



University Glen PROPERTY MANAGEMENT REPORT

October 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 UGlen 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 also 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, October 21st at 3:30. Meeting minutes were reviewed by members of the BAG. The BAG's October 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 October 23rd at 4:00 PM. The Friesen attended and participated during this CAG meeting.
 - the Homeowners Advisory Council (HAC) meeting was held on Thursday, October 9th 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 notifications and 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 September 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 anticipated to be completed the early part of November 2025.
 - The UGlen CA Property Management office was directed by the CSCUI Police Chief with the support of Aaron Greer, to place NO PARKING ANYTIME signs along the south side of Channel Islands Drive between the 3000-block of Channel Islands Drive roundabout and Camarillo Street to provide access to UGlen/Anacapa Canyon by emergency vehicles.

- Community Events:
 - No community events were scheduled during October 2025. Individual community members coordinated Halloween related activities.
- Meetings:
 - The Budget Advisory Group (BAG) met on Tuesday, October 21st at 3:30 PM.
 - The Homeowners Advisory Council (HAC) met on Thursday, October 9th at 6:00 PM in the Town Center Community Room and online.
 - The Community Advisory Council (CAC) met on Thursday, October 23rd 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. During the month of October 2025 Gothic also spent significant time addressing the autumn leaf drop—primarily sycamore trees.
 - 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.
 - Gothic Landscaping's enhance team continued work on the Phase 2 refurbishing project at Parkview Apartment Cove.
- Water Intrusion Events
 - During October, the work to address the leaking pipe on the second floor of the townhouse in the 200-block of Landing Cove continued.
 - On October 8th, a slab leak was reported in the 300-block of Smugglers Cove. The location of the slab leak was determined and repaired. Our environmental engineering firm and remediation team addressed the issue. An insurance claim was filed with Site Authority personnel. The work was continuing into the next month.

- Notifications:
 - Notification of the HAC meeting on Thursday, October 9th at 6:00 PM was sent to owners via Eblast. The notification included the Agenda for the HAC's meeting.
- Work Orders
 - The following is a list by CINC category of the work orders (WO) placed during the month of October:
13 WO submitted via Seabreeze Portal (CINC).
2 WO submitted via Text.
15 Total Work Orders

WORK ORDERS IN CINC	In Progress	Cancelled	Completed	Totals
Electrical				0
Landscaping			2	4
Plumbing			2	0
Gutter & Downspouts				0
Roofing/Waterproofing				0
HVAC/Dryer Vents				0
Painting/Stucco Repair/Garage Door				0
Janitorial			4	4
Gates/Fences				0
TH Garage Doors	1		1	2
Fitness Equipment Repair	1			1
Other-Fire Hardening				0
Other-TH Windows/Sliding Drs			2	2
Other- wall/concrete flatwork				0
Pest Control				0
Subtotal	2	0	5	13

WORK ORDERS SENT BY TEXT	In Progress	Cancelled	Completed	Totals
Electrical			1	1
Pest Control				0
Landscaping				0
Subtotal	0	0	1	1

TOTAL Work Orders for the Month	0	0	2	2
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- Property Loss/Damage Claims
 - List of Property Loss/Damage Claims for FY 2024-2025 to submitted to the Site Authority for processing to date:

[illegible]

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

[illegible]

University Glen -- Work Ordres from October 2025

	Created Date	WorkOrder	Address1	Status	Description	WO Type	Notes
1	10/01/2025	76930	435 Channel Islands Drive	Closed	Garage door needs to be repaired	Garage Door	Owner reports the garage door is broken. (If the work is
2	10/07/2025	77569	334 E. Twin Harbor Drive	Closed	CALIFORNIA WILDFIRE MITIGATION	Miscellaneous	Jacob Friesen Seabreeze UGLEN Management
3	10/10/2025	77848	210 Landing Cove	Closed	Garage Door Springs need to be replaced	Garage Door	Owner contacted Garage Door Doctor about garage door not
4	10/15/2025	78418	302 E. Platt's Harbor Drive	Closed	Owner reports saw dust in her bathtub	Termites	Owner reports sawdust in her bathtub.
5	10/16/2025	78549	307 E. Platt's Harbor Drive	Pending	Replace/repair sliding door screen	Doors/Door Locks	Owner reports sliding glass door to the patio screen needs to
6	10/22/2025	79086	306 E. Twin Harbor Drive	Pending	Window repair needed	Windows	Owner reports broken window at 306 E Twin Harbor Drive.
7	10/23/2025	79210	304 E. Santa Cruz Island Drive	Pending	Garage door needs to be repaired	Garage Door	Owner reports it appears someone backed into her garage
8	10/23/2025	79306	324 E. Platt's Harbor Drive	Pending	Owner reports the garage door does not operate	Garage Door	Owner reports the garage door does not open automatically.
9	10/31/2025	80047	375 Channel Islands Drive	Pending	Replacement Plant	Landscaping	Status Change From: Open To: Pending Reason :Gothic to

Balance Sheet Comparative - Combined

University Glen (Cal State University Channel Island Site Authority)

End Date: 10/31/2025

	Current Balance at 10/31/2025	Prior Month Balance at 09/30/2025	Change
Assets			
CASH - OPERATING			
01-1003-00 Sunwest Oper - Acct 2137	\$ 647,931.24	\$ 617,374.43	\$ 30,556.81
Total CASH - OPERATING:	\$ 647,931.24	\$ 617,374.43	\$ 30,556.81
ACCOUNTS RECEIVABLE			
12-1280-00 Accounts Receivable	\$ 30,331.92	\$ 37,664.83	\$ (7,332.91)
12-1281-00 A/R-Miscellaneous	-	2,172.73	(2,172.73)
Total ACCOUNTS RECEIVABLE:	\$ 30,331.92	\$ 39,837.56	\$ (9,505.64)
OTHER ASSETS			
13-1300-00 Prepaid Insurance	\$ 33,885.39	\$ 38,121.07	\$ (4,235.68)
Total OTHER ASSETS:	\$ 33,885.39	\$ 38,121.07	\$ (4,235.68)
Total Assets:	\$ 712,148.55	\$ 695,333.06	\$ 16,815.49
Liabilities & Equity			
ACCOUNTS PAYABLE			
20-2001-00 Prepaid Dues	\$ 19,640.27	\$ 18,761.43	\$ 878.84
20-2795-00 Accrued Operating Expenses	175,633.67	-	175,633.67
Total ACCOUNTS PAYABLE:	\$ 195,273.94	\$ 18,761.43	\$ 176,512.51
RESERVES			
40-4000-00 Reserve Liability	\$ 67,815.58	\$ 16,750.77	\$ 51,064.81
Total RESERVES:	\$ 67,815.58	\$ 16,750.77	\$ 51,064.81
EQUITY			
49-4998-00 Prior Year Equity	\$ 375,828.46	\$ 378,001.19	\$ (2,172.73)
Total EQUITY:	\$ 375,828.46	\$ 378,001.19	\$ (2,172.73)
Net Income / (Loss)	\$ 73,230.57	\$ 281,819.67	\$ (208,589.10)
Total Liabilities & Equity:	\$ 712,148.55	\$ 695,333.06	\$ 16,815.49

Income Statement

University Glen (Cal State University Channel Island Site Authority)

From 10/01/2025 to 10/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
TOTAL OPERATING INCOME	\$ 258,974.23	\$ 258,631.67	\$ 342.56	\$1,034,859.42	\$1,034,526.68	\$332.74	\$3,103,580.00
TOTAL INCOME	\$ 258,974.23	\$258,631.67	\$ 342.56	\$1,034,859.42	\$1,034,526.68	\$ 332.74	\$3,103,580.00
EXPENSES AND RESERVE FUNDING							
TOTAL ADMINISTRATION	\$ 24,425.61	\$ 19,976.08	(\$ 4,449.53)	\$ 77,770.20	\$ 79,904.32	\$2,134.12	\$239,713.00
TOTAL PROPERTY PROTECTION	\$ 15,933.34	\$ 7,966.67	(\$ 7,966.67)	\$ 31,866.68	\$ 31,866.68	\$0.00	\$ 95,600.00
TOTAL LANDSCAPE	\$ 30,200.00	\$ 37,666.66	\$ 7,466.66	\$ 95,265.65	\$150,666.64	\$55,400.99	\$452,000.00
TOTAL COMMON AREA MAINTENANCE	\$ 18,935.09	\$ 23,044.35	\$ 4,109.26	\$111,063.82	\$ 92,177.40	(\$18,886.42)	\$276,532.00
TOTAL TOWNHOUSE MAINTENANCE	\$ 4,491.86	\$ 7,337.49	\$ 2,845.63	\$ 14,394.16	\$ 29,349.96	\$14,955.80	\$ 88,050.00
TOTAL UTILITIES	\$ 254,533.25	\$ 85,837.00	(\$168,696.25)	\$336,215.12	\$343,348.00	\$7,132.88	\$1,030,044.00
TOTAL INSURANCE	\$ 60,746.68	\$ 22,369.42	(\$ 38,377.26)	\$ 73,453.72	\$ 89,477.68	\$16,023.96	\$268,433.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$ 3,863.50	\$ -	(\$ 3,863.50)	\$ 3,863.50	\$ -	(\$3,863.50)	\$ -
TOTAL RESERVE ALLOCATION	\$ 54,434.00	\$ 54,434.00	\$ -	\$217,736.00	\$217,736.00	\$0.00	\$653,208.00
TOTAL DISBURSEMENTS	\$ 467,563.33	\$258,631.67	(\$208,931.66)	\$961,628.85	\$1,034,526.68	\$ 72,897.83	\$3,103,580.00
	(\$ 208,589.10)	\$ 0.00	(\$208,589.10)	\$ 73,230.57	\$ 0.00	\$ 73,230.57	\$ 0.00
NET INCREASE (DECREASE)	(\$ 208,589.10)	\$ 0.00	(\$208,589.10)	\$ 73,230.57	\$ 0.00	\$ 73,230.57	\$ 0.00

Income Statement - Operating
University Glen (Cal State University Channel Island Site Authority)
From 10/01/2025 to 10/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME							
OPERATING INCOME							
5010-00 Townhomes Assessments	\$115,006.00	\$115,006.00	\$0.00	\$460,024.00	\$460,024.00	\$0.00	\$1,380,072.00
5013-00 Single family homes	\$23,095.44	\$23,095.42	\$0.02	\$92,381.76	\$92,381.68	\$0.08	\$277,145.00
5015-00 Apartment Assessment	\$120,530.29	\$120,530.25	\$0.04	\$482,121.16	\$482,121.00	\$0.16	\$1,446,363.00
5023-00 Bank Return Check/NSF Fees	\$30.00	\$0.00	\$30.00	\$95.00	\$0.00	\$95.00	\$0.00
5042-00 Late Interest	\$122.50	\$0.00	\$122.50	\$122.50	\$0.00	\$122.50	\$0.00
5045-00 Parking Fees	\$175.00	\$0.00	\$175.00	\$175.00	\$0.00	\$175.00	\$0.00
5060-00 Gate/Pool Keys/Remotes	\$75.00	\$0.00	\$75.00	\$0.00	\$0.00	\$0.00	\$0.00
5105-00 Attorney/Collection Fees	(\$60.00)	\$0.00	(\$60.00)	(\$60.00)	\$0.00	(\$60.00)	\$0.00
TOTAL OPERATING INCOME	\$258,974.23	\$258,631.67	\$342.56	\$1,034,859.42	\$1,034,526.68	\$332.74	\$3,103,580.00
TOTAL OPERATING INCOME	\$258,974.23	\$258,631.67	\$342.56	\$1,034,859.42	\$1,034,526.68	\$332.74	\$3,103,580.00
OPERATING EXPENSE							
ADMINISTRATION							
6015-00 Reserve Study	\$0.00	\$526.08	\$526.08	\$0.00	\$2,104.32	\$2,104.32	\$6,313.00
6035-00 Mgmt Billback - Office & Postage	\$1,207.42	\$1,000.00	(\$207.42)	\$4,252.07	\$4,000.00	(\$252.07)	\$12,000.00
6036-00 Office Telephone/WiFi	\$0.00	\$325.00	\$325.00	\$0.00	\$1,300.00	\$1,300.00	\$3,900.00
6037-00 Onsite Mgmt-Contingency	\$0.00	\$816.67	\$816.67	\$0.00	\$3,266.68	\$3,266.68	\$9,800.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$21,067.17	\$15,375.00	(\$5,692.17)	\$67,329.53	\$61,500.00	(\$5,829.53)	\$184,500.00
6041-00 Office Rent & Maintenance	\$1,069.70	\$543.33	(\$526.37)	\$2,674.25	\$2,173.32	(\$500.93)	\$6,520.00
6045-00 Records Storage	\$0.00	\$40.00	\$40.00	\$0.00	\$160.00	\$160.00	\$480.00
6085-00 Misc Admin (Office Supplies/Cellphone)	\$1,081.32	\$516.67	(\$564.65)	\$3,514.35	\$2,066.68	(\$1,447.67)	\$6,200.00
6090-00 Parking Management	\$0.00	\$833.33	\$833.33	\$0.00	\$3,333.32	\$3,333.32	\$10,000.00
TOTAL ADMINISTRATION	\$24,425.61	\$19,976.08	(\$4,449.53)	\$77,770.20	\$79,904.32	\$2,134.12	\$239,713.00
PROPERTY PROTECTION							
6320-00 Security Services	\$15,933.34	\$7,966.67	(\$7,966.67)	\$31,866.68	\$31,866.68	\$0.00	\$95,600.00
TOTAL PROPERTY PROTECTION	\$15,933.34	\$7,966.67	(\$7,966.67)	\$31,866.68	\$31,866.68	\$0.00	\$95,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 10/01/2025 to 10/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
LANDSCAPE							
6405-00 Landscape Contract	\$29,700.00	\$29,833.33	\$133.33	\$91,488.00	\$119,333.32	\$27,845.32	\$358,000.00
6420-00 Irrigation Repairs	\$0.00	\$2,833.33	\$2,833.33	\$3,277.65	\$11,333.32	\$8,055.67	\$34,000.00
6425-00 Tree Maintenance	\$500.00	\$5,000.00	\$4,500.00	\$500.00	\$20,000.00	\$19,500.00	\$60,000.00
TOTAL LANDSCAPE	\$30,200.00	\$37,666.66	\$7,466.66	\$95,265.65	\$150,666.64	\$55,400.99	\$452,000.00
COMMON AREA MAINTENANCE							
6509-00 Plumbing Repair (Common Area)	\$0.00	\$166.67	\$166.67	\$700.00	\$666.68	(\$33.32)	\$2,000.00
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$3,113.53	\$1,291.67	(\$1,821.86)	\$6,545.06	\$5,166.68	(\$1,378.38)	\$15,500.00
6532-00 Tot Lot Inspection	\$0.00	\$100.00	\$100.00	\$0.00	\$400.00	\$400.00	\$1,200.00
6534-00 Roof Repairs (Common Area)	\$0.00	\$166.67	\$166.67	\$0.00	\$666.68	\$666.68	\$2,000.00
6543-00 Pet Waste Supplies	\$0.00	\$683.33	\$683.33	\$0.00	\$2,733.32	\$2,733.32	\$8,200.00
6550-00 Janitorial Service	\$6,875.00	\$5,596.00	(\$1,279.00)	\$24,755.00	\$22,384.00	(\$2,371.00)	\$67,152.00
6553-00 Common Area Maintenance	\$500.00	\$1,400.00	\$900.00	\$6,135.00	\$5,600.00	(\$535.00)	\$16,800.00
6554-00 Common Area Supplies	\$1,379.06	\$740.00	(\$639.06)	\$5,948.72	\$2,960.00	(\$2,988.72)	\$8,880.00
6555-00 Pest Control (Pest & Gopher)	\$2,900.00	\$2,650.00	(\$250.00)	\$6,005.00	\$10,600.00	\$4,595.00	\$31,800.00
6570-00 Pool/Fountain Contract Services	\$3,175.00	\$3,266.67	\$91.67	\$12,075.00	\$13,066.68	\$991.68	\$39,200.00
6572-00 Pool/Fountain Extras	\$992.50	\$2,250.00	\$1,257.50	\$8,532.13	\$9,000.00	\$467.87	\$27,000.00
6588-00 Fitness Equipment	\$0.00	\$666.67	\$666.67	\$1,805.75	\$2,666.68	\$860.93	\$8,000.00
6590-00 Sidewalk Trip Hazard Project (Annual)	\$0.00	\$3,416.67	\$3,416.67	\$38,562.16	\$13,666.68	(\$24,895.48)	\$41,000.00
6595-00 Misc Maintenance (DG Path Repairs)	\$0.00	\$400.00	\$400.00	\$0.00	\$1,600.00	\$1,600.00	\$4,800.00
6596-00 Common Area Maint Contingency	\$0.00	\$250.00	\$250.00	\$0.00	\$1,000.00	\$1,000.00	\$3,000.00
TOTAL COMMON AREA MAINTENANCE	\$18,935.09	\$23,044.35	\$4,109.26	\$111,063.82	\$92,177.40	(\$18,886.42)	\$276,532.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 10/01/2025 to 10/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
TOWNHOUSE MAINTENANCE							
6627-00 Lighting - Townhomes Sconce Repairs	\$2,150.09	\$2,333.33	\$183.24	\$7,152.03	\$9,333.32	\$2,181.29	\$28,000.00
6630-00 Windows & Doors	\$461.77	\$833.33	\$371.56	\$4,197.77	\$3,333.32	(\$864.45)	\$10,000.00
6633-00 Roofing/Waterproofing (Townhomes)	\$0.00	\$666.67	\$666.67	\$0.00	\$2,666.68	\$2,666.68	\$8,000.00
6638-00 Gutter Cleaning	\$0.00	\$750.00	\$750.00	\$0.00	\$3,000.00	\$3,000.00	\$9,000.00
6640-00 Fencing/Trash Enclosure/Gates	\$0.00	\$625.00	\$625.00	\$525.00	\$2,500.00	\$1,975.00	\$7,500.00
6645-00 Plumbing (Townhouse)	\$0.00	\$333.33	\$333.33	\$379.36	\$1,333.32	\$953.96	\$4,000.00
6650-00 Garage Doors	\$85.00	\$200.00	\$115.00	\$345.00	\$800.00	\$455.00	\$2,400.00
6655-00 Pest Control/Termites	\$1,795.00	\$145.83	(\$1,649.17)	\$1,795.00	\$583.32	(\$1,211.68)	\$1,750.00
6660-00 Heaters	\$0.00	\$133.33	\$133.33	\$0.00	\$533.32	\$533.32	\$1,600.00
6665-00 Stucco Drywall Repair	\$0.00	\$400.00	\$400.00	\$0.00	\$1,600.00	\$1,600.00	\$4,800.00
6670-00 Dryer Vent Cleaning	\$0.00	\$916.67	\$916.67	\$0.00	\$3,666.68	\$3,666.68	\$11,000.00
TOTAL TOWNHOUSE MAINTENANCE	\$4,491.86	\$7,337.49	\$2,845.63	\$14,394.16	\$29,349.96	\$14,955.80	\$88,050.00
UTILITIES							
6700-00 Water - Reclaimed (Landscape)	\$28,870.84	\$6,643.50	(\$22,227.34)	\$30,060.26	\$26,574.00	(\$3,486.26)	\$79,722.00
6701-00 Water-(Potable/Common Area Pools)	\$59,946.97	\$14,852.00	(\$45,094.97)	\$60,930.28	\$59,408.00	(\$1,522.28)	\$178,224.00
6702-00 Sewer	\$96,113.28	\$21,031.50	(\$75,081.78)	\$96,113.28	\$84,126.00	(\$11,987.28)	\$252,378.00
6703-00 Water/Sewer Infrastructrue Fee	\$32,322.94	\$8,080.75	(\$24,242.19)	\$32,322.94	\$32,323.00	\$0.06	\$96,969.00
6705-00 Electricity	\$1,984.33	\$9,757.50	\$7,773.17	\$28,046.06	\$39,030.00	\$10,983.94	\$117,090.00
6710-00 Gas	\$2,030.71	\$3,361.50	\$1,330.79	\$7,947.85	\$13,446.00	\$5,498.15	\$40,338.00
6720-00 Cable/Telephone	\$807.22	\$325.00	(\$482.22)	\$2,659.19	\$1,300.00	(\$1,359.19)	\$3,900.00
6725-00 Trash Removal	\$32,456.96	\$20,360.00	(\$12,096.96)	\$78,135.26	\$81,440.00	\$3,304.74	\$244,320.00
6730-00 Trash Extras	\$0.00	\$1,425.25	\$1,425.25	\$0.00	\$5,701.00	\$5,701.00	\$17,103.00
TOTAL UTILITIES	\$254,533.25	\$85,837.00	(\$168,696.25)	\$336,215.12	\$343,348.00	\$7,132.88	\$1,030,044.00
INSURANCE							
6800-00 Insurance Master Policy	\$56,511.00	\$14,127.75	(\$42,383.25)	\$56,511.00	\$56,511.00	\$0.00	\$169,533.00
6810-00 Earthquake Insurance	\$4,235.68	\$8,241.67	\$4,005.99	\$16,942.72	\$32,966.68	\$16,023.96	\$98,900.00
TOTAL INSURANCE	\$60,746.68	\$22,369.42	(\$38,377.26)	\$73,453.72	\$89,477.68	\$16,023.96	\$268,433.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 10/01/2025 to 10/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS							
8900-00 Prior Year Surplus Refunds to Owners	\$3,863.50	\$0.00	(\$3,863.50)	\$3,863.50	\$0.00	(\$3,863.50)	\$0.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$3,863.50	\$0.00	(\$3,863.50)	\$3,863.50	\$0.00	(\$3,863.50)	\$0.00
RESERVE ALLOCATION							
9005-00 Reserves-Common Space	\$28,000.00	\$28,000.00	\$0.00	\$112,000.00	\$112,000.00	\$0.00	\$336,000.00
9008-00 Reserves-Single Family	\$1,400.00	\$1,400.00	\$0.00	\$5,600.00	\$5,600.00	\$0.00	\$16,800.00
9009-00 Reserves-Townhouse	\$25,034.00	\$25,034.00	\$0.00	\$100,136.00	\$100,136.00	\$0.00	\$300,408.00
TOTAL RESERVE ALLOCATION	\$54,434.00	\$54,434.00	\$0.00	\$217,736.00	\$217,736.00	\$0.00	\$653,208.00
TOTAL OPERATING EXPENSE	\$467,563.33	\$258,631.67	(\$208,931.66)	\$961,628.85	\$1,034,526.68	\$72,897.83	\$3,103,580.00
Net Income:	(\$208,589.10)	\$0.00	(\$208,589.10)	\$73,230.57	\$0.00	\$73,230.57	\$0.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 10/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
OPERATING INCOME														
OPERATING INCOME														
5010-00 Townhomes Assessments														
Budget	115,006.00	115,006.00	115,006.00	115,006.00	-	-	-	-	-	-	-	-	460,024.00	1,380,072.00
Actual	115,006.00	115,006.00	115,006.00	115,006.00	-	-	-	-	-	-	-	-	460,024.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5013-00 Single family homes														
Budget	23,095.42	23,095.42	23,095.42	23,095.42	-	-	-	-	-	-	-	-	92,381.68	277,145.00
Actual	23,095.44	23,095.44	23,095.44	23,095.44	-	-	-	-	-	-	-	-	92,381.76	
Variance	0.02	0.02	0.02	0.02	-	-	-	-	-	-	-	-	0.08	
5015-00 Apartment Assessment														
Budget	120,530.25	120,530.25	120,530.25	120,530.25	-	-	-	-	-	-	-	-	482,121.00	1,446,363.00
Actual	120,530.29	120,530.29	120,530.29	120,530.29	-	-	-	-	-	-	-	-	482,121.16	
Variance	0.04	0.04	0.04	0.04	-	-	-	-	-	-	-	-	0.16	
5023-00 Bank Return Check/NSF Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	(25.00)	30.00	60.00	30.00	-	-	-	-	-	-	-	-	95.00	
Variance	(25.00)	30.00	60.00	30.00	-	-	-	-	-	-	-	-	95.00	
5042-00 Late Interest														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	122.50	-	-	-	-	-	-	-	-	122.50	
Variance	-	-	-	122.50	-	-	-	-	-	-	-	-	122.50	
5045-00 Parking Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	175.00	-	-	-	-	-	-	-	-	175.00	
Variance	-	-	-	175.00	-	-	-	-	-	-	-	-	175.00	
5060-00 Gate/Pool Keys/Remotes														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	(75.00)	-	-	75.00	-	-	-	-	-	-	-	-	-	
Variance	(75.00)	-	-	75.00	-	-	-	-	-	-	-	-	-	
5105-00 Attorney/Collection Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	(60.00)	-	-	-	-	-	-	-	-	(60.00)	
Variance	-	-	-	(60.00)	-	-	-	-	-	-	-	-	(60.00)	
Total 50 - OPERATING INCOME														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 10/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	258,631.67	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	1,034,526.68	3,103,580.00
Actual	258,531.73	258,661.73	258,691.73	258,974.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,034,859.42	
Variance	(99.94)	30.06	60.06	342.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	332.74	
Total OPERATING INCOME														
Budget	258,631.67	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	1,034,526.68	3,103,580.00
Actual	258,531.73	258,661.73	258,691.73	258,974.23	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,034,859.42	
Variance	(99.94)	30.06	60.06	342.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	332.74	
OPERATING EXPENSE														
ADMINISTRATION														
6015-00 Reserve Study														
Budget	526.08	526.08	526.08	526.08	-	-	-	-	-	-	-	-	2,104.32	6,313.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	526.08	526.08	526.08	526.08	-	-	-	-	-	-	-	-	2,104.32	
6035-00 Mgmt Billback - Office & Postage														
Budget	1,000.00	1,000.00	1,000.00	1,000.00	-	-	-	-	-	-	-	-	4,000.00	12,000.00
Actual	1,255.93	471.08	1,317.64	1,207.42	-	-	-	-	-	-	-	-	4,252.07	
Variance	(255.93)	528.92	(317.64)	(207.42)	-	-	-	-	-	-	-	-	(252.07)	
6036-00 Office Telephone/WiFi														
Budget	325.00	325.00	325.00	325.00	-	-	-	-	-	-	-	-	1,300.00	3,900.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	325.00	325.00	325.00	325.00	-	-	-	-	-	-	-	-	1,300.00	
6037-00 Onsite Mgmt-Contingency														
Budget	816.67	816.67	816.67	816.67	-	-	-	-	-	-	-	-	3,266.68	9,800.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	816.67	816.67	816.67	816.67	-	-	-	-	-	-	-	-	3,266.68	
6040-00 Mgmt Services & On-Site Staff Payroll														
Budget	15,375.00	15,375.00	15,375.00	15,375.00	-	-	-	-	-	-	-	-	61,500.00	184,500.00
Actual	15,487.42	15,487.42	15,287.52	21,067.17	-	-	-	-	-	-	-	-	67,329.53	
Variance	(112.42)	(112.42)	87.48	(5,692.17)	-	-	-	-	-	-	-	-	(5,829.53)	
6041-00 Office Rent & Maintenance														
Budget	543.33	543.33	543.33	543.33	-	-	-	-	-	-	-	-	2,173.32	6,520.00
Actual	534.85	534.85	534.85	1,069.70	-	-	-	-	-	-	-	-	2,674.25	
Variance	8.48	8.48	8.48	(526.37)	-	-	-	-	-	-	-	-	(500.93)	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 10/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
6045-00 Records Storage														
Budget	40.00	40.00	40.00	40.00	-	-	-	-	-	-	-	-	160.00	480.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	40.00	40.00	40.00	40.00	-	-	-	-	-	-	-	-	160.00	-
6085-00 Misc Admin (Office Supplies/Cellphone)														
Budget	516.67	516.67	516.67	516.67	-	-	-	-	-	-	-	-	2,066.68	6,200.00
Actual	-	1,916.89	516.14	1,081.32	-	-	-	-	-	-	-	-	3,514.35	-
Variance	516.67	(1,400.22)	0.53	(564.65)	-	-	-	-	-	-	-	-	(1,447.67)	-
6090-00 Parking Management														
Budget	833.33	833.33	833.33	833.33	-	-	-	-	-	-	-	-	3,333.32	10,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	833.33	833.33	833.33	833.33	-	-	-	-	-	-	-	-	3,333.32	-
Total 60 - ADMINISTRATION														
Budget	19,976.08	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	79,904.32	239,713.00
Actual	17,278.20	18,410.24	17,656.15	24,425.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77,770.20	-
Variance	2,697.88	1,565.84	2,319.93	(4,449.53)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,134.12	-
PROPERTY PROTECTION														
6320-00 Security Services														
Budget	7,966.67	7,966.67	7,966.67	7,966.67	-	-	-	-	-	-	-	-	31,866.68	95,600.00
Actual	7,966.67	-	7,966.67	15,933.34	-	-	-	-	-	-	-	-	31,866.68	-
Variance	-	7,966.67	-	(7,966.67)	-	-	-	-	-	-	-	-	-	-
Total 63 - PROPERTY PROTECTION														
Budget	7,966.67	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	31,866.68	95,600.00
Actual	7,966.67	0.00	7,966.67	15,933.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,866.68	-
Variance	0.00	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	-
LANDSCAPE														
6405-00 Landscape Contract														
Budget	29,833.33	29,833.33	29,833.33	29,833.33	-	-	-	-	-	-	-	-	119,333.32	358,000.00
Actual	-	61,788.00	-	29,700.00	-	-	-	-	-	-	-	-	91,488.00	-
Variance	29,833.33	(31,954.67)	29,833.33	133.33	-	-	-	-	-	-	-	-	27,845.32	-
6420-00 Irrigation Repairs														
Budget	2,833.33	2,833.33	2,833.33	2,833.33	-	-	-	-	-	-	-	-	11,333.32	34,000.00
Actual	-	1,822.65	1,455.00	-	-	-	-	-	-	-	-	-	3,277.65	-

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 10/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	2,833.33	1,010.68	1,378.33	2,833.33	-	-	-	-	-	-	-	-	8,055.67	
6425-00 Tree Maintenance														
Budget	5,000.00	5,000.00	5,000.00	5,000.00	-	-	-	-	-	-	-	-	20,000.00	60,000.00
Actual	-	-	-	500.00	-	-	-	-	-	-	-	-	500.00	
Variance	5,000.00	5,000.00	5,000.00	4,500.00	-	-	-	-	-	-	-	-	19,500.00	
Total 64 - LANDSCAPE														
Budget	37,666.66	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	150,666.64	452,000.00
Actual	0.00	63,610.65	1,455.00	30,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	95,265.65	
Variance	37,666.66	(25,943.99)	36,211.66	7,466.66	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	55,400.99	
COMMON AREA MAINTENANCE														
6509-00 Plumbing Repair (Common Area)														
Budget	166.67	166.67	166.67	166.67	-	-	-	-	-	-	-	-	666.68	2,000.00
Actual	550.00	150.00	-	-	-	-	-	-	-	-	-	-	700.00	
Variance	(383.33)	16.67	166.67	166.67	-	-	-	-	-	-	-	-	(33.32)	
6528-00 Electrical/Lighting Rpr - Common Area Bollards														
Budget	1,291.67	1,291.67	1,291.67	1,291.67	-	-	-	-	-	-	-	-	5,166.68	15,500.00
Actual	-	1,811.50	1,620.03	3,113.53	-	-	-	-	-	-	-	-	6,545.06	
Variance	1,291.67	(519.83)	(328.36)	(1,821.86)	-	-	-	-	-	-	-	-	(1,378.38)	
6532-00 Tot Lot Inspection														
Budget	100.00	100.00	100.00	100.00	-	-	-	-	-	-	-	-	400.00	1,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	100.00	100.00	100.00	100.00	-	-	-	-	-	-	-	-	400.00	
6534-00 Roof Repairs (Common Area)														
Budget	166.67	166.67	166.67	166.67	-	-	-	-	-	-	-	-	666.68	2,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	166.67	166.67	166.67	166.67	-	-	-	-	-	-	-	-	666.68	
6543-00 Pet Waste Supplies														
Budget	683.33	683.33	683.33	683.33	-	-	-	-	-	-	-	-	2,733.32	8,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	683.33	683.33	683.33	683.33	-	-	-	-	-	-	-	-	2,733.32	
6550-00 Janitorial Service														
Budget	5,596.00	5,596.00	5,596.00	5,596.00	-	-	-	-	-	-	-	-	22,384.00	67,152.00
Actual	6,360.00	3,840.00	7,680.00	6,875.00	-	-	-	-	-	-	-	-	24,755.00	
Variance	(764.00)	1,756.00	(2,084.00)	(1,279.00)	-	-	-	-	-	-	-	-	(2,371.00)	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 10/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
6553-00 Common Area Maintenance														
Budget	1,400.00	1,400.00	1,400.00	1,400.00	-	-	-	-	-	-	-	-	5,600.00	16,800.00
Actual	150.00	3,950.00	1,535.00	500.00	-	-	-	-	-	-	-	-	6,135.00	
Variance	1,250.00	(2,550.00)	(135.00)	900.00	-	-	-	-	-	-	-	-	(535.00)	
6554-00 Common Area Supplies														
Budget	740.00	740.00	740.00	740.00	-	-	-	-	-	-	-	-	2,960.00	8,880.00
Actual	1,222.14	1,440.90	1,906.62	1,379.06	-	-	-	-	-	-	-	-	5,948.72	
Variance	(482.14)	(700.90)	(1,166.62)	(639.06)	-	-	-	-	-	-	-	-	(2,988.72)	
6555-00 Pest Control (Pest & Gopher)														
Budget	2,650.00	2,650.00	2,650.00	2,650.00	-	-	-	-	-	-	-	-	10,600.00	31,800.00
Actual	550.00	2,250.00	305.00	2,900.00	-	-	-	-	-	-	-	-	6,005.00	
Variance	2,100.00	400.00	2,345.00	(250.00)	-	-	-	-	-	-	-	-	4,595.00	
6570-00 Pool/Fountain Contract Services														
Budget	3,266.67	3,266.67	3,266.67	3,266.67	-	-	-	-	-	-	-	-	13,066.68	39,200.00
Actual	2,550.00	650.00	5,700.00	3,175.00	-	-	-	-	-	-	-	-	12,075.00	
Variance	716.67	2,616.67	(2,433.33)	91.67	-	-	-	-	-	-	-	-	991.68	
6572-00 Pool/Fountain Extras														
Budget	2,250.00	2,250.00	2,250.00	2,250.00	-	-	-	-	-	-	-	-	9,000.00	27,000.00
Actual	1,602.09	2,464.54	3,473.00	992.50	-	-	-	-	-	-	-	-	8,532.13	
Variance	647.91	(214.54)	(1,223.00)	1,257.50	-	-	-	-	-	-	-	-	467.87	
6588-00 Fitness Equipment														
Budget	666.67	666.67	666.67	666.67	-	-	-	-	-	-	-	-	2,666.68	8,000.00
Actual	445.00	1,360.75	-	-	-	-	-	-	-	-	-	-	1,805.75	
Variance	221.67	(694.08)	666.67	666.67	-	-	-	-	-	-	-	-	860.93	
6590-00 Sidewalk Trip Hazard Project (Annual)														
Budget	3,416.67	3,416.67	3,416.67	3,416.67	-	-	-	-	-	-	-	-	13,666.68	41,000.00
Actual	-	38,562.16	-	-	-	-	-	-	-	-	-	-	38,562.16	
Variance	3,416.67	(35,145.49)	3,416.67	3,416.67	-	-	-	-	-	-	-	-	(24,895.48)	
6595-00 Misc Maintenance (DG Path Repairs)														
Budget	400.00	400.00	400.00	400.00	-	-	-	-	-	-	-	-	1,600.00	4,800.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	400.00	400.00	400.00	400.00	-	-	-	-	-	-	-	-	1,600.00	
6596-00 Common Area Maint Contingency														
Budget	250.00	250.00	250.00	250.00	-	-	-	-	-	-	-	-	1,000.00	3,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	250.00	250.00	250.00	250.00	-	-	-	-	-	-	-	-	1,000.00	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 10/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Total 65 - COMMON AREA MAINTENANCE														
Budget	23,044.35	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	92,177.40	276,532.00
Actual	13,429.23	56,479.85	22,219.65	18,935.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	111,063.82	
Variance	9,615.12	(33,435.50)	824.70	4,109.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(18,886.42)	
TOWNHOUSE MAINTENANCE														
6627-00 Lighting - Townhomes Sconce Repairs														
Budget	2,333.33	2,333.33	2,333.33	2,333.33	-	-	-	-	-	-	-	-	9,333.32	28,000.00
Actual	-	2,141.09	2,860.85	2,150.09	-	-	-	-	-	-	-	-	7,152.03	
Variance	2,333.33	192.24	(527.52)	183.24	-	-	-	-	-	-	-	-	2,181.29	
6630-00 Windows & Doors														
Budget	833.33	833.33	833.33	833.33	-	-	-	-	-	-	-	-	3,333.32	10,000.00
Actual	-	1,335.00	2,401.00	461.77	-	-	-	-	-	-	-	-	4,197.77	
Variance	833.33	(501.67)	(1,567.67)	371.56	-	-	-	-	-	-	-	-	(864.45)	
6633-00 Roofing/Waterproofing (Townhomes)														
Budget	666.67	666.67	666.67	666.67	-	-	-	-	-	-	-	-	2,666.68	8,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	666.67	666.67	666.67	666.67	-	-	-	-	-	-	-	-	2,666.68	
6638-00 Gutter Cleaning														
Budget	750.00	750.00	750.00	750.00	-	-	-	-	-	-	-	-	3,000.00	9,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	750.00	750.00	750.00	750.00	-	-	-	-	-	-	-	-	3,000.00	
6640-00 Fencing/Trash Enclosure/Gates														
Budget	625.00	625.00	625.00	625.00	-	-	-	-	-	-	-	-	2,500.00	7,500.00
Actual	150.00	-	375.00	-	-	-	-	-	-	-	-	-	525.00	
Variance	475.00	625.00	250.00	625.00	-	-	-	-	-	-	-	-	1,975.00	
6645-00 Plumbing (Townhouse)														
Budget	333.33	333.33	333.33	333.33	-	-	-	-	-	-	-	-	1,333.32	4,000.00
Actual	379.36	-	-	-	-	-	-	-	-	-	-	-	379.36	
Variance	(46.03)	333.33	333.33	333.33	-	-	-	-	-	-	-	-	953.96	
6650-00 Garage Doors														
Budget	200.00	200.00	200.00	200.00	-	-	-	-	-	-	-	-	800.00	2,400.00
Actual	85.00	-	175.00	85.00	-	-	-	-	-	-	-	-	345.00	
Variance	115.00	200.00	25.00	115.00	-	-	-	-	-	-	-	-	455.00	
6655-00 Pest Control/Termites														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 10/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	145.83	145.83	145.83	145.83	-	-	-	-	-	-	-	-	583.32	1,750.00
Actual	-	-	-	1,795.00	-	-	-	-	-	-	-	-	1,795.00	
Variance	145.83	145.83	145.83	(1,649.17)	-	-	-	-	-	-	-	-	(1,211.68)	
6660-00 Heaters														
Budget	133.33	133.33	133.33	133.33	-	-	-	-	-	-	-	-	533.32	1,600.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	133.33	133.33	133.33	133.33	-	-	-	-	-	-	-	-	533.32	
6665-00 Stucco Drywall Repair														
Budget	400.00	400.00	400.00	400.00	-	-	-	-	-	-	-	-	1,600.00	4,800.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	400.00	400.00	400.00	400.00	-	-	-	-	-	-	-	-	1,600.00	
6670-00 Dryer Vent Cleaning														
Budget	916.67	916.67	916.67	916.67	-	-	-	-	-	-	-	-	3,666.68	11,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	916.67	916.67	916.67	916.67	-	-	-	-	-	-	-	-	3,666.68	
Total 66 - TOWNHOUSE MAINTENANCE														
Budget	7,337.49	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	29,349.96	88,050.00
Actual	614.36	3,476.09	5,811.85	4,491.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,394.16	
Variance	6,723.13	3,861.40	1,525.64	2,845.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,955.80	
UTILITIES														
6700-00 Water - Reclaimed (Landscape)														
Budget	6,643.50	6,643.50	6,643.50	6,643.50	-	-	-	-	-	-	-	-	26,574.00	79,722.00
Actual	-	-	1,189.42	28,870.84	-	-	-	-	-	-	-	-	30,060.26	
Variance	6,643.50	6,643.50	5,454.08	(22,227.34)	-	-	-	-	-	-	-	-	(3,486.26)	
6701-00 Water-(Potable/Common Area Pools)														
Budget	14,852.00	14,852.00	14,852.00	14,852.00	-	-	-	-	-	-	-	-	59,408.00	178,224.00
Actual	-	-	983.31	59,946.97	-	-	-	-	-	-	-	-	60,930.28	
Variance	14,852.00	14,852.00	13,868.69	(45,094.97)	-	-	-	-	-	-	-	-	(1,522.28)	
6702-00 Sewer														
Budget	21,031.50	21,031.50	21,031.50	21,031.50	-	-	-	-	-	-	-	-	84,126.00	252,378.00
Actual	-	-	-	96,113.28	-	-	-	-	-	-	-	-	96,113.28	
Variance	21,031.50	21,031.50	21,031.50	(75,081.78)	-	-	-	-	-	-	-	-	(11,987.28)	
6703-00 Water/Sewer Infrastructrue Fee														
Budget	8,080.75	8,080.75	8,080.75	8,080.75	-	-	-	-	-	-	-	-	32,323.00	96,969.00
Actual	7,366.79	(7,366.79)	-	32,322.94	-	-	-	-	-	-	-	-	32,322.94	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 10/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	713.96	15,447.54	8,080.75	(24,242.19)	-	-	-	-	-	-	-	-	0.06	
6705-00 Electricity														
Budget	9,757.50	9,757.50	9,757.50	9,757.50	-	-	-	-	-	-	-	-	39,030.00	117,090.00
Actual	10,258.98	5,714.16	10,088.59	1,984.33	-	-	-	-	-	-	-	-	28,046.06	
Variance	(501.48)	4,043.34	(331.09)	7,773.17	-	-	-	-	-	-	-	-	10,983.94	
6710-00 Gas														
Budget	3,361.50	3,361.50	3,361.50	3,361.50	-	-	-	-	-	-	-	-	13,446.00	40,338.00
Actual	2,240.54	1,888.03	1,788.57	2,030.71	-	-	-	-	-	-	-	-	7,947.85	
Variance	1,120.96	1,473.47	1,572.93	1,330.79	-	-	-	-	-	-	-	-	5,498.15	
6720-00 Cable/Telephone														
Budget	325.00	325.00	325.00	325.00	-	-	-	-	-	-	-	-	1,300.00	3,900.00
Actual	237.53	1,143.75	470.69	807.22	-	-	-	-	-	-	-	-	2,659.19	
Variance	87.47	(818.75)	(145.69)	(482.22)	-	-	-	-	-	-	-	-	(1,359.19)	
6725-00 Trash Removal														
Budget	20,360.00	20,360.00	20,360.00	20,360.00	-	-	-	-	-	-	-	-	81,440.00	244,320.00
Actual	19,569.90	18,202.20	7,906.20	32,456.96	-	-	-	-	-	-	-	-	78,135.26	
Variance	790.10	2,157.80	12,453.80	(12,096.96)	-	-	-	-	-	-	-	-	3,304.74	
6730-00 Trash Extras														
Budget	1,425.25	1,425.25	1,425.25	1,425.25	-	-	-	-	-	-	-	-	5,701.00	17,103.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	1,425.25	1,425.25	1,425.25	1,425.25	-	-	-	-	-	-	-	-	5,701.00	
Total 67 - UTILITIES														
Budget	85,837.00	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	343,348.00	1,030,044.00
Actual	39,673.74	19,581.35	22,426.78	254,533.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	336,215.12	
Variance	46,163.26	66,255.65	63,410.22	(168,696.25)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,132.88	
INSURANCE														
6800-00 Insurance Master Policy														
Budget	14,127.75	14,127.75	14,127.75	14,127.75	-	-	-	-	-	-	-	-	56,511.00	169,533.00
Actual	-	-	-	56,511.00	-	-	-	-	-	-	-	-	56,511.00	
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	8,241.67	-	-	-	-	-	-	-	-	32,966.68	98,900.00
Actual	4,235.68	4,235.68	4,235.68	4,235.68	-	-	-	-	-	-	-	-	16,942.72	
Variance	4,005.99	4,005.99	4,005.99	4,005.99	-	-	-	-	-	-	-	-	16,023.96	
Total 68 - INSURANCE														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 10/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	22,369.42	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	89,477.68	268,433.00
Actual	4,235.68	4,235.68	4,235.68	60,746.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	73,453.72	
Variance	18,133.74	18,133.74	18,133.74	(38,377.26)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,023.96	
PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS														
8900-00 Prior Year Surplus Refunds to Owners														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	3,863.50	-	-	-	-	-	-	-	-	3,863.50	
Variance	-	-	-	(3,863.50)	-	-	-	-	-	-	-	-	(3,863.50)	
Total 89 - PRIOR YEAR INCOME & EXPENSE ADJUST														
Budget	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Actual	0.00	0.00	0.00	3,863.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,863.50	
Variance	0.00	0.00	0.00	(3,863.50)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(3,863.50)	
RESERVE ALLOCATION														
9005-00 Reserves-Common Space														
Budget	28,000.00	28,000.00	28,000.00	28,000.00	-	-	-	-	-	-	-	-	112,000.00	336,000.00
Actual	28,000.00	28,000.00	28,000.00	28,000.00	-	-	-	-	-	-	-	-	112,000.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
9008-00 Reserves-Single Family														
Budget	1,400.00	1,400.00	1,400.00	1,400.00	-	-	-	-	-	-	-	-	5,600.00	16,800.00
Actual	1,400.00	1,400.00	1,400.00	1,400.00	-	-	-	-	-	-	-	-	5,600.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
9009-00 Reserves-Townhouse														
Budget	25,034.00	25,034.00	25,034.00	25,034.00	-	-	-	-	-	-	-	-	100,136.00	300,408.00
Actual	25,034.00	25,034.00	25,034.00	25,034.00	-	-	-	-	-	-	-	-	100,136.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total 90 - RESERVE ALLOCATION														
Budget	54,434.00	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	217,736.00	653,208.00
Actual	54,434.00	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	217,736.00	
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	258,631.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,034,526.68	3,103,580.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 10/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Actual	137,631.88	220,227.86	136,205.78	467,563.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	961,628.85	
Variance	120,999.79	38,403.81	122,425.89	(208,931.66)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	72,897.83	
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	(208,589.10)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	73,230.57	
Variance	120,899.85	38,433.87	122,485.95	(208,589.10)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	73,230.57	

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

10/01/2025 - 10/31/2025

Date	Check #	Payee	Amount
01-1003-00 Sunwest Oper - Acct 2137			
10/01/2025	300004	Charter Communications	\$569.69
		Invoice #: 0033385092125	
		67-6720-00 8448 20 899 0033385	\$569.69
10/01/2025	100027	Kastle Kare Inc	\$569.25
		Invoice #: 66885137	
		65-6555-00 Gopher service for August 2025	\$569.25
10/01/2025	100028	Kastle Kare Inc	\$550.00
		Invoice #: 66885524	
		65-6555-00 Gopher service for Sept 2025	\$550.00
10/01/2025	100029	Seabreeze Management Company, Inc.	\$4,500.00
		Invoice #: 365420	
		60-6040-00 October Service-Seabreeze Management Company, Inc.	\$4,500.00
10/01/2025	100030	Remedy Pest Elimination	\$1,250.00
		Invoice #: 27749	
		65-6555-00 Contract service for Sept. 2025	\$1,250.00
10/01/2025	100031	Just Termites	\$1,795.00
		Invoice #: 10032-1	
		66-6655-00 205 Channel Islands Drive	\$1,795.00
10/03/2025	300005	E. J. Harrison & Sons, Inc.	\$4,940.10
		Invoice #: 091625-0005617 3	
		67-6725-00 1 -0005617 3	\$4,940.10
10/03/2025	300006	E. J. Harrison & Sons, Inc.	\$3,304.24
		Invoice #: 091625-0128958 3	
		67-6725-00 1 -0128958 3	\$3,304.24
10/03/2025	300007	E. J. Harrison & Sons, Inc.	\$1,696.16
		Invoice #: 091625-0127257 1	
		67-6725-00 1 -0127257 1	\$1,696.16
10/03/2025	100032	Seabreeze Management Company, Inc.	\$5,522.39
		Invoice #: 366054	
		60-6040-00 Pay Period: 9/7/25 - 9/20/25 Pd 9/26/25-Seabreeze Management Company, Inc.	\$5,522.39
10/03/2025	100033	KW University Glen, LLC	\$534.85
		Invoice #: B10-2025	
		60-6041-00 Office Rent for October 2025	\$534.85
10/03/2025	100034	Vega Cleaning Service Inc.	\$1,280.00
		Invoice #: 1343	
		65-6550-00 Contract Service thru Sept 22, 2025	\$1,280.00
10/06/2025	100035	Eastman Electric	\$860.02
		Invoice #: 86	
		65-6528-00 CA Electrical for Sept 2025	\$860.02
10/06/2025	100036	Eastman Electric	\$2,150.09
		Invoice #: 190	
		66-6627-00 TH Elec for Sept 2025	\$2,150.09

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

10/01/2025 - 10/31/2025

Date	Check #	Payee	Amount
10/07/2025	300008	E. J. Harrison & Sons, Inc.	\$38.88
		Invoice #: 091625--01192282	
		67-6725-00 1 -0119228 2-E. J. Harrison & Sons, Inc.	\$38.88
10/08/2025	100037	SoCalGas	\$877.33
		Invoice #: 100125-085881513	
		67-6710-00 100 858 8151 3-SoCalGas	\$877.33
10/08/2025	100038	SoCalGas	\$1,153.38
		Invoice #: 100125-337810871	
		67-6710-00 153 378 1087 1-SoCalGas	\$1,153.38
10/08/2025	100039	Better Pools LA	\$650.00
		Invoice #: 90382	
		65-6570-00 Fountain Service for October 2025	\$650.00
10/08/2025	100040	CSU Channel Islands Site Authority	\$7,966.67
		Invoice #: 511938	
		63-6320-00 Police Service for Sept 2025	\$7,966.67
10/14/2025	100041	Seabreeze Management Company, Inc.	\$740.46
		Invoice #: 366259	
		60-6035-00 July 2025 Admin Billing-Seabreeze Management Company, Inc.	\$54.18
		Invoice #: 366310	
		60-6035-00 Mailing	\$36.48
		60-6085-00 Printer ink	\$99.73
		60-6085-00 Business Cellphone	\$108.67
		60-6085-00 Business Cellphone	\$116.70
		60-6085-00 Office Supplies	\$264.70
		Invoice #: 366640	
		50-5105-00 Collection Charges-Seabreeze Management Company, Inc.	\$60.00
10/14/2025	100042	Garage Door Doctor	\$85.00
		Invoice #: 12770	
		66-6650-00 435 CI Dr. Garage Dr Repair	\$85.00
10/14/2025	100043	Quality Windows, Inc	\$842.41
		Invoice #: 29945	
		66-6630-00 Window Repair 316 Smugglers Cove	\$842.41
10/16/2025	100045	Seabreeze Management Company, Inc.	\$633.38
		Invoice #: 367091	
		60-6035-00 Aug Admin 2025-Seabreeze Management Company, Inc.	\$633.38
10/16/2025	100046	Better Pools LA	\$394.50
		Invoice #: 90601	
		65-6572-00 Hillcrest Pool Spa Assessories	\$394.50
10/16/2025	100047	Better Pools LA	\$2,525.00
		Invoice #: 90381	
		65-6570-00 Pool Contract Service October 2025	\$2,525.00
10/16/2025	100048	Better Pools LA	\$250.00
		Invoice #: 90613	
		65-6572-00 Townside Pool/Spa Grid Cleaning	\$250.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

10/01/2025 - 10/31/2025

Date	Check #	Payee	Amount
10/16/2025	100049	Better Pools LA	\$375.00
		Invoice #: 90614	
		65-6572-00 Hillcrest Pool/Spa grid cleaning	\$375.00
10/16/2025	100050	HD Supply Facilities Maintenance, LTD.	\$1,379.06
		Invoice #: 9241934391	
		65-6554-00 Common Area Supplies	\$1,379.06
10/16/2025	100051	California State University, Channel Islands	\$58,181.97
		Invoice #: 511972	
		67-6700-00 August 2025 WATER & SEWER-California State University, Channel Islands	\$7,977.59
		67-6701-00 August 2025 WATER & SEWER-California State University, Channel Islands	\$15,098.52
		67-6702-00 August 2025 WATER & SEWER-California State University, Channel Islands	\$27,025.14
		67-6703-00 August 2025 WATER & SEWER-California State University, Channel Islands	\$8,080.72
10/16/2025	100052	California State University, Channel Islands	\$57,856.56
		Invoice #: 511971	
		67-6700-00 July 2025-California State University, Channel Islands	\$7,606.25
		67-6701-00 July 2025-California State University, Channel Islands	\$15,144.45
		67-6702-00 July 2025-California State University, Channel Islands	\$27,025.14
		67-6703-00 July 2025-California State University, Channel Islands	\$8,080.72
10/16/2025	100044	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1328	
		65-6550-00 Contract work thru Aug 17, 2025	\$1,280.00
10/20/2025	300009	Charter Communications	\$237.53
		Invoice #: 0293780100925	
		67-6720-00 8448 20 041 0293780	\$237.53
10/21/2025	100053	County of Ventura	\$673.00
		Invoice #: IN0270129	
		65-6572-00 Hill Crest Pool/Spa Inspection	\$673.00
10/21/2025	100054	Seabreeze Management Company, Inc.	\$5,522.39
		Invoice #: 367943	
		60-6040-00 Pay Period 9/21/2025 - 10/4/2025 Paid	\$5,522.39
10/21/2025	100055	10/10/2025-Seabreeze Management Company, Inc.	\$1,280.00
		Vega cleaning service inc.	\$1,280.00
		Invoice #: 1346	
		65-6550-00 Weekly Contract Service thru Oct 5, 2025	\$1,280.00
10/21/2025	100056	Vega cleaning service inc.	\$475.00
		Invoice #: 1347	
		65-6550-00 TC Powerwashing flatwork	\$475.00
10/21/2025	100057	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1350	
		65-6550-00 Contract Service thru Oct 12, 2025	\$1,280.00
10/22/2025	100058	Southern California Edison Co.	\$1,984.33
		Invoice #: 101525-466262876	
		67-6705-00 700466262876	\$1,984.33

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

10/01/2025 - 10/31/2025

Date	Check #	Payee	Amount
10/23/2025	100059	Gothic Landscape Maintenance Division	\$1,393.40
		Invoice #: 404937	
		64-6425-00 Tree maintenance	\$500.00
		Invoice #: 404938	
		65-6528-00 Shrub Clearance at Transformers	\$893.40
10/23/2025	100060	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1345	
		65-6550-00 Weekly Contract Service thru Sept 28, 2025	\$1,280.00
10/23/2025	100061	Vega cleaning service inc.	\$550.00
		Invoice #: 1349	
		65-6528-00 TC Fitness Center Light Bulb Replacement	\$550.00
10/23/2025	100062	Vega cleaning service inc.	\$850.00
		Invoice #: 1348	
		40-4003-00 Paint Garage Door at 327 Platts	\$850.00
10/23/2025	100063	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1352	
		65-6550-00 Contract service thru Oct 19, 2025	\$1,280.00
10/23/2025	100064	Kastle Kare Inc	\$530.75
		Invoice #: 668857297	
		65-6555-00 Monthly Gopher Service	\$530.75
10/27/2025	100065	Mike Kimble Plumbing	\$2,519.19
		Invoice #: 68675215	
		40-4003-00 379 Smugglers Cove Slab Leak Repair	\$2,519.19
10/29/2025	100066	Seabreeze Management Company, Inc.	\$483.38
		Invoice #: 368280	
		60-6035-00 Sept Admin 2025-Seabreeze Management Company, Inc.	\$483.38
10/29/2025	100067	KW University Glen, LLC	\$534.85
		Invoice #: B11-2025	
		60-6041-00 Office Rent for Nov. 2025	\$534.85
10/29/2025	100068	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1353	
		65-6550-00 Weekly Contract Service thru Oct 26, 2025.	\$1,280.00
10/29/2025	100069	Vega cleaning service inc.	\$150.00
		Invoice #: 1354	
		65-6553-00 Address graffiti on TC Mens RR mirror.	\$150.00
10/29/2025	100070	Vega cleaning service inc.	\$350.00
		Invoice #: 1355	
		65-6553-00 Paint CI Curb RED	\$350.00
10/30/2025	300010	E. J. Harrison & Sons, Inc.	\$1,696.16
		Invoice #: 101725--01272571	
		67-6725-00 1 -0127257 1	\$1,696.16
10/30/2025	300011	E. J. Harrison & Sons, Inc.	\$4,940.10
		Invoice #: 101725--00056173	
		67-6725-00 1 -0005617 3	\$4,940.10

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

10/01/2025 - 10/31/2025

Date	Check #	Payee	Amount
10/30/2025	300012	E. J. Harrison & Sons, Inc.	\$5,900.82
		Invoice #: 101725	
		67-6725-00 1 -0044384 3	\$5,900.82
10/31/2025	100071	Gothic Landscape Maintenance Division	\$29,700.00
		Invoice #: 403753	
		64-6405-00 Contract Service for October 2025	\$29,700.00
10/31/2025	100072	Seabreeze Management Company, Inc.	\$6,824.02
		Invoice #: 369721	
		60-6085-00 Office Supplies-Two sided Tape	\$10.70
		60-6085-00 Office Supplies--Printer Ink	\$372.11
		60-6085-00 Business Cellphone	\$108.71
		65-6528-00 Common Area Lenses for CA Bollards	\$810.11
		Invoice #: 369798	
		60-6040-00 Gross Pay - Pay Period 10/5/2025 - 10/18/2025 Paid	\$5,522.39
		10/24/2025-Seabreeze Management Company, Inc.	
		Account Totals	# Checks: 55
			\$236,466.31
		Association Totals	# Checks: 55
			\$236,466.31

University Glen
Prepaid Insurance # 1300
As of October 31, 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.	
GL 6800														Balance Due
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	Multitple
		41,228.81				
Sep-25	54,434.00			Reserve Contribution		
Sep-25	(4,001.53)		Townhomes	270 Landing Cove Plumbing Leak Repair	Environmental Testing	Multitple
Sep-25	(1,876.88)		Townhomes	Garage door installation	Garage Door Doctor	12617
		48,555.59				
Oct-25	54,434.00			Reserve Contribution		
Oct-25	(850.00)		Townhomes	Paint garage door at 327 Platts	Vega Cleaning	1348
Oct-25	(2,519.19)		Townhomes	379 Smugglers Cove slab leak repair	Mike Kimble Plumbing	68675215
		51,064.81				
Total	67,815.58	67,815.58				

University Glen

For the Month Ending: October 31, 2025

GL 2795 - Accrued Operating Expenses

GL Code	Description	Month	Amount
6320	Security Services	Oct-25	7,966.67
6700	Water-Reclaimed	Oct-25	6,643.50
6700	Water-Reclaimed	Sep-25	6,643.50
6701	Water-Potable	Oct-25	14,852.00
6701	Water-Potable	Sep-25	14,852.00
6702	Water-Sewer	Oct-25	21,031.50
6702	Water-Sewer	Sep-25	21,031.50
6703	Water/Sewer Infrastructure	Oct-25	8,080.75
6703	Water/Sewer Infrastructure	Sep-25	8,080.75
6725	Trash Removal	Oct-25	9,940.50
6800	TH Insurance Master	Jul-25	14,127.75
6800	TH Insurance Master	Aug-25	14,127.75
6800	TH Insurance Master	Sep-25	14,127.75
6800	TH Insurance Master	Oct-25	14,127.75
		Total:	175,633.67
			-

University Glen - Reserve Account Income & Expenses

CONTRIBUTION: CAM Income					EXPENDITURES				NET TOTALS			
	9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL	4002 9CSA05 - Single Family Homes	4001 9CSA11 - CAMS	4003 9CSA14 - Town Homes	TOTAL	9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
Beg Bal	-	-	-	-	-	-	-	-	-	-	-	116,636.21
Jul-25	1,400.00	28,000.00	25,034.00	54,434.00	-	(244,103.84)	-	(244,103.84)	1,400.00	(216,103.84)	25,034.00	(189,669.84)
Aug-25	1,400.00	28,000.00	25,034.00	54,434.00	-	-	(13,205.19)	(13,205.19)	1,400.00	28,000.00	11,828.81	41,228.81
Sep-25	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	1,400.00	28,000.00	25,034.00	54,434.00	-	-	(3,369.19)	(3,369.19)	1,400.00	28,000.00	21,664.81	51,064.81
Nov-25				-	-	-	-	-	-	-	-	-
Dec-25				-	-	-	-	-	-	-	-	-
Jan-26				-	-	-	-	-	-	-	-	-
Feb-26				-	-	-	-	-	-	-	-	-
Mar-26				-	-	-	-	-	-	-	-	-
Apr-26				-	-	-	-	-	-	-	-	-
May-26				-	-	-	-	-	-	-	-	-
Jun-26				-	-	-	-	-	-	-	-	-
YTD	5,600.00	112,000.00	100,136.00	217,736.00	-	(244,103.84)	(22,452.79)	(266,556.63)	5,600.00	(132,103.84)	77,683.21	67,815.58

University Glen Reserve Balance

September 30, 2025

Preliminary Unaudited

Reserve Type	Balance as of 8/31/25	Sep 2025 Contributions	Sep 2025 Expenses	Sep 2025 Adjustments	Investment Activity	Balance as of 9/30/25
Common Area	1,598,894.58	28,000.00			6,240.55	1,633,135.13
Single Family Homes	133,526.54	1,400.00			459.60	135,386.14
Townhomes	2,988,664.80	25,034.00	(5,878.41)		10,724.46	3,018,544.85
Total	4,721,085.92	54,434.00	(5,878.41)	-	17,424.61	4,787,066.12

Activity Sep-25	
Contributions	54,434.00
Expenses	(5,878.41)
Adjustments	-
Investments	17,424.61
Total Activity	\$ 65,980.20
Net Change in Balance	
CAM - 9CSA11	34,240.55
Single Family - 9CSA05	1,859.60
Townhomes 9CSA14	29,880.05
Total Activity by Type	\$ 65,980.20

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	48,555.59
Total Due to UGCAM	16,750.77
<i>(accounts receivable)</i>	
Wells Fargo	20,622.44
CalTRUST	4,749,692.91
Acct Balances as of 9/30/25	4,770,315.35
Reserve Total as of 9/30/25	4,787,066.12

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 10/1/2025 - 10/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01-1003-00	Sunwest Oper - Acct 2137	\$617,374.43	\$268,173.18	\$237,616.37	\$647,931.24
Date	GL Ref #	Debit	Credit	Description	
10/01/2025	10913474	\$ 4,878.72	\$ -	Deposit from batch 307167	
10/01/2025	10931288	-	569.69	Sunwest Oper - Acct 2137 (New); Charter Communications Chk # 300004	
10/01/2025	10931290	-	569.25	Sunwest Oper - Acct 2137 (New); Kastle Kare Inc Chk # 100027	
10/01/2025	10931292	-	550.00	Sunwest Oper - Acct 2137 (New); Kastle Kare Inc Chk # 100028	
10/01/2025	10931294	-	4,500.00	Sunwest Oper - Acct 2137 (New); Seabreeze Management Company, Inc. Chk # 100029	
10/01/2025	10931296	-	1,250.00	Sunwest Oper - Acct 2137 (New); Remedy Pest Elimination Chk # 100030	
10/01/2025	10931298	-	1,795.00	Sunwest Oper - Acct 2137 (New); Just Termites Chk # 100031	
10/01/2025	10936034	6,415.82	-	Deposit from batch 308481	
10/01/2025	10938253	1,682.83	-	Deposit from batch 308348	
10/01/2025	11540792	3,640.64	-	Reclass duplicate recording of cleared checks 9/24 Sunwest Oper - Acct 2137	
10/02/2025	10942350	2,359.19	-	Deposit from batch 307938	
10/02/2025	10953220	6,162.55	-	Deposit from batch 308912	
10/03/2025	10956240	1,791.60	-	Deposit from batch 308610	
10/03/2025	10957722	1,150.06	-	Deposit from batch 308605	
10/03/2025	10964899	-	4,940.10	Sunwest Oper - Acct 2137 (New); E. J. Harrison & Sons, Inc. Chk # 300005	
10/03/2025	10964901	-	3,304.24	Sunwest Oper - Acct 2137 (New); E. J. Harrison & Sons, Inc. Chk # 300006	
10/03/2025	10964903	-	1,696.16	Sunwest Oper - Acct 2137 (New); E. J. Harrison & Sons, Inc. Chk # 300007	
10/03/2025	10964905	-	5,522.39	Sunwest Oper - Acct 2137 (New); Seabreeze Management Company, Inc. Chk # 100032	
10/03/2025	10964907	-	534.85	Sunwest Oper - Acct 2137 (New); KW University Glen, LLC Chk # 100033	
10/03/2025	10964909	-	1,280.00	Sunwest Oper - Acct 2137 (New); Vega Cleaning Service Inc. Chk # 100034	
10/03/2025	10972374	4,156.23	-	Deposit from batch 309911	
10/06/2025	10975861	2,045.86	-	Deposit from batch 309416	
10/06/2025	10978563	4,195.69	-	Deposit from batch 309322	
10/06/2025	10986106	-	860.02	Sunwest Oper - Acct 2137 (New); Eastman Electric Chk # 100035	
10/06/2025	10986108	-	2,150.09	Sunwest Oper - Acct 2137 (New); Eastman Electric Chk # 100036	
10/06/2025	10990703	1,107.80	-	Deposit from batch 310350	
10/06/2025	10991915	242.00	-	Deposit from batch 310474	
10/06/2025	10993213	-	575.03	Return - 10/02 No Account/Unable to Locate Account	
10/07/2025	10993944	2,038.95	-	Deposit from batch 310655	
10/07/2025	10994821	1,175.03	-	Deposit from batch 310110	
10/07/2025	11001731	-	38.88	Sunwest Oper - Acct 2137 (New); E. J. Harrison & Sons, Inc. Chk # 300008	
10/07/2025	11006470	1,150.06	-	Deposit from batch 311470	
10/08/2025	11007988	575.03	-	Deposit from batch 310805	
10/08/2025	11008879	575.03	-	Deposit from batch 310678	
10/08/2025	11020105	-	877.33	Sunwest Oper - Acct 2137 (New); SoCalGas Chk # 100037	
10/08/2025	11020107	-	1,153.38	Sunwest Oper - Acct 2137 (New); SoCalGas Chk # 100038	
10/08/2025	11020109	-	650.00	Sunwest Oper - Acct 2137 (New); Better Pools LA Chk # 100039	
10/08/2025	11020111	-	7,966.67	Sunwest Oper - Acct 2137 (New); CSU Channel Islands Site Authority Chk # 100040	
10/08/2025	11023747	5,158.23	-	Deposit from batch 311840	
10/08/2025	11024634	532.77	-	Deposit from batch 311871	
10/09/2025	11025920	575.03	-	Deposit from batch 311665	
10/09/2025	11026884	1,386.31	-	Deposit from batch 311626	
10/09/2025	11123163	2,009.89	-	Deposit from batch 312302	
10/10/2025	11104654	171,367.80	-	Deposit from batch 309916	
10/10/2025	11126555	2,620.89	-	Deposit from batch 312095	
10/10/2025	11137964	3,768.95	-	Deposit from batch 312760	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 10/1/2025 - 10/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10/14/2025	11146019	\$ 5,471.82	\$ -	Deposit from batch 313396	
10/14/2025	11148056	3,462.89	-	Deposit from batch 312556	
10/14/2025	11159738	-	54.18	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100041	
10/14/2025	11159738	-	626.28	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100041	
10/14/2025	11159738	-	60.00	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100041	
10/14/2025	11159744	-	85.00	Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100042	
10/14/2025	11159746	-	842.41	Sunwest Oper - Acct 2137; Quality Windows, Inc Chk # 100043	
10/14/2025	11163730	575.03	-	Deposit from batch 313873	
10/15/2025	11167210	1,150.06	-	Deposit from batch 313411	
10/15/2025	11176731	3,255.52	-	Deposit from batch 314344	
10/15/2025	11178745	335.00	-	Deposit from batch 314762	
10/15/2025	11182061	-	575.03	Return - 10/10 No Account/Unable to Locate Account	
10/16/2025	11181852	575.03	-	Deposit from batch 314073	
10/16/2025	11188407	-	633.38	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100045	
10/16/2025	11188409	-	394.50	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100046	
10/16/2025	11188411	-	2,525.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100047	
10/16/2025	11188413	-	250.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100048	
10/16/2025	11188415	-	375.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100049	
10/16/2025	11188417	-	1,379.06	Sunwest Oper - Acct 2137; HD Supply Facilities Maintenance, LTD. Chk # 100050	
10/16/2025	11188419	-	58,181.97	Sunwest Oper - Acct 2137; California State University, Channel Islands Chk # 100051	
10/16/2025	11188421	-	57,856.56	Sunwest Oper - Acct 2137; California State University, Channel Islands Chk # 100052	
10/16/2025	11188423	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100044	
10/16/2025	11189854	575.03	-	Deposit from batch 315513	
10/17/2025	11193724	1,725.09	-	Deposit from batch 315083	
10/20/2025	11205869	1,250.06	-	Deposit from batch 316448	
10/20/2025	11206659	600.00	-	Deposit from batch 315922	
10/20/2025	11213878	-	237.53	Sunwest Oper - Acct 2137; Charter Communications Chk # 300009	
10/20/2025	11214824	2,300.12	-	Deposit from batch 316960	
10/20/2025	11215790	901.70	-	Deposit from batch 316918	
10/21/2025	11217221	895.80	-	Deposit from batch 316768	
10/21/2025	11217392	575.03	-	Deposit from batch 317128	
10/21/2025	11217754	575.03	-	Deposit from batch 316721	
10/21/2025	11222769	-	673.00	Sunwest Oper - Acct 2137; County of Ventura Chk # 100053	
10/21/2025	11222771	-	5,522.39	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100054	
10/21/2025	11222773	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100055	
10/21/2025	11222775	-	475.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100056	
10/21/2025	11222777	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100057	
10/22/2025	11231544	-	1,984.33	Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 100058	
10/23/2025	11239097	-	500.00	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100059	
10/23/2025	11239097	-	893.40	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100059	
10/23/2025	11239101	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100060	
10/23/2025	11239103	-	550.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100061	
10/23/2025	11239105	-	850.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100062	
10/23/2025	11239107	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100063	
10/23/2025	11239109	-	530.75	Sunwest Oper - Acct 2137; Kastle Kare Inc Chk # 100064	
10/24/2025	11241560	614.16	-	Deposit from batch 318328	
10/24/2025	11242068	58.99	-	Deposit from batch 318061	
10/27/2025	11250703	1,150.06	-	Deposit from batch 318599	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 10/1/2025 - 10/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10/27/2025	11250942	\$ 1,521.80	\$ -	Deposit from batch 318962	
10/27/2025	11251793	2,582.57	-	Deposit from batch 318589	
10/27/2025	11257521	-	2,519.19	Sunwest Oper - Acct 2137; Mike Kimble Plumbing Chk # 100065	
10/27/2025	11258712	656.88	-	Deposit from batch 319306	
10/27/2025	11260756	209.18	-	Deposit from batch 319351	
10/28/2025	11262284	575.03	-	Deposit from batch 319422	
10/28/2025	11262875	784.21	-	Deposit from batch 319011	
10/29/2025	11272303	320.77	-	Deposit from batch 319466	
10/29/2025	11277985	-	483.38	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100066	
10/29/2025	11277987	-	534.85	Sunwest Oper - Acct 2137; KW University Glen, LLC Chk # 100067	
10/29/2025	11277989	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100068	
10/29/2025	11277991	-	150.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100069	
10/29/2025	11277993	-	350.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100070	
10/29/2025	11281062	320.77	-	Deposit from batch 320432	
10/30/2025	11282223	484.76	-	Deposit from batch 320066	
10/30/2025	11287302	-	1,696.16	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300010	
10/30/2025	11287304	-	4,940.10	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300011	
10/30/2025	11287306	-	5,900.82	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300012	
10/30/2025	11291671	268.17	-	Deposit from batch 320862	
10/31/2025	11293513	209.18	-	Deposit from batch 320485	
10/31/2025	11353303	-	29,700.00	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100071	
10/31/2025	11353305	-	1,301.63	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100072	
10/31/2025	11353305	-	5,522.39	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100072	
10/31/2025	11359144	1,430.48	-	Deposit from batch 321313	
12-1280-00	Accounts Receivable		37,664.83	260,263.56	267,596.47
					30,331.92
Date	GL Ref #	Debit	Credit	Description	
10/01/2025	9390202	23,095.44	-	Assessment - A - Batch 259640	
10/01/2025	9390226	115,006.00	-	Assessment - A - Batch 259641	
10/01/2025	9390250	98,834.75	-	Apartment Assessment - A - Batch 259757	
10/01/2025	9390274	17,476.92	-	Apartment Assessment - A - Batch 259758	
10/01/2025	9390298	4,218.62	-	Commercial Assessment - A - Batch 259759	
10/01/2025	10877075	-	79.23	Applied Prepaid 124525874620	
10/01/2025	10877077	-	0.46	Applied Prepaid 124525874583	
10/01/2025	10877079	-	320.77	Applied Prepaid 124525874659	
10/01/2025	10877081	-	320.77	Applied Prepaid 124525874636	
10/01/2025	10877083	-	320.77	Applied Prepaid 124525874838	
10/01/2025	10877085	-	11.29	Applied Prepaid 124525874679	
10/01/2025	10877087	-	575.03	Applied Prepaid 124525874817	
10/01/2025	10877089	-	19.45	Applied Prepaid 124525874757	
10/01/2025	10877091	-	415.88	Applied Prepaid 124525874735	
10/01/2025	10877093	-	320.77	Applied Prepaid 124525874647	
10/01/2025	10877095	-	0.23	Applied Prepaid 124525874652	
10/01/2025	10877097	-	320.77	Applied Prepaid 124525874634	
10/01/2025	10877099	-	320.77	Applied Prepaid 124525874589	
10/01/2025	10877101	-	320.77	Applied Prepaid 124525874656	
10/01/2025	10877103	-	575.03	Applied Prepaid 124525874671	
10/01/2025	10877105	-	575.03	Applied Prepaid 124525874710	
10/01/2025	10877107	-	10.87	Applied Prepaid 124525874796	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 10/1/2025 - 10/31/2025

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
10/01/2025	10877109	\$ -	\$ 151.71	Applied Prepaid 124525874805		
10/01/2025	10877111	-	95.95	Applied Prepaid 124525874774		
10/01/2025	10877113	-	575.03	Applied Prepaid 124525874687		
10/01/2025	10877115	-	575.03	Applied Prepaid 124525874770		
10/01/2025	10877117	-	61.76	Applied Prepaid 124525874644		
10/01/2025	10877119	-	53.55	Applied Prepaid 124525874664		
10/01/2025	10877121	-	19.45	Applied Prepaid 124525874616		
10/01/2025	10877123	-	19.45	Applied Prepaid 124525874744		
10/01/2025	10877125	-	575.03	Applied Prepaid 124525874733		
10/01/2025	10877127	-	358.72	Applied Prepaid 124525874824		
10/01/2025	10877129	-	53.97	Applied Prepaid 124525874648		
10/01/2025	10877131	-	29.00	Applied Prepaid 124525874698		
10/01/2025	10877133	-	103.97	Applied Prepaid 124525874684		
10/01/2025	10877135	-	1.00	Applied Prepaid 124525874630		
10/01/2025	10877137	-	575.03	Applied Prepaid 124525874706		
10/01/2025	10877139	-	146.23	Applied Prepaid 124525874752		
10/01/2025	10877141	-	146.23	Applied Prepaid 124525874622		
10/01/2025	10891033	-	320.77	Applied Prepaid 124525874623		
10/01/2025	10896103	-	320.77	Applied Prepaid 124525874741		
10/01/2025	10913474	-	575.00	Deposit from batch 307167		
10/01/2025	10913474	-	320.77	Deposit from batch 307167		
10/01/2025	10913474	-	575.03	Deposit from batch 307167		
10/01/2025	10913474	-	575.03	Deposit from batch 307167		
10/01/2025	10913474	-	532.77	Deposit from batch 307167		
10/01/2025	10913474	-	471.06	Deposit from batch 307167		
10/01/2025	10913474	-	575.03	Deposit from batch 307167		
10/01/2025	10913474	-	575.03	Deposit from batch 307167		
10/01/2025	10915965	122.50	-	Assessment - A - Batch 307433		
10/01/2025	10936034	-	4,115.70	Deposit from batch 308481		
10/01/2025	10936034	-	1,725.09	Deposit from batch 308481		
10/01/2025	10938253	-	575.03	Deposit from batch 308348		
10/01/2025	10938253	-	513.27	Deposit from batch 308348		
10/01/2025	10938253	-	574.03	Deposit from batch 308348		
10/02/2025	10920903	-	575.03	Applied Prepaid 124525874825		
10/02/2025	10921622	-	575.03	Applied Prepaid 124525874571		
10/02/2025	10942350	-	320.54	Deposit from batch 307938		
10/02/2025	10942350	-	575.03	Deposit from batch 307938		
10/02/2025	10942350	-	575.03	Deposit from batch 307938		
10/02/2025	10942350	-	575.03	Deposit from batch 307938		
10/02/2025	10953220	-	320.77	Deposit from batch 308912		
10/02/2025	10953220	-	320.77	Deposit from batch 308912		
10/02/2025	10953220	-	575.03	Deposit from batch 308912		
10/02/2025	10953220	-	575.03	Deposit from batch 308912		
10/02/2025	10953220	-	575.03	Deposit from batch 308912		
10/02/2025	10953220	-	575.03	Deposit from batch 308912		
10/02/2025	10953220	-	575.03	Deposit from batch 308912		
10/02/2025	10953220	-	575.03	Deposit from batch 308912		
10/02/2025	10953220	-	575.03	Deposit from batch 308912		
10/02/2025	10953220	-	575.03	Deposit from batch 308912		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 10/1/2025 - 10/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10/02/2025	10953220	\$ -	\$ 575.03		Deposit from batch 308912
10/03/2025	10944289	-	575.03		Applied Prepaid 124525874655
10/03/2025	10956240	-	320.77		Deposit from batch 308610
10/03/2025	10956240	-	320.77		Deposit from batch 308610
10/03/2025	10956240	-	575.03		Deposit from batch 308610
10/03/2025	10956240	-	575.03		Deposit from batch 308610
10/03/2025	10957722	-	575.03		Deposit from batch 308605
10/03/2025	10957722	-	575.03		Deposit from batch 308605
10/03/2025	10972374	-	320.77		Deposit from batch 309911
10/03/2025	10972374	-	320.77		Deposit from batch 309911
10/03/2025	10972374	-	320.77		Deposit from batch 309911
10/03/2025	10972374	-	320.77		Deposit from batch 309911
10/03/2025	10972374	-	575.03		Deposit from batch 309911
10/03/2025	10972374	-	573.03		Deposit from batch 309911
10/03/2025	10972374	-	521.06		Deposit from batch 309911
10/03/2025	10972374	-	575.03		Deposit from batch 309911
10/03/2025	10972374	-	575.03		Deposit from batch 309911
10/06/2025	10975861	-	320.77		Deposit from batch 309416
10/06/2025	10975861	-	575.03		Deposit from batch 309416
10/06/2025	10975861	-	575.03		Deposit from batch 309416
10/06/2025	10975861	-	575.03		Deposit from batch 309416
10/06/2025	10978563	-	320.77		Deposit from batch 309322
10/06/2025	10978563	-	575.03		Deposit from batch 309322
10/06/2025	10978563	-	159.15		Deposit from batch 309322
10/06/2025	10978563	-	575.03		Deposit from batch 309322
10/06/2025	10978563	-	575.03		Deposit from batch 309322
10/06/2025	10978563	-	575.03		Deposit from batch 309322
10/06/2025	10990703	-	532.77		Deposit from batch 310350
10/06/2025	10990703	-	575.03		Deposit from batch 310350
10/06/2025	10991915	-	241.54		Deposit from batch 310474
10/06/2025	10993213	575.03	-		Return - 10/02 No Account/Unable to Locate Account
10/06/2025	10995746	30.00	-		NSF/Returned Check Fee - Batch 310606
10/07/2025	10993944	-	575.03		Deposit from batch 310655
10/07/2025	10993944	-	575.03		Deposit from batch 310655
10/07/2025	10993944	-	575.03		Deposit from batch 310655
10/07/2025	10994821	-	575.03		Deposit from batch 310110
10/07/2025	10994821	-	600.00		Deposit from batch 310110
10/07/2025	11006470	-	575.03		Deposit from batch 311470
10/08/2025	11007988	-	575.03		Deposit from batch 310805
10/08/2025	11008879	-	575.03		Deposit from batch 310678
10/08/2025	11023747	-	320.77		Deposit from batch 311840
10/08/2025	11023747	-	320.77		Deposit from batch 311840
10/08/2025	11023747	-	532.77		Deposit from batch 311840
10/08/2025	11023747	-	575.03		Deposit from batch 311840
10/08/2025	11023747	-	575.03		Deposit from batch 311840
10/08/2025	11023747	-	423.32		Deposit from batch 311840
10/08/2025	11023747	-	575.03		Deposit from batch 311840
10/08/2025	11023747	-	575.03		Deposit from batch 311840

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 10/1/2025 - 10/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10/10/2025	11104654	\$ -	\$ 575.03	Deposit from batch 309916	
10/10/2025	11104654	-	575.03	Deposit from batch 309916	
10/10/2025	11104654	-	575.03	Deposit from batch 309916	
10/10/2025	11104654	-	575.03	Deposit from batch 309916	
10/10/2025	11104654	-	575.03	Deposit from batch 309916	
10/10/2025	11104654	-	575.03	Deposit from batch 309916	
10/10/2025	11104654	-	575.03	Deposit from batch 309916	
10/10/2025	11104654	-	575.03	Deposit from batch 309916	
10/10/2025	11104654	-	575.03	Deposit from batch 309916	
10/10/2025	11104654	-	575.03	Deposit from batch 309916	
10/10/2025	11104654	-	575.03	Deposit from batch 309916	
10/10/2025	11104654	-	575.03	Deposit from batch 309916	
10/10/2025	11104654	-	575.03	Deposit from batch 309916	
10/10/2025	11104654	-	575.03	Deposit from batch 309916	
10/10/2025	11104654	-	575.03	Deposit from batch 309916	
10/10/2025	11104654	-	575.03	Deposit from batch 309916	
10/10/2025	11104654	-	575.03	Deposit from batch 309916	
10/10/2025	11104654	-	116,311.67	Deposit from batch 309916	
10/10/2025	11104654	-	4,218.62	Deposit from batch 309916	
10/10/2025	11126555	-	320.77	Deposit from batch 312095	
10/10/2025	11126555	-	575.03	Deposit from batch 312095	
10/10/2025	11126555	-	575.03	Deposit from batch 312095	
10/10/2025	11126555	-	575.03	Deposit from batch 312095	
10/10/2025	11126555	-	575.03	Deposit from batch 312095	
10/10/2025	11137964	-	320.77	Deposit from batch 312760	
10/10/2025	11137964	-	573.03	Deposit from batch 312760	
10/10/2025	11137964	-	575.03	Deposit from batch 312760	
10/10/2025	11137964	-	575.03	Deposit from batch 312760	
10/10/2025	11137964	-	575.03	Deposit from batch 312760	
10/10/2025	11137964	-	575.03	Deposit from batch 312760	
10/13/2025	11143524	25.00	-	Parking Permit/ Pass Fee - Batch 312996	
10/14/2025	11144431	-	25.00	Applied Prepaid 124525874684	
10/14/2025	11146019	-	945.42	Deposit from batch 313396	
10/14/2025	11146019	-	320.77	Deposit from batch 313396	
10/14/2025	11146019	-	575.03	Deposit from batch 313396	
10/14/2025	11146019	-	575.03	Deposit from batch 313396	
10/14/2025	11146019	-	575.03	Deposit from batch 313396	
10/14/2025	11146019	-	521.48	Deposit from batch 313396	
10/14/2025	11146019	-	575.03	Deposit from batch 313396	
10/14/2025	11146019	-	1,304.58	Deposit from batch 313396	
10/14/2025	11148056	-	1,150.06	Deposit from batch 312556	
10/14/2025	11148056	-	575.03	Deposit from batch 312556	
10/14/2025	11148056	-	600.00	Deposit from batch 312556	
10/14/2025	11148056	-	575.03	Deposit from batch 312556	
10/14/2025	11148056	-	30.00	Deposit from batch 312556	
10/14/2025	11163730	-	575.03	Deposit from batch 313873	
10/15/2025	11167210	-	1,150.06	Deposit from batch 313411	
10/15/2025	11176731	-	320.77	Deposit from batch 314344	

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10/15/2025	11176731	\$ -	\$ 320.77		Deposit from batch 314344
10/15/2025	11176731	-	575.03		Deposit from batch 314344
10/15/2025	11176731	-	575.03		Deposit from batch 314344
10/15/2025	11176731	-	428.80		Deposit from batch 314344
10/15/2025	11176731	-	428.80		Deposit from batch 314344
10/15/2025	11182061	575.03	-		Return - 10/10 No Account/Unable to Locate Account
10/16/2025	11181852	-	575.03		Deposit from batch 314073
10/16/2025	11183351	25.00	-		Parking Permit/ Pass Fee - Batch 314858
10/16/2025	11183432	25.00	-		Parking Permit/ Pass Fee - Batch 314922
10/16/2025	11183434	75.00	-		Key Fob / Remotes - Batch 314922
10/16/2025	11189854	-	575.03		Deposit from batch 315513
10/17/2025	11184064	-	25.00		Applied Prepaid 124525874752
10/17/2025	11193724	-	575.03		Deposit from batch 315083
10/17/2025	11193724	-	575.03		Deposit from batch 315083
10/17/2025	11193724	-	575.03		Deposit from batch 315083
10/20/2025	11205869	-	75.00		Deposit from batch 316448
10/20/2025	11205869	-	575.03		Deposit from batch 316448
10/20/2025	11205869	-	575.03		Deposit from batch 316448
10/20/2025	11205869	-	25.00		Deposit from batch 316448
10/20/2025	11206659	-	600.00		Deposit from batch 315922
10/20/2025	11214824	-	575.03		Deposit from batch 316960
10/20/2025	11214824	-	1,725.09		Deposit from batch 316960
10/20/2025	11215790	-	320.31		Deposit from batch 316918
10/20/2025	11215790	-	563.74		Deposit from batch 316918
10/20/2025	11215790	-	5.67		Deposit from batch 316918
10/21/2025	11217221	-	320.77		Deposit from batch 316768
10/21/2025	11217221	-	575.03		Deposit from batch 316768
10/21/2025	11217392	-	575.03		Deposit from batch 317128
10/21/2025	11217754	-	575.03		Deposit from batch 316721
10/21/2025	11218982	50.00	-		Parking Permit/ Pass Fee - Batch 317082
10/24/2025	11241560	-	50.00		Deposit from batch 318328
10/24/2025	11241560	-	564.16		Deposit from batch 318328
10/24/2025	11243235	50.00	-		Parking Permit/ Pass Fee - Batch 318529
10/27/2025	11250703	-	575.03		Deposit from batch 318599
10/27/2025	11250703	-	575.03		Deposit from batch 318599
10/27/2025	11250942	-	320.77		Deposit from batch 318962
10/27/2025	11250942	-	479.08		Deposit from batch 318962
10/27/2025	11250942	-	575.03		Deposit from batch 318962
10/27/2025	11250942	-	50.00		Deposit from batch 318962
10/27/2025	11251793	-	641.54		Deposit from batch 318589
10/27/2025	11251793	-	1,150.06		Deposit from batch 318589
10/27/2025	11251793	-	790.97		Deposit from batch 318589
10/27/2025	11258108	-	28.36		24-25 Fiscal Reconciliation refund
10/27/2025	11258110	-	135.98		24-25 Fiscal Reconciliation refund
10/27/2025	11258112	-	181.79		24-25 Fiscal Reconciliation refund
10/27/2025	11258114	-	252.33		24-25 Fiscal Reconciliation refund
10/27/2025	11258116	-	151.23		24-25 Fiscal Reconciliation refund
10/27/2025	11258118	-	206.30		24-25 Fiscal Reconciliation refund

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 10/1/2025 - 10/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10/27/2025	11258120	\$ -	\$ 365.85	24-25 Fiscal Reconciliation refund	
10/27/2025	11258122	-	285.57	24-25 Fiscal Reconciliation refund	
10/27/2025	11258124	-	365.85	24-25 Fiscal Reconciliation refund	
10/27/2025	11258126	79.27	-	Assessment - A - Batch 318924	
10/27/2025	11258128	-	288.62	24-25 Fiscal Reconciliation refund	
10/27/2025	11258130	-	362.80	24-25 Fiscal Reconciliation refund	
10/27/2025	11258132	-	125.00	24-25 Fiscal Reconciliation refund	
10/27/2025	11258134	-	144.31	24-25 Fiscal Reconciliation refund	
10/27/2025	11258136	-	365.85	24-25 Fiscal Reconciliation refund	
10/27/2025	11258138	-	44.72	24-25 Fiscal Reconciliation refund	
10/27/2025	11258140	-	211.38	24-25 Fiscal Reconciliation refund	
10/27/2025	11258142	-	168.70	24-25 Fiscal Reconciliation refund	
10/27/2025	11258144	-	258.13	24-25 Fiscal Reconciliation refund	
10/27/2025	11258712	-	656.88	Deposit from batch 319306	
10/28/2025	11262284	-	575.03	Deposit from batch 319422	
10/28/2025	11262875	-	575.03	Deposit from batch 319011	
10/29/2025	11272303	-	320.77	Deposit from batch 319466	
10/31/2025	11359144	-	2.00	Deposit from batch 321313	
12-1281-00	A/R-Miscellaneous		2,172.73	-	2,172.73
Date	GL Ref #	Debit	Credit	Description	
10/01/2025	11010428	\$ -	\$ 2,172.73	Accrue prior year water credit receivable (Reversal)	
13-1300-00	Prepaid Insurance		38,121.07	-	4,235.68
Date	GL Ref #	Debit	Credit	Description	
10/31/2025	11540819	\$ -	\$ 4,235.68	Amortize prepaid EQ insurance 7/1/25-26	
20-2001-00	Prepaid Dues		(18,761.43)	10,465.63	11,344.47
Date	GL Ref #	Debit	Credit	Description	
10/01/2025	10877075	79.23	-	Adjust Prepaid	
10/01/2025	10877077	0.46	-	Adjust Prepaid	
10/01/2025	10877079	320.77	-	Adjust Prepaid	
10/01/2025	10877081	320.77	-	Adjust Prepaid	
10/01/2025	10877083	320.77	-	Adjust Prepaid	
10/01/2025	10877085	11.29	-	Adjust Prepaid	
10/01/2025	10877087	575.03	-	Adjust Prepaid	
10/01/2025	10877089	19.45	-	Adjust Prepaid	
10/01/2025	10877091	415.88	-	Adjust Prepaid	
10/01/2025	10877093	320.77	-	Adjust Prepaid	
10/01/2025	10877095	0.23	-	Adjust Prepaid	
10/01/2025	10877097	320.77	-	Adjust Prepaid	
10/01/2025	10877099	320.77	-	Adjust Prepaid	
10/01/2025	10877101	320.77	-	Adjust Prepaid	
10/01/2025	10877103	575.03	-	Adjust Prepaid	
10/01/2025	10877105	575.03	-	Adjust Prepaid	
10/01/2025	10877107	10.87	-	Adjust Prepaid	
10/01/2025	10877109	151.71	-	Adjust Prepaid	
10/01/2025	10877111	95.95	-	Adjust Prepaid	
10/01/2025	10877113	575.03	-	Adjust Prepaid	
10/01/2025	10877115	575.03	-	Adjust Prepaid	
10/01/2025	10877117	61.76	-	Adjust Prepaid	
10/01/2025	10877119	53.55	-	Adjust Prepaid	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 10/1/2025 - 10/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10/01/2025	10877121	\$ 19.45	\$ -	Adjust Prepaid	
10/01/2025	10877123	19.45	-	Adjust Prepaid	
10/01/2025	10877125	575.03	-	Adjust Prepaid	
10/01/2025	10877127	358.72	-	Adjust Prepaid	
10/01/2025	10877129	53.97	-	Adjust Prepaid	
10/01/2025	10877131	29.00	-	Adjust Prepaid	
10/01/2025	10877133	103.97	-	Adjust Prepaid	
10/01/2025	10877135	1.00	-	Adjust Prepaid	
10/01/2025	10877137	575.03	-	Adjust Prepaid	
10/01/2025	10877139	146.23	-	Adjust Prepaid	
10/01/2025	10877141	146.23	-	Adjust Prepaid	
10/01/2025	10891033	320.77	-	Adjust Prepaid	
10/01/2025	10896103	320.77	-	Adjust Prepaid	
10/01/2025	10913474	-	103.97	Deposit from batch 307167	
10/01/2025	10913474	-	575.03	Deposit from batch 307167	
10/01/2025	10936034	-	575.03	Deposit from batch 308481	
10/01/2025	10938253	-	1.00	Deposit from batch 308348	
10/01/2025	10938253	-	19.50	Deposit from batch 308348	
10/02/2025	10920903	575.03	-	Adjust Prepaid	
10/02/2025	10921622	575.03	-	Adjust Prepaid	
10/02/2025	10942350	-	0.46	Deposit from batch 307938	
10/02/2025	10942350	-	313.10	Deposit from batch 307938	
10/02/2025	10953220	-	320.77	Deposit from batch 308912	
10/02/2025	10953220	-	600.00	Deposit from batch 308912	
10/03/2025	10944289	575.03	-	Adjust Prepaid	
10/03/2025	10972374	-	53.97	Deposit from batch 309911	
10/06/2025	10978563	-	679.00	Deposit from batch 309322	
10/06/2025	10978563	-	415.88	Deposit from batch 309322	
10/06/2025	10978563	-	320.77	Deposit from batch 309322	
10/06/2025	10991915	-	0.46	Deposit from batch 310474	
10/07/2025	10993944	-	313.86	Deposit from batch 310655	
10/07/2025	11006470	-	575.03	Deposit from batch 311470	
10/08/2025	11023747	-	152.68	Deposit from batch 311840	
10/08/2025	11024634	-	532.77	Deposit from batch 311871	
10/09/2025	11123163	-	365.01	Deposit from batch 312302	
10/10/2025	11137964	-	575.03	Deposit from batch 312760	
10/14/2025	11144431	25.00	-	Adjust Prepaid	
10/14/2025	11146019	-	0.90	Deposit from batch 313396	
10/14/2025	11146019	-	53.55	Deposit from batch 313396	
10/14/2025	11146019	-	25.00	Deposit from batch 313396	
10/14/2025	11148056	-	532.77	Deposit from batch 312556	
10/15/2025	11176731	-	313.86	Deposit from batch 314344	
10/15/2025	11176731	-	146.23	Deposit from batch 314344	
10/15/2025	11176731	-	146.23	Deposit from batch 314344	
10/15/2025	11178745	-	335.00	Deposit from batch 314762	
10/17/2025	11184064	25.00	-	Adjust Prepaid	
10/20/2025	11215790	-	0.69	Deposit from batch 316918	
10/20/2025	11215790	-	11.29	Deposit from batch 316918	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 10/1/2025 - 10/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10/24/2025	11242068	\$ -	\$ 58.99	Deposit from batch 318061	
10/27/2025	11250942	-	96.92	Deposit from batch 318962	
10/27/2025	11260756	-	209.18	Deposit from batch 319351	
10/28/2025	11262875	-	209.18	Deposit from batch 319011	
10/29/2025	11281062	-	320.77	Deposit from batch 320432	
10/30/2025	11282223	-	484.76	Deposit from batch 320066	
10/30/2025	11291671	-	58.99	Deposit from batch 320862	
10/30/2025	11291671	-	209.18	Deposit from batch 320862	
10/31/2025	11293513	-	209.18	Deposit from batch 320485	
10/31/2025	11359144	-	532.77	Deposit from batch 321313	
10/31/2025	11359144	-	58.99	Deposit from batch 321313	
10/31/2025	11359144	-	209.18	Deposit from batch 321313	
10/31/2025	11359144	-	209.18	Deposit from batch 321313	
10/31/2025	11359144	-	209.18	Deposit from batch 321313	
10/31/2025	11359144	-	209.18	Deposit from batch 321313	
20-2795-00	Accrued Operating Expenses	-	-	175,633.67	(175,633.67)
Date	GL Ref #	Debit	Credit	Description	
10/31/2025	11541035	\$ -	\$ 165,693.17	Monthly Accrual	
10/31/2025	11541127	-	9,940.50	Accrue Oct trash removal	
20-2799-00	Accounts Payable	-	236,466.31	236,466.31	-
Date	GL Ref #	Debit	Credit	Description	
10/01/2025	10931276	\$ -	\$ 569.25	Accounts Payable Inv # 66885137	
10/01/2025	10931278	-	550.00	Accounts Payable Inv # 66885524	
10/01/2025	10931280	-	1,795.00	Accounts Payable Inv # 10032-1	
10/01/2025	10931282	-	1,250.00	Accounts Payable Inv # 27749	
10/01/2025	10931284	-	4,500.00	Accounts Payable Inv # 365420	
10/01/2025	10931286	-	569.69	Accounts Payable Inv # 0033385092125	
10/01/2025	10931288	569.69	-	Accounts Payable Inv # 0033385092125; Charter Communications Chk # 300004	
10/01/2025	10931290	569.25	-	Accounts Payable Inv # 66885137; Kastle Kare Inc Chk # 100027	
10/01/2025	10931292	550.00	-	Accounts Payable Inv # 66885524; Kastle Kare Inc Chk # 100028	
10/01/2025	10931294	4,500.00	-	Accounts Payable Inv # 365420; Seabreeze Management Company, Inc. Chk # 100029	
10/01/2025	10931296	1,250.00	-	Accounts Payable Inv # 27749; Remedy Pest Elimination Chk # 100030	
10/01/2025	10931298	1,795.00	-	Accounts Payable Inv # 10032-1; Just Termites Chk # 100031	
10/03/2025	10964887	-	5,522.39	Accounts Payable Inv # 366054	
10/03/2025	10964889	-	1,280.00	Accounts Payable Inv # 1343	
10/03/2025	10964891	-	534.85	Accounts Payable Inv # B10-2025	
10/03/2025	10964893	-	4,940.10	Accounts Payable Inv # 091625-0005617 3	
10/03/2025	10964895	-	3,304.24	Accounts Payable Inv # 091625-0128958 3	
10/03/2025	10964897	-	1,696.16	Accounts Payable Inv # 091625-0127257 1	
10/03/2025	10964899	4,940.10	-	Accounts Payable Inv # 091625-0005617 3; E. J. Harrison & Sons, Inc. Chk # 300005	
10/03/2025	10964901	3,304.24	-	Accounts Payable Inv # 091625-0128958 3; E. J. Harrison & Sons, Inc. Chk # 300006	
10/03/2025	10964903	1,696.16	-	Accounts Payable Inv # 091625-0127257 1; E. J. Harrison & Sons, Inc. Chk # 300007	
10/03/2025	10964905	5,522.39	-	Accounts Payable Inv # 366054; Seabreeze Management Company, Inc. Chk # 100032	
10/03/2025	10964907	534.85	-	Accounts Payable Inv # B10-2025; KW University Glen, LLC Chk # 100033	
10/03/2025	10964909	1,280.00	-	Accounts Payable Inv # 1343; Vega Cleaning Service Inc. Chk # 100034	
10/06/2025	10986102	-	860.02	Accounts Payable Inv # 86	
10/06/2025	10986104	-	2,150.09	Accounts Payable Inv # 190	
10/06/2025	10986106	860.02	-	Accounts Payable Inv # 86; Eastman Electric Chk # 100035	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 10/1/2025 - 10/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10/06/2025	10986108	\$ 2,150.09	\$ -	Accounts Payable Inv # 190; Eastman Electric Chk # 100036	
10/07/2025	11001729	-	38.88	Accounts Payable Inv # 091625--01192282	
10/07/2025	11001731	38.88	-	Accounts Payable Inv # 091625--01192282; E. J. Harrison & Sons, Inc. Chk # 300008	
10/08/2025	11020097	-	877.33	Accounts Payable Inv # 100125-085881513	
10/08/2025	11020099	-	1,153.38	Accounts Payable Inv # 100125-337810871	
10/08/2025	11020101	-	650.00	Accounts Payable Inv # 90382	
10/08/2025	11020103	-	7,966.67	Accounts Payable Inv # 511938	
10/08/2025	11020105	877.33	-	Accounts Payable Inv # 100125-085881513; SoCalGas Chk # 100037	
10/08/2025	11020107	1,153.38	-	Accounts Payable Inv # 100125-337810871; SoCalGas Chk # 100038	
10/08/2025	11020109	650.00	-	Accounts Payable Inv # 90382; Better Pools LA Chk # 100039	
10/08/2025	11020111	7,966.67	-	Accounts Payable Inv # 511938; CSU Channel Islands Site Authority Chk # 100040	
10/14/2025	11159724	-	54.18	Accounts Payable Inv # 366259	
10/14/2025	11159726	-	626.28	Accounts Payable Inv # 366310	
10/14/2025	11159732	-	842.41	Accounts Payable Inv # 29945	
10/14/2025	11159734	-	85.00	Accounts Payable Inv # 12770	
10/14/2025	11159736	-	60.00	Accounts Payable Inv # 366640	
10/14/2025	11159738	54.18	-	Accounts Payable Inv # 366259; Seabreeze Management Company, Inc. Chk # 100041	
10/14/2025	11159738	626.28	-	Accounts Payable Inv # 366310; Seabreeze Management Company, Inc. Chk # 100041	
10/14/2025	11159738	60.00	-	Accounts Payable Inv # 366640; Seabreeze Management Company, Inc. Chk # 100041	
10/14/2025	11159744	85.00	-	Accounts Payable Inv # 12770; Garage Door Doctor Chk # 100042	
10/14/2025	11159746	842.41	-	Accounts Payable Inv # 29945; Quality Windows, Inc Chk # 100043	
10/16/2025	11188385	-	58,181.97	Accounts Payable Inv # 511972	
10/16/2025	11188390	-	1,379.06	Accounts Payable Inv # 9241934391	
10/16/2025	11188392	-	633.38	Accounts Payable Inv # 367091	
10/16/2025	11188394	-	394.50	Accounts Payable Inv # 90601	
10/16/2025	11188396	-	2,525.00	Accounts Payable Inv # 90381	
10/16/2025	11188398	-	57,856.56	Accounts Payable Inv # 511971	
10/16/2025	11188403	-	250.00	Accounts Payable Inv # 90613	
10/16/2025	11188405	-	375.00	Accounts Payable Inv # 90614	
10/16/2025	11188407	633.38	-	Accounts Payable Inv # 367091; Seabreeze Management Company, Inc. Chk # 100045	
10/16/2025	11188409	394.50	-	Accounts Payable Inv # 90601; Better Pools LA Chk # 100046	
10/16/2025	11188411	2,525.00	-	Accounts Payable Inv # 90381; Better Pools LA Chk # 100047	
10/16/2025	11188413	250.00	-	Accounts Payable Inv # 90613; Better Pools LA Chk # 100048	
10/16/2025	11188415	375.00	-	Accounts Payable Inv # 90614; Better Pools LA Chk # 100049	
10/16/2025	11188417	1,379.06	-	Accounts Payable Inv # 9241934391; HD Supply Facilities Maintenance, LTD. Chk # 100050	
10/16/2025	11188419	58,181.97	-	Accounts Payable Inv # 511972; California State University, Channel Islands Chk # 100051	
10/16/2025	11188421	57,856.56	-	Accounts Payable Inv # 511971; California State University, Channel Islands Chk # 100052	
10/16/2025	11188423	1,280.00	-	Accounts Payable Inv # 1328; Vega cleaning service inc. Chk # 100044	
10/20/2025	11213876	-	237.53	Accounts Payable Inv # 0293780100925	
10/20/2025	11213878	237.53	-	Accounts Payable Inv # 0293780100925; Charter Communications Chk # 300009	
10/21/2025	11222759	-	5,522.39	Accounts Payable Inv # 367943	
10/21/2025	11222761	-	673.00	Accounts Payable Inv # IN0270129	
10/21/2025	11222763	-	1,280.00	Accounts Payable Inv # 1346	
10/21/2025	11222765	-	475.00	Accounts Payable Inv # 1347	
10/21/2025	11222767	-	1,280.00	Accounts Payable Inv # 1350	
10/21/2025	11222769	673.00	-	Accounts Payable Inv # IN0270129; County of Ventura Chk # 100053	
10/21/2025	11222771	5,522.39	-	Accounts Payable Inv # 367943; Seabreeze Management Company, Inc. Chk # 100054	
10/21/2025	11222773	1,280.00	-	Accounts Payable Inv # 1346; Vega cleaning service inc. Chk # 100055	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 10/1/2025 - 10/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10/21/2025	11222775	\$ 475.00	\$ -	Accounts Payable Inv # 1347; Vega cleaning service inc. Chk # 100056	
10/21/2025	11222777	1,280.00	-	Accounts Payable Inv # 1350; Vega cleaning service inc. Chk # 100057	
10/22/2025	11231542	-	1,984.33	Accounts Payable Inv # 101525-466262876	
10/22/2025	11231544	1,984.33	-	Accounts Payable Inv # 101525-466262876; Southern California Edison Co. Chk # 100058	
10/23/2025	11239083	-	1,280.00	Accounts Payable Inv # 1345	
10/23/2025	11239085	-	550.00	Accounts Payable Inv # 1349	
10/23/2025	11239087	-	850.00	Accounts Payable Inv # 1348	
10/23/2025	11239089	-	1,280.00	Accounts Payable Inv # 1352	
10/23/2025	11239091	-	530.75	Accounts Payable Inv # 668857297	
10/23/2025	11239093	-	500.00	Accounts Payable Inv # 404937	
10/23/2025	11239095	-	893.40	Accounts Payable Inv # 404938	
10/23/2025	11239097	500.00	-	Accounts Payable Inv # 404937; Gothic Landscape Maintenance Division Chk # 100059	
10/23/2025	11239097	893.40	-	Accounts Payable Inv # 404938; Gothic Landscape Maintenance Division Chk # 100059	
10/23/2025	11239101	1,280.00	-	Accounts Payable Inv # 1345; Vega cleaning service inc. Chk # 100060	
10/23/2025	11239103	550.00	-	Accounts Payable Inv # 1349; Vega cleaning service inc. Chk # 100061	
10/23/2025	11239105	850.00	-	Accounts Payable Inv # 1348; Vega cleaning service inc. Chk # 100062	
10/23/2025	11239107	1,280.00	-	Accounts Payable Inv # 1352; Vega cleaning service inc. Chk # 100063	
10/23/2025	11239109	530.75	-	Accounts Payable Inv # 668857297; Kastle Kare Inc Chk # 100064	
10/27/2025	11257519	-	2,519.19	Accounts Payable Inv # 68675215	
10/27/2025	11257521	2,519.19	-	Accounts Payable Inv # 68675215; Mike Kimble Plumbing Chk # 100065	
10/29/2025	11277975	-	534.85	Accounts Payable Inv # B11-2025	
10/29/2025	11277977	-	483.38	Accounts Payable Inv # 368280	
10/29/2025	11277979	-	1,280.00	Accounts Payable Inv # 1353	
10/29/2025	11277981	-	150.00	Accounts Payable Inv # 1354	
10/29/2025	11277983	-	350.00	Accounts Payable Inv # 1355	
10/29/2025	11277985	483.38	-	Accounts Payable Inv # 368280; Seabreeze Management Company, Inc. Chk # 100066	
10/29/2025	11277987	534.85	-	Accounts Payable Inv # B11-2025; KW University Glen, LLC Chk # 100067	
10/29/2025	11277989	1,280.00	-	Accounts Payable Inv # 1353; Vega cleaning service inc. Chk # 100068	
10/29/2025	11277991	150.00	-	Accounts Payable Inv # 1354; Vega cleaning service inc. Chk # 100069	
10/29/2025	11277993	350.00	-	Accounts Payable Inv # 1355; Vega cleaning service inc. Chk # 100070	
10/30/2025	11287296	-	1,696.16	Accounts Payable Inv # 101725--01272571	
10/30/2025	11287298	-	4,940.10	Accounts Payable Inv # 101725--00056173	
10/30/2025	11287300	-	5,900.82	Accounts Payable Inv # 101725	
10/30/2025	11287302	1,696.16	-	Accounts Payable Inv # 101725--01272571; E. J. Harrison & Sons, Inc. Chk # 300010	
10/30/2025	11287304	4,940.10	-	Accounts Payable Inv # 101725--00056173; E. J. Harrison & Sons, Inc. Chk # 300011	
10/30/2025	11287306	5,900.82	-	Accounts Payable Inv # 101725; E. J. Harrison & Sons, Inc. Chk # 300012	
10/31/2025	11353294	-	29,700.00	Accounts Payable Inv # 403753	
10/31/2025	11353296	-	1,301.63	Accounts Payable Inv # 369721	
10/31/2025	11353301	-	5,522.39	Accounts Payable Inv # 369798	
10/31/2025	11353303	29,700.00	-	Accounts Payable Inv # 403753; Gothic Landscape Maintenance Division Chk # 100071	
10/31/2025	11353305	1,301.63	-	Accounts Payable Inv # 369721; Seabreeze Management Company, Inc. Chk # 100072	
10/31/2025	11353305	5,522.39	-	Accounts Payable Inv # 369798; Seabreeze Management Company, Inc. Chk # 100072	
10/31/2025	11541102	-	1,280.00	Reclass voided/reissued check	
40-4000-00	Reserve Liability		(16,750.77)	3,369.19	54,434.00 (67,815.58)
Date	GL Ref #	Debit	Credit	Description	
10/31/2025	11296560	\$ -	\$ 28,000.00	Monthly Reserve Contribution	
10/31/2025	11296560	-	1,400.00	Monthly Reserve Contribution	
10/31/2025	11296560	-	25,034.00	Monthly Reserve Contribution	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 10/1/2025 - 10/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10/31/2025	11541071	\$ 3,369.19	\$ -	Reallocate reserve exp to GL 4000 liability	
40-4003-00	Reserve Expenses - Townhouse	-	3,369.19	3,369.19	-
Date	GL Ref #	Debit	Credit	Description	
10/23/2025	11239087	\$ 850.00	\$ -	Paint Garage Door at 327 Platts	
10/27/2025	11257519	2,519.19	-	379 Smugglers Cove Slab Leak Repair	
10/31/2025	11541071	-	3,369.19	Reallocate reserve exp to GL 4000 liability	
49-4998-00	Prior Year Equity	(378,001.19)	2,172.73	-	(375,828.46)
Date	GL Ref #	Debit	Credit	Description	
10/01/2025	11010428	\$ 2,172.73	\$ -	Accrue prior year water credit receivable (Reversal)	
50-5010-00	Townhomes Assessments	(345,018.00)	27,117.48	142,123.48	(460,024.00)
Date	GL Ref #	Debit	Credit	Description	
10/01/2025	9390202	\$ -	\$ 23,095.44	Assessment - A - Batch 259640	
10/01/2025	9390226	-	115,006.00	Assessment - A - Batch 259641	
10/01/2025	10121647	23,095.44	-	Reclass single family home assessments	
10/27/2025	11258108	28.36	-	24-25 Fiscal Reconciliation refund	
10/27/2025	11258110	135.98	-	24-25 Fiscal Reconciliation refund	
10/27/2025	11258112	181.79	-	24-25 Fiscal Reconciliation refund	
10/27/2025	11258114	252.33	-	24-25 Fiscal Reconciliation refund	
10/27/2025	11258116	151.23	-	24-25 Fiscal Reconciliation refund	
10/27/2025	11258118	206.30	-	24-25 Fiscal Reconciliation refund	
10/27/2025	11258120	365.85	-	24-25 Fiscal Reconciliation refund	
10/27/2025	11258122	285.57	-	24-25 Fiscal Reconciliation refund	
10/27/2025	11258124	365.85	-	24-25 Fiscal Reconciliation refund	
10/27/2025	11258126	-	79.27	Assessment - A - Batch 318924	
10/27/2025	11258128	288.62	-	24-25 Fiscal Reconciliation refund	
10/27/2025	11258130	362.80	-	24-25 Fiscal Reconciliation refund	
10/27/2025	11258132	125.00	-	24-25 Fiscal Reconciliation refund	
10/27/2025	11258134	144.31	-	24-25 Fiscal Reconciliation refund	
10/27/2025	11258136	365.85	-	24-25 Fiscal Reconciliation refund	
10/27/2025	11258138	44.72	-	24-25 Fiscal Reconciliation refund	
10/27/2025	11258140	211.38	-	24-25 Fiscal Reconciliation refund	
10/27/2025	11258142	168.70	-	24-25 Fiscal Reconciliation refund	
10/27/2025	11258144	258.13	-	24-25 Fiscal Reconciliation refund	
10/31/2025	11540881	-	3,942.77	Reclass prior year surplus credits	
10/31/2025	11540881	79.27	-	Reclass prior year surplus credits	
50-5013-00	Single family homes	(69,286.32)	-	23,095.44	(92,381.76)
Date	GL Ref #	Debit	Credit	Description	
10/01/2025	10121647	\$ -	\$ 23,095.44	Reclass single family home assessments	
50-5015-00	Apartment Assessment	(361,590.87)	-	120,530.29	(482,121.16)
Date	GL Ref #	Debit	Credit	Description	
10/01/2025	9390250	\$ -	\$ 98,834.75	Apartment Assessment - A - Batch 259757	
10/01/2025	9390274	-	17,476.92	Apartment Assessment - A - Batch 259758	
10/01/2025	9390298	-	4,218.62	Commercial Assessment - A - Batch 259759	
50-5023-00	Bank Return Check/NSF Fees	(65.00)	-	30.00	(95.00)
Date	GL Ref #	Debit	Credit	Description	
10/06/2025	10995746	\$ -	\$ 30.00	NSF/Returned Check Fee - Batch 310606	
50-5042-00	Late Interest	-	-	122.50	(122.50)
Date	GL Ref #	Debit	Credit	Description	
10/01/2025	10915965	\$ -	\$ 122.50	Assessment - A - Batch 307433	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 10/1/2025 - 10/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5045-00	Parking Fees	\$-	\$-	\$175.00	(\$175.00)
Date	GL Ref #	Debit	Credit	Description	
10/13/2025	11143524	\$ -	\$ 25.00	Parking Permit/ Pass Fee - Batch 312996	
10/16/2025	11183351	-	25.00	Parking Permit/ Pass Fee - Batch 314858	
10/16/2025	11183432	-	25.00	Parking Permit/ Pass Fee - Batch 314922	
10/21/2025	11218982	-	50.00	Parking Permit/ Pass Fee - Batch 317082	
10/24/2025	11243235	-	50.00	Parking Permit/ Pass Fee - Batch 318529	
50-5060-00	Gate/Pool Keys/Remotes	75.00	-	75.00	-
Date	GL Ref #	Debit	Credit	Description	
10/16/2025	11183434	\$ -	\$ 75.00	Key Fob / Remotes - Batch 314922	
50-5105-00	Attorney/Collection Fees	-	60.00	-	60.00
Date	GL Ref #	Debit	Credit	Description	
10/14/2025	11159736	\$ 60.00	\$ -	Collection Charges-Seabreeze Management Company, Inc.	
60-6035-00	Mgmt Billback - Office & Postage	3,044.65	1,207.42	-	4,252.07
Date	GL Ref #	Debit	Credit	Description	
10/14/2025	11159724	\$ 54.18	\$ -	July 2025 Admin Billing-Seabreeze Management Company, Inc.	
10/14/2025	11159726	36.48	-	Mailing	
10/16/2025	11188392	633.38	-	Aug Admin 2025-Seabreeze Management Company, Inc.	
10/29/2025	11277977	483.38	-	Sept Admin 2025-Seabreeze Management Company, Inc.	
60-6040-00	Mgmt Services & On-Site Staff Payroll	46,262.36	21,067.17	-	67,329.53
Date	GL Ref #	Debit	Credit	Description	
10/01/2025	10931284	\$ 4,500.00	\$ -	October Service-Seabreeze Management Company, Inc.	
10/03/2025	10964887	5,522.39	-	Pay Period: 9/7/25 - 9/20/25 Pd 9/26/25-Seabreeze Management Company, Inc.	
10/21/2025	11222759	5,522.39	-	Pay Period 9/21/2025 - 10/4/2025 Paid 10/10/2025-Seabreeze Management Company, Inc.	
10/31/2025	11353301	5,522.39	-	Gross Pay - Pay Period 10/5/2025 - 10/18/2025 Paid 10/24/2025-Seabreeze Management Co	
60-6041-00	Office Rent & Maintenance	1,604.55	1,069.70	-	2,674.25
Date	GL Ref #	Debit	Credit	Description	
10/03/2025	10964891	\$ 534.85	\$ -	Office Rent for October 2025	
10/29/2025	11277975	534.85	-	Office Rent for Nov. 2025	
60-6085-00	Misc Admin (Office Supplies/Cellphone)	2,433.03	1,081.32	-	3,514.35
Date	GL Ref #	Debit	Credit	Description	
10/14/2025	11159726	\$ 99.73	\$ -	Printer ink	
10/14/2025	11159726	108.67	-	Business Cellphone	
10/14/2025	11159726	116.70	-	Business Cellphone	
10/14/2025	11159726	264.70	-	Office Supplies	
10/31/2025	11353296	10.70	-	Office Supplies--Two sided Tape	
10/31/2025	11353296	372.11	-	Office Supplies--Printer Ink	
10/31/2025	11353296	108.71	-	Business Cellphone	
63-6320-00	Security Services	15,933.34	15,933.34	-	31,866.68
Date	GL Ref #	Debit	Credit	Description	
10/08/2025	11020103	\$ 7,966.67	\$ -	Police Service for Sept 2025	
10/31/2025	11541035	7,966.67	-	Monthly Accrual	
64-6405-00	Landscape Contract	61,788.00	29,700.00	-	91,488.00
Date	GL Ref #	Debit	Credit	Description	
10/31/2025	11353294	\$ 29,700.00	\$ -	Contract Service for October 2025	
64-6420-00	Irrigation Repairs	3,277.65	-	-	3,277.65
Date	GL Ref #	Debit	Credit	Description	
64-6425-00	Tree Maintenance	-	500.00	-	500.00
Date	GL Ref #	Debit	Credit	Description	
10/23/2025	11239093	\$ 500.00	\$ -	Tree maintenance	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 10/1/2025 - 10/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
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	3,431.53	3,113.53	-	6,545.06
Date	GL Ref #	Debit	Credit	Description	
10/06/2025	10986102	\$ 860.02	\$ -	CA Electrical for Sept 2025	
10/23/2025	11239085	550.00	-	TC Fitness Center Light Bulb Replacement	
10/23/2025	11239095	893.40	-	Shrub Clearance at Transformers	
10/31/2025	11353296	810.11	-	Common Area Lenses for CA Bollards	
65-6550-00	Janitorial Service	17,880.00	9,435.00	2,560.00	24,755.00
Date	GL Ref #	Debit	Credit	Description	
10/01/2025	11540792	\$ -	\$ 1,280.00	Reclass duplicate recording of cleared checks 9/24 Janitorial Service	
10/01/2025	11540792	-	1,280.00	Reclass duplicate recording of cleared checks 9/24 Janitorial Service	
10/03/2025	10964889	1,280.00	-	Contract Service thru Sept 22, 2025	
10/21/2025	11222763	1,280.00	-	Weekly Contract Service thru Oct 5, 2025	
10/21/2025	11222765	475.00	-	TC Powerwashing flatwork	
10/21/2025	11222767	1,280.00	-	Contract Service thru Oct 12, 2025	
10/23/2025	11239083	1,280.00	-	Weekly Contract Service thru Sept 28, 2025	
10/23/2025	11239089	1,280.00	-	Contract service thru Oct 19, 2025	
10/29/2025	11277979	1,280.00	-	Weekly Contract Service thru Oct 26, 2025.	
10/31/2025	11541102	1,280.00	-	Reclass voided/reissued check	
65-6553-00	Common Area Maintenance	5,635.00	500.00	-	6,135.00
Date	GL Ref #	Debit	Credit	Description	
10/29/2025	11277981	\$ 150.00	\$ -	Address graffiti on TC Mens RR mirror.	
10/29/2025	11277983	350.00	-	Paint CI Curb RED	
65-6554-00	Common Area Supplies	4,569.66	1,379.06	-	5,948.72
Date	GL Ref #	Debit	Credit	Description	
10/16/2025	11188390	\$ 1,379.06	\$ -	Common Area Supplies	
65-6555-00	Pest Control (Pest & Gopher)	3,105.00	2,900.00	-	6,005.00
Date	GL Ref #	Debit	Credit	Description	
10/01/2025	10931276	\$ 569.25	\$ -	Gopher service for August 2025	
10/01/2025	10931278	550.00	-	Gopher service for Sept 2025	
10/01/2025	10931282	1,250.00	-	Contract service for Sept. 2025	
10/23/2025	11239091	530.75	-	Monthly Gopher Service	
65-6570-00	Pool/Fountain Contract Services	8,900.00	3,175.00	-	12,075.00
Date	GL Ref #	Debit	Credit	Description	
10/08/2025	11020101	\$ 650.00	\$ -	Fountain Service for October 2025	
10/16/2025	11188396	2,525.00	-	Pool Contract Service October 2025	
65-6572-00	Pool/Fountain Extras	7,539.63	1,692.50	700.00	8,532.13
Date	GL Ref #	Debit	Credit	Description	
10/01/2025	11540792	\$ -	\$ 700.00	Reclass duplicate recording of cleared checks 9/24 Pool/Fountain Extras	
10/16/2025	11188394	394.50	-	Hillcrest Pool Spa Assessories	
10/16/2025	11188403	250.00	-	Townside Pool/Spa Grid Cleaning	
10/16/2025	11188405	375.00	-	Hillcrest Pool/Spa grid cleaning	
10/21/2025	11222761	673.00	-	Hill Crest Pool/Spa Inspection	
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	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 10/1/2025 - 10/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
66-6627-00	Lighting - Townhomes Sconce Repairs	5,001.94	2,150.09	-	7,152.03
Date	GL Ref #	Debit	Credit	Description	
10/06/2025	10986104	\$ 2,150.09	\$ -	TH Elec for Sept 2025	
66-6630-00	Windows & Doors	3,736.00	842.41	380.64	4,197.77
Date	GL Ref #	Debit	Credit	Description	
10/01/2025	11540792	\$ -	\$ 380.64	Reclass duplicate recording of cleared checks 9/24 Windows & Doors	
10/14/2025	11159732	842.41	-	Window Repair 316 Smugglers Cove	
66-6640-00	Fencing/Trash Enclosure/Gates	525.00	-	-	525.00
Date	GL Ref #	Debit	Credit	Description	
66-6645-00	Plumbing (Townhouse)	379.36	-	-	379.36
Date	GL Ref #	Debit	Credit	Description	
66-6650-00	Garage Doors	260.00	85.00	-	345.00
Date	GL Ref #	Debit	Credit	Description	
10/14/2025	11159734	\$ 85.00	\$ -	435 CI Dr. Garage Dr Repair	
66-6655-00	Pest Control/Termites	-	1,795.00	-	1,795.00
Date	GL Ref #	Debit	Credit	Description	
10/01/2025	10931280	\$ 1,795.00	\$ -	205 Channel Islands Drive	
67-6700-00	Water - Reclaimed (Landscape)	1,189.42	28,870.84	-	30,060.26
Date	GL Ref #	Debit	Credit	Description	
10/16/2025	11188385	\$ 7,977.59	\$ -	August 2025 WATER & SEWER-California State University, Channel Islands	
10/16/2025	11188398	7,606.25	-	July 2025-California State University, Channel Islands	
10/31/2025	11541035	6,643.50	-	Monthly Accrual	
10/31/2025	11541035	6,643.50	-	Monthly Accrual	
67-6701-00	Water-(Potable/Common Area Pools)	983.31	59,946.97	-	60,930.28
Date	GL Ref #	Debit	Credit	Description	
10/16/2025	11188385	\$ 15,098.52	\$ -	August 2025 WATER & SEWER-California State University, Channel Islands	
10/16/2025	11188398	15,144.45	-	July 2025-California State University, Channel Islands	
10/31/2025	11541035	14,852.00	-	Monthly Accrual	
10/31/2025	11541035	14,852.00	-	Monthly Accrual	
67-6702-00	Sewer	-	96,113.28	-	96,113.28
Date	GL Ref #	Debit	Credit	Description	
10/16/2025	11188385	\$ 27,025.14	\$ -	August 2025 WATER & SEWER-California State University, Channel Islands	
10/16/2025	11188398	27,025.14	-	July 2025-California State University, Channel Islands	
10/31/2025	11541035	21,031.50	-	Monthly Accrual	
10/31/2025	11541035	21,031.50	-	Monthly Accrual	
67-6703-00	Water/Sewer Infrastructue Fee	-	32,322.94	-	32,322.94
Date	GL Ref #	Debit	Credit	Description	
10/16/2025	11188385	\$ 8,080.72	\$ -	August 2025 WATER & SEWER-California State University, Channel Islands	
10/16/2025	11188398	8,080.72	-	July 2025-California State University, Channel Islands	
10/31/2025	11541035	8,080.75	-	Monthly Accrual	
10/31/2025	11541035	8,080.75	-	Monthly Accrual	
67-6705-00	Electricity	26,061.73	1,984.33	-	28,046.06
Date	GL Ref #	Debit	Credit	Description	
10/22/2025	11231542	\$ 1,984.33	\$ -	700466262876	
67-6710-00	Gas	5,917.14	2,030.71	-	7,947.85
Date	GL Ref #	Debit	Credit	Description	
10/08/2025	11020097	\$ 877.33	\$ -	100 858 8151 3-SoCalGas	
10/08/2025	11020099	1,153.38	-	153 378 1087 1-SoCalGas	
67-6720-00	Cable/Telephone	1,851.97	807.22	-	2,659.19
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: 99-9920-55 Dates: 10/1/2025 - 10/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10/01/2025	10931286	\$ 569.69	\$ -	8448 20 899 0033385	
10/20/2025	11213876	237.53	-	8448 20 041 0293780	
67-6725-00	Trash Removal	45,678.30	32,456.96	-	78,135.26
Date	GL Ref #	Debit	Credit	Description	
10/03/2025	10964893	\$ 4,940.10	\$ -	1 -0005617 3	
10/03/2025	10964895	3,304.24	-	1 -0128958 3	
10/03/2025	10964897	1,696.16	-	1 -0127257 1	
10/07/2025	11001729	38.88	-	1 -0119228 2-E. J. Harrison & Sons,Inc.	
10/30/2025	11287296	1,696.16	-	1 -0127257 1	
10/30/2025	11287298	4,940.10	-	1 -0005617 3	
10/30/2025	11287300	5,900.82	-	1 -0044384 3	
10/31/2025	11541127	9,940.50	-	Accrue Oct trash removal	
68-6800-00	Insurance Master Policy	-	56,511.00	-	56,511.00
Date	GL Ref #	Debit	Credit	Description	
10/31/2025	11541035	\$ 56,511.00	\$ -	Insurance Master Policy (4 Months)	
68-6810-00	Earthquake Insurance	12,707.04	4,235.68	-	16,942.72
Date	GL Ref #	Debit	Credit	Description	
10/31/2025	11540819	\$ 4,235.68	\$ -	Amortize prepaid EQ insurance 7/1/25-26	
89-8900-00	Prior Year Surplus Refunds to Owners	-	3,942.77	79.27	3,863.50
Date	GL Ref #	Debit	Credit	Description	
10/31/2025	11540881	\$ 3,942.77	\$ -	Reclass prior year surplus credits	
10/31/2025	11540881	-	79.27	Reclass prior year surplus credits	
90-9005-00	Reserves-Common Space	84,000.00	28,000.00	-	112,000.00
Date	GL Ref #	Debit	Credit	Description	
10/31/2025	11296560	\$ 28,000.00	\$ -	Monthly Reserve Contribution	
90-9008-00	Reserves-Single Family	4,200.00	1,400.00	-	5,600.00
Date	GL Ref #	Debit	Credit	Description	
10/31/2025	11296560	\$ 1,400.00	\$ -	Monthly Reserve Contribution	
90-9009-00	Reserves-Townhouse	75,102.00	25,034.00	-	100,136.00
Date	GL Ref #	Debit	Credit	Description	
10/31/2025	11296560	\$ 25,034.00	\$ -	Monthly Reserve Contribution	
Totals:		\$0.00	\$1,282,740.51	\$1,282,740.51	\$0.00

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 3571-DO NOT USE (End: 10/31/2025)

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: 10/31/2025)

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)
10/23/2025		Gothic Landscape Maintenance Division		100059	(\$1,393.40)
10/23/2025		Kastle Kare Inc		100064	(\$530.75)
10/29/2025		KW University Glen, LLC		100067	(\$534.85)
10/29/2025		Vega cleaning service inc.		100069	(\$150.00)
10/29/2025		Vega cleaning service inc.		100068	(\$1,280.00)
10/29/2025		Vega cleaning service inc.		100070	(\$350.00)
10/30/2025		E. J. Harrison & Sons,Inc.		300010	(\$1,696.16)
10/30/2025		E. J. Harrison & Sons,Inc.		300011	(\$4,940.10)
10/30/2025		E. J. Harrison & Sons,Inc.		300012	(\$5,900.82)
10/31/2025		Gothic Landscape Maintenance Division		100071	(\$29,700.00)
10/31/2025		Deposit from batch 320485	320485 - Online Payment	80	\$209.18
10/31/2025		Seabreeze Management Company, Inc.		100072	(\$6,824.02)
Total Uncleared					(\$53,775.77)

Sunwest - Operating - 2137 Summary

Ending Account Balance:	\$ 647,931.24
Uncleared Items:	(\$53,775.77)
Adjusted Balance:	\$ 701,707.01
Sweep Account Balance:	\$ 461,707.01
Bank Ending Balance:	\$ 240,000.00
Difference:	\$-

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

Managing Your Accounts

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

Summary of Accounts



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

Account Type	Account Number	Ending Balance
HOA CHECKING	XXXXXX2137	\$240,000.00

HOA CHECKING - XXXXXX2137

Account Summary

Date	Description	Amount
10/01/2025	Beginning Balance	\$240,000.00
	69 Credit(s) This Period	\$511,304.21
	80 Debit(s) This Period	\$511,304.21
10/31/2025	Ending Balance	\$240,000.00

Deposits

Date	Description	Amount
10/03/2025	RDC DEPOSIT	\$1,791.60
10/06/2025	RDC DEPOSIT	\$2,045.86
10/07/2025	RDC DEPOSIT	\$2,038.95
10/08/2025	RDC DEPOSIT	\$575.03
10/09/2025	RDC DEPOSIT	\$575.03
10/14/2025	RDC DEPOSIT	\$5,471.82
10/20/2025	RDC DEPOSIT	\$1,250.06
10/21/2025	RDC DEPOSIT	\$575.03
10/21/2025	RDC DEPOSIT	\$895.80
10/24/2025	RDC DEPOSIT	\$614.16
10/27/2025	RDC DEPOSIT	\$1,150.06
10/27/2025	RDC DEPOSIT	\$1,521.80
10/28/2025	RDC DEPOSIT	\$575.03
10/30/2025	RDC DEPOSIT	\$484.76

Electronic Credits

Date	Description	Amount
10/01/2025	PAYABLI DEPOSIT TRANSFER 861700303	\$6,415.82
10/01/2025	LOCKBOX DEPOSIT	\$1,682.83



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
10/02/2025	University Glen OnlinePay -SETT-A211CINC	\$4,878.72
10/02/2025	LOCKBOX DEPOSIT	\$6,162.55
10/03/2025	University Glen OnlinePay -SETT-A211CINC	\$2,359.19
10/03/2025	LOCKBOX DEPOSIT	\$4,156.23
10/06/2025	PAYABLI DEPOSIT TRANSFER 863311331	\$242.00
10/06/2025	University Glen OnlinePay -SETT-A211CINC	\$1,150.06
10/06/2025	LOCKBOX DEPOSIT	\$1,107.80
10/07/2025	University Glen OnlinePay -SETT-A211CINC	\$4,195.69
10/07/2025	LOCKBOX DEPOSIT	\$1,150.06
10/08/2025	PAYABLI DEPOSIT TRANSFER 864267941	\$532.77
10/08/2025	University Glen OnlinePay -SETT-A211CINC	\$1,175.03
10/08/2025	LOCKBOX DEPOSIT	\$5,158.23
10/09/2025	University Glen OnlinePay -SETT-A211CINC	\$575.03
10/09/2025	LOCKBOX DEPOSIT	\$2,009.89
10/10/2025	University Glen OnlinePay -SETT-A211CINC	\$1,386.31
10/10/2025	LOCKBOX DEPOSIT	\$3,768.95
10/14/2025	PAYABLI DEPOSIT TRANSFER 865390560	\$335.00
10/14/2025	University Glen OnlinePay -SETT-A211CINC	\$2,620.89
10/14/2025	University Glen ASSN DUES -SETT-A211CINC	\$171,367.80
10/14/2025	LOCKBOX DEPOSIT	\$575.03
10/15/2025	University Glen OnlinePay -SETT-A211CINC	\$3,462.89
10/15/2025	LOCKBOX DEPOSIT	\$3,255.52
10/16/2025	University Glen OnlinePay -SETT-A211CINC	\$1,150.06
10/16/2025	LOCKBOX DEPOSIT	\$575.03
10/17/2025	University Glen OnlinePay -SETT-A211CINC	\$575.03
10/20/2025	University Glen OnlinePay -SETT-A211CINC	\$1,725.09
10/20/2025	PAYABLI DEPOSIT TRANSFER 866496044	\$2,300.12
10/20/2025	LOCKBOX DEPOSIT	\$901.70
10/21/2025	University Glen OnlinePay -SETT-A211CINC	\$600.00
10/22/2025	University Glen OnlinePay -SETT-A211CINC	\$575.03
10/27/2025	University Glen OnlinePay -SETT-A211CINC	\$58.99
10/27/2025	PAYABLI DEPOSIT TRANSFER 867816314	\$656.88
10/27/2025	LOCKBOX DEPOSIT	\$209.18
10/28/2025	University Glen OnlinePay -SETT-A211CINC	\$2,582.57
10/29/2025	University Glen OnlinePay -SETT-A211CINC	\$784.21
10/29/2025	LOCKBOX DEPOSIT	\$320.77
10/30/2025	University Glen OnlinePay -SETT-A211CINC	\$320.77
10/30/2025	LOCKBOX DEPOSIT	\$268.17
10/31/2025	LOCKBOX DEPOSIT	\$1,430.48

Other Credits

Date	Description	Amount
10/01/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$741.54
10/03/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,400.18
10/06/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,831.54
10/08/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$81,884.57
10/09/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$800.76
10/15/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$12,985.28
10/16/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,285.02
10/17/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,981.91
10/21/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$7,320.60
10/22/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,620.36
10/23/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$85.00
10/28/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,721.53
10/29/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$114,933.55
10/30/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$8,389.01

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

Date	Description	Amount
10/01/2025	BILLMATRIX PAYMENTFEE 300900019229829	\$1.50
10/01/2025	BILLMATRIX PAYMENTFEE 300900019229753	\$1.50
10/01/2025	SOCALGAS PAYMENT 300900019229829	\$9.09
10/01/2025	SOCALGAS PAYMENT 300900019229753	\$1,000.00
10/02/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100029* 251001* Seabreeze Management Company \1	\$4,500.00
10/06/2025	ACH CHARGEBACK RETURN 327028	\$575.03
10/06/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100032* 251003* Seabreeze Management Company \1	\$5,522.39
10/09/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100039* 251008* Better Pools LA\189657853\14529	\$650.00
10/09/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100037* 251008* SoCalGas\189657845\145331866\18	\$877.33
10/09/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100038* 251008* SoCalGas\189657835\145331865\18	\$1,153.38
10/10/2025	SPECTRUM SPECTRUM 1350227	\$569.69
10/15/2025	E.J. Harrison an D002037824	\$38.88
10/15/2025	ACH CHARGEBACK RETURN 208251	\$575.03
10/15/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100041* 251014* Seabreeze Management Company \1	\$740.46
10/15/2025	E.J. Harrison an D002037824	\$1,696.16
10/15/2025	E.J. Harrison an D002037824	\$3,304.24
10/15/2025	E.J. Harrison an D002037824	\$4,940.10
10/15/2025	E.J. Harrison an D002037824	\$5,333.82
10/17/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100048* 251016* Better Pools LA\190526512\14629	\$250.00
10/17/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100049* 251016* Better Pools LA\190526488\14629	\$375.00
10/17/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100046* 251016* Better Pools LA\190526437\14629	\$394.50
10/17/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100045* 251016* Seabreeze Management Company \1	\$633.38
10/17/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100050* 251016* HD Supply Facilities Maintena\1	\$1,379.06
10/17/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100047* 251016* Better Pools LA\190526496\14629	\$2,525.00
10/22/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100053* 251021* County of Ventura\190854856\146	\$673.00
10/22/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100054* 251021* Seabreeze Management Company \1	\$5,522.39
10/28/2025	SPECTRUM SPECTRUM 7707615	\$237.53
10/28/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100065* 251027* Mike Kimble Plumbing\191429726\	\$2,519.19
10/30/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100066* 251029* Seabreeze Management Company \1	\$483.38

Other Debits

Date	Description	Amount
10/02/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,541.27
10/07/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,529.70
10/10/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,585.57
10/14/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$130,043.67
10/20/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,176.97
10/24/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$614.16
10/27/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,596.91
10/31/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,430.48

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100000	10/03/2025	\$250.80	100004	10/01/2025	\$3,347.22	100017	10/06/2025	\$1,280.00
100001	10/03/2025	\$274.17	100015*	10/03/2025	\$2,215.56	100018	10/06/2025	\$175.00
100003*	10/21/2025	\$348.01	100016	10/08/2025	\$1,876.88	100019	10/06/2025	\$250.00



Statement Ending 10/31/2025

CALIFORNIA STATE UNIVERSITY

Page 5 of 14

Account Number: XXXXXX2137

HOA CHECKING - XXXXXX2137 (continued)

Checks Cleared (continued)

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100020	10/06/2025	\$200.00	100034	10/15/2025	\$1,280.00	100058	10/30/2025	\$1,984.33
100021	10/06/2025	\$150.00	100035	10/16/2025	\$860.02	100060*	10/30/2025	\$1,280.00
100022	10/07/2025	\$855.00	100036	10/16/2025	\$2,150.09	100061	10/30/2025	\$550.00
100023	10/21/2025	\$317.06	100040*	10/21/2025	\$7,966.67	100062	10/30/2025	\$850.00
100024	10/21/2025	\$224.84	100042*	10/23/2025	\$85.00	100063	10/30/2025	\$1,280.00
100025	10/09/2025	\$1,280.00	100043	10/28/2025	\$842.41	100721*	10/07/2025	\$87,448.75
100026	10/14/2025	\$47,957.62	100044	10/28/2025	\$1,280.00	100722	10/02/2025	\$7,966.67
100027	10/14/2025	\$569.25	100051*	10/29/2025	\$58,181.97	100739*	10/01/2025	\$1,620.03
100028	10/14/2025	\$550.00	100052	10/29/2025	\$57,856.56	100740	10/01/2025	\$2,860.85
100030*	10/14/2025	\$1,250.00	100055*	10/30/2025	\$1,280.00	100745*	10/03/2025	\$224.84
100031	10/15/2025	\$1,795.00	100056	10/30/2025	\$475.00			
100033*	10/21/2025	\$534.85	100057	10/30/2025	\$1,280.00			

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
10/01/2025	\$240,000.00	10/14/2025	\$240,000.00	10/24/2025	\$240,000.00
10/02/2025	\$232,033.33	10/15/2025	\$240,000.00	10/27/2025	\$240,000.00
10/03/2025	\$239,775.16	10/16/2025	\$240,000.00	10/28/2025	\$240,000.00
10/06/2025	\$240,000.00	10/17/2025	\$240,000.00	10/29/2025	\$240,000.00
10/07/2025	\$152,551.25	10/20/2025	\$240,000.00	10/30/2025	\$240,000.00
10/08/2025	\$240,000.00	10/21/2025	\$240,000.00	10/31/2025	\$240,000.00
10/09/2025	\$240,000.00	10/22/2025	\$240,000.00		
10/10/2025	\$240,000.00	10/23/2025	\$240,000.00		

Overdraft and Returned Item Fees

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

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

Summit Bank
200 Main Street
Irvine, CA 92614

DATE: 09/15/2025

100000

PAY TO THE ORDER OF Quality Windows, Inc. \$ 250.80

THE ORDER OF Two Hundred Fifty Dollars and Eighty Cents

memo: inv 29485

#100000 10/03/2025 \$250.80

19560827

10022025 09 08 AM PDT 222200110

00014811582041612092022 U.S.D. >091000032<

10022025 09 05 AM PDT 305141909420010

QUALITY WINDOWS INC

15000161279

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

Summit Bank
200 Main Street
Irvine, CA 92614

DATE: 09/15/2025

100001

PAY TO THE ORDER OF Quality Windows, Inc. \$ 274.17

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

memo: inv 29556

#100001 10/03/2025 \$274.17

19560828

10022025 09 08 AM PDT 222200111

00014811582041612092022 U.S.D. >091000032<

10022025 09 05 AM PDT 305141909420011

QUALITY WINDOWS INC

15000161279

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

Summit Bank
200 Main Street
Irvine, CA 92614

DATE: 09/16/2025

100003

PAY TO THE ORDER OF Quality Windows, Inc. \$ 348.01

THE ORDER OF Three Hundred Forty-Eight Dollars and One Cent

memo: inv 29675

#100003 10/21/2025 \$348.01

19560939

10022025 11 05 AM PDT 000100910

00014811582041612092022 U.S.D. >091000032<

10022025 11 05 AM PDT 305272781160010

QUALITY WINDOWS INC

15000161279

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

Summit Bank
200 Main Street
Irvine, CA 92614

DATE: 09/17/2025

100004

PAY TO THE ORDER OF Southern California Edison \$ 3,347.22

THE ORDER OF Three Thousand Three Hundred Forty-Seven Dollars and Twenty-Two Cents

memo: Airt 50000112196, Inv 091251 005121295

#100004 10/01/2025 \$3,347.22

19560940

10022025 11 05 AM PDT 000100910

00014811582041612092022 U.S.D. >091000032<

10022025 11 05 AM PDT 305272781160010

SOUTHERN CALIFORNIA EDISON

15000161279

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

Summit Bank
200 Main Street
Irvine, CA 92614

DATE: 09/23/2025

100015

PAY TO THE ORDER OF Southern California Edison Co. \$ 2,215.56

THE ORDER OF Two Thousand Two Hundred Fifteen Dollars and Fifty-Six Cents

memo: Airt 70046516376, Inv 091251 480100875

#100015 10/03/2025 \$2,215.56

19560941

10022025 11 05 AM PDT 000100910

00014811582041612092022 U.S.D. >091000032<

10022025 11 05 AM PDT 305272781160010

SOUTHERN CALIFORNIA EDISON

15000161279

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

Summit Bank
200 Main Street
Irvine, CA 92614

DATE: 09/25/2025

100016

PAY TO THE ORDER OF Garage Door Doctor \$ 1,876.88

THE ORDER OF One Thousand Eight Hundred Seventy-Six Dollars and Eighty Cents

memo: inv 12617

#100016 10/08/2025 \$1,876.88

19638877

For Deposit Only - JPMC

10022025 11 05 AM PDT 000100910

00014811582041612092022 U.S.D. >091000032<

10022025 11 05 AM PDT 305272781160010

GARAGE DOOR DOCTOR

15000161279

University of California State University Channel Islands c/o Seabreeze Management Company, Inc. 26640 Also Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2550 Main Street Irvine, CA 92614	100017 DATE: 09/26/2025
PAY TO: Vega Cleaning Service Inc. THE ORDER OF: One Thousand Two Hundred Eighty Dollars and Zero Cents \$ 1,280.00 DOLLARS memo: inv 1333		
MICR: ⑆00017⑆ ⑆12228003⑆ 440002137⑆		

#100017 10/06/2025 \$1,280.00

PAY TO THE ORDER OF UNIVERSITY OF CALIFORNIA OFFICE OF THE CHIEF OF FINANCE 2019 BUREAU 2019 BUREAU	19070789 MICR: ⑆00017⑆ ⑆12228003⑆ 440002137⑆
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University of California State University Channel Islands c/o Seabreeze Management Company, Inc. 26640 Also Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2550 Main Street Irvine, CA 92614	100018 DATE: 09/26/2025
PAY TO: Vega Cleaning Service Inc. THE ORDER OF: One Hundred Seventy-Five Dollars and Zero Cents \$ 175.00 DOLLARS memo: inv 1334		
MICR: ⑆00018⑆ ⑆12228003⑆ 440002137⑆		

#100018 10/06/2025 \$175.00

PAY TO THE ORDER OF UNIVERSITY OF CALIFORNIA OFFICE OF THE CHIEF OF FINANCE 2019 BUREAU 2019 BUREAU	19046090 MICR: ⑆00018⑆ ⑆12228003⑆ 440002137⑆
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University of California State University Channel Islands c/o Seabreeze Management Company, Inc. 26640 Also Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2550 Main Street Irvine, CA 92614	100019 DATE: 09/26/2025
PAY TO: Vega Cleaning Service Inc. THE ORDER OF: Two Hundred Fifty Dollars and Zero Cents \$ 250.00 DOLLARS memo: inv 1336		
MICR: ⑆00019⑆ ⑆12228003⑆ 440002137⑆		

#100019 10/06/2025 \$250.00

PAY TO THE ORDER OF UNIVERSITY OF CALIFORNIA OFFICE OF THE CHIEF OF FINANCE 2019 BUREAU 2019 BUREAU	19046091 MICR: ⑆00019⑆ ⑆12228003⑆ 440002137⑆
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University of California State University Channel Islands c/o Seabreeze Management Company, Inc. 26640 Also Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2550 Main Street Irvine, CA 92614	100020 DATE: 09/26/2025
PAY TO: Vega Cleaning Service Inc. THE ORDER OF: Two Hundred Dollars and Zero Cents \$ 200.00 DOLLARS memo: inv 1337		
MICR: ⑆00020⑆ ⑆12228003⑆ 440002137⑆		

#100020 10/06/2025 \$200.00

PAY TO THE ORDER OF UNIVERSITY OF CALIFORNIA OFFICE OF THE CHIEF OF FINANCE 2019 BUREAU 2019 BUREAU	19046092 MICR: ⑆00020⑆ ⑆12228003⑆ 440002137⑆
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University of California State University Channel Islands c/o Seabreeze Management Company, Inc. 26640 Also Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2550 Main Street Irvine, CA 92614	100021 DATE: 09/26/2025
PAY TO: Vega Cleaning Service Inc. THE ORDER OF: One Hundred Fifty Dollars and Zero Cents \$ 150.00 DOLLARS memo: inv 1338		
MICR: ⑆00021⑆ ⑆12228003⑆ 440002137⑆		

#100021 10/06/2025 \$150.00

PAY TO THE ORDER OF UNIVERSITY OF CALIFORNIA OFFICE OF THE CHIEF OF FINANCE 2019 BUREAU 2019 BUREAU	19046093 MICR: ⑆00021⑆ ⑆12228003⑆ 440002137⑆
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University of California State University Channel Islands c/o Seabreeze Management Company, Inc. 26640 Also Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2550 Main Street Irvine, CA 92614	100022 DATE: 09/30/2025
PAY TO: Gothic Landscape Maintenance Division THE ORDER OF: Eight Hundred Fifty-Five Dollars and Zero Cents \$ 855.00 DOLLARS memo: ACT UNIS9745 inv 401379		
MICR: ⑆00022⑆ ⑆12228003⑆ 440002137⑆		

#100022 10/07/2025 \$855.00

PAY TO THE ORDER OF UNIVERSITY OF CALIFORNIA OFFICE OF THE CHIEF OF FINANCE 2019 BUREAU 2019 BUREAU	19062563 MICR: ⑆00022⑆ ⑆12228003⑆ 440002137⑆
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University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2000 Main Street
Irvine, CA 92614

DATE: 09/30/2025

100023

PAY TO THE ORDER OF: Quality Windows, Inc.
Three Hundred Seventeen Dollars and Six Cents

\$ 317.06

memo: iv:29550

100023 100023 100023 100023 100023

#100023 10/21/2025 \$317.06

19662967

10002025 11 05 AM PDT 0001000112

00014911582041812960001 USB +0910000224

10002025 11 05 AM PDT 30527278180012

QUALITY WINDOWS, INC.

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

Summit Bank
2000 Main Street
Irvine, CA 92614

DATE: 09/30/2025

100024

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

\$ 224.84

memo: iv:29817

100024 100024 100024 100024 100024

#100024 10/21/2025 \$224.84

19662968

10002025 11 05 AM PDT 0001000112

00014911582041812960001 USB +0910000224

10002025 11 05 AM PDT 30527278180012

QUALITY WINDOWS, INC.

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

Summit Bank
2000 Main Street
Irvine, CA 92614

DATE: 09/30/2025

100025

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

\$ 1,280.00

memo: iv:1340

100025 100025 100025 100025 100025

#100025 10/09/2025 \$1,280.00

19662980

BOA 0003189000912 CashID:798 Date:10/08/25 Seq#:0018
CorrelationID:65051068220620 DeviceID:DCA31749 Trans#:2705
LTPS.DAL PT

VEGA CLEANING SERVICE INC.

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

Summit Bank
2000 Main Street
Irvine, CA 92614

DATE: 09/30/2025

100026

PAY TO THE ORDER OF: California State University, Channel Islands
Forty Seven Thousand Nine Hundred Fifty Seven Dollars and Sixty-Two Cents

\$ 47,957.62

memo: AIL1000246;iv:511404

100026 100026 100026 100026 100026

#100026 10/14/2025 \$47,957.62

19662988

10002025 11 05 AM PDT 0001000112

00014911582041812960001 USB +0910000224

10002025 11 05 AM PDT 30527278180012

CALIFORNIA STATE UNIVERSITY, CHANNEL ISLANDS

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

Summit Bank
2000 Main Street
Irvine, CA 92614

DATE: 10/01/2025

100027

PAY TO THE ORDER OF: Kastle Kare Inc
Five Hundred Sixty-Nine Dollars and Twenty-Five Cents

\$ 569.25

memo: iv:5665137

100027 100027 100027 100027 100027

#100027 10/14/2025 \$569.25

19662989

Seq: 17
Dep: 000563
Date: 10/10/25

Seq: 18 10/10/25

KASTLE KARE INC.

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

Summit Bank
2000 Main Street
Irvine, CA 92614

DATE: 10/01/2025

100028

PAY TO THE ORDER OF: Kastle Kare Inc
Five Hundred Fifty Dollars and Zero Cents

\$ 550.00

memo: iv:5695524

100028 100028 100028 100028 100028

#100028 10/14/2025 \$550.00

19662990

Seq: 18
Dep: 000563
Date: 10/10/25

Seq: 19 10/10/25

KASTLE KARE INC.

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 10/01/2025

100030

PAY TO
THE ORDER OF Remedy Pest Elimination

\$ 1,250.00

One Thousand Two Hundred Fifty Dollars and Zero Cents

memo: INV 27749

#100030# 10/01/2025 4410002137#

#100030 10/14/2025 \$1,250.00

19675113

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FOR THE DEPOSIT OF
CASH
ON 10/14/2025
AT 10:00 AM
BY THE CASHIER
AT THE SUNWEST BANK
BRANCH IN IRVINE, CA 92614

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 10/01/2025

100031

PAY TO
THE ORDER OF Just Termite

\$ 1,795.00

One Thousand Seven Hundred Ninety-Five Dollars and Zero Cents

memo: INV 100311

#100031# 10/01/2025 4410002137#

#100031 10/15/2025 \$1,795.00

Western County CD
(Western, CA)
2275 State Rd. Mar
Irvine, CA 92614

10/15/2025 10:18:03

19675119

FOR THE DEPOSIT OF
CASH
ON 10/15/2025
AT 10:18 AM
BY THE CASHIER
AT THE SUNWEST BANK
BRANCH IN IRVINE, CA 92614

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 10/03/2025

100033

PAY TO
THE ORDER OF KW University Glen, LLC

\$ 534.85

Five Hundred Thirty-Four Dollars and Eighty-Five Cents

memo: INV 610 2025

#100033# 10/03/2025 4410002137#

#100033 10/21/2025 \$534.85

19696663

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FOR THE DEPOSIT OF
CASH
ON 10/20/2025
AT 11:02 AM
BY THE CASHIER
AT THE SUNWEST BANK
BRANCH IN IRVINE, CA 92614

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 10/03/2025

100034

PAY TO
THE ORDER OF Vega Cleaning Service Inc.

\$ 1,280.00

One Thousand Two Hundred Eighty Dollars and Zero Cents

memo: INV 1343

#100034# 10/03/2025 4410002137#

#100034 10/15/2025 \$1,280.00

19697640

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FOR THE DEPOSIT OF
CASH
ON 10/15/2025
AT 12:24 PM
BY THE CASHIER
AT THE SUNWEST BANK
BRANCH IN IRVINE, CA 92614

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 10/06/2025

100035

PAY TO
THE ORDER OF Eastman Electric

\$ 860.02

Eight Hundred Sixty Dollars and Two Cents

memo: INV 86

#100035# 10/06/2025 4410002137#

#100035 10/16/2025 \$860.02

19703806

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FOR THE DEPOSIT OF
CASH
ON 10/16/2025
AT 12:24 PM
BY THE CASHIER
AT THE SUNWEST BANK
BRANCH IN IRVINE, CA 92614

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 10/06/2025

100036

PAY TO
THE ORDER OF Eastman Electric

\$ 2,150.09

Two Thousand One Hundred Fifty Dollars and Nine Cents

memo: INV 190

#100036# 10/06/2025 4410002137#

#100036 10/16/2025 \$2,150.09

19703807

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FOR THE DEPOSIT OF
CASH
ON 10/16/2025
AT 12:24 PM
BY THE CASHIER
AT THE SUNWEST BANK
BRANCH IN IRVINE, CA 92614

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

Seawest Bank
2050 Main Street
Irvine, CA 92614

DATE: 10/08/2025

100040

PAY TO THE ORDER OF CSU Channel Islands Site Authority

\$ 17,966.67

SEVEN THOUSAND NINE HUNDRED SIXTY-SIX DOLLARS AND SIXTY-SEVEN CENTS

memo: Act 10002475 Inv. 511996

100040 10/21/2025 \$7,966.67

19729710

Pay to the order of

CSU Channel Islands Site Authority

10/21/2025

17,966.67

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

Seawest Bank
2050 Main Street
Irvine, CA 92614

DATE: 10/14/2025

100042

PAY TO THE ORDER OF Garage Door Doctor

\$ 85.00

EIGHTY-FIVE DOLLARS AND ZERO CENTS

memo: Inv 12770

100042 10/23/2025 \$85.00

For Deposit Only - JPMC

19775588

Pay to the order of

Garage Door Doctor

10/23/2025

85.00

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

Seawest Bank
2050 Main Street
Irvine, CA 92614

DATE: 10/14/2025

100043

PAY TO THE ORDER OF Quality Windows, Inc.

\$ 842.41

EIGHT HUNDRED FORTY-TWO DOLLARS AND FORTY-ONE CENTS

memo: Inv 39941

100043 10/28/2025 \$842.41

19775597

Pay to the order of

Quality Windows, Inc.

10/28/2025

842.41

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

Seawest Bank
2050 Main Street
Irvine, CA 92614

DATE: 10/16/2025

100044

PAY TO THE ORDER OF Vega cleaning service inc.

\$ 1,280.00

ONE THOUSAND TWO HUNDRED EIGHTY DOLLARS AND ZERO CENTS

memo: Inv 1928

100044 10/28/2025 \$1,280.00

19733646

Pay to the order of

Vega cleaning service inc.

10/28/2025

1,280.00

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

Seawest Bank
2050 Main Street
Irvine, CA 92614

DATE: 10/16/2025

100051

PAY TO THE ORDER OF California State University, Channel Islands

\$ 58,181.97

FIFTY-EIGHT THOUSAND ONE HUNDRED EIGHTY-ONE DOLLARS AND NINETY-SEVEN CENTS

memo: Act 10002446 Inv. 511972

100051 10/29/2025 \$58,181.97

19794204

Pay to the order of

California State University, Channel Islands

10/29/2025

58,181.97

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

Seawest Bank
2050 Main Street
Irvine, CA 92614

DATE: 10/16/2025

100052

PAY TO THE ORDER OF California State University, Channel Islands

\$ 57,856.56

FIFTY-SEVEN THOUSAND EIGHT HUNDRED FIFTY-SIX DOLLARS AND FIFTY-SIX CENTS

memo: Act 10002446 Inv. 511971

100052 10/29/2025 \$57,856.56

19794205

Pay to the order of

California State University, Channel Islands

10/29/2025

57,856.56



Statement Ending 10/31/2025

CALIFORNIA STATE UNIVERISTY

Page 11 of 14

Account Number: XXXXXX2137

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 10/21/2025

100055

PAY TO
THE ORDER OF Vega cleaning service inc.
\$ 1,280.00
DOLLARS

memo: inv 134

#100055# 10/30/2025 \$1,280.00

19023691

PAY TO THE ORDER OF
UNIVERSITY GLEN
CALIFORNIA STATE UNIVERSITY
VEGA CLEANING SERVICE, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

BOA CC:3180002213 CashID:777 Date:10/29/25 Seq#:0014
CorrelationID:04851029184222 DeviceID:BCA31619 Trans#:5304
TPS:DAI PT

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 10/21/2025

100056

PAY TO
THE ORDER OF Vega cleaning service inc.
\$ 475.00
DOLLARS

memo: inv 1347

#100056# 10/30/2025 \$475.00

19023692

PAY TO THE ORDER OF
UNIVERSITY GLEN
CALIFORNIA STATE UNIVERSITY
VEGA CLEANING SERVICE, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

BOA CC:3180002213 CashID:777 Date:10/29/25 Seq#:0013
CorrelationID:04851029184222 DeviceID:BCA31619 Trans#:5304
TPS:DAI PT

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 10/21/2025

100057

PAY TO
THE ORDER OF Vega cleaning service inc.
\$ 1,280.00
DOLLARS

memo: inv 1340

#100057# 10/30/2025 \$1,280.00

19023693

PAY TO THE ORDER OF
UNIVERSITY GLEN
CALIFORNIA STATE UNIVERSITY
VEGA CLEANING SERVICE, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

BOA CC:3180002213 CashID:777 Date:10/29/25 Seq#:0012
CorrelationID:04851029184222 DeviceID:BCA31619 Trans#:5304
TPS:DAI PT

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 10/22/2025

100058

PAY TO
THE ORDER OF Southern California Edison Co.
\$ 1,984.33
DOLLARS

memo: AET 20446503876; inv 101523-48828285

#100058# 10/30/2025 \$1,984.33

19023694

PAY TO THE ORDER OF
UNIVERSITY GLEN
CALIFORNIA STATE UNIVERSITY
EDISON ELECTRIC COMPANY
10000 EDISON AVENUE
SAN DIEGO, CA 92121

BOA CC:3180002213 CashID:777 Date:10/29/25 Seq#:0006
CorrelationID:04751029184112 DeviceID:BCA31619 Trans#:5295
TPS:DAI PT

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 10/23/2025

100060

PAY TO
THE ORDER OF Vega cleaning service inc.
\$ 1,280.00
DOLLARS

memo: inv 1345

#100060# 10/30/2025 \$1,280.00

19023695

PAY TO THE ORDER OF
UNIVERSITY GLEN
CALIFORNIA STATE UNIVERSITY
VEGA CLEANING SERVICE, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

BOA CC:3180002213 CashID:777 Date:10/29/25 Seq#:0005
CorrelationID:04751029184112 DeviceID:BCA31619 Trans#:5295
TPS:DAI PT

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 10/23/2025

100061

PAY TO
THE ORDER OF Vega cleaning service inc.
\$ 550.00
DOLLARS

memo: inv 1349

#100061# 10/30/2025 \$550.00

19023696

PAY TO THE ORDER OF
UNIVERSITY GLEN
CALIFORNIA STATE UNIVERSITY
VEGA CLEANING SERVICE, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

BOA CC:3180002213 CashID:777 Date:10/29/25 Seq#:0004
CorrelationID:04751029184112 DeviceID:BCA31619 Trans#:5295
TPS:DAI PT

University Glen (CA) State University Channel Island c/o Seabee Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Summit Bank 2050 Main Street Irvine, CA 92614	100062 DATE: 10/23/2023
PAY TO <u>Vega cleaning service inc.</u>		\$ 850.00
THE ORDER OF <u>Eight Hundred Fifty Dollars and Zero Cents</u>		DOLLARS
memo: tm 1348 10/23/2023		
100062 4412222800034 4410002137*		9-6

[illegible]

UNIVERSITY OF CALIFORNIA - SAN DIEGO

University of California Chemical Laboratory
SeaBreeze Management Company, Inc.
26800 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Southern Bank
2050 Main Street
Irvine, CA 92614

100063

DATE: 10/23/2025

PAY TO Vega cleaning service inc. \$ 1,280.00

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

memo: inv 1352

100063 10/23/2025 2680031 44100024337

#100063 10/30/2025 \$1,280.00

[illegible]

University Grant (Cal State University Channel Island) c/o Seabreeze Management Company, Inc. 26540 Kluge Way, Suite 100 Aliso Viejo, CA 92656	100721 Seabreeze Box 2000 Hwy 131 West Irvine, CA 92614	DATE: 09/09/2015
PAY TO: California State University THE ORDER OF: Eighty-Seven Thousand Four Hundred Forty-Eight Dollars and Seventy-Five Cents		\$ 87,448.75 DOLLARS
memo: Act: 1000475, inv: 511865 		

[illegible]

University Grants (CA) State University Channel Island c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656		Servers, Banc 2550 Main Street Irvine, CA 92614		100722
PAY TO <u>California State University</u>		DATE <u>09/09/2025</u>		
THE ORDER OF <u>Seven Thousand Nine Hundred Sixty-Six Dollars and Sixty-Seven Cents</u>		\$ <u>7,966.67</u>		
memo: ACH: 1000722; inv: 511864		DOLLARS		
				

1.2	Introduction	1
1.3	1.1 Introduction	1
1.4	1.2 Introduction	1
1.5	1.3 Introduction	1
1.6	1.4 Introduction	1
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1.99	1.97 Introduction	1
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1.103	1.101 Introduction	1
1.104	1.102 Introduction	1
1.105	1.103 Introduction	1
1.106	1.104 Introduction	1
1.107	1.105 Introduction	1
1.108	1.106 Introduction	1
1.109	1.107 Introduction	1
1.110	1.108 Introduction	1
1.111	1.109 Introduction	1
1.112	1.110 Introduction	1
1.113	1.111 Introduction	1
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1.115	1.113 Introduction	1
1.116	1.114 Introduction	1
1.117	1.115 Introduction	1
1.118	1	

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Statement Ending 10/31/2025

CALIFORNIA STATE UNIVERISTY

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Account Number: XXXXXX2137

University Glen (Cal State University Channel Islands) c/o Stabilized Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2000 Main Street Irvine, CA 92614	100745 DATE: 09/11/2025
PAY TO THE ORDER OF Quality Windows, Inc. Two Hundred Twenty-Four Dollars and Eighty-Four Cents		\$ 224.84 DOLLARS
memo: 09-20228		
100745 1222260031 20223571		

#100745

10/03/2025

\$224.84

100745 1222260031 20223571	15036624
10022025 09 05 AM PDT 222200013	
00014811582041812962222 US\$ >081000022<	
10022025 09 05 AM PDT 325141502420013	

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

Investment Account Summary

09/01/2025 through 09/30/2025

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on Sep 30 (\$)	Value on Sep 30 (\$)	Average Cost Amount (\$)	Cumulative Change In Value (\$)
CSU CHANNEL ISLANDS SITE AUTHORITY						
CalTRUST Short Term Fund		320,041.108	10.08	3,226,014.37	3,210,666.37	15,348.00
CalTRUST Medium Term Fund		545,744.284	9.92	5,413,783.30	5,318,905.88	94,877.42
CalTRUST Liquidity Fund		1,610,543.220	1.00	1,610,543.22	1,610,543.22	0.00
Total For Account -				10,250,340.89		
CSU CHANNEL ISLANDS TOWNHOUSE						
CalTRUST Short Term Fund		54,658.118	10.08	550,953.83	549,872.50	1,081.33
CalTRUST Medium Term Fund		162,875.350	9.92	1,615,723.47	1,640,160.99	(24,437.52)
CalTRUST Liquidity Fund		725,027.940	1.00	725,027.94	725,027.94	0.00
Total For Account -				2,891,705.24		
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE						
CalTRUST Short Term Fund		17,488.840	10.08	176,287.51	176,035.51	252.00
CalTRUST Medium Term Fund		110,943.913	9.92	1,100,563.62	1,110,738.00	(10,174.38)
CalTRUST Liquidity Fund		453,504.860	1.00	453,504.86	453,504.86	0.00
Total For Account -				1,730,355.99		
CSU CHANNEL ISLANDS SINGLE FAMILY						
CalTRUST Short Term Fund		1,264.454	10.08	12,745.70	12,727.50	18.20
CalTRUST Medium Term Fund		8,839.492	9.92	87,687.76	88,204.34	(516.58)
CalTRUST Liquidity Fund		27,198.220	1.00	27,198.22	27,198.22	0.00
Total For Account -				127,631.68		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 TOWNHOMES						
CalTRUST Medium Term Fund		3,968.625	9.92	39,368.76	39,123.17	245.59
Total For Account -				39,368.76		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 SINGLE FAMILY						
CalTRUST Medium Term Fund		801.481	9.92	7,950.69	7,900.80	49.89
Total For Account -				7,950.69		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 CAM						
CalTRUST Medium Term Fund		19,320.030	9.92	191,654.70	190,461.15	1,193.55
Total For Account -				191,654.70		
Portfolios Total value as of 09/30/2025				15,239,007.95		

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	09/01/2025			318,875.808	10.07	3,211,079.39		
Accrual Income Div Reinvestment	09/30/2025	11,746.22	1,165.300	320,041.108	10.08	3,226,014.37	0.00	0.00
Change in Value						3,188.76		
Closing Balance as of	Sep 30			320,041.108	10.08	3,226,014.37		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	09/01/2025			54,459.103	10.07	548,403.17		
Accrual Income Div Reinvestment	09/30/2025	2,006.07	199.015	54,658.118	10.08	550,953.83	0.00	0.00
Change in Value						544.59		
Closing Balance as of	Sep 30			54,658.118	10.08	550,953.83		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	09/01/2025			17,425.161	10.07	175,471.37		
Accrual Income Div Reinvestment	09/30/2025	641.88	63.679	17,488.840	10.08	176,287.51	0.00	0.00
Change in Value						174.26		
Closing Balance as of	Sep 30			17,488.840	10.08	176,287.51		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	09/01/2025			1,259.850	10.07	12,686.69		
Accrual Income Div Reinvestment	09/30/2025	46.41	4.604	1,264.454	10.08	12,745.70	0.00	0.00
Change in Value						12.60		
Closing Balance as of	Sep 30			1,264.454	10.08	12,745.70		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY Account Number: [REDACTED]								
Beginning Balance	09/01/2025			543,850.978	9.92	5,395,001.70		
Accrual Income Div Reinvestment	09/30/2025	18,781.60	1,893.306	545,744.284	9.92	5,413,783.30	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Sep 30			545,744.284	9.92	5,413,783.30		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	09/01/2025			162,310.300	9.92	1,610,118.18		
Accrual Income Div Reinvestment	09/30/2025	5,605.30	565.050	162,875.350	9.92	1,615,723.47	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Sep 30			162,875.350	9.92	1,615,723.47		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	09/01/2025			110,559.024	9.92	1,096,745.52		
Accrual Income Div Reinvestment	09/30/2025	3,818.10	384.889	110,943.913	9.92	1,100,563.62	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Sep 30			110,943.913	9.92	1,100,563.62		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	09/01/2025			8,808.826	9.92	87,383.55		
Accrual Income Div Reinvestment	09/30/2025	304.21	30.666	8,839.492	9.92	87,687.76	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Sep 30			8,839.492	9.92	87,687.76		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 TOWNHOMES Account Number: [REDACTED]								
Beginning Balance	09/01/2025			3,954.857	9.92	39,232.18		
Accrual Income Div Reinvestment	09/30/2025	136.58	13.768	3,968.625	9.92	39,368.76	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Sep 30			3,968.625	9.92	39,368.76		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	09/01/2025			798.701	9.92	7,923.11		
Accrual Income Div Reinvestment	09/30/2025	27.58	2.780	801.481	9.92	7,950.69	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Sep 30			801.481	9.92	7,950.69		

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	09/01/2025			19,253.005	9.92	190,989.81		
Accrual Income Div Reinvestment	09/30/2025	664.89	67.025	19,320.030	9.92	191,654.70	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Sep 30			19,320.030	9.92	191,654.70		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY		Account Number:		
Beginning Balance	09/01/2025			1,604,844.930	1.00	1,604,844.93		
Accrual Income Div Reinvestment	09/30/2025	5,698.29	5,698.290	1,610,543.220	1.00	1,610,543.22	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Sep 30			1,610,543.220	1.00	1,610,543.22		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS TOWNHOUSE		Account Number:		
Beginning Balance	09/01/2025			722,462.710	1.00	722,462.71		
Accrual Income Div Reinvestment	09/30/2025	2,565.23	2,565.230	725,027.940	1.00	725,027.94	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Sep 30			725,027.940	1.00	725,027.94		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE		Account Number:		
Beginning Balance	09/01/2025			451,900.310	1.00	451,900.31		
Accrual Income Div Reinvestment	09/30/2025	1,604.55	1,604.550	453,504.860	1.00	453,504.86	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Sep 30			453,504.860	1.00	453,504.86		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SINGLE FAMILY		Account Number:		
Beginning Balance	09/01/2025			27,101.990	1.00	27,101.99		
Accrual Income Div Reinvestment	09/30/2025	96.23	96.230	27,198.220	1.00	27,198.22	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Sep 30			27,198.220	1.00	27,198.22		

Govt Advantage Int Ckg - State/Muni

Account number: [REDACTED] ■ September 1, 2025 - September 30, 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]	\$112,746.39	\$28.40	\$0.00	\$112,774.79

Interest summary

Year to date interest and bonuses paid \$915.85

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	09/09	28.40	Analysis Int Earned 0825 Interest 250909
		\$28.40	Total electronic deposits/bank credits
		\$28.40	Total credits

Daily ledger balance summary

Date	Balance	Date	Balance
08/31	112,746.39	09/09	112,774.79
Average daily ledger balance		\$112,767.21	

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
10/31/2025

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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 October 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%	\$548,106.74	\$460,276.53
TOTAL			\$548,106.74	\$460,276.53

DETAILED ACCOUNT OVERVIEW

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

Account Summary - Demand			
Statement Period	10/1-10/31/2025	Average Daily Balance	\$548,813.76
Previous Period Ending Balance	\$548,106.74	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	159,150.64	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(246,980.85)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance		\$460,276.53	

Account Transaction Detail

Date	Activity Type	Amount	Balance
10/01/2025	Deposit	\$1,062.39	\$549,169.13
10/02/2025	Withdrawal	(741.54)	548,427.59
10/03/2025	Deposit	6,541.27	554,968.86
10/06/2025	Withdrawal	(2,400.18)	552,568.68
10/07/2025	Withdrawal	(3,831.54)	548,737.14
10/08/2025	Deposit	6,529.70	555,266.84
10/09/2025	Withdrawal	(81,884.57)	473,382.27
10/10/2025	Withdrawal	(800.76)	472,581.51
10/14/2025	Deposit	4,585.57	477,167.08
10/15/2025	Deposit	130,043.67	607,210.75
10/16/2025	Withdrawal	(12,985.28)	594,225.47
10/17/2025	Withdrawal	(1,285.02)	592,940.45
10/20/2025	Withdrawal	(4,981.91)	587,958.54
10/21/2025	Deposit	6,176.97	594,135.51
10/22/2025	Withdrawal	(7,320.60)	586,814.91
10/23/2025	Withdrawal	(5,620.36)	581,194.55
10/24/2025	Withdrawal	(85.00)	581,109.55
10/27/2025	Deposit	614.16	581,723.71
10/28/2025	Deposit	3,596.91	585,320.62
10/29/2025	Withdrawal	(1,721.53)	583,599.09
10/30/2025	Withdrawal	(114,933.55)	468,665.54
10/31/2025	Withdrawal	(8,389.01)	460,276.53

Summary of Balances as of October 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Raymond James Bank	St. Petersburg, FL	33893	\$247,000.00
Truist Bank	Charlotte, NC	9846	213,276.53