Irvine, CA 92614

DATE: 09/09/2025

100723

PAY TO THE ORDER OF: Remedy Pest Elimination

\$ 105.00

ONE HUNDRED FIVE DOLLARS AND ZERO CENTS

memo: PW-27710

#100723 09/22/2025 \$105.00

19517256

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

ENDORSE HERE

PAY TO THE ORDER OF
CASH ON HAND
FOR DEPOSIT ONLY
NO CASH WITHDRAWALS
FOR DEPOSIT ONLY
NO CASH WITHDRAWALS

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

Survest Bank
2550 Main Street
Irvine, CA 92614

DATE: 09/09/2025

100724

PAY TO THE ORDER OF: Remedy Pest Elimination

\$ 200.00

TWO HUNDRED DOLLARS AND ZERO CENTS

memo: PW-27709

#100724 09/22/2025 \$200.00

13517257

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

ENDORSE HERE

PAY TO THE ORDER OF
CASH ON HAND
FOR DEPOSIT ONLY
NO CASH WITHDRAWALS
FOR DEPOSIT ONLY
NO CASH WITHDRAWALS

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

Survest Bank
2550 Main Street
Irvine, CA 92614

DATE: 09/09/2025

100725

PAY TO THE ORDER OF: KIW University Glen, LLC

\$ 534.85

FIVE HUNDRED THIRTY-FOUR DOLLARS AND EIGHTY-FIVE CENTS

memo: INV-89-2025

#100725 09/24/2025 \$534.85

1317258

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

ENDORSE HERE

PAY TO THE ORDER OF
CASH ON HAND
FOR DEPOSIT ONLY
NO CASH WITHDRAWALS
FOR DEPOSIT ONLY
NO CASH WITHDRAWALS

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

Survest Bank
2550 Main Street
Irvine, CA 92614

DATE: 09/09/2025

100726

PAY TO THE ORDER OF: Vega Cleaning Service Inc.

\$ 1,280.00

ONE THOUSAND TWO HUNDRED EIGHTY DOLLARS AND ZERO CENTS

memo: INV-1330

#100726 09/23/2025 \$1,280.00

1317259

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

ENDORSE HERE

PAY TO THE ORDER OF
CASH ON HAND
FOR DEPOSIT ONLY
NO CASH WITHDRAWALS
FOR DEPOSIT ONLY
NO CASH WITHDRAWALS

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

Survest Bank
2550 Main Street
Irvine, CA 92614

DATE: 09/09/2025

100727

PAY TO THE ORDER OF: Vega Cleaning Service Inc.

\$ 700.00

SEVEN HUNDRED DOLLARS AND ZERO CENTS

memo: INV-1333

#100727 09/23/2025 \$700.00

19517260

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

ENDORSE HERE

PAY TO THE ORDER OF
CASH ON HAND
FOR DEPOSIT ONLY
NO CASH WITHDRAWALS
FOR DEPOSIT ONLY
NO CASH WITHDRAWALS



Statement Ending 09/30/2025

CALIFORNIA STATE UNIVERISTY

Page 7 of 8

Account Number: XXXXXX2137

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26940 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 09/09/2025

100728

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

\$ 1,280.00

DOLLARS

memo: INV 1332

100728 1222260034 201223571

#100728 09/23/2025 \$1,280.00

15517300

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
c/o Seabreeze Management Company, Inc.
26940 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 09/09/2025

100728

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

\$ 1,280.00

DOLLARS

memo: INV 1332

100728 1222260034 201223571

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26940 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 09/23/2025

100742

PAY TO: Quality Windows, Inc.
THE ORDER OF: Three Hundred Eighty Dollars and Sixty-four Cents

\$ 380.64

DOLLARS

memo: INV 25674

100742 1222260034 201223571

#100742 09/23/2025 \$380.64

15517300

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
c/o Seabreeze Management Company, Inc.
26940 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 09/23/2025

100742

PAY TO: Quality Windows, Inc.
THE ORDER OF: Three Hundred Eighty Dollars and Sixty-four Cents

\$ 380.64

DOLLARS

memo: INV 25674

100742 1222260034 201223571

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26940 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 09/11/2025

100743

PAY TO: Vega Cleaning Service, Inc.
THE ORDER OF: Three Hundred Seventy-Five Dollars and Zero Cents

\$ 375.00

DOLLARS

memo: INV 1335

100743 1222260034 201223571

#100743 09/19/2025 \$375.00

15536610

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
c/o Seabreeze Management Company, Inc.
26940 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 09/11/2025

100743

PAY TO: Vega Cleaning Service, Inc.
THE ORDER OF: Three Hundred Seventy-Five Dollars and Zero Cents

\$ 375.00

DOLLARS

memo: INV 1335

100743 1222260034 201223571

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26940 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 09/11/2025

100746

PAY TO: Gothic Landscape Maintenance Division
THE ORDER OF: Six Hundred Dollars and Zero Cents

\$ 600.00

DOLLARS

memo: INV 401275

100746 1222260034 201223571

#100746 09/22/2025 \$600.00

15536610

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
c/o Seabreeze Management Company, Inc.
26940 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 09/11/2025

100746

PAY TO: Gothic Landscape Maintenance Division
THE ORDER OF: Six Hundred Dollars and Zero Cents

\$ 600.00

DOLLARS

memo: INV 401275

100746 1222260034 201223571

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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
09/30/2025

Page
1 of 2

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

The following information is a summary of activity in your account(s) for the month of September 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
*****137	Demand	0.00%	\$367,662.15	\$548,106.74
TOTAL			\$367,662.15	\$548,106.74

DETAILED ACCOUNT OVERVIEW

Account ID: *****137
Account Title: CALIRONIA STATE UNIVERSITY CHANNEL
C/O SEABREEZE MANAGEMENT COMPANY

Account Summary - Demand			
Statement Period	9/1-9/30/2025	Average Daily Balance	\$471,335.40
Previous Period Ending Balance	\$367,662.15	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	296,687.48	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(116,242.89)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance		\$548,106.74	

Account Transaction Detail

Date	Activity Type	Amount	Balance
09/02/2025	Withdrawal	(\$10,932.92)	\$356,729.23
09/03/2025	Deposit	1,942.00	358,671.23
09/04/2025	Deposit	9,540.31	368,211.54
09/05/2025	Deposit	6,830.90	375,042.44
09/08/2025	Deposit	8,942.56	383,985.00
09/09/2025	Deposit	3,991.66	387,976.66
09/10/2025	Deposit	7,735.89	395,712.55
09/11/2025	Withdrawal	(10,814.39)	384,898.16
09/12/2025	Deposit	6,779.09	391,677.25
09/15/2025	Deposit	240,000.00	631,677.25
09/15/2025	Withdrawal	(60,105.08)	571,572.17
09/16/2025	Withdrawal	(8,500.50)	563,071.67
09/17/2025	Withdrawal	(5,428.87)	557,642.80
09/18/2025	Deposit	1,520.87	559,163.67
09/19/2025	Withdrawal	(3,950.78)	555,212.89
09/22/2025	Withdrawal	(3,634.48)	551,578.41
09/23/2025	Deposit	1,925.12	553,503.53
09/24/2025	Withdrawal	(9,556.23)	543,947.30
09/25/2025	Withdrawal	(3,319.64)	540,627.66
09/26/2025	Deposit	4,024.10	544,651.76
09/29/2025	Deposit	2,596.68	547,248.44
09/30/2025	Deposit	858.30	548,106.74

Summary of Balances as of September 30, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Flagstar Bank, N.A.	Hicksville, NY	32541	\$54,106.74
John Marshall Bank	Reston, VA	58243	247,000.00
Raymond James Bank	St. Petersburg, FL	33893	247,000.00