



University Glen PROPERTY MANAGEMENT REPORT

November 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, November 18th at 3:30. Meeting minutes for the October BAG meeting were reviewed by members of the BAG.
 - The BAG's November meeting reviewed the status of the refunds to owners as a result of the 2024-2025 budget reconciliation. The refunds for the Townhouse and Single-Family Homeowners were credits to Seabreeze Account's as of November 1st. Mission Hills Apartment/Town Center refunds were mailed to Mission Hills Apartment/E&S Ring Management. The refunds to Sellers of homes in UGlen fiscal year 2024-2025 continue to be processed.
 - The contract with Complex Solutions (CS), UGlen's reserve study consultant, was signed and CS is working to complete the initial draft of our community's three reserve studies.
 - UGlen Management office is moving forward on the installation of 14 NO PARKING ANY TIME along the south side of Channel Islands Drive between the 3000-block

roundabout on Channel Islands Drive and Camarillo Street as directed by the Fire Marshall having authority in University Glen/Anacapa Canyon.

- UGlen Common Area Management worked on their initial pass through the budget for fiscal year 2026-2027.
- The Community Advisory Group (CAG) met on November 20th at 4:00 PM. Friesen attended and participated.
- The Homeowners Advisory Council (HAC) did not meet in November.
- 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 October 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 completed their contract work on the landscape refurbishing project at the Parkview Apartment in the amount of \$84,662.00.
 - The fall portion of the annual tree trimming project was completed. This is 70% of the total tree trimming project. The cost to date is \$46, 520.00. The fall portion of the annual tree trimming focused on building clearance throughout UGlen.

- The annual townhouse gutter cleaning project started the week of November 18th. Due to rain, the gutters remaining to be cleaned will be completed after January 1, 2026, so as not to damage holiday decorations.
- 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.
- CSUCI Police Department and Facility Services initiated conversation about adding sections of red curbing and NO PARKING ANY TIME signs along Somas Street on the west side of the Town Center.
- Community Events:
 - On Sunday, November 16th an Artisans' Market with held at the Town Center. Due to rain the Market was moved into the Community Room/Event Room. The Market was well attended.
- Meetings:
 - The Budget Advisory Group (BAG) met on Tuesday, November 18th at 3:30 PM.
 - The Homeowners Advisory Council (HAC) did not meet during November.
 - The Community Advisory Council (CAC) met on Thursday, November 20th at 4:00 PM in person and online.
- Landscaping
 - Gothic Landscaping's enhancement team completed work on the Phase 2 refurbishing project at Parkview Apartment Cove.
 - Gothic Landscape Service continued their schedule of mowing on Mondays and Tuesdays. Trimming on a rotating schedule Wednesdays through Fridays. During the month of November 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.
- Water Intrusion Events
 - During November the work on the pipe leak in the townhouse at the 200-block of Landing Cove was completed.
 - During November work to address the slab leak at the townhouse in the 300-block of Smugglers Cove continued. This included coordinating details associated with the insurance claim.
 - On November 19th an owner in the 300-block of E Twin Harbor Drive reported water infiltrating on to their main floor. It was verified that the issue was a slab leak. Work continues to address/repair/reroute the leaking pipe.
- Notifications:
 - Notification of the Veterans Day Flag Ceremony on November 10th was sent out via Eblast.
 - Notification of the Emergency Preparedness Community Meeting on November 12th at the Anacapa Community Room was sent out via Eblast.
 - Notification of the townhouse gutter cleaning project schedule was sent to UGlen townhouse owners.
- Work Orders
 - The following is a list by CINC category of the work orders (WO) placed during the month of October:

9 WO submitted via Seabreeze Portal (CINC).
11 WO submitted via Text.
20 Total Work Orders

WORK ORDERS IN CINC	In Progress	Cancelled	Completed	Totals
Electrical				0
Landscaping	2		1	3
Plumbing				0
Gutter & Downspouts				0
Roofing/Waterproofing				0
HVAC/Dryer Vents				0

University Glen -- Work Orders for November 2025

	Created Date	WorkOrder	Address1	Status	Description	WO Type	Notes
1	11/04/2025	80340	369 Smuggler's Cove	Pending	Owner reports garage door is broken	Garage Door	Owner reports their garage door broke. Please make an appointment to go and evaluate/repair the garage door at 369 Smugglers Cove
2	11/05/2025	80512	209 Smuggler's Cove	Closed	Garage Door Repair	Garage Door	Owner reports her garage door does not go up. Contact owner to make an appointment.
3	11/05/2025	80546	399 Smuggler's Cove	Pending	Window issue	Windows	Owner reports having a window issue. Make appointment to go to 399 Smugglers Cove to determine how to repair and present an estimate.
4	11/12/2025	81129	115 Channel Islands Drive	Closed	Garage door needs to be repaired	Garage Door	
5	11/13/2025	81239	711 N. Santa Cruz Island Drive	Pending	Garage door needs to be repaired	Garage Door	Owner reports the garage door needs to be repaired/replaced.
6	11/15/2025	81392	851 N. Channel Islands Drive	Closed	Drain on patio outside of gate is not draining	Miscellaneous	Rain water is pooling inside and outside of patio.
7	11/19/2025	81845	841 N. Channel Islands Drive	Closed	Garage door needs to be repaired/adjusted	Garage Door	Owner reports the garage door at 841 CI Drive needs to be adjusted.
8	11/19/2025	81955	1021 N. Channel Islands Drive	Pending	Remove plant and roots from TH planter	Landscaping	Gothic: please provide proposal to remove the plant and its roots at the front of 1021 N Channel Islands Drive.
9	11/20/2025	82016	405 Channel Islands Drive	Pending	Patio flooding	Miscellaneous	Patio closest to front door floods with heavy rain

Balance Sheet Comparative - Combined

University Glen (Cal State University Channel Island Site Authority)

End Date: 11/30/2025

		Current Balance at 11/30/2025	Prior Month Balance at 10/31/2025	Change
Assets				
CASH - OPERATING				
01-1003-00	Sunwest Oper - Acct 2137	\$ 622,550.64	\$ 647,931.24	\$ (25,380.60)
Total CASH - OPERATING:		\$ 622,550.64	\$ 647,931.24	\$ (25,380.60)
ACCOUNTS RECEIVABLE				
12-1280-00	Accounts Receivable	\$ 27,887.93	\$ 30,331.92	\$ (2,443.99)
Total ACCOUNTS RECEIVABLE:		\$ 27,887.93	\$ 30,331.92	\$ (2,443.99)
OTHER ASSETS				
13-1300-00	Prepaid Insurance	\$ 29,649.71	\$ 33,885.39	\$ (4,235.68)
Total OTHER ASSETS:		\$ 29,649.71	\$ 33,885.39	\$ (4,235.68)
Total Assets:		\$ 680,088.28	\$ 712,148.55	\$ (32,060.27)
Liabilities & Equity				
ACCOUNTS PAYABLE				
20-2001-00	Prepaid Dues	\$ 32,395.84	\$ 19,640.27	\$ 12,755.57
20-2795-00	Accrued Operating Expenses	221,409.60	175,633.67	45,775.93
Total ACCOUNTS PAYABLE:		\$ 253,805.44	\$ 195,273.94	\$ 58,531.50
RESERVES				
40-4000-00	Reserve Liability	\$ 34,768.58	\$ 67,815.58	\$ (33,047.00)
Total RESERVES:		\$ 34,768.58	\$ 67,815.58	\$ (33,047.00)
EQUITY				
49-4998-00	Prior Year Equity	\$ 375,828.46	\$ 375,828.46	\$ -
Total EQUITY:		\$ 375,828.46	\$ 375,828.46	\$ -
Net Income / (Loss)		\$ 15,685.80	\$ 73,230.57	\$ (57,544.77)
Total Liabilities & Equity:		\$ 680,088.28	\$ 712,148.55	\$ (32,060.27)

Income Statement

University Glen (Cal State University Channel Island Site Authority)

From 11/01/2025 to 11/30/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
TOTAL OPERATING INCOME	\$ 258,796.73	\$ 258,631.67	\$ 165.06	\$1,293,656.15	\$1,293,158.35	\$497.80	\$3,103,580.00
TOTAL INCOME	\$ 258,796.73	\$258,631.67	\$ 165.06	\$1,293,656.15	\$1,293,158.35	\$ 497.80	\$3,103,580.00
EXPENSES AND RESERVE FUNDING							
TOTAL ADMINISTRATION	\$ 11,133.08	\$ 19,976.08	\$ 8,843.00	\$ 88,903.28	\$ 99,880.40	\$10,977.12	\$239,713.00
TOTAL PROPERTY PROTECTION	\$ 7,966.67	\$ 7,966.67	\$ -	\$ 39,833.35	\$ 39,833.35	\$0.00	\$ 95,600.00
TOTAL LANDSCAPE	\$ 30,433.33	\$ 37,666.66	\$ 7,233.33	\$125,698.98	\$188,333.30	\$62,634.32	\$452,000.00
TOTAL COMMON AREA MAINTENANCE	\$ 15,128.56	\$ 23,044.35	\$ 7,915.79	\$126,192.38	\$115,221.75	(\$10,970.63)	\$276,532.00
TOTAL TOWNHOUSE MAINTENANCE	\$ 3,323.91	\$ 7,337.49	\$ 4,013.58	\$ 17,718.07	\$ 36,687.45	\$18,969.38	\$ 88,050.00
TOTAL UTILITIES	\$ 86,897.30	\$ 85,837.00	(\$ 1,060.30)	\$423,112.42	\$429,185.00	\$6,072.58	\$1,030,044.00
TOTAL INSURANCE	\$ 18,363.43	\$ 22,369.42	\$ 4,005.99	\$ 91,817.15	\$111,847.10	\$20,029.95	\$268,433.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$ 88,661.22	\$ -	(\$ 88,661.22)	\$ 92,524.72	\$ -	(\$92,524.72)	\$ -
TOTAL RESERVE ALLOCATION	\$ 54,434.00	\$ 54,434.00	\$ -	\$272,170.00	\$272,170.00	\$0.00	\$653,208.00
TOTAL DISBURSEMENTS	\$ 316,341.50	\$258,631.67	(\$ 57,709.83)	\$1,277,970.35	\$1,293,158.35	\$ 15,188.00	\$3,103,580.00
	(\$ 57,544.77)	\$ 0.00	(\$ 57,544.77)	\$ 15,685.80	\$ 0.00	\$ 15,685.80	\$ 0.00
NET INCREASE (DECREASE)	(\$ 57,544.77)	\$ 0.00	(\$ 57,544.77)	\$ 15,685.80	\$ 0.00	\$ 15,685.80	\$ 0.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 11/01/2025 to 11/30/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME							
OPERATING INCOME							
5010-00 Townhomes Assessments	\$115,006.00	\$115,006.00	\$0.00	\$575,030.00	\$575,030.00	\$0.00	\$1,380,072.00
5013-00 Single family homes	\$23,095.44	\$23,095.42	\$0.02	\$115,477.20	\$115,477.10	\$0.10	\$277,145.00
5015-00 Apartment Assessment	\$120,530.29	\$120,530.25	\$0.04	\$602,651.45	\$602,651.25	\$0.20	\$1,446,363.00
5023-00 Bank Return Check/NSF Fees	\$90.00	\$0.00	\$90.00	\$185.00	\$0.00	\$185.00	\$0.00
5042-00 Late Interest	\$0.00	\$0.00	\$0.00	\$122.50	\$0.00	\$122.50	\$0.00
5045-00 Parking Fees	\$75.00	\$0.00	\$75.00	\$250.00	\$0.00	\$250.00	\$0.00
5105-00 Attorney/Collection Fees	\$0.00	\$0.00	\$0.00	(\$60.00)	\$0.00	(\$60.00)	\$0.00
TOTAL OPERATING INCOME	\$258,796.73	\$258,631.67	\$165.06	\$1,293,656.15	\$1,293,158.35	\$497.80	\$3,103,580.00
TOTAL OPERATING INCOME	\$258,796.73	\$258,631.67	\$165.06	\$1,293,656.15	\$1,293,158.35	\$497.80	\$3,103,580.00
OPERATING EXPENSE							
ADMINISTRATION							
6015-00 Reserve Study	\$0.00	\$526.08	\$526.08	\$0.00	\$2,630.40	\$2,630.40	\$6,313.00
6035-00 Mgmt Billback - Office & Postage	\$545.84	\$1,000.00	\$454.16	\$4,797.91	\$5,000.00	\$202.09	\$12,000.00
6036-00 Office Telephone/WiFi	\$0.00	\$325.00	\$325.00	\$0.00	\$1,625.00	\$1,625.00	\$3,900.00
6037-00 Onsite Mgmt-Contingency	\$0.00	\$816.67	\$816.67	\$0.00	\$4,083.35	\$4,083.35	\$9,800.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$10,022.39	\$15,375.00	\$5,352.61	\$77,351.92	\$76,875.00	(\$476.92)	\$184,500.00
6041-00 Office Rent & Maintenance	\$534.85	\$543.33	\$8.48	\$3,209.10	\$2,716.65	(\$492.45)	\$6,520.00
6045-00 Records Storage	\$0.00	\$40.00	\$40.00	\$0.00	\$200.00	\$200.00	\$480.00
6052-00 Collection Costs/Billback	\$30.00	\$0.00	(\$30.00)	\$30.00	\$0.00	(\$30.00)	\$0.00
6085-00 Misc Admin (Office Supplies/Cellphone)	\$0.00	\$516.67	\$516.67	\$3,514.35	\$2,583.35	(\$931.00)	\$6,200.00
6090-00 Parking Management	\$0.00	\$833.33	\$833.33	\$0.00	\$4,166.65	\$4,166.65	\$10,000.00
TOTAL ADMINISTRATION	\$11,133.08	\$19,976.08	\$8,843.00	\$88,903.28	\$99,880.40	\$10,977.12	\$239,713.00
PROPERTY PROTECTION							
6320-00 Security Services	\$7,966.67	\$7,966.67	\$0.00	\$39,833.35	\$39,833.35	\$0.00	\$95,600.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.67	\$0.00	\$39,833.35	\$39,833.35	\$0.00	\$95,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 11/01/2025 to 11/30/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
LANDSCAPE							
6405-00 Landscape Contract	\$29,833.33	\$29,833.33	\$0.00	\$121,321.33	\$149,166.65	\$27,845.32	\$358,000.00
6420-00 Irrigation Repairs	\$600.00	\$2,833.33	\$2,233.33	\$3,877.65	\$14,166.65	\$10,289.00	\$34,000.00
6425-00 Tree Maintenance	\$0.00	\$5,000.00	\$5,000.00	\$500.00	\$25,000.00	\$24,500.00	\$60,000.00
TOTAL LANDSCAPE	\$30,433.33	\$37,666.66	\$7,233.33	\$125,698.98	\$188,333.30	\$62,634.32	\$452,000.00
COMMON AREA MAINTENANCE							
6509-00 Plumbing Repair (Common Area)	\$0.00	\$166.67	\$166.67	\$700.00	\$833.35	\$133.35	\$2,000.00
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$2,060.10	\$1,291.67	(\$768.43)	\$8,605.16	\$6,458.35	(\$2,146.81)	\$15,500.00
6532-00 Tot Lot Inspection	\$0.00	\$100.00	\$100.00	\$0.00	\$500.00	\$500.00	\$1,200.00
6534-00 Roof Repairs (Common Area)	\$0.00	\$166.67	\$166.67	\$0.00	\$833.35	\$833.35	\$2,000.00
6543-00 Pet Waste Supplies	\$0.00	\$683.33	\$683.33	\$0.00	\$3,416.65	\$3,416.65	\$8,200.00
6550-00 Janitorial Service	\$5,120.00	\$5,596.00	\$476.00	\$29,875.00	\$27,980.00	(\$1,895.00)	\$67,152.00
6553-00 Common Area Maintenance	\$234.88	\$1,400.00	\$1,165.12	\$6,369.88	\$7,000.00	\$630.12	\$16,800.00
6554-00 Common Area Supplies	\$2,376.58	\$740.00	(\$1,636.58)	\$8,325.30	\$3,700.00	(\$4,625.30)	\$8,880.00
6555-00 Pest Control (Pest & Gopher)	\$1,000.00	\$2,650.00	\$1,650.00	\$7,005.00	\$13,250.00	\$6,245.00	\$31,800.00
6570-00 Pool/Fountain Contract Services	\$3,175.00	\$3,266.67	\$91.67	\$15,250.00	\$16,333.35	\$1,083.35	\$39,200.00
6572-00 Pool/Fountain Extras	\$195.00	\$2,250.00	\$2,055.00	\$8,727.13	\$11,250.00	\$2,522.87	\$27,000.00
6588-00 Fitness Equipment	\$967.00	\$666.67	(\$300.33)	\$2,772.75	\$3,333.35	\$560.60	\$8,000.00
6590-00 Sidewalk Trip Hazard Project (Annual)	\$0.00	\$3,416.67	\$3,416.67	\$38,562.16	\$17,083.35	(\$21,478.81)	\$41,000.00
6595-00 Misc Maintenance (DG Path Repairs)	\$0.00	\$400.00	\$400.00	\$0.00	\$2,000.00	\$2,000.00	\$4,800.00
6596-00 Common Area Maint Contingency	\$0.00	\$250.00	\$250.00	\$0.00	\$1,250.00	\$1,250.00	\$3,000.00
TOTAL COMMON AREA MAINTENANCE	\$15,128.56	\$23,044.35	\$7,915.79	\$126,192.38	\$115,221.75	(\$10,970.63)	\$276,532.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 11/01/2025 to 11/30/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
TOWNHOUSE MAINTENANCE							
6627-00 Lighting - Townhomes Sconce Repairs	\$2,724.07	\$2,333.33	(\$390.74)	\$9,876.10	\$11,666.65	\$1,790.55	\$28,000.00
6630-00 Windows & Doors	\$224.84	\$833.33	\$608.49	\$4,422.61	\$4,166.65	(\$255.96)	\$10,000.00
6633-00 Roofing/Waterproofing (Townhomes)	\$150.00	\$666.67	\$516.67	\$150.00	\$3,333.35	\$3,183.35	\$8,000.00
6638-00 Gutter Cleaning	\$0.00	\$750.00	\$750.00	\$0.00	\$3,750.00	\$3,750.00	\$9,000.00
6640-00 Fencing/Trash Enclosure/Gates	\$0.00	\$625.00	\$625.00	\$525.00	\$3,125.00	\$2,600.00	\$7,500.00
6645-00 Plumbing (Townhouse)	\$0.00	\$333.33	\$333.33	\$379.36	\$1,666.65	\$1,287.29	\$4,000.00
6650-00 Garage Doors	\$225.00	\$200.00	(\$25.00)	\$570.00	\$1,000.00	\$430.00	\$2,400.00
6655-00 Pest Control/Termites	\$0.00	\$145.83	\$145.83	\$1,795.00	\$729.15	(\$1,065.85)	\$1,750.00
6660-00 Heaters	\$0.00	\$133.33	\$133.33	\$0.00	\$666.65	\$666.65	\$1,600.00
6665-00 Stucco Drywall Repair	\$0.00	\$400.00	\$400.00	\$0.00	\$2,000.00	\$2,000.00	\$4,800.00
6670-00 Dryer Vent Cleaning	\$0.00	\$916.67	\$916.67	\$0.00	\$4,583.35	\$4,583.35	\$11,000.00
TOTAL TOWNHOUSE MAINTENANCE	\$3,323.91	\$7,337.49	\$4,013.58	\$17,718.07	\$36,687.45	\$18,969.38	\$88,050.00
UTILITIES							
6700-00 Water - Reclaimed (Landscape)	\$8,029.55	\$6,643.50	(\$1,386.05)	\$38,089.81	\$33,217.50	(\$4,872.31)	\$79,722.00
6701-00 Water-(Potable/Common Area Pools)	\$22,950.68	\$14,852.00	(\$8,098.68)	\$83,880.96	\$74,260.00	(\$9,620.96)	\$178,224.00
6702-00 Sewer	\$27,025.14	\$21,031.50	(\$5,993.64)	\$123,138.42	\$105,157.50	(\$17,980.92)	\$252,378.00
6703-00 Water/Sewer Infrastructue Fee	\$8,080.72	\$8,080.75	\$0.03	\$40,403.66	\$40,403.75	\$0.09	\$96,969.00
6705-00 Electricity	\$10,177.76	\$9,757.50	(\$420.26)	\$38,223.82	\$48,787.50	\$10,563.68	\$117,090.00
6710-00 Gas	\$1,886.65	\$3,361.50	\$1,474.85	\$9,834.50	\$16,807.50	\$6,973.00	\$40,338.00
6720-00 Cable/Telephone	\$807.22	\$325.00	(\$482.22)	\$3,466.41	\$1,625.00	(\$1,841.41)	\$3,900.00
6725-00 Trash Removal	\$7,939.58	\$20,360.00	\$12,420.42	\$86,074.84	\$101,800.00	\$15,725.16	\$244,320.00
6730-00 Trash Extras	\$0.00	\$1,425.25	\$1,425.25	\$0.00	\$7,126.25	\$7,126.25	\$17,103.00
TOTAL UTILITIES	\$86,897.30	\$85,837.00	(\$1,060.30)	\$423,112.42	\$429,185.00	\$6,072.58	\$1,030,044.00
INSURANCE							
6800-00 Insurance Master Policy	\$14,127.75	\$14,127.75	\$0.00	\$70,638.75	\$70,638.75	\$0.00	\$169,533.00
6810-00 Earthquake Insurance	\$4,235.68	\$8,241.67	\$4,005.99	\$21,178.40	\$41,208.35	\$20,029.95	\$98,900.00
TOTAL INSURANCE	\$18,363.43	\$22,369.42	\$4,005.99	\$91,817.15	\$111,847.10	\$20,029.95	\$268,433.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 11/01/2025 to 11/30/2025

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	\$88,661.22	\$0.00	(\$88,661.22)	\$92,524.72	\$0.00	(\$92,524.72)	\$0.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$88,661.22	\$0.00	(\$88,661.22)	\$92,524.72	\$0.00	(\$92,524.72)	\$0.00
RESERVE ALLOCATION							
9005-00 Reserves-Common Space	\$28,000.00	\$28,000.00	\$0.00	\$140,000.00	\$140,000.00	\$0.00	\$336,000.00
9008-00 Reserves-Single Family	\$1,400.00	\$1,400.00	\$0.00	\$7,000.00	\$7,000.00	\$0.00	\$16,800.00
9009-00 Reserves-Townhouse	\$25,034.00	\$25,034.00	\$0.00	\$125,170.00	\$125,170.00	\$0.00	\$300,408.00
TOTAL RESERVE ALLOCATION	\$54,434.00	\$54,434.00	\$0.00	\$272,170.00	\$272,170.00	\$0.00	\$653,208.00
TOTAL OPERATING EXPENSE	\$316,341.50	\$258,631.67	(\$57,709.83)	\$1,277,970.35	\$1,293,158.35	\$15,188.00	\$3,103,580.00
Net Income:	(\$57,544.77)	\$0.00	(\$57,544.77)	\$15,685.80	\$0.00	\$15,685.80	\$0.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 11/30/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
OPERATING INCOME														
OPERATING INCOME														
5010-00 Townhomes Assessments														
Budget	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	-	-	-	-	-	-	-	575,030.00	1,380,072.00
Actual	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	-	-	-	-	-	-	-	575,030.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5013-00 Single family homes														
Budget	23,095.42	23,095.42	23,095.42	23,095.42	23,095.42	-	-	-	-	-	-	-	115,477.10	277,145.00
Actual	23,095.44	23,095.44	23,095.44	23,095.44	23,095.44	-	-	-	-	-	-	-	115,477.20	
Variance	0.02	0.02	0.02	0.02	0.02	-	-	-	-	-	-	-	0.10	
5015-00 Apartment Assessment														
Budget	120,530.25	120,530.25	120,530.25	120,530.25	120,530.25	-	-	-	-	-	-	-	602,651.25	1,446,363.00
Actual	120,530.29	120,530.29	120,530.29	120,530.29	120,530.29	-	-	-	-	-	-	-	602,651.45	
Variance	0.04	0.04	0.04	0.04	0.04	-	-	-	-	-	-	-	0.20	
5023-00 Bank Return Check/NSF Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	(25.00)	30.00	60.00	30.00	90.00	-	-	-	-	-	-	-	185.00	
Variance	(25.00)	30.00	60.00	30.00	90.00	-	-	-	-	-	-	-	185.00	
5042-00 Late Interest														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	122.50	-	-	-	-	-	-	-	-	122.50	
Variance	-	-	-	122.50	-	-	-	-	-	-	-	-	122.50	
5045-00 Parking Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	175.00	75.00	-	-	-	-	-	-	-	250.00	
Variance	-	-	-	175.00	75.00	-	-	-	-	-	-	-	250.00	
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: 11/30/2025

	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	258,631.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,293,158.35	3,103,580.00
Actual	258,531.73	258,661.73	258,691.73	258,974.23	258,796.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,293,656.15	
Variance	(99.94)	30.06	60.06	342.56	165.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	497.80	
Total OPERATING INCOME														
Budget	258,631.67	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	1,293,158.35	3,103,580.00
Actual	258,531.73	258,661.73	258,691.73	258,974.23	258,796.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,293,656.15	
Variance	(99.94)	30.06	60.06	342.56	165.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	497.80	
OPERATING EXPENSE														
ADMINISTRATION														
6015-00 Reserve Study														
Budget	526.08	526.08	526.08	526.08	526.08	-	-	-	-	-	-	-	2,630.40	6,313.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	526.08	526.08	526.08	526.08	526.08	-	-	-	-	-	-	-	2,630.40	
6035-00 Mgmt Billback - Office & Postage														
Budget	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	-	-	-	-	-	-	-	5,000.00	12,000.00
Actual	1,255.93	471.08	1,317.64	1,207.42	545.84	-	-	-	-	-	-	-	4,797.91	
Variance	(255.93)	528.92	(317.64)	(207.42)	454.16	-	-	-	-	-	-	-	202.09	
6036-00 Office Telephone/WiFi														
Budget	325.00	325.00	325.00	325.00	325.00	-	-	-	-	-	-	-	1,625.00	3,900.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	325.00	325.00	325.00	325.00	325.00	-	-	-	-	-	-	-	1,625.00	
6037-00 Onsite Mgmt-Contingency														
Budget	816.67	816.67	816.67	816.67	816.67	-	-	-	-	-	-	-	4,083.35	9,800.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	816.67	816.67	816.67	816.67	816.67	-	-	-	-	-	-	-	4,083.35	
6040-00 Mgmt Services & On-Site Staff Payroll														
Budget	15,375.00	15,375.00	15,375.00	15,375.00	15,375.00	-	-	-	-	-	-	-	76,875.00	184,500.00
Actual	15,487.42	15,487.42	15,287.52	21,067.17	10,022.39	-	-	-	-	-	-	-	77,351.92	
Variance	(112.42)	(112.42)	87.48	(5,692.17)	5,352.61	-	-	-	-	-	-	-	(476.92)	
6041-00 Office Rent & Maintenance														
Budget	543.33	543.33	543.33	543.33	543.33	-	-	-	-	-	-	-	2,716.65	6,520.00
Actual	534.85	534.85	534.85	1,069.70	534.85	-	-	-	-	-	-	-	3,209.10	
Variance	8.48	8.48	8.48	(526.37)	8.48	-	-	-	-	-	-	-	(492.45)	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 11/30/2025

	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	40.00	-	-	-	-	-	-	-	200.00	480.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	40.00	40.00	40.00	40.00	40.00	-	-	-	-	-	-	-	200.00	-
6052-00 Collection Costs/Billback														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	30.00	-	-	-	-	-	-	-	30.00	-
Variance	-	-	-	-	(30.00)	-	-	-	-	-	-	-	(30.00)	-
6085-00 Misc Admin (Office Supplies/Cellphone)														
Budget	516.67	516.67	516.67	516.67	516.67	-	-	-	-	-	-	-	2,583.35	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)	516.67	-	-	-	-	-	-	-	(931.00)	-
6090-00 Parking Management														
Budget	833.33	833.33	833.33	833.33	833.33	-	-	-	-	-	-	-	4,166.65	10,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	833.33	833.33	833.33	833.33	833.33	-	-	-	-	-	-	-	4,166.65	-
Total 60 - ADMINISTRATION														
Budget	19,976.08	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	99,880.40	239,713.00
Actual	17,278.20	18,410.24	17,656.15	24,425.61	11,133.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88,903.28	
Variance	2,697.88	1,565.84	2,319.93	(4,449.53)	8,843.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,977.12	
PROPERTY PROTECTION														
6320-00 Security Services														
Budget	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	-	-	-	-	-	-	-	39,833.35	95,600.00
Actual	7,966.67	-	7,966.67	15,933.34	7,966.67	-	-	-	-	-	-	-	39,833.35	-
Variance	-	7,966.67	-	(7,966.67)	-	-	-	-	-	-	-	-	-	-
Total 63 - PROPERTY PROTECTION														
Budget	7,966.67	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	39,833.35	95,600.00
Actual	7,966.67	0.00	7,966.67	15,933.34	7,966.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	39,833.35	
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	29,833.33	-	-	-	-	-	-	-	149,166.65	358,000.00
Actual	-	61,788.00	-	29,700.00	29,833.33	-	-	-	-	-	-	-	121,321.33	-

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 11/30/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
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	2,833.33	-	-	-	-	-	-	-	14,166.65	34,000.00
Actual	-	1,822.65	1,455.00	-	600.00	-	-	-	-	-	-	-	3,877.65	
Variance	2,833.33	1,010.68	1,378.33	2,833.33	2,233.33	-	-	-	-	-	-	-	10,289.00	
6425-00 Tree Maintenance														
Budget	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	-	-	-	-	-	-	-	25,000.00	60,000.00
Actual	-	-	-	500.00	-	-	-	-	-	-	-	-	500.00	
Variance	5,000.00	5,000.00	5,000.00	4,500.00	5,000.00	-	-	-	-	-	-	-	24,500.00	
Total 64 - LANDSCAPE														
Budget	37,666.66	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	188,333.30	452,000.00
Actual	0.00	63,610.65	1,455.00	30,200.00	30,433.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	125,698.98	
Variance	37,666.66	(25,943.99)	36,211.66	7,466.66	7,233.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	62,634.32	
COMMON AREA MAINTENANCE														
6509-00 Plumbing Repair (Common Area)														
Budget	166.67	166.67	166.67	166.67	166.67	-	-	-	-	-	-	-	833.35	2,000.00
Actual	550.00	150.00	-	-	-	-	-	-	-	-	-	-	700.00	
Variance	(383.33)	16.67	166.67	166.67	166.67	-	-	-	-	-	-	-	133.35	
6528-00 Electrical/Lighting Rpr - Common Area Bollards														
Budget	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	-	-	-	-	-	-	-	6,458.35	15,500.00
Actual	-	1,811.50	1,620.03	3,113.53	2,060.10	-	-	-	-	-	-	-	8,605.16	
Variance	1,291.67	(519.83)	(328.36)	(1,821.86)	(768.43)	-	-	-	-	-	-	-	(2,146.81)	
6532-00 Tot Lot Inspection														
Budget	100.00	100.00	100.00	100.00	100.00	-	-	-	-	-	-	-	500.00	1,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	100.00	100.00	100.00	100.00	100.00	-	-	-	-	-	-	-	500.00	
6534-00 Roof Repairs (Common Area)														
Budget	166.67	166.67	166.67	166.67	166.67	-	-	-	-	-	-	-	833.35	2,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	166.67	166.67	166.67	166.67	166.67	-	-	-	-	-	-	-	833.35	
6543-00 Pet Waste Supplies														
Budget	683.33	683.33	683.33	683.33	683.33	-	-	-	-	-	-	-	3,416.65	8,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	683.33	683.33	683.33	683.33	683.33	-	-	-	-	-	-	-	3,416.65	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 11/30/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
6550-00 Janitorial Service														
Budget	5,596.00	5,596.00	5,596.00	5,596.00	5,596.00	-	-	-	-	-	-	-	27,980.00	67,152.00
Actual	6,360.00	3,840.00	7,680.00	6,875.00	5,120.00	-	-	-	-	-	-	-	29,875.00	
Variance	(764.00)	1,756.00	(2,084.00)	(1,279.00)	476.00	-	-	-	-	-	-	-	(1,895.00)	
6553-00 Common Area Maintenance														
Budget	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	-	-	-	-	-	-	-	7,000.00	16,800.00
Actual	150.00	3,950.00	1,535.00	500.00	234.88	-	-	-	-	-	-	-	6,369.88	
Variance	1,250.00	(2,550.00)	(135.00)	900.00	1,165.12	-	-	-	-	-	-	-	630.12	
6554-00 Common Area Supplies														
Budget	740.00	740.00	740.00	740.00	740.00	-	-	-	-	-	-	-	3,700.00	8,880.00
Actual	1,222.14	1,440.90	1,906.62	1,379.06	2,376.58	-	-	-	-	-	-	-	8,325.30	
Variance	(482.14)	(700.90)	(1,166.62)	(639.06)	(1,636.58)	-	-	-	-	-	-	-	(4,625.30)	
6555-00 Pest Control (Pest & Gopher)														
Budget	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	-	-	-	-	-	-	-	13,250.00	31,800.00
Actual	550.00	2,250.00	305.00	2,900.00	1,000.00	-	-	-	-	-	-	-	7,005.00	
Variance	2,100.00	400.00	2,345.00	(250.00)	1,650.00	-	-	-	-	-	-	-	6,245.00	
6570-00 Pool/Fountain Contract Services														
Budget	3,266.67	3,266.67	3,266.67	3,266.67	3,266.67	-	-	-	-	-	-	-	16,333.35	39,200.00
Actual	2,550.00	650.00	5,700.00	3,175.00	3,175.00	-	-	-	-	-	-	-	15,250.00	
Variance	716.67	2,616.67	(2,433.33)	91.67	91.67	-	-	-	-	-	-	-	1,083.35	
6572-00 Pool/Fountain Extras														
Budget	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	-	-	-	-	-	-	-	11,250.00	27,000.00
Actual	1,602.09	2,464.54	3,473.00	992.50	195.00	-	-	-	-	-	-	-	8,727.13	
Variance	647.91	(214.54)	(1,223.00)	1,257.50	2,055.00	-	-	-	-	-	-	-	2,522.87	
6588-00 Fitness Equipment														
Budget	666.67	666.67	666.67	666.67	666.67	-	-	-	-	-	-	-	3,333.35	8,000.00
Actual	445.00	1,360.75	-	-	967.00	-	-	-	-	-	-	-	2,772.75	
Variance	221.67	(694.08)	666.67	666.67	(300.33)	-	-	-	-	-	-	-	560.60	
6590-00 Sidewalk Trip Hazard Project (Annual)														
Budget	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	-	-	-	-	-	-	-	17,083.35	41,000.00
Actual	-	38,562.16	-	-	-	-	-	-	-	-	-	-	38,562.16	
Variance	3,416.67	(35,145.49)	3,416.67	3,416.67	3,416.67	-	-	-	-	-	-	-	(21,478.81)	
6595-00 Misc Maintenance (DG Path Repairs)														
Budget	400.00	400.00	400.00	400.00	400.00	-	-	-	-	-	-	-	2,000.00	4,800.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	400.00	400.00	400.00	400.00	400.00	-	-	-	-	-	-	-	2,000.00	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 11/30/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
6596-00 Common Area Maint Contingency														
Budget	250.00	250.00	250.00	250.00	250.00	-	-	-	-	-	-	-	1,250.00	3,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	250.00	250.00	250.00	250.00	250.00	-	-	-	-	-	-	-	1,250.00	-
Total 65 - COMMON AREA MAINTENANCE														
Budget	23,044.35	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	115,221.75	276,532.00
Actual	13,429.23	56,479.85	22,219.65	18,935.09	15,128.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	126,192.38	-
Variance	9,615.12	(33,435.50)	824.70	4,109.26	7,915.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(10,970.63)	-
TOWNHOUSE MAINTENANCE														
6627-00 Lighting - Townhomes Sconce Repairs														
Budget	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	-	-	-	-	-	-	-	11,666.65	28,000.00
Actual	-	2,141.09	2,860.85	2,150.09	2,724.07	-	-	-	-	-	-	-	9,876.10	-
Variance	2,333.33	192.24	(527.52)	183.24	(390.74)	-	-	-	-	-	-	-	1,790.55	-
6630-00 Windows & Doors														
Budget	833.33	833.33	833.33	833.33	833.33	-	-	-	-	-	-	-	4,166.65	10,000.00
Actual	-	1,335.00	2,401.00	461.77	224.84	-	-	-	-	-	-	-	4,422.61	-
Variance	833.33	(501.67)	(1,567.67)	371.56	608.49	-	-	-	-	-	-	-	(255.96)	-
6633-00 Roofing/Waterproofing (Townhomes)														
Budget	666.67	666.67	666.67	666.67	666.67	-	-	-	-	-	-	-	3,333.35	8,000.00
Actual	-	-	-	-	150.00	-	-	-	-	-	-	-	150.00	-
Variance	666.67	666.67	666.67	666.67	516.67	-	-	-	-	-	-	-	3,183.35	-
6638-00 Gutter Cleaning														
Budget	750.00	750.00	750.00	750.00	750.00	-	-	-	-	-	-	-	3,750.00	9,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	750.00	750.00	750.00	750.00	750.00	-	-	-	-	-	-	-	3,750.00	-
6640-00 Fencing/Trash Enclosure/Gates														
Budget	625.00	625.00	625.00	625.00	625.00	-	-	-	-	-	-	-	3,125.00	7,500.00
Actual	150.00	-	375.00	-	-	-	-	-	-	-	-	-	525.00	-
Variance	475.00	625.00	250.00	625.00	625.00	-	-	-	-	-	-	-	2,600.00	-
6645-00 Plumbing (Townhouse)														
Budget	333.33	333.33	333.33	333.33	333.33	-	-	-	-	-	-	-	1,666.65	4,000.00
Actual	379.36	-	-	-	-	-	-	-	-	-	-	-	379.36	-
Variance	(46.03)	333.33	333.33	333.33	333.33	-	-	-	-	-	-	-	1,287.29	-
6650-00 Garage Doors														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 11/30/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	200.00	200.00	200.00	200.00	200.00	-	-	-	-	-	-	-	1,000.00	2,400.00
Actual	85.00	-	175.00	85.00	225.00	-	-	-	-	-	-	-	570.00	
Variance	115.00	200.00	25.00	115.00	(25.00)	-	-	-	-	-	-	-	430.00	
6655-00 Pest Control/Termites														
Budget	145.83	145.83	145.83	145.83	145.83	-	-	-	-	-	-	-	729.15	1,750.00
Actual	-	-	-	1,795.00	-	-	-	-	-	-	-	-	1,795.00	
Variance	145.83	145.83	145.83	(1,649.17)	145.83	-	-	-	-	-	-	-	(1,065.85)	
6660-00 Heaters														
Budget	133.33	133.33	133.33	133.33	133.33	-	-	-	-	-	-	-	666.65	1,600.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	133.33	133.33	133.33	133.33	133.33	-	-	-	-	-	-	-	666.65	
6665-00 Stucco Drywall Repair														
Budget	400.00	400.00	400.00	400.00	400.00	-	-	-	-	-	-	-	2,000.00	4,800.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	400.00	400.00	400.00	400.00	400.00	-	-	-	-	-	-	-	2,000.00	
6670-00 Dryer Vent Cleaning														
Budget	916.67	916.67	916.67	916.67	916.67	-	-	-	-	-	-	-	4,583.35	11,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	916.67	916.67	916.67	916.67	916.67	-	-	-	-	-	-	-	4,583.35	
Total 66 - TOWNHOUSE MAINTENANCE														
Budget	7,337.49	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	36,687.45	88,050.00
Actual	614.36	3,476.09	5,811.85	4,491.86	3,323.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17,718.07	
Variance	6,723.13	3,861.40	1,525.64	2,845.63	4,013.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,969.38	
UTILITIES														
6700-00 Water - Reclaimed (Landscape)														
Budget	6,643.50	6,643.50	6,643.50	6,643.50	6,643.50	-	-	-	-	-	-	-	33,217.50	79,722.00
Actual	-	-	1,189.42	28,870.84	8,029.55	-	-	-	-	-	-	-	38,089.81	
Variance	6,643.50	6,643.50	5,454.08	(22,227.34)	(1,386.05)	-	-	-	-	-	-	-	(4,872.31)	
6701-00 Water-(Potable/Common Area Pools)														
Budget	14,852.00	14,852.00	14,852.00	14,852.00	14,852.00	-	-	-	-	-	-	-	74,260.00	178,224.00
Actual	-	-	983.31	59,946.97	22,950.68	-	-	-	-	-	-	-	83,880.96	
Variance	14,852.00	14,852.00	13,868.69	(45,094.97)	(8,098.68)	-	-	-	-	-	-	-	(9,620.96)	
6702-00 Sewer														
Budget	21,031.50	21,031.50	21,031.50	21,031.50	21,031.50	-	-	-	-	-	-	-	105,157.50	252,378.00
Actual	-	-	-	96,113.28	27,025.14	-	-	-	-	-	-	-	123,138.42	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 11/30/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	21,031.50	21,031.50	21,031.50	(75,081.78)	(5,993.64)	-	-	-	-	-	-	-	(17,980.92)	
6703-00 Water/Sewer Infrastructrue Fee														
Budget	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	-	-	-	-	-	-	-	40,403.75	96,969.00
Actual	7,366.79	(7,366.79)	-	32,322.94	8,080.72	-	-	-	-	-	-	-	40,403.66	
Variance	713.96	15,447.54	8,080.75	(24,242.19)	0.03	-	-	-	-	-	-	-	0.09	
6705-00 Electricity														
Budget	9,757.50	9,757.50	9,757.50	9,757.50	9,757.50	-	-	-	-	-	-	-	48,787.50	117,090.00
Actual	10,258.98	5,714.16	10,088.59	1,984.33	10,177.76	-	-	-	-	-	-	-	38,223.82	
Variance	(501.48)	4,043.34	(331.09)	7,773.17	(420.26)	-	-	-	-	-	-	-	10,563.68	
6710-00 Gas														
Budget	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	-	-	-	-	-	-	-	16,807.50	40,338.00
Actual	2,240.54	1,888.03	1,788.57	2,030.71	1,886.65	-	-	-	-	-	-	-	9,834.50	
Variance	1,120.96	1,473.47	1,572.93	1,330.79	1,474.85	-	-	-	-	-	-	-	6,973.00	
6720-00 Cable/Telephone														
Budget	325.00	325.00	325.00	325.00	325.00	-	-	-	-	-	-	-	1,625.00	3,900.00
Actual	237.53	1,143.75	470.69	807.22	807.22	-	-	-	-	-	-	-	3,466.41	
Variance	87.47	(818.75)	(145.69)	(482.22)	(482.22)	-	-	-	-	-	-	-	(1,841.41)	
6725-00 Trash Removal														
Budget	20,360.00	20,360.00	20,360.00	20,360.00	20,360.00	-	-	-	-	-	-	-	101,800.00	244,320.00
Actual	19,569.90	18,202.20	7,906.20	32,456.96	7,939.58	-	-	-	-	-	-	-	86,074.84	
Variance	790.10	2,157.80	12,453.80	(12,096.96)	12,420.42	-	-	-	-	-	-	-	15,725.16	
6730-00 Trash Extras														
Budget	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	-	-	-	-	-	-	-	7,126.25	17,103.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	-	-	-	-	-	-	-	7,126.25	
Total 67 - UTILITIES														
Budget	85,837.00	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	429,185.00	1,030,044.00
Actual	39,673.74	19,581.35	22,426.78	254,533.25	86,897.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	423,112.42	
Variance	46,163.26	66,255.65	63,410.22	(168,696.25)	(1,060.30)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,072.58	
INSURANCE														
6800-00 Insurance Master Policy														
Budget	14,127.75	14,127.75	14,127.75	14,127.75	14,127.75	-	-	-	-	-	-	-	70,638.75	169,533.00
Actual	-	-	-	56,511.00	14,127.75	-	-	-	-	-	-	-	70,638.75	
Variance	14,127.75	14,127.75	14,127.75	(42,383.25)	-	-	-	-	-	-	-	-	-	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 11/30/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
6810-00 Earthquake Insurance														
Budget	8,241.67	8,241.67	8,241.67	8,241.67	8,241.67	-	-	-	-	-	-	-	41,208.35	98,900.00
Actual	4,235.68	4,235.68	4,235.68	4,235.68	4,235.68	-	-	-	-	-	-	-	21,178.40	
Variance	4,005.99	4,005.99	4,005.99	4,005.99	4,005.99	-	-	-	-	-	-	-	20,029.95	
Total 68 - INSURANCE														
Budget	22,369.42	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	111,847.10	268,433.00
Actual	4,235.68	4,235.68	4,235.68	60,746.68	18,363.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	91,817.15	
Variance	18,133.74	18,133.74	18,133.74	(38,377.26)	4,005.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,029.95	
PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS														
8900-00 Prior Year Surplus Refunds to Owners														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	3,863.50	88,661.22	-	-	-	-	-	-	-	92,524.72	
Variance	-	-	-	(3,863.50)	(88,661.22)	-	-	-	-	-	-	-	(92,524.72)	
Total 89 - PRIOR YEAR INCOME & EXPENSE ADJUS														
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	88,661.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	92,524.72	
Variance	0.00	0.00	0.00	(3,863.50)	(88,661.22)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(92,524.72)	
RESERVE ALLOCATION														
9005-00 Reserves-Common Space														
Budget	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	-	-	-	-	-	-	-	140,000.00	336,000.00
Actual	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	-	-	-	-	-	-	-	140,000.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
9008-00 Reserves-Single Family														
Budget	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	-	-	-	-	-	-	-	7,000.00	16,800.00
Actual	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	-	-	-	-	-	-	-	7,000.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
9009-00 Reserves-Townhouse														
Budget	25,034.00	25,034.00	25,034.00	25,034.00	25,034.00	-	-	-	-	-	-	-	125,170.00	300,408.00
Actual	25,034.00	25,034.00	25,034.00	25,034.00	25,034.00	-	-	-	-	-	-	-	125,170.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total 90 - RESERVE ALLOCATION														
Budget	54,434.00	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	272,170.00	653,208.00
Actual	54,434.00	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	272,170.00	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 11/30/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
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	258,631.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,293,158.35	3,103,580.00
Actual	137,631.88	220,227.86	136,205.78	467,563.33	316,341.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,277,970.35	
Variance	120,999.79	38,403.81	122,425.89	(208,931.66)	(57,709.83)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,188.00	
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)	(57,544.77)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,685.80	
Variance	120,899.85	38,433.87	122,485.95	(208,589.10)	(57,544.77)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,685.80	

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

11/01/2025 - 11/30/2025

Date	Check #	Payee	Amount
01-1003-00 Sunwest Oper - Acct 2137			
11/03/2025	100073	Seabreeze Management Company, Inc.	\$4,500.00
		Invoice #: 369066	
		60-6040-00 Seabreeze Management Company, Inc.	\$4,500.00
11/04/2025	100074	Xtreme Fitness Service Inc.	\$525.00
		Invoice #: 12993	
		65-6588-00 Quarterly Preventative Maintenance	\$525.00
11/04/2025	100075	Remedy Pest Elimination	\$1,000.00
		Invoice #: 28001	
		65-6555-00 Pest Control for October 2025	\$1,000.00
11/05/2025	100076	HD Supply Facilities Maintenance, LTD.	\$84.88
		Invoice #: 9242620170	
		65-6553-00 Replace 3 toilet seat in CA	\$84.88
11/06/2025	300013	Charter Communications	\$569.69
		Invoice #: 0033385102125	
		67-6720-00 8448 20 899 0033385-Charter Communications	\$569.69
11/06/2025	100077	SoCalGas	\$1,376.56
		Invoice #: 103125-085881513	
		67-6710-00 100 858 8151 3-SoCalGas	\$1,376.56
11/06/2025	100078	SoCalGas	\$510.09
		Invoice #: 103125-337810871	
		67-6710-00 153 378 1087 1-SoCalGas	\$510.09
11/06/2025	100079	Better Pools LA	\$195.00
		Invoice #: 91148	
		65-6572-00 Hillcrest Spa Drain & Refill	\$195.00
11/06/2025	100080	HD Supply Facilities Maintenance, LTD.	\$150.84
		Invoice #: 9239955913	
		65-6554-00 CA Supplies	\$150.84
11/06/2025	100081	HD Supply Facilities Maintenance, LTD.	\$2,225.74
		Invoice #: 9242659510	
		65-6554-00 Order Number W233800289-HD Supply Facilities Maintenance, LTD.	\$2,225.74
11/10/2025	100082	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1356	
		65-6550-00 Contract Service thru Nov 2, 2025	\$1,280.00
11/10/2025	100083	Eastman Electric	\$2,724.07
		Invoice #: 191	
		66-6627-00 TH Elec for October 2025	\$2,724.07
11/10/2025	100084	Eastman Electric	\$2,060.10
		Invoice #: 87	
		65-6528-00 CA electrical for October 2025	\$2,060.10
11/10/2025	100085	California State University	\$7,966.67
		Invoice #: 512021	
		63-6320-00 Security Services for Oct 2025	\$7,966.67

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

11/01/2025 - 11/30/2025

Date	Check #	Payee	Amount
11/12/2025	100086	Vega cleaning service inc.	\$150.00
		Invoice #: 1329	
		65-6509-00 CA drain cover replacement 425/435 CI Dr.	\$150.00
11/12/2025	100087	KW University Glen, LLC	\$534.85
		Invoice #: B09-2025	
		60-6041-00 Office Rent for Sept 2025.	\$534.85
11/13/2025	100088	Seabreeze Management Company, Inc.	\$64.32
		Invoice #: 370947	
		60-6035-00 August 2025 Admin Billing-Seabreeze Management Company, Inc.	\$64.32
11/13/2025	100089	Better Pools LA	\$650.00
		Invoice #: 90987	
		65-6570-00 Fountain Service for Nov. 2025	\$650.00
11/13/2025	100090	Eastman Electric	\$220.00
		Invoice #: 451	
		40-4003-00 270 Landing Cove Repairs	\$220.00
11/13/2025	100091	California State University, Channel Islands	\$66,086.09
		Invoice #: 512042	
		67-6700-00 Reclaimed water for Sept 2025	\$8,029.55
		67-6701-00 Potable water for Sept 2025	\$22,950.68
		67-6702-00 Sewer for Sept 2025	\$27,025.14
		67-6703-00 Infrastructure fee for Sept 2025	\$8,080.72
11/13/2025	100092	Garage Door Doctor	\$225.00
		Invoice #: 12991	
		66-6650-00 369 Smugglers Cove	\$225.00
11/13/2025	300014	Southern California Edison Co.	\$4,576.62
		Invoice #: 110525-239238016	
		67-6705-00 700239238016	\$4,576.62
11/17/2025	100093	Vega cleaning service inc.	\$150.00
		Invoice #: 1357	
		65-6553-00 Replace TC RR Toilet Seats	\$150.00
11/17/2025	100094	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1358	
		65-6550-00 Weekly Contract Service thru Nov 9, 2025	\$1,280.00
11/17/2025	100095	Seabreeze Management Company, Inc.	\$5,552.39
		Invoice #: 370418	
		60-6052-00 NSF charge to owner	\$30.00
		Invoice #: 370977	
		60-6040-00 Pay Period 10/19/2025 - 11/1/2025-Seabreeze Management Company, Inc.	\$5,522.39
11/17/2025	100096	Gothic Landscape Maintenance Division	\$84,662.00
		Invoice #: 407336	
		40-4001-00 1/2 Phase 2 Landscape Refurbishing Project.	\$84,662.00
11/17/2025	100097	Better Pools LA	\$2,525.00
		Invoice #: 90683	
		65-6570-00 Monthly Pool Fountain Maintenance	\$2,525.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

11/01/2025 - 11/30/2025

Date	Check #	Payee	Amount
11/17/2025	100098	Quality Windows, Inc	\$224.84
		Invoice #: 30155	
		66-6630-00 306 E Twin Harbor repair screen	\$224.84
11/18/2025	500000	Dorothy Patten and Sean Patten	\$532.77
		12-1280-00 Refund after COE Acct: 124525874757	\$532.77
11/18/2025	300015	Southern California Edison Co.	\$3,799.59
		Invoice #: 110425-1512196	
		67-6705-00 Southern California Edison Co.	\$3,799.59
11/19/2025	500001	Dorothy Patten and Sean Patten	\$343.04
		20-2001-00 Reconciliation Refund	\$343.04
11/19/2025	300016	Charter Communications	\$237.53
		Invoice #: 0293780110925	
		67-6720-00 8448 20 041 0293780	\$237.53
11/20/2025	500002	Jason Isaacs and Abby Isaacs	\$261.78
		20-2001-00 Refund after COE Acct: 124525874681	\$261.78
11/20/2025	100099	Vega cleaning service inc.	\$150.00
		Invoice #: 1360	
		66-6633-00 TH Roofing at 435 CI Drive	\$150.00
11/20/2025	100100	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1359	
		65-6550-00 Contract Janitorial thru Nov 16, 2025	\$1,280.00
11/20/2025	100101	Xtreme Fitness Service Inc.	\$442.00
		Invoice #: 13057	
		65-6588-00 TC Fitness Center Equip Repair	\$442.00
11/20/2025	100102	Seabreeze Management Company, Inc.	\$481.52
		Invoice #: 371143	
		60-6035-00 OCT Admin 2025-Seabreeze Management Company, Inc.	\$481.52
11/20/2025	100103	Gothic Landscape Maintenance Division	\$600.00
		Invoice #: 407337	
		64-6420-00 Irrigation Valve Replacement	\$600.00
11/20/2025	100104	Environmental Testing Associates	\$1,664.00
		Invoice #: UN-101725	
		40-4003-00 TH Reserves 379 Smugglers Cove	\$1,664.00
11/20/2025	100105	Environmental Testing Associates	\$935.00
		Invoice #: UN-110725	
		40-4003-00 TH Reserves 379 Smugglers Cove	\$935.00
11/28/2025	100106	Southern California Edison Co.	\$1,801.55
		Invoice #: 111425-466262876	
		67-6705-00 700466262876	\$1,801.55
11/28/2025	300017	E. J. Harrison & Sons, Inc.	\$1,924.10
		Invoice #: 111825--0044477 5	
		67-6725-00 1 -0044477 5	\$1,924.10
11/17/2025	0	EJ Harrison	\$6,015.48
		67-6725-00 EFT - E.J. Harrison an D002111901 (3 Charges); E.J. Harrison an D002111901 (3 Charges)	\$6,015.48

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

11/01/2025 - 11/30/2025

Date	Check #	Payee	Amount	
Account Totals		# Checks:	43	\$212,538.11
Association Totals		# Checks:	43	\$212,538.11

University Glen
Prepaid Insurance # 1300
As of November 30, 2025

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

University Glen - Balance Due To Reserves GL 4000

Fiscal Year July 2025-June 2026

DATE	Amount	Monthly Subtotal	Reserve Exp Type	Description	Vendor	Invoice Number
Jun-25	116,636.21			Year End Balance		
		116,636.21				
Jul-25	54,434.00			Reserve Contribution		
Jul-25	(201,635.80)		Common Space	Asphalt project	J B Bostick Company	37762
Jul-25	(2,498.00)		Common Space	Townside pool filter	Better Pools	88239
Jul-25	(70.04)		Common Space	Signs for asphalt project	Seabreeze Management	356813
Jul-25	(39,900.00)		Common Space	Seal coat pavement	Asphalt Consulting Services	61725
		(189,669.84)				
Aug-25	54,434.00			Reserve Contribution		
Aug-25	(13,205.19)		Townhomes	Patio Door & Windows Replaced/Repaired	Quality Windows & Doors	Multiple
		41,228.81				
Sep-25	54,434.00			Reserve Contribution		
Sep-25	(4,001.53)		Townhomes	270 Landing Cove Plumbing Leak Repair	Environmental Testing	Multiple
Sep-25	(1,876.88)		Townhomes	Garage door installation	Garage Door Doctor	12617
		48,555.59				
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				
Nov-25	54,434.00			Reserve Contribution		
Nov-25	(84,662.00)		Common Space	Landscape refurbishing project, 1/2 phase 2	Gothic Landscape	407336
Nov-25	(220.00)		Townhomes	270 Landing Cove repairs	Eastman Electric	451
Nov-25	(1,664.00)		Townhomes	379 Smugglers Cove	Environmental Testing	UN-101725
Nov-25	(935.00)		Townhomes	380 Smugglers Cove	Environmental Testing	UN-110725
		(33,047.00)				
Total	34,768.58	34,768.58				

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	1,400.00	28,000.00	25,034.00	54,434.00	-	(84,662.00)	(2,819.00)	(87,481.00)	1,400.00	(56,662.00)	22,215.00	(33,047.00)
Dec-25				-	-	-	-	-	-	-	-	-
Jan-26				-	-	-	-	-	-	-	-	-
Feb-26				-	-	-	-	-	-	-	-	-
Mar-26				-	-	-	-	-	-	-	-	-
Apr-26				-	-	-	-	-	-	-	-	-
May-26				-	-	-	-	-	-	-	-	-
Jun-26				-	-	-	-	-	-	-	-	-
YTD	7,000.00	140,000.00	125,170.00	272,170.00	-	(328,765.84)	(25,271.79)	(354,037.63)	7,000.00	(188,765.84)	99,898.21	34,768.58

University Glen Reserve Balance

October 31, 2025

Preliminary Unaudited

Reserve Type	Balance as of 9/30/25	Oct 2025 Contributions	Oct 2025 Expenses	Oct 2025 Adjustments	Investment Activity	Balance as of 10/31/25
Common Area	1,633,135.13	28,000.00			4,654.02	1,665,789.15
Single Family Homes	135,386.14	1,400.00			335.74	137,121.88
Townhomes	3,018,544.85	25,034.00	(3,369.19)		7,775.68	3,047,985.34
Total	4,787,066.12	54,434.00	(3,369.19)	-	12,765.44	4,850,896.37

Activity Oct-25	
Contributions	54,434.00
Expenses	(3,369.19)
Adjustments	-
Investments	12,765.44
Total Activity	\$ 63,830.25
Net Change in Balance	
CAM - 9CSA11	32,654.02
Single Family - 9CSA05	1,735.74
Townhomes 9CSA14	29,440.49
Total Activity by Type	\$ 63,830.25

Due from UGCAM for Apr-Sep 2025	16,750.77
Due from UGCAM for Oct 2025	51,064.81
Due from UGCAM for Nov 2025	-
Due from UGCAM for Dec 2025	-
Total Due to UGCAM	67,815.58
<i>(accounts receivable)</i>	
Wells Fargo	20,630.58
CalTRUST	4,762,450.21
Acct Balances as of 10/31/25	4,783,080.79
Reserve Total as of 10/31/25	4,850,896.37

University Glen
GL 2795 - Accrued Operating Expenses

For the Month Ending: November 30, 2025

GL Code	Description	Month	Amount
6041	Office Rent & Maint	Nov-25	534.85
6320	Security Services	Nov-25	7,966.67
6405	Landscape Contract	Nov-25	29,833.33
6550	Contract Janitorial	Nov-25	1,280.00
6700	Water-Reclaimed	Oct-25	6,643.50
6700	Water-Reclaimed	Nov-25	6,643.50
6701	Water-Potable	Oct-25	14,852.00
6701	Water-Potable	Nov-25	14,852.00
6702	Water-Sewer	Oct-25	21,031.50
6702	Water-Sewer	Nov-25	21,031.50
6703	Water/Sewer Infrastructure	Oct-25	8,080.75
6703	Water/Sewer Infrastructure	Nov-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
6800	TH Insurance Master	Nov-25	14,127.75
		Total:	221,409.60

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General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01-1003-00	Sunwest Oper - Acct 2137	\$647,931.24	\$190,605.47	\$215,986.07	\$622,550.64
Date	GL Ref #	Debit	Credit	Description	
11/03/2025	11373933	\$ 1,209.66	\$ -	Deposit from batch 321271	
11/03/2025	11374045	2,377.38	-	Deposit from batch 321821	
11/03/2025	11378438	5,632.70	-	Deposit from batch 320917	
11/03/2025	11389576	-	4,500.00	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100073	
11/03/2025	11393809	2,778.25	-	Deposit from batch 322173	
11/03/2025	11395740	-	209.18	Return - 10/31 No Account/Unable to Locate Account	
11/04/2025	11397471	575.03	-	Deposit from batch 321886	
11/04/2025	11403816	-	525.00	Sunwest Oper - Acct 2137; Xtreme Fitness Service Inc. Chk # 100074	
11/04/2025	11403818	-	1,000.00	Sunwest Oper - Acct 2137; Remedy Pest Elimination Chk # 100075	
11/04/2025	11408122	2,334.96	-	Deposit from batch 322769	
11/05/2025	11412913	782.18	-	Deposit from batch 322587	
11/05/2025	11413167	417.46	-	Deposit from batch 323568	
11/05/2025	11414186	1,626.09	-	Deposit from batch 322424	
11/05/2025	11420153	-	84.88	Sunwest Oper - Acct 2137; HD Supply Facilities Maintenance, LTD. Chk # 100076	
11/05/2025	11426976	2,261.43	-	Deposit from batch 323913	
11/05/2025	11428827	293.70	-	Deposit from batch 324071	
11/06/2025	11430676	693.01	-	Deposit from batch 324178	
11/06/2025	11431641	1,278.16	-	Deposit from batch 323633	
11/06/2025	11439024	-	569.69	Sunwest Oper - Acct 2137; Charter Communications Chk # 300013	
11/06/2025	11439026	-	1,376.56	Sunwest Oper - Acct 2137; SoCalGas Chk # 100077	
11/06/2025	11439028	-	510.09	Sunwest Oper - Acct 2137; SoCalGas Chk # 100078	
11/06/2025	11439030	-	195.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100079	
11/06/2025	11439032	-	150.84	Sunwest Oper - Acct 2137; HD Supply Facilities Maintenance, LTD. Chk # 100080	
11/06/2025	11439034	-	2,225.74	Sunwest Oper - Acct 2137; HD Supply Facilities Maintenance, LTD. Chk # 100081	
11/06/2025	11440427	1,359.24	-	Deposit from batch 324819	
11/06/2025	11443463	2,076.50	-	Deposit from batch 324844	
11/07/2025	11448274	418.36	-	Deposit from batch 324890	
11/07/2025	11449147	586.62	-	Deposit from batch 324257	
11/07/2025	11458818	628.65	-	Deposit from batch 325183	
11/07/2025	11459823	58.99	-	Deposit from batch 325289	
11/10/2025	11527565	136,181.33	-	Deposit from batch 322741	
11/10/2025	11538128	1,053.16	-	Deposit from batch 325486	
11/10/2025	11539956	2,612.35	-	Deposit from batch 325007	
11/10/2025	11541173	150.00	-	Void Vega Cleaning Ck 100711 Sunwest Oper - Acct 2137	
11/10/2025	11541177	534.85	-	Reclass void ck 100725 Sunwest Oper - Acct 2137	
11/10/2025	11548669	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100082	
11/10/2025	11548671	-	2,724.07	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100083	
11/10/2025	11548673	-	2,060.10	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100084	
11/10/2025	11548675	-	7,966.67	Sunwest Oper - Acct 2137; California State University Chk # 100085	
11/10/2025	11552672	2,579.68	-	Deposit from batch 325792	
11/10/2025	11553513	532.77	-	Deposit from batch 325803	
11/12/2025	11556837	209.18	-	Deposit from batch 326152	
11/12/2025	11558285	8,133.24	-	Deposit from batch 325545	
11/12/2025	11567528	-	150.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100086	
11/12/2025	11567530	-	534.85	Sunwest Oper - Acct 2137; KW University Glen, LLC Chk # 100087	
11/12/2025	11569276	60.00	-	Deposit from batch 326778	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/12/2025	11571652	\$ -	\$ 58.99		Return CK# 0000030161 - Insufficient Funds
11/12/2025	11574405	641.02	-		Deposit from batch 327093
11/13/2025	11579934	-	64.32		Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100088
11/13/2025	11579936	-	650.00		Sunwest Oper - Acct 2137; Better Pools LA Chk # 100089
11/13/2025	11579938	-	220.00		Sunwest Oper - Acct 2137; Eastman Electric Chk # 100090
11/13/2025	11579940	-	66,086.09		Sunwest Oper - Acct 2137; California State University, Channel Islands Chk # 100091
11/13/2025	11579942	-	225.00		Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100092
11/13/2025	11579944	-	4,576.62		Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 300014
11/13/2025	11581494	215.18	-		Deposit from batch 327315
11/13/2025	11582636	919.31	-		Deposit from batch 327503
11/13/2025	11582671	335.00	-		Deposit from batch 327518
11/14/2025	11594722	58.99	-		Deposit from batch 328408
11/17/2025	11597396	1,629.70	-		Deposit from batch 328210
11/17/2025	11597564	209.18	-		Deposit from batch 328513
11/17/2025	11599308	627.54	-		Deposit from batch 327782
11/17/2025	11609451	-	150.00		Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100093
11/17/2025	11609453	-	1,280.00		Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100094
11/17/2025	11609455	-	30.00		Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100095
11/17/2025	11609455	-	5,522.39		Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100095
11/17/2025	11609459	-	84,662.00		Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100096
11/17/2025	11609461	-	2,525.00		Sunwest Oper - Acct 2137; Better Pools LA Chk # 100097
11/17/2025	11609463	-	224.84		Sunwest Oper - Acct 2137; Quality Windows, Inc Chk # 100098
11/17/2025	11611832	1,107.80	-		Deposit from batch 329197
11/17/2025	11616880	-	3,179.79		Return - 11/12 Insufficient Funds
11/17/2025	11824747	-	6,015.48		E.J. Harrison an D002111901 (3 Charges); EJ Harrison Chk # 0
11/18/2025	11619076	-	532.77		Refund after COE Acct: 124525874757; Dorothy Patten and Sean Patten Chk # 500000
11/18/2025	11623726	-	3,799.59		Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 300015
11/18/2025	11627215	575.03	-		Deposit from batch 330079
11/19/2025	11628099	-	343.04		Reconciliation Refund; Dorothy Patten and Sean Patten Chk # 500001
11/19/2025	11635645	-	237.53		Sunwest Oper - Acct 2137; Charter Communications Chk # 300016
11/19/2025	11636771	575.03	-		Deposit from batch 330637
11/20/2025	11638705	-	261.78		Refund after COE Acct: 124525874681; Jason Isaacs and Abby Isaacs Chk # 500002
11/20/2025	11639554	209.18	-		Deposit from batch 330817
11/20/2025	11640029	209.18	-		Deposit from batch 330246
11/20/2025	11649236	-	150.00		Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100099
11/20/2025	11649238	-	1,280.00		Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100100
11/20/2025	11649240	-	442.00		Sunwest Oper - Acct 2137; Xtreme Fitness Service Inc. Chk # 100101
11/20/2025	11649242	-	481.52		Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100102
11/20/2025	11649244	-	600.00		Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100103
11/20/2025	11649246	-	1,664.00		Sunwest Oper - Acct 2137; Environmental Testing Associates Chk # 100104
11/20/2025	11649248	-	935.00		Sunwest Oper - Acct 2137; Environmental Testing Associates Chk # 100105
11/24/2025	11662967	209.18	-		Deposit from batch 331458
11/24/2025	11671660	960.03	-		Deposit from batch 332261
11/25/2025	11674584	209.18	-		Deposit from batch 331971
11/26/2025	11685542	852.60	-		Deposit from batch 332528
11/28/2025	11696576	-	1,801.55		Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 100106
11/28/2025	11696578	-	1,924.10		Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300017
11/28/2025	11700508	268.17	-		Deposit from batch 333555

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/28/2025	11777675	\$ 1,359.24	\$ -	Deposit from batch 334421	
12-1280-00	Accounts Receivable	30,331.92	261,060.97	263,504.96	27,887.93
Date	GL Ref #	Debit	Credit	Description	
11/01/2025	9390204	\$ 23,095.44	\$ -	Assessment - A - Batch 259640	
11/01/2025	9390228	115,006.00	-	Assessment - A - Batch 259641	
11/01/2025	9390252	98,834.75	-	Apartment Assessment - A - Batch 259757	
11/01/2025	9390276	17,476.92	-	Apartment Assessment - A - Batch 259758	
11/01/2025	9390300	4,218.62	-	Commercial Assessment - A - Batch 259759	
11/01/2025	11204322	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204324	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204326	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204328	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204330	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204332	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204334	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204336	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204338	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204340	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204342	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204344	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204346	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204348	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204350	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204352	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204354	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204356	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204358	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204360	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204362	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204364	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204366	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204368	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204370	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204372	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204374	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204376	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204378	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204380	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204382	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204384	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204386	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204388	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204390	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204392	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204394	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204396	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204398	-	365.85	24-25 Fiscal Reconciliation refund	
11/01/2025	11204400	-	365.85	24-25 Fiscal Reconciliation refund	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
11/01/2025	11204402	\$ -	\$ 365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204404	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204406	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204408	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204410	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204412	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204414	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204416	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204418	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204420	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204422	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204424	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204426	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204428	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204430	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204432	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204434	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204436	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204438	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204440	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204442	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204444	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204446	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204448	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204450	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204452	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204454	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204456	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204458	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204460	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204462	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204464	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204466	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204468	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204470	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204472	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204474	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204476	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204478	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204480	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204482	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204484	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204486	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204488	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204490	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204492	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204494	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204496	-	365.85	24-25 Fiscal Reconciliation refund			

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
11/01/2025	11204498	\$ -	\$ 365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204500	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204502	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204504	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204506	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204508	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204510	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204512	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204514	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204516	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204518	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204520	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204522	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204524	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204526	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204528	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204530	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204532	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204534	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204536	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204538	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204540	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204542	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204544	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204546	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204548	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204550	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204552	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204554	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204556	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204558	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204560	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204562	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204564	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204566	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204568	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204570	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204572	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204574	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204576	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204578	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204580	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204582	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204584	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204586	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204588	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204590	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204592	-	365.85	24-25 Fiscal Reconciliation refund			

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
11/01/2025	11204594	\$ -	\$ 365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204596	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204598	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204600	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204602	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204604	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204606	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204608	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204610	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204612	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204614	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204616	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204618	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204620	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204622	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204624	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204626	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204628	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204630	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204632	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204634	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204636	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204638	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204640	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204642	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204644	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204646	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204648	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204650	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204652	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204654	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204656	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204658	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204660	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204662	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204664	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204666	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204668	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204670	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204672	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204674	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204676	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204678	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204680	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204682	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204684	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204686	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204688	-	365.85	24-25 Fiscal Reconciliation refund			

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
11/01/2025	11204690	\$ -	\$ 365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204692	-	365.85	24-25 Fiscal Reconciliation refund			
11/01/2025	11204694	-	321.14	24-25 Fiscal Reconciliation refund			
11/01/2025	11204696	-	286.58	24-25 Fiscal Reconciliation refund			
11/01/2025	11204698	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204700	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204702	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204704	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204706	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204708	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204710	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204712	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204714	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204716	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204718	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204720	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204722	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204724	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204726	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204728	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204730	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204732	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204734	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204736	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204738	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204740	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204742	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204744	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204746	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204748	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204750	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204752	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204754	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204756	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204758	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204760	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204762	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204764	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204766	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204768	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204770	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204772	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204774	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204776	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204778	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204780	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204782	-	261.78	24-25 Fiscal Reconciliation refund			
11/01/2025	11204784	-	261.78	24-25 Fiscal Reconciliation refund			

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
11/01/2025	11204786	\$ -	\$ 261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204788	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204790	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204792	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204794	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204796	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204798	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204800	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204802	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204804	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204806	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204808	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204810	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204812	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204814	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204816	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204818	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204820	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204822	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204824	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204826	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204828	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204830	-	261.78	24-25 Fiscal Reconciliation refund		
11/01/2025	11204832	-	240.85	24-25 Fiscal Reconciliation refund		
11/01/2025	11204834	-	233.42	24-25 Fiscal Reconciliation refund		
11/01/2025	11204836	-	221.54	24-25 Fiscal Reconciliation refund		
11/01/2025	11204838	-	206.30	24-25 Fiscal Reconciliation refund		
11/01/2025	11204840	-	197.15	24-25 Fiscal Reconciliation refund		
11/01/2025	11204842	-	154.47	24-25 Fiscal Reconciliation refund		
11/01/2025	11204844	-	125.80	24-25 Fiscal Reconciliation refund		
11/01/2025	11204846	-	110.53	24-25 Fiscal Reconciliation refund		
11/01/2025	11204848	-	107.72	24-25 Fiscal Reconciliation refund		
11/01/2025	11204850	-	80.28	24-25 Fiscal Reconciliation refund		
11/01/2025	11204852	-	77.99	24-25 Fiscal Reconciliation refund		
11/01/2025	11204854	-	77.24	24-25 Fiscal Reconciliation refund		
11/01/2025	11204856	-	9.45	24-25 Fiscal Reconciliation refund		
11/01/2025	11204858	-	3.05	24-25 Fiscal Reconciliation refund		
11/01/2025	11332518	-	58.99	Applied Prepaid 124525874577		
11/01/2025	11332520	-	0.46	Applied Prepaid 124525874620		
11/01/2025	11332522	-	0.69	Applied Prepaid 124525874583		
11/01/2025	11332524	-	58.99	Applied Prepaid 124525874659		
11/01/2025	11332526	-	58.99	Applied Prepaid 124525874657		
11/01/2025	11332528	-	58.99	Applied Prepaid 124525874636		
11/01/2025	11332530	-	58.99	Applied Prepaid 124525874838		
11/01/2025	11332532	-	11.29	Applied Prepaid 124525874679		
11/01/2025	11332534	-	209.18	Applied Prepaid 124525874817		
11/01/2025	11332536	-	0.90	Applied Prepaid 124525874588		
11/01/2025	11332538	-	209.18	Applied Prepaid 124525874735		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/01/2025	11332540	\$ -	\$ 58.99	Applied Prepaid 124525874715	
11/01/2025	11332542	-	58.99	Applied Prepaid 124525874647	
11/01/2025	11332544	-	0.46	Applied Prepaid 124525874652	
11/01/2025	11332546	-	58.99	Applied Prepaid 124525874634	
11/01/2025	11332548	-	58.99	Applied Prepaid 124525874589	
11/01/2025	11332550	-	58.99	Applied Prepaid 124525874656	
11/01/2025	11332552	-	209.18	Applied Prepaid 124525874671	
11/01/2025	11332554	-	209.18	Applied Prepaid 124525874578	
11/01/2025	11332556	-	4.00	Applied Prepaid 124525874825	
11/01/2025	11332558	-	209.18	Applied Prepaid 124525874710	
11/01/2025	11332560	-	209.18	Applied Prepaid 124525874712	
11/01/2025	11332562	-	152.68	Applied Prepaid 124525874805	
11/01/2025	11332564	-	96.92	Applied Prepaid 124525874774	
11/01/2025	11332566	-	209.18	Applied Prepaid 124525874770	
11/01/2025	11332568	-	19.50	Applied Prepaid 124525874644	
11/01/2025	11332570	-	53.55	Applied Prepaid 124525874664	
11/01/2025	11332572	-	209.18	Applied Prepaid 124525874733	
11/01/2025	11332574	-	209.18	Applied Prepaid 124525874824	
11/01/2025	11332576	-	53.97	Applied Prepaid 124525874648	
11/01/2025	11332578	-	209.18	Applied Prepaid 124525874713	
11/01/2025	11332580	-	103.97	Applied Prepaid 124525874684	
11/01/2025	11332582	-	209.18	Applied Prepaid 124525874630	
11/01/2025	11332584	-	209.18	Applied Prepaid 124525874706	
11/01/2025	11332586	-	121.23	Applied Prepaid 124525874752	
11/01/2025	11332588	-	146.23	Applied Prepaid 124525874622	
11/01/2025	11332590	-	209.18	Applied Prepaid 124525874637	
11/01/2025	11342560	-	16.92	Applied Prepaid 124525874623	
11/01/2025	11347156	-	311.32	Applied Prepaid 124525874741	
11/02/2025	11368217	-	58.99	Applied Prepaid 124525874607	
11/02/2025	11368219	-	209.18	Applied Prepaid 124525874836	
11/02/2025	11368221	-	189.68	Applied Prepaid 124525874644	
11/02/2025	11368223	-	209.18	Applied Prepaid 124525874608	
11/02/2025	11368225	-	209.18	Applied Prepaid 124525874798	
11/02/2025	11368227	-	209.18	Applied Prepaid 124525874797	
11/03/2025	11374045	-	58.99	Deposit from batch 321821	
11/03/2025	11374045	-	209.18	Deposit from batch 321821	
11/03/2025	11374045	-	209.18	Deposit from batch 321821	
11/03/2025	11374045	-	995.59	Deposit from batch 321821	
11/03/2025	11374045	-	334.18	Deposit from batch 321821	
11/03/2025	11374045	-	30.00	Deposit from batch 321821	
11/03/2025	11378438	-	58.99	Deposit from batch 320917	
11/03/2025	11378438	-	58.53	Deposit from batch 320917	
11/03/2025	11378438	-	209.18	Deposit from batch 320917	
11/03/2025	11378438	-	575.03	Deposit from batch 320917	
11/03/2025	11378438	-	209.18	Deposit from batch 320917	
11/03/2025	11378438	-	209.18	Deposit from batch 320917	
11/03/2025	11378438	-	281.99	Deposit from batch 320917	
11/03/2025	11378438	-	575.03	Deposit from batch 320917	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/03/2025	11378438	\$ -	\$ 105.21	Deposit from batch 320917	
11/03/2025	11378438	-	209.18	Deposit from batch 320917	
11/03/2025	11378438	-	209.18	Deposit from batch 320917	
11/03/2025	11378438	-	250.00	Deposit from batch 320917	
11/03/2025	11378438	-	497.79	Deposit from batch 320917	
11/03/2025	11378438	-	494.75	Deposit from batch 320917	
11/03/2025	11393809	-	209.18	Deposit from batch 322173	
11/03/2025	11393809	-	209.18	Deposit from batch 322173	
11/03/2025	11393809	-	209.18	Deposit from batch 322173	
11/03/2025	11393809	-	56.50	Deposit from batch 322173	
11/03/2025	11393809	-	209.18	Deposit from batch 322173	
11/03/2025	11393809	-	209.18	Deposit from batch 322173	
11/03/2025	11393809	-	251.44	Deposit from batch 322173	
11/03/2025	11395740	209.18	-	Return - 10/31 No Account/Unable to Locate Account	
11/03/2025	11399677	30.00	-	NSF/Returned Check Fee - Batch 322404	
11/04/2025	11383624	-	58.99	Applied Prepaid 124525874718	
11/04/2025	11383626	-	209.18	Applied Prepaid 124525874810	
11/04/2025	11397471	-	575.03	Deposit from batch 321886	
11/04/2025	11408122	-	58.99	Deposit from batch 322769	
11/04/2025	11408122	-	58.99	Deposit from batch 322769	
11/04/2025	11408122	-	205.18	Deposit from batch 322769	
11/04/2025	11408122	-	209.18	Deposit from batch 322769	
11/04/2025	11408122	-	231.99	Deposit from batch 322769	
11/04/2025	11408122	-	209.18	Deposit from batch 322769	
11/05/2025	11412913	-	573.00	Deposit from batch 322587	
11/05/2025	11412913	-	209.18	Deposit from batch 322587	
11/05/2025	11413167	-	208.28	Deposit from batch 323568	
11/05/2025	11413167	-	209.18	Deposit from batch 323568	
11/05/2025	11414186	-	58.99	Deposit from batch 322424	
11/05/2025	11414186	-	209.18	Deposit from batch 322424	
11/05/2025	11414186	-	417.04	Deposit from batch 322424	
11/05/2025	11426976	-	58.99	Deposit from batch 323913	
11/05/2025	11426976	-	58.99	Deposit from batch 323913	
11/05/2025	11426976	-	209.18	Deposit from batch 323913	
11/05/2025	11426976	-	209.18	Deposit from batch 323913	
11/05/2025	11426976	-	155.21	Deposit from batch 323913	
11/05/2025	11426976	-	209.18	Deposit from batch 323913	
11/05/2025	11428827	-	293.70	Deposit from batch 324071	
11/06/2025	11430676	-	58.99	Deposit from batch 324178	
11/06/2025	11430676	-	575.03	Deposit from batch 324178	
11/06/2025	11431641	-	748.21	Deposit from batch 323633	
11/06/2025	11431641	-	209.18	Deposit from batch 323633	
11/06/2025	11439567	25.00	-	Parking Permit/ Pass Fee - Batch 324322	
11/06/2025	11440427	-	1,359.24	Deposit from batch 324819	
11/06/2025	11443463	-	58.99	Deposit from batch 324844	
11/06/2025	11443463	-	379.76	Deposit from batch 324844	
11/06/2025	11443463	-	209.18	Deposit from batch 324844	
11/06/2025	11443463	-	222.44	Deposit from batch 324844	

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

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Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

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General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/10/2025	11527565	\$ -	\$ 209.18	Deposit from batch 322741	
11/10/2025	11527565	-	209.18	Deposit from batch 322741	
11/10/2025	11527565	-	209.18	Deposit from batch 322741	
11/10/2025	11527565	-	209.18	Deposit from batch 322741	
11/10/2025	11527565	-	209.18	Deposit from batch 322741	
11/10/2025	11527565	-	209.18	Deposit from batch 322741	
11/10/2025	11527565	-	209.18	Deposit from batch 322741	
11/10/2025	11527565	-	253.89	Deposit from batch 322741	
11/10/2025	11527565	-	353.49	Deposit from batch 322741	
11/10/2025	11527565	-	116,311.67	Deposit from batch 322741	
11/10/2025	11527565	-	4,218.62	Deposit from batch 322741	
11/10/2025	11537191	320.77	-	Move Payment Transfer	
11/10/2025	11537205	532.77	-	Move Payment Transfer	
11/10/2025	11537213	19.45	-	Move Payment Transfer	
11/10/2025	11537217	513.32	-	Move Payment Transfer	
11/10/2025	11538128	-	58.99	Deposit from batch 325486	
11/10/2025	11538128	-	209.18	Deposit from batch 325486	
11/10/2025	11538128	-	155.63	Deposit from batch 325486	
11/10/2025	11538128	-	209.18	Deposit from batch 325486	
11/10/2025	11539956	-	242.78	Deposit from batch 325007	
11/10/2025	11539956	-	231.99	Deposit from batch 325007	
11/10/2025	11539956	-	209.18	Deposit from batch 325007	
11/10/2025	11539956	-	209.18	Deposit from batch 325007	
11/10/2025	11539956	-	209.18	Deposit from batch 325007	
11/10/2025	11539956	-	209.18	Deposit from batch 325007	
11/10/2025	11539956	-	231.99	Deposit from batch 325007	
11/10/2025	11539956	-	467.31	Deposit from batch 325007	
11/10/2025	11541660	-	306.65	WriteOff	
11/10/2025	11541662	-	234.43	WriteOff	
11/10/2025	11541664	-	79.27	Reverse charge	
11/10/2025	11541666	135.98	-	Assessment - A - Batch 325654	
11/10/2025	11541668	-	135.98	2024-25 Reconciliation credit	
11/10/2025	11552672	-	58.99	Deposit from batch 325792	
11/10/2025	11552672	-	575.03	Deposit from batch 325792	
11/10/2025	11552672	-	209.18	Deposit from batch 325792	
11/10/2025	11552672	-	209.18	Deposit from batch 325792	
11/10/2025	11552672	-	209.18	Deposit from batch 325792	
11/10/2025	11552672	-	209.18	Deposit from batch 325792	
11/10/2025	11552672	-	209.18	Deposit from batch 325792	
11/10/2025	11552672	-	87.95	Deposit from batch 325792	
11/10/2025	11552672	-	62.95	Deposit from batch 325792	
11/11/2025	11542009	-	58.99	Applied Prepaid 124525874681	
11/11/2025	11542011	-	490.51	Applied Prepaid 124525874757	
11/12/2025	11556837	-	209.18	Deposit from batch 326152	
11/12/2025	11558285	-	663.85	Deposit from batch 325545	
11/12/2025	11558285	-	209.18	Deposit from batch 325545	
11/12/2025	11558285	-	209.18	Deposit from batch 325545	
11/12/2025	11558285	-	1,936.15	Deposit from batch 325545	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
11/12/2025	11558285	\$ -	\$ 377.88	Deposit from batch 325545		
11/12/2025	11569276	-	58.53	Deposit from batch 326778		
11/12/2025	11574405	-	58.99	Deposit from batch 327093		
11/12/2025	11574405	-	58.99	Deposit from batch 327093		
11/12/2025	11574405	-	209.18	Deposit from batch 327093		
11/12/2025	11575195	30.00	-	NSF/Returned Check Fee - Batch 327006		
11/13/2025	11581494	-	215.18	Deposit from batch 327315		
11/13/2025	11582636	-	573.15	Deposit from batch 327503		
11/13/2025	11582636	-	6.64	Deposit from batch 327503		
11/14/2025	11587123	-	30.00	Applied Prepaid 124525874718		
11/14/2025	11594722	-	58.99	Deposit from batch 328408		
11/17/2025	11597396	-	1,065.54	Deposit from batch 328210		
11/17/2025	11597396	-	209.18	Deposit from batch 328210		
11/17/2025	11597564	-	209.18	Deposit from batch 328513		
11/17/2025	11599308	-	209.18	Deposit from batch 327782		
11/17/2025	11599308	-	209.18	Deposit from batch 327782		
11/17/2025	11599308	-	209.18	Deposit from batch 327782		
11/17/2025	11611832	-	532.77	Deposit from batch 329197		
11/17/2025	11611832	-	209.18	Deposit from batch 329197		
11/17/2025	11618006	30.00	-	NSF/Returned Check Fee - Batch 329421		
11/18/2025	11618493	-	30.00	Applied Prepaid 124525874766		
11/18/2025	11619076	532.77	-	Refund after COE Acct: 124525874757; Dorothy Patten and Sean Patten Chk # 500000		
11/19/2025	11630553	-	532.77	Applied Prepaid 124525874757		
11/19/2025	11636771	-	197.89	Deposit from batch 330637		
11/20/2025	11639554	-	209.18	Deposit from batch 330817		
11/20/2025	11640029	-	209.18	Deposit from batch 330246		
11/24/2025	11662967	-	209.18	Deposit from batch 331458		
11/24/2025	11671660	-	58.30	Deposit from batch 332261		
11/25/2025	11674584	-	209.18	Deposit from batch 331971		
11/26/2025	11685542	-	209.18	Deposit from batch 332528		
11/26/2025	11685542	-	434.24	Deposit from batch 332528		
11/26/2025	11685938	25.00	-	Parking Permit/ Pass Fee - Batch 333072		
11/26/2025	11685966	25.00	-	Parking Permit/ Pass Fee - Batch 333076		
11/28/2025	11700508	-	209.18	Deposit from batch 333555		
11/28/2025	11777675	-	209.18	Deposit from batch 334421		
13-1300-00	Prepaid Insurance		33,885.39	-	4,235.68	29,649.71
Date	GL Ref #	Debit	Credit	Description		
11/30/2025	11824755	\$ -	\$ 4,235.68	Amortize prepaid EQ insurance 7/1/25-26		
20-2001-00	Prepaid Dues		(19,640.27)	10,767.76	23,523.33	(32,395.84)
Date	GL Ref #	Debit	Credit	Description		
11/01/2025	11332518	\$ 58.99	\$ -	Adjust Prepaid		
11/01/2025	11332520	0.46	-	Adjust Prepaid		
11/01/2025	11332522	0.69	-	Adjust Prepaid		
11/01/2025	11332524	58.99	-	Adjust Prepaid		
11/01/2025	11332526	58.99	-	Adjust Prepaid		
11/01/2025	11332528	58.99	-	Adjust Prepaid		
11/01/2025	11332530	58.99	-	Adjust Prepaid		
11/01/2025	11332532	11.29	-	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: 11/1/2025 - 11/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/01/2025	11332534	\$ 209.18	\$ -	Adjust Prepaid	
11/01/2025	11332536	0.90	-	Adjust Prepaid	
11/01/2025	11332538	209.18	-	Adjust Prepaid	
11/01/2025	11332540	58.99	-	Adjust Prepaid	
11/01/2025	11332542	58.99	-	Adjust Prepaid	
11/01/2025	11332544	0.46	-	Adjust Prepaid	
11/01/2025	11332546	58.99	-	Adjust Prepaid	
11/01/2025	11332548	58.99	-	Adjust Prepaid	
11/01/2025	11332550	58.99	-	Adjust Prepaid	
11/01/2025	11332552	209.18	-	Adjust Prepaid	
11/01/2025	11332554	209.18	-	Adjust Prepaid	
11/01/2025	11332556	4.00	-	Adjust Prepaid	
11/01/2025	11332558	209.18	-	Adjust Prepaid	
11/01/2025	11332560	209.18	-	Adjust Prepaid	
11/01/2025	11332562	152.68	-	Adjust Prepaid	
11/01/2025	11332564	96.92	-	Adjust Prepaid	
11/01/2025	11332566	209.18	-	Adjust Prepaid	
11/01/2025	11332568	19.50	-	Adjust Prepaid	
11/01/2025	11332570	53.55	-	Adjust Prepaid	
11/01/2025	11332572	209.18	-	Adjust Prepaid	
11/01/2025	11332574	209.18	-	Adjust Prepaid	
11/01/2025	11332576	53.97	-	Adjust Prepaid	
11/01/2025	11332578	209.18	-	Adjust Prepaid	
11/01/2025	11332580	103.97	-	Adjust Prepaid	
11/01/2025	11332582	209.18	-	Adjust Prepaid	
11/01/2025	11332584	209.18	-	Adjust Prepaid	
11/01/2025	11332586	121.23	-	Adjust Prepaid	
11/01/2025	11332588	146.23	-	Adjust Prepaid	
11/01/2025	11332590	209.18	-	Adjust Prepaid	
11/01/2025	11342560	16.92	-	Adjust Prepaid	
11/01/2025	11347156	311.32	-	Adjust Prepaid	
11/02/2025	11368217	58.99	-	Adjust Prepaid	
11/02/2025	11368219	209.18	-	Adjust Prepaid	
11/02/2025	11368221	189.68	-	Adjust Prepaid	
11/02/2025	11368223	209.18	-	Adjust Prepaid	
11/02/2025	11368225	209.18	-	Adjust Prepaid	
11/02/2025	11368227	209.18	-	Adjust Prepaid	
11/03/2025	11373933	-	320.77	Deposit from batch 321271	
11/03/2025	11373933	-	313.86	Deposit from batch 321271	
11/03/2025	11373933	-	575.03	Deposit from batch 321271	
11/03/2025	11374045	-	365.85	Deposit from batch 321821	
11/03/2025	11374045	-	174.41	Deposit from batch 321821	
11/03/2025	11378438	-	0.47	Deposit from batch 320917	
11/03/2025	11378438	-	313.10	Deposit from batch 320917	
11/03/2025	11378438	-	575.03	Deposit from batch 320917	
11/03/2025	11378438	-	250.78	Deposit from batch 320917	
11/03/2025	11378438	-	469.82	Deposit from batch 320917	
11/03/2025	11378438	-	80.28	Deposit from batch 320917	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/03/2025	11393809	\$ -	\$ 519.50	Deposit from batch 322173	
11/03/2025	11393809	-	323.59	Deposit from batch 322173	
11/03/2025	11393809	-	581.32	Deposit from batch 322173	
11/04/2025	11383624	58.99	-	Adjust Prepaid	
11/04/2025	11383626	209.18	-	Adjust Prepaid	
11/04/2025	11408122	-	365.85	Deposit from batch 322769	
11/04/2025	11408122	-	94.82	Deposit from batch 322769	
11/04/2025	11408122	-	300.78	Deposit from batch 322769	
11/04/2025	11408122	-	600.00	Deposit from batch 322769	
11/05/2025	11414186	-	575.03	Deposit from batch 322424	
11/05/2025	11414186	-	365.85	Deposit from batch 322424	
11/05/2025	11426976	-	419.82	Deposit from batch 323913	
11/05/2025	11426976	-	209.18	Deposit from batch 323913	
11/05/2025	11426976	-	365.85	Deposit from batch 323913	
11/05/2025	11426976	-	365.85	Deposit from batch 323913	
11/06/2025	11430676	-	58.99	Deposit from batch 324178	
11/06/2025	11431641	-	320.77	Deposit from batch 323633	
11/06/2025	11443463	-	310.33	Deposit from batch 324844	
11/06/2025	11443463	-	320.77	Deposit from batch 324844	
11/06/2025	11443463	-	365.85	Deposit from batch 324844	
11/07/2025	11458818	-	210.29	Deposit from batch 325183	
11/08/2025	11450818	25.00	-	Adjust Prepaid	
11/10/2025	11537191	-	320.77	Move Payment Transfer	
11/10/2025	11537205	-	532.77	Move Payment Transfer	
11/10/2025	11537213	-	19.45	Move Payment Transfer	
11/10/2025	11537217	-	513.32	Move Payment Transfer	
11/10/2025	11538128	-	0.78	Deposit from batch 325486	
11/10/2025	11538128	-	419.40	Deposit from batch 325486	
11/10/2025	11539956	-	300.78	Deposit from batch 325007	
11/10/2025	11539956	-	300.78	Deposit from batch 325007	
11/10/2025	11552672	-	261.78	Deposit from batch 325792	
11/10/2025	11552672	-	487.08	Deposit from batch 325792	
11/10/2025	11553513	-	532.77	Deposit from batch 325803	
11/11/2025	11542009	58.99	-	Adjust Prepaid	
11/11/2025	11542011	490.51	-	Adjust Prepaid	
11/12/2025	11558285	-	575.03	Deposit from batch 325545	
11/12/2025	11558285	-	575.03	Deposit from batch 325545	
11/12/2025	11558285	-	197.15	Deposit from batch 325545	
11/12/2025	11558285	-	210.00	Deposit from batch 325545	
11/12/2025	11558285	-	3,179.79	Deposit from batch 325545	
11/12/2025	11569276	-	1.47	Deposit from batch 326778	
11/12/2025	11571652	58.99	-	Return CK# 0000030161 - Insufficient Funds	
11/12/2025	11574405	-	313.86	Deposit from batch 327093	
11/13/2025	11582636	-	339.52	Deposit from batch 327503	
11/13/2025	11582671	-	335.00	Deposit from batch 327518	
11/14/2025	11587123	30.00	-	Adjust Prepaid	
11/17/2025	11597396	-	354.98	Deposit from batch 328210	
11/17/2025	11611832	-	365.85	Deposit from batch 329197	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/17/2025	11616880	\$ 3,179.79	\$ -	Return - 11/12 Insufficient Funds	
11/18/2025	11618493	30.00	-	Adjust Prepaid	
11/18/2025	11627215	-	575.03	Deposit from batch 330079	
11/19/2025	11628099	343.04	-	Reconciliation Refund; Dorothy Patten and Sean Patten Chk # 500001	
11/19/2025	11630553	532.77	-	Adjust Prepaid	
11/19/2025	11636771	-	377.14	Deposit from batch 330637	
11/20/2025	11638705	261.78	-	Refund after COE Acct: 124525874681; Jason Isaacs and Abby Isaacs Chk # 500002	
11/24/2025	11671660	-	900.03	Deposit from batch 332261	
11/24/2025	11671660	-	1.70	Deposit from batch 332261	
11/26/2025	11685542	-	209.18	Deposit from batch 332528	
11/28/2025	11700508	-	58.99	Deposit from batch 333555	
11/28/2025	11777675	-	1,150.06	Deposit from batch 334421	
20-2795-00	Accrued Operating Expenses		(175,633.67)	175,633.67	221,409.60 (221,409.60)
Date	GL Ref #	Debit	Credit	Description	
11/01/2025	11541035	\$ 165,693.17	\$ -	Monthly Accrual (Reversal)	
11/01/2025	11541127	9,940.50	-	Accrue Oct trash removal (Reversal)	
11/30/2025	11824757	-	220,874.75	Monthly Accrual	
11/30/2025	11838918	-	534.85	Accrue office rent	
20-2799-00	Accounts Payable		-	208,047.41	208,047.41 -
Date	GL Ref #	Debit	Credit	Description	
11/03/2025	11389574	\$ -	\$ 4,500.00	Accounts Payable Inv # 369066	
11/03/2025	11389576	4,500.00	-	Accounts Payable Inv # 369066; Seabreeze Management Company, Inc. Chk # 100073	
11/04/2025	11403812	-	525.00	Accounts Payable Inv # 12993	
11/04/2025	11403814	-	1,000.00	Accounts Payable Inv # 28001	
11/04/2025	11403816	525.00	-	Accounts Payable Inv # 12993; Xtreme Fitness Service Inc. Chk # 100074	
11/04/2025	11403818	1,000.00	-	Accounts Payable Inv # 28001; Remedy Pest Elimination Chk # 100075	
11/05/2025	11420151	-	84.88	Accounts Payable Inv # 9242620170	
11/05/2025	11420153	84.88	-	Accounts Payable Inv # 9242620170; HD Supply Facilities Maintenance, LTD. Chk # 100076	
11/06/2025	11439012	-	150.84	Accounts Payable Inv # 9239955913	
11/06/2025	11439014	-	2,225.74	Accounts Payable Inv # 9242659510	
11/06/2025	11439016	-	195.00	Accounts Payable Inv # 91148	
11/06/2025	11439018	-	1,376.56	Accounts Payable Inv # 103125-085881513	
11/06/2025	11439020	-	510.09	Accounts Payable Inv # 103125-337810871	
11/06/2025	11439022	-	569.69	Accounts Payable Inv # 0033385102125	
11/06/2025	11439024	569.69	-	Accounts Payable Inv # 0033385102125; Charter Communications Chk # 300013	
11/06/2025	11439026	1,376.56	-	Accounts Payable Inv # 103125-085881513; SoCalGas Chk # 100077	
11/06/2025	11439028	510.09	-	Accounts Payable Inv # 103125-337810871; SoCalGas Chk # 100078	
11/06/2025	11439030	195.00	-	Accounts Payable Inv # 91148; Better Pools LA Chk # 100079	
11/06/2025	11439032	150.84	-	Accounts Payable Inv # 9239955913; HD Supply Facilities Maintenance, LTD. Chk # 100080	
11/06/2025	11439034	2,225.74	-	Accounts Payable Inv # 9242659510; HD Supply Facilities Maintenance, LTD. Chk # 100081	
11/10/2025	11548661	-	7,966.67	Accounts Payable Inv # 512021	
11/10/2025	11548663	-	2,724.07	Accounts Payable Inv # 191	
11/10/2025	11548665	-	2,060.10	Accounts Payable Inv # 87	
11/10/2025	11548667	-	1,280.00	Accounts Payable Inv # 1356	
11/10/2025	11548669	1,280.00	-	Accounts Payable Inv # 1356; Vega cleaning service inc. Chk # 100082	
11/10/2025	11548671	2,724.07	-	Accounts Payable Inv # 191; Eastman Electric Chk # 100083	
11/10/2025	11548673	2,060.10	-	Accounts Payable Inv # 87; Eastman Electric Chk # 100084	
11/10/2025	11548675	7,966.67	-	Accounts Payable Inv # 512021; California State University Chk # 100085	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/12/2025	11567528	\$ 150.00	\$ -	Accounts Payable Inv # 1329; Vega cleaning service inc. Chk # 100086	
11/12/2025	11567530	534.85	-	Accounts Payable Inv # B09-2025; KW University Glen, LLC Chk # 100087	
11/13/2025	11579919	-	650.00	Accounts Payable Inv # 90987	
11/13/2025	11579921	-	66,086.09	Accounts Payable Inv # 512042	
11/13/2025	11579926	-	225.00	Accounts Payable Inv # 12991	
11/13/2025	11579928	-	220.00	Accounts Payable Inv # 451	
11/13/2025	11579930	-	64.32	Accounts Payable Inv # 370947	
11/13/2025	11579932	-	4,576.62	Accounts Payable Inv # 110525-239238016	
11/13/2025	11579934	64.32	-	Accounts Payable Inv # 370947; Seabreeze Management Company, Inc. Chk # 100088	
11/13/2025	11579936	650.00	-	Accounts Payable Inv # 90987; Better Pools LA Chk # 100089	
11/13/2025	11579938	220.00	-	Accounts Payable Inv # 451; Eastman Electric Chk # 100090	
11/13/2025	11579940	66,086.09	-	Accounts Payable Inv # 512042; California State University, Channel Islands Chk # 100091	
11/13/2025	11579942	225.00	-	Accounts Payable Inv # 12991; Garage Door Doctor Chk # 100092	
11/13/2025	11579944	4,576.62	-	Accounts Payable Inv # 110525-239238016; Southern California Edison Co. Chk # 300014	
11/17/2025	11609437	-	30.00	Accounts Payable Inv # 370418	
11/17/2025	11609439	-	84,662.00	Accounts Payable Inv # 407336	
11/17/2025	11609441	-	5,522.39	Accounts Payable Inv # 370977	
11/17/2025	11609443	-	2,525.00	Accounts Payable Inv # 90683	
11/17/2025	11609445	-	224.84	Accounts Payable Inv # 30155	
11/17/2025	11609447	-	150.00	Accounts Payable Inv # 1357	
11/17/2025	11609449	-	1,280.00	Accounts Payable Inv # 1358	
11/17/2025	11609451	150.00	-	Accounts Payable Inv # 1357; Vega cleaning service inc. Chk # 100093	
11/17/2025	11609453	1,280.00	-	Accounts Payable Inv # 1358; Vega cleaning service inc. Chk # 100094	
11/17/2025	11609455	30.00	-	Accounts Payable Inv # 370418; Seabreeze Management Company, Inc. Chk # 100095	
11/17/2025	11609455	5,522.39	-	Accounts Payable Inv # 370977; Seabreeze Management Company, Inc. Chk # 100095	
11/17/2025	11609459	84,662.00	-	Accounts Payable Inv # 407336; Gothic Landscape Maintenance Division Chk # 100096	
11/17/2025	11609461	2,525.00	-	Accounts Payable Inv # 90683; Better Pools LA Chk # 100097	
11/17/2025	11609463	224.84	-	Accounts Payable Inv # 30155; Quality Windows, Inc Chk # 100098	
11/18/2025	11623724	-	3,799.59	Accounts Payable Inv # 110425-1512196	
11/18/2025	11623726	3,799.59	-	Accounts Payable Inv # 110425-1512196; Southern California Edison Co. Chk # 300015	
11/19/2025	11623722	-	3,347.22	Accounts Payable Inv # 091025-001512196	
11/19/2025	11635643	-	237.53	Accounts Payable Inv # 0293780110925	
11/19/2025	11635645	237.53	-	Accounts Payable Inv # 0293780110925; Charter Communications Chk # 300016	
11/20/2025	11649222	-	600.00	Accounts Payable Inv # 407337	
11/20/2025	11649224	-	481.52	Accounts Payable Inv # 371143	
11/20/2025	11649226	-	1,664.00	Accounts Payable Inv # UN-101725	
11/20/2025	11649228	-	935.00	Accounts Payable Inv # UN-110725	
11/20/2025	11649230	-	442.00	Accounts Payable Inv # 13057	
11/20/2025	11649232	-	150.00	Accounts Payable Inv # 1360	
11/20/2025	11649234	-	1,280.00	Accounts Payable Inv # 1359	
11/20/2025	11649236	150.00	-	Accounts Payable Inv # 1360; Vega cleaning service inc. Chk # 100099	
11/20/2025	11649238	1,280.00	-	Accounts Payable Inv # 1359; Vega cleaning service inc. Chk # 100100	
11/20/2025	11649240	442.00	-	Accounts Payable Inv # 13057; Xtreme Fitness Service Inc. Chk # 100101	
11/20/2025	11649242	481.52	-	Accounts Payable Inv # 371143; Seabreeze Management Company, Inc. Chk # 100102	
11/20/2025	11649244	600.00	-	Accounts Payable Inv # 407337; Gothic Landscape Maintenance Division Chk # 100103	
11/20/2025	11649246	1,664.00	-	Accounts Payable Inv # UN-101725; Environmental Testing Associates Chk # 100104	
11/20/2025	11649248	935.00	-	Accounts Payable Inv # UN-110725; Environmental Testing Associates Chk # 100105	
11/28/2025	11696572	-	1,801.55	Accounts Payable Inv # 111425-466262876	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/28/2025	11696574	\$ -	\$ 1,924.10		Accounts Payable Inv # 111825--0044477 5
11/28/2025	11696576	1,801.55	-		Accounts Payable Inv # 111425-466262876; Southern California Edison Co. Chk # 100106
11/28/2025	11696578	1,924.10	-		Accounts Payable Inv # 111825--0044477 5; E. J. Harrison & Sons,Inc. Chk # 300017
11/30/2025	11838910	2,662.37	-		Reclass AP balances (voided invoices)
40-4000-00	Reserve Liability	(67,815.58)	87,481.00	54,434.00	(34,768.58)
Date	GL Ref #	Debit	Credit	Description	
11/30/2025	11704901	\$ -	\$ 28,000.00	Monthly Reserve Contribution	
11/30/2025	11704901	-	1,400.00	Monthly Reserve Contribution	
11/30/2025	11704901	-	25,034.00	Monthly Reserve Contribution	
11/30/2025	11824785	87,481.00	-	Reallocate reserve exp to GL 4000 liability	
40-4001-00	Reserve Expenses - Common Space	-	84,662.00	84,662.00	-
Date	GL Ref #	Debit	Credit	Description	
11/17/2025	11609439	\$ 84,662.00	\$ -	1/2 Phase 2 Landscape Refurbishing Project.	
11/30/2025	11824785	-	84,662.00	Reallocate reserve exp to GL 4000 liability	
40-4003-00	Reserve Expenses - Townhouse	-	2,819.00	2,819.00	-
Date	GL Ref #	Debit	Credit	Description	
11/13/2025	11579928	\$ 220.00	\$ -	270 Landing Cove Repairs	
11/20/2025	11649226	1,664.00	-	TH Reserves 379 Smugglers Cove	
11/20/2025	11649228	935.00	-	TH Reserves 379 Smugglers Cove	
11/30/2025	11824785	-	2,819.00	Reallocate reserve exp to GL 4000 liability	
49-4998-00	Prior Year Equity	(375,828.46)	-	-	(375,828.46)
Date	GL Ref #	Debit	Credit	Description	
50-5010-00	Townhomes Assessments	(460,024.00)	111,272.29	226,278.29	(575,030.00)
Date	GL Ref #	Debit	Credit	Description	
11/01/2025	9390204	\$ -	\$ 23,095.44	Assessment - A - Batch 259640	
11/01/2025	9390228	-	115,006.00	Assessment - A - Batch 259641	
11/01/2025	10121649	23,095.44	-	Reclass single family home assessments	
11/01/2025	11204322	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204324	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204326	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204328	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204330	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204332	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204334	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204336	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204338	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204340	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204342	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204344	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204346	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204348	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204350	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204352	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204354	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204356	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204358	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204360	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204362	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204364	365.85	-	24-25 Fiscal Reconciliation refund	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/01/2025	11204366	\$ 365.85	\$ -	24-25 Fiscal Reconciliation refund	
11/01/2025	11204368	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204370	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204372	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204374	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204376	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204378	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204380	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204382	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204384	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204386	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204388	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204390	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204392	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204394	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204396	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204398	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204400	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204402	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204404	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204406	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204408	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204410	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204412	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204414	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204416	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204418	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204420	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204422	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204424	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204426	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204428	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204430	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204432	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204434	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204436	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204438	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204440	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204442	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204444	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204446	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204448	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204450	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204452	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204454	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204456	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204458	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204460	365.85	-	24-25 Fiscal Reconciliation refund	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/01/2025	11204462	\$ 365.85	\$ -	24-25 Fiscal Reconciliation refund	
11/01/2025	11204464	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204466	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204468	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204470	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204472	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204474	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204476	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204478	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204480	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204482	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204484	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204486	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204488	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204490	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204492	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204494	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204496	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204498	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204500	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204502	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204504	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204506	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204508	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204510	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204512	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204514	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204516	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204518	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204520	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204522	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204524	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204526	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204528	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204530	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204532	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204534	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204536	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204538	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204540	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204542	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204544	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204546	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204548	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204550	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204552	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204554	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204556	365.85	-	24-25 Fiscal Reconciliation refund	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/01/2025	11204558	\$ 365.85	\$ -	24-25 Fiscal Reconciliation refund	
11/01/2025	11204560	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204562	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204564	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204566	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204568	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204570	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204572	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204574	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204576	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204578	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204580	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204582	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204584	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204586	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204588	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204590	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204592	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204594	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204596	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204598	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204600	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204602	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204604	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204606	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204608	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204610	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204612	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204614	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204616	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204618	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204620	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204622	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204624	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204626	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204628	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204630	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204632	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204634	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204636	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204638	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204640	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204642	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204644	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204646	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204648	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204650	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204652	365.85	-	24-25 Fiscal Reconciliation refund	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/01/2025	11204654	\$ 365.85	\$ -	24-25 Fiscal Reconciliation refund	
11/01/2025	11204656	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204658	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204660	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204662	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204664	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204666	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204668	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204670	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204672	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204674	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204676	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204678	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204680	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204682	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204684	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204686	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204688	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204690	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204692	365.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204694	321.14	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204696	286.58	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204698	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204700	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204702	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204704	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204706	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204708	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204710	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204712	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204714	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204716	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204718	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204720	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204722	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204724	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204726	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204728	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204730	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204732	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204734	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204736	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204738	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204740	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204742	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204744	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204746	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204748	261.78	-	24-25 Fiscal Reconciliation refund	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/01/2025	11204750	\$ 261.78	\$ -	24-25 Fiscal Reconciliation refund	
11/01/2025	11204752	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204754	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204756	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204758	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204760	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204762	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204764	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204766	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204768	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204770	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204772	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204774	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204776	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204778	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204780	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204782	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204784	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204786	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204788	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204790	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204792	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204794	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204796	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204798	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204800	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204802	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204804	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204806	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204808	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204810	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204812	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204814	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204816	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204818	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204820	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204822	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204824	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204826	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204828	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204830	261.78	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204832	240.85	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204834	233.42	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204836	221.54	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204838	206.30	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204840	197.15	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204842	154.47	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204844	125.80	-	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: 11/1/2025 - 11/30/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
11/01/2025	11204846	\$ 110.53	\$ -	24-25 Fiscal Reconciliation refund	
11/01/2025	11204848	107.72	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204850	80.28	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204852	77.99	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204854	77.24	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204856	9.45	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11204858	3.05	-	24-25 Fiscal Reconciliation refund	
11/01/2025	11824751	-	88,040.87	Reclass 24-25 reconciliation credit	
11/10/2025	11541666	-	135.98	Assessment - A - Batch 325654	
11/10/2025	11541668	135.98	-	2024-25 Reconciliation credit	
50-5013-00	Single family homes	(92,381.76)	-	23,095.44	(115,477.20)
Date	GL Ref #	Debit	Credit	Description	
11/01/2025	10121649	\$ -	\$ 23,095.44	Reclass single family home assessments	
50-5015-00	Apartment Assessment	(482,121.16)	-	120,530.29	(602,651.45)
Date	GL Ref #	Debit	Credit	Description	
11/01/2025	9390252	\$ -	\$ 98,834.75	Apartment Assessment - A - Batch 259757	
11/01/2025	9390276	-	17,476.92	Apartment Assessment - A - Batch 259758	
11/01/2025	9390300	-	4,218.62	Commercial Assessment - A - Batch 259759	
50-5023-00	Bank Return Check/NSF Fees	(95.00)	-	90.00	(185.00)
Date	GL Ref #	Debit	Credit	Description	
11/03/2025	11399677	\$ -	\$ 30.00	NSF/Returned Check Fee - Batch 322404	
11/12/2025	11575195	-	30.00	NSF/Returned Check Fee - Batch 327006	
11/17/2025	11618006	-	30.00	NSF/Returned Check Fee - Batch 329421	
50-5042-00	Late Interest	(122.50)	-	-	(122.50)
Date	GL Ref #	Debit	Credit	Description	
50-5045-00	Parking Fees	(175.00)	-	75.00	(250.00)
Date	GL Ref #	Debit	Credit	Description	
11/06/2025	11439567	\$ -	\$ 25.00	Parking Permit/ Pass Fee - Batch 324322	
11/26/2025	11685938	-	25.00	Parking Permit/ Pass Fee - Batch 333072	
11/26/2025	11685966	-	25.00	Parking Permit/ Pass Fee - Batch 333076	
50-5105-00	Attorney/Collection Fees	60.00	-	-	60.00
Date	GL Ref #	Debit	Credit	Description	
60-6035-00	Mgmt Billback - Office & Postage	4,252.07	545.84	-	4,797.91
Date	GL Ref #	Debit	Credit	Description	
11/13/2025	11579930	\$ 64.32	\$ -	August 2025 Admin Billing-Seabreeze Management Company, Inc.	
11/20/2025	11649224	481.52	-	OCT Admin 2025-Seabreeze Management Company, Inc.	
60-6040-00	Mgmt Services & On-Site Staff Payroll	67,329.53	10,022.39	-	77,351.92
Date	GL Ref #	Debit	Credit	Description	
11/03/2025	11389574	\$ 4,500.00	\$ -	Seabreeze Management Company, Inc.	
11/17/2025	11609441	5,522.39	-	Pay Period 10/19/2025 - 11/1/2025-Seabreeze Management Company, Inc.	
60-6041-00	Office Rent & Maintenance	2,674.25	1,069.70	534.85	3,209.10
Date	GL Ref #	Debit	Credit	Description	
11/10/2025	11541177	\$ -	\$ 534.85	Reclass void ck 100725 Office Rent & Maintenance	
11/30/2025	11838910	534.85	-	Reclass AP balances (voided invoices)	
11/30/2025	11838918	534.85	-	Accrue office rent	
60-6052-00	Collection Costs/Billback	-	30.00	-	30.00
Date	GL Ref #	Debit	Credit	Description	
11/17/2025	11609437	\$ 30.00	\$ -	NSF charge to owner	
60-6085-00	Misc Admin (Office Supplies/Cellphone)	3,514.35	-	-	3,514.35
Date	GL Ref #	Debit	Credit	Description	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
63-6320-00	Security Services	31,866.68	15,933.34	7,966.67	39,833.35
Date	GL Ref #	Debit	Credit	Description	
11/01/2025	11541035	\$ -	\$ 7,966.67	Monthly Accrual (Reversal)	
11/10/2025	11548661	7,966.67	-	Security Services for Oct 2025	
11/30/2025	11824757	7,966.67	-	Monthly Accrual	
64-6405-00	Landscape Contract	91,488.00	29,833.33	-	121,321.33
Date	GL Ref #	Debit	Credit	Description	
11/30/2025	11824757	\$ 29,833.33	\$ -	Monthly Accrual	
64-6420-00	Irrigation Repairs	3,277.65	600.00	-	3,877.65
Date	GL Ref #	Debit	Credit	Description	
11/20/2025	11649222	\$ 600.00	\$ -	Irrigation Valve Replacement	
64-6425-00	Tree Maintenance	500.00	-	-	500.00
Date	GL Ref #	Debit	Credit	Description	
65-6509-00	Plumbing Repair (Common Area)	700.00	150.00	150.00	700.00
Date	GL Ref #	Debit	Credit	Description	
11/10/2025	11541173	\$ -	\$ 150.00	Void Vega Cleaning Ck 100711 Plumbing Repair (Common Area)	
11/30/2025	11838910	150.00	-	Reclass AP balances (voided invoices)	
65-6528-00	Electrical/Lighting Rpr - Common Area Bollards	6,545.06	2,060.10	-	8,605.16
Date	GL Ref #	Debit	Credit	Description	
11/10/2025	11548665	\$ 2,060.10	\$ -	CA electrical for October 2025	
65-6550-00	Janitorial Service	24,755.00	5,120.00	-	29,875.00
Date	GL Ref #	Debit	Credit	Description	
11/10/2025	11548667	\$ 1,280.00	\$ -	Contract Service thru Nov 2, 2025	
11/17/2025	11609449	1,280.00	-	Weekly Contract Service thru Nov 9, 2025	
11/20/2025	11649234	1,280.00	-	Contract Janitorial thru Nov 16, 2025	
11/30/2025	11824757	1,280.00	-	Monthly Accrual	
65-6553-00	Common Area Maintenance	6,135.00	234.88	-	6,369.88
Date	GL Ref #	Debit	Credit	Description	
11/05/2025	11420151	\$ 84.88	\$ -	Replace 3 toilet seat in CA	
11/17/2025	11609447	150.00	-	Replace TC RR Toilet Seats	
65-6554-00	Common Area Supplies	5,948.72	2,376.58	-	8,325.30
Date	GL Ref #	Debit	Credit	Description	
11/06/2025	11439012	\$ 150.84	\$ -	CA Supplies	
11/06/2025	11439014	2,225.74	-	Order Number W233800289-HD Supply Facilities Maintenance, LTD.	
65-6555-00	Pest Control (Pest & Gopher)	6,005.00	1,000.00	-	7,005.00
Date	GL Ref #	Debit	Credit	Description	
11/04/2025	11403814	\$ 1,000.00	\$ -	Pest Control for October 2025	
65-6570-00	Pool/Fountain Contract Services	12,075.00	3,175.00	-	15,250.00
Date	GL Ref #	Debit	Credit	Description	
11/13/2025	11579919	\$ 650.00	\$ -	Fountain Service for Nov. 2025	
11/17/2025	11609443	2,525.00	-	Monthly Pool Fountain Maintenance	
65-6572-00	Pool/Fountain Extras	8,532.13	195.00	-	8,727.13
Date	GL Ref #	Debit	Credit	Description	
11/06/2025	11439016	\$ 195.00	\$ -	Hillcrest Spa Drain & Refill	
65-6588-00	Fitness Equipment	1,805.75	967.00	-	2,772.75
Date	GL Ref #	Debit	Credit	Description	
11/04/2025	11403812	\$ 525.00	\$ -	Quarterly Preventative Maintenance	
11/20/2025	11649230	442.00	-	TC Fitness Center Equip Repair	
65-6590-00	Sidewalk Trip Hazard Project (Annual)	38,562.16	-	-	38,562.16
Date	GL Ref #	Debit	Credit	Description	

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University Glen (Cal State University Channel Island Site Authority)

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
66-6627-00	Lighting - Townhomes Sconce Repairs	7,152.03	2,724.07	-	9,876.10
Date	GL Ref #	Debit	Credit	Description	
11/10/2025	11548663	\$ 2,724.07	\$ -	TH Elec for October 2025	
66-6630-00	Windows & Doors	4,197.77	224.84	-	4,422.61
Date	GL Ref #	Debit	Credit	Description	
11/17/2025	11609445	\$ 224.84	\$ -	306 E Twin Harbor repair screen	
66-6633-00	Roofing/Waterproofing (Townhomes)	-	150.00	-	150.00
Date	GL Ref #	Debit	Credit	Description	
11/20/2025	11649232	\$ 150.00	\$ -	TH Roofing at 435 CI Drive	
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	345.00	225.00	-	570.00
Date	GL Ref #	Debit	Credit	Description	
11/13/2025	11579926	\$ 225.00	\$ -	369 Smugglers Cove	
66-6655-00	Pest Control/Termites	1,795.00	-	-	1,795.00
Date	GL Ref #	Debit	Credit	Description	
67-6700-00	Water - Reclaimed (Landscape)	30,060.26	21,316.55	13,287.00	38,089.81
Date	GL Ref #	Debit	Credit	Description	
11/01/2025	11541035	\$ -	\$ 6,643.50	Monthly Accrual (Reversal)	
11/01/2025	11541035	-	6,643.50	Monthly Accrual (Reversal)	
11/13/2025	11579921	8,029.55	-	Reclaimed water for Sept 2025	
11/30/2025	11824757	6,643.50	-	Monthly Accrual	
11/30/2025	11824757	6,643.50	-	Monthly Accrual	
67-6701-00	Water-(Potable/Common Area Pools)	60,930.28	52,654.68	29,704.00	83,880.96
Date	GL Ref #	Debit	Credit	Description	
11/01/2025	11541035	\$ -	\$ 14,852.00	Monthly Accrual (Reversal)	
11/01/2025	11541035	-	14,852.00	Monthly Accrual (Reversal)	
11/13/2025	11579921	22,950.68	-	Potable water for Sept 2025	
11/30/2025	11824757	14,852.00	-	Monthly Accrual	
11/30/2025	11824757	14,852.00	-	Monthly Accrual	
67-6702-00	Sewer	96,113.28	69,088.14	42,063.00	123,138.42
Date	GL Ref #	Debit	Credit	Description	
11/01/2025	11541035	\$ -	\$ 21,031.50	Monthly Accrual (Reversal)	
11/01/2025	11541035	-	21,031.50	Monthly Accrual (Reversal)	
11/13/2025	11579921	27,025.14	-	Sewer for Sept 2025	
11/30/2025	11824757	21,031.50	-	Monthly Accrual	
11/30/2025	11824757	21,031.50	-	Monthly Accrual	
67-6703-00	Water/Sewer Infrastructure Fee	32,322.94	24,242.22	16,161.50	40,403.66
Date	GL Ref #	Debit	Credit	Description	
11/01/2025	11541035	\$ -	\$ 8,080.75	Monthly Accrual (Reversal)	
11/01/2025	11541035	-	8,080.75	Monthly Accrual (Reversal)	
11/13/2025	11579921	8,080.72	-	Infrastructure fee for Sept 2025	
11/30/2025	11824757	8,080.75	-	Monthly Accrual	
11/30/2025	11824757	8,080.75	-	Monthly Accrual	
67-6705-00	Electricity	28,046.06	13,524.98	3,347.22	38,223.82
Date	GL Ref #	Debit	Credit	Description	
11/13/2025	11579932	\$ 4,576.62	\$ -	700239238016	
11/18/2025	11623724	3,799.59	-	Southern California Edison Co.	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 11/1/2025 - 11/30/2025

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
11/19/2025	11623722	\$ 3,347.22	\$ -	07/11-08/12-Southern California Edison Co.			
11/28/2025	11696572	1,801.55	-	700466262876			
11/30/2025	11838910	-	3,347.22	Reclass AP balances (voided invoices)			
67-6710-00	Gas			7,947.85	1,886.65	-	9,834.50
Date	GL Ref #	Debit	Credit	Description			
11/06/2025	11439018	\$ 1,376.56	\$ -	100 858 8151 3-SoCalGas			
11/06/2025	11439020	510.09	-	153 378 1087 1-SoCalGas			
67-6720-00	Cable/Telephone			2,659.19	807.22	-	3,466.41
Date	GL Ref #	Debit	Credit	Description			
11/06/2025	11439022	\$ 569.69	\$ -	8448 20 899 0033385-Charter Communications			
11/19/2025	11635643	237.53	-	8448 20 041 0293780			
67-6725-00	Trash Removal			78,135.26	17,880.08	9,940.50	86,074.84
Date	GL Ref #	Debit	Credit	Description			
11/01/2025	11541127	\$ -	\$ 9,940.50	Accrue Oct trash removal (Reversal)			
11/17/2025	11824747	6,015.48	-	E.J. Harrison an D002111901 (3 Charges); EJ Harrison Chk # 0			
11/28/2025	11696574	1,924.10	-	1 -0044477 5			
11/30/2025	11824757	9,940.50	-	Monthly Accrual			
68-6800-00	Insurance Master Policy			56,511.00	70,638.75	56,511.00	70,638.75
Date	GL Ref #	Debit	Credit	Description			
11/01/2025	11541035	\$ -	\$ 56,511.00	Insurance Master Policy (4 Months) (Reversal)			
11/30/2025	11824757	70,638.75	-	Insurance Master Policy (4 Months)			
68-6810-00	Earthquake Insurance			16,942.72	4,235.68	-	21,178.40
Date	GL Ref #	Debit	Credit	Description			
11/30/2025	11824755	\$ 4,235.68	\$ -	Amortize prepaid EQ insurance 7/1/25-26			
89-8900-00	Prior Year Surplus Refunds to Owners			3,863.50	88,661.22	-	92,524.72
Date	GL Ref #	Debit	Credit	Description			
11/01/2025	11824751	\$ 88,040.87	\$ -	Reclass 24-25 reconciliation credit			
11/10/2025	11541660	306.65	-	WriteOff			
11/10/2025	11541662	234.43	-	WriteOff			
11/10/2025	11541664	79.27	-	Reverse charge			
90-9005-00	Reserves-Common Space			112,000.00	28,000.00	-	140,000.00
Date	GL Ref #	Debit	Credit	Description			
11/30/2025	11704901	\$ 28,000.00	\$ -	Monthly Reserve Contribution			
90-9008-00	Reserves-Single Family			5,600.00	1,400.00	-	7,000.00
Date	GL Ref #	Debit	Credit	Description			
11/30/2025	11704901	\$ 1,400.00	\$ -	Monthly Reserve Contribution			
90-9009-00	Reserves-Townhouse			100,136.00	25,034.00	-	125,170.00
Date	GL Ref #	Debit	Credit	Description			
11/30/2025	11704901	\$ 25,034.00	\$ -	Monthly Reserve Contribution			
Totals:				\$0.00	\$1,628,356.81	\$1,628,356.81	\$0.00

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 2137 (End: 11/30/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
11/12/2025		KW University Glen, LLC		100087	(\$534.85)
11/17/2025		Quality Windows, Inc		100098	(\$224.84)
11/18/2025		Dorothy Patten and Sean Patten	329607 - Move or Return Payme	500000	(\$532.77)
11/19/2025		Dorothy Patten and Sean Patten	330161 - Move or Return Payme	500001	(\$343.04)
11/20/2025		Jason Isaacs and Abby Isaacs	330800 - Move or Return Payme	500002	(\$261.78)
11/20/2025		Gothic Landscape Maintenance Division		100103	(\$600.00)
11/20/2025		Vega cleaning service inc.		100099	(\$150.00)
11/20/2025		Vega cleaning service inc.		100100	(\$1,280.00)
11/28/2025		Southern California Edison Co.		100106	(\$1,801.55)
11/28/2025		E. J. Harrison & Sons, Inc.		300017	(\$1,924.10)
				Total Uncleared	(\$7,652.93)

Sunwest - Operating - 2137 Summary

Ending Account Balance:	\$	622,550.64
Uncleared Items:	(\$	7,652.93)
Adjusted Balance:	\$	630,203.57
Sweep Account Balance:	\$	390,203.57
Bank Ending Balance:	\$	240,000.00
Difference:	\$	-

Sunwest Bank
2050 Main Street
Suite 300
Irvine, CA 92614



RETURN SERVICE REQUESTED

CALIFORNIA STATE UNIVERSITY CHANNEL
C/O SEABREEZE MANAGEMENT COMPANY
26840 ALISO VIEJO PKWY STE 100
ALISO VIEJO, CA 92656

Contact Us
714-730-4444



Account
**CALIFORNIA STATE UNIVERSITY CHANNEL
C/O SEABREEZE MANAGEMENT COMPANY**

Date
11/30/2025

Page
1 of 2

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

The following information is a summary of activity in your account(s) for the month of November 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%	\$460,276.53	\$387,961.09
TOTAL			\$460,276.53	\$387,961.09

DETAILED ACCOUNT OVERVIEW

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

Account Summary - Demand			
Statement Period	11/1-11/30/2025	Average Daily Balance	\$502,261.88
Previous Period Ending Balance	\$460,276.53	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	155,229.26	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(227,544.70)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance		\$387,961.09	

Account Transaction Detail

Date	Activity Type	Amount	Balance
11/03/2025	Deposit	\$1,430.48	\$461,707.01
11/04/2025	Withdrawal	(1,852.13)	459,854.88
11/05/2025	Deposit	3,467.66	463,322.54
11/06/2025	Deposit	2,024.80	465,347.34
11/07/2025	Deposit	4,446.20	469,793.54
11/10/2025	Withdrawal	(1,381.06)	468,412.48
11/12/2025	Deposit	3,129.38	471,541.86
11/13/2025	Deposit	139,770.71	611,312.57
11/14/2025	Withdrawal	(19,704.78)	591,607.79
11/17/2025	Withdrawal	(5,231.95)	586,375.84
11/18/2025	Withdrawal	(19,785.67)	566,590.17
11/19/2025	Withdrawal	(6,874.82)	559,715.35
11/20/2025	Withdrawal	(8,008.73)	551,706.62
11/21/2025	Withdrawal	(7,757.49)	543,949.13
11/24/2025	Withdrawal	(3,463.34)	540,485.79
11/25/2025	Deposit	960.03	541,445.82
11/26/2025	Withdrawal	(65,876.91)	475,568.91
11/28/2025	Withdrawal	(87,607.82)	387,961.09

Summary of Balances as of November 30, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Manufacturers and Traders Trust Co	Buffalo, NY	588	\$247,000.00
Raymond James Bank	St. Petersburg, FL	33893	140,961.09

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
11/01/2025	Beginning Balance	\$240,000.00
	58 Credit(s) This Period	\$417,674.50
	56 Debit(s) This Period	\$417,674.50
11/28/2025	Ending Balance	\$240,000.00

Deposits

Date	Description	Amount
11/03/2025	RDC DEPOSIT	\$1,209.66
11/03/2025	RDC DEPOSIT	\$2,377.38
11/05/2025	RDC DEPOSIT	\$417.46
11/05/2025	RDC DEPOSIT	\$782.18
11/07/2025	RDC DEPOSIT	\$418.36
11/07/2025	RDC DEPOSIT	\$693.01
11/13/2025	RDC DEPOSIT	\$209.18
11/13/2025	RDC DEPOSIT	\$1,053.16
11/17/2025	RDC DEPOSIT	\$209.18
11/17/2025	RDC DEPOSIT	\$1,629.70
11/20/2025	RDC DEPOSIT	\$209.18

Electronic Credits

Date	Description	Amount
11/03/2025	University Glen OnlinePay -SETT-A211CINC	\$209.18
11/03/2025	LOCKBOX DEPOSIT	\$2,778.25
11/04/2025	University Glen OnlinePay -SETT-A211CINC	\$5,632.70
11/04/2025	LOCKBOX DEPOSIT	\$2,334.96
11/05/2025	PAYABLI DEPOSIT TRANSFER 870998670	\$293.70



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
11/05/2025	University Glen OnlinePay -SETT-A211CINC	\$575.03
11/05/2025	LOCKBOX DEPOSIT	\$2,261.43
11/06/2025	PAYABLI DEPOSIT TRANSFER 871370814	\$1,359.24
11/06/2025	University Glen OnlinePay -SETT-A211CINC	\$1,626.09
11/06/2025	LOCKBOX DEPOSIT	\$2,076.50
11/07/2025	PAYABLI DEPOSIT TRANSFER 871645860	\$58.99
11/07/2025	University Glen OnlinePay -SETT-A211CINC	\$1,278.16
11/07/2025	LOCKBOX DEPOSIT	\$628.65
11/10/2025	PAYABLI DEPOSIT TRANSFER 871931116	\$532.77
11/10/2025	University Glen OnlinePay -SETT-A211CINC	\$586.62
11/10/2025	LOCKBOX DEPOSIT	\$2,579.68
11/12/2025	PAYABLI DEPOSIT TRANSFER 872470925	\$60.00
11/12/2025	PAYABLI DEPOSIT TRANSFER 872664630	\$335.00
11/12/2025	University Glen OnlinePay -SETT-A211CINC	\$2,612.35
11/12/2025	University Glen ASSN DUES -SETT-A211CINC	\$136,181.33
11/12/2025	LOCKBOX DEPOSIT	\$641.02
11/13/2025	PAYABLI DEPOSIT TRANSFER 872880412	\$919.31
11/13/2025	University Glen OnlinePay -SETT-A211CINC	\$8,133.24
11/13/2025	LOCKBOX DEPOSIT	\$215.18
11/14/2025	LOCKBOX DEPOSIT	\$58.99
11/17/2025	LOCKBOX DEPOSIT	\$1,107.80
11/18/2025	PAYABLI DEPOSIT TRANSFER 873985716	\$575.03
11/18/2025	University Glen OnlinePay -SETT-A211CINC	\$627.54
11/19/2025	LOCKBOX DEPOSIT	\$575.03
11/21/2025	University Glen OnlinePay -SETT-A211CINC	\$209.18
11/24/2025	LOCKBOX DEPOSIT	\$960.03
11/25/2025	University Glen OnlinePay -SETT-A211CINC	\$209.18
11/26/2025	University Glen OnlinePay -SETT-A211CINC	\$209.18
11/28/2025	University Glen OnlinePay -SETT-A211CINC	\$852.60
11/28/2025	PAYABLI DEPOSIT TRANSFER 875920114	\$1,359.24
11/28/2025	LOCKBOX DEPOSIT	\$268.17

Other Credits

Date	Description	Amount
11/03/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,852.13
11/07/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,381.06
11/13/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$19,704.78
11/14/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,231.95
11/17/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$19,785.67
11/18/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,874.82
11/19/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$8,008.73
11/20/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$7,757.49
11/21/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,463.34
11/25/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$65,876.91
11/26/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$87,607.82

Electronic Debits

Date	Description	Amount
11/03/2025	ACH CHARGEBACK RETURN 339144	\$209.18
11/03/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100072* 251031* Seabreeze Management Company \1	\$6,824.02
11/04/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100073* 251103* Seabreeze Management Company \1	\$4,500.00
11/05/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100074* 251104* Xtreme Fitness Service Inc\1921	\$525.00
11/06/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100076* 251105* HD Supply Facilities Maintena\1	\$84.88
11/07/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100080* 251106* HD Supply Facilities Maintena\1	\$150.84

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

Date	Description	Amount
11/07/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100079* 251106* Better Pools LA\192353423\14846	\$195.00
11/07/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100078* 251106* SoCalGas\192353418\148510471\19	\$510.09
11/07/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100077* 251106* SoCalGas\192353472\148510484\19	\$1,376.56
11/07/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100081* 251106* HD Supply Facilities Maintena\1	\$2,225.74
11/10/2025	SPECTRUM SPECTRUM 2467600	\$569.69
11/14/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100088* 251113* Seabreeze Management Company \1	\$64.32
11/14/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100089* 251113* Better Pools LA\193122682\14930	\$650.00
11/14/2025	SO CAL EDISON CO BILL PAYMT 700239238016	\$4,576.62
11/17/2025	E.J. Harrison an D002111901	\$787.14
11/17/2025	E.J. Harrison an D002111901	\$1,696.16
11/17/2025	E.J. Harrison an D002111901	\$1,924.10
11/17/2025	ACH CHARGEBACK RETURN 348046	\$3,179.79
11/17/2025	E.J. Harrison an D002111901	\$3,304.24
11/17/2025	E.J. Harrison an D002111901	\$4,940.10
11/17/2025	E.J. Harrison an D002111901	\$5,900.82
11/18/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100097* 251117* Better Pools LA\193400693\15012	\$2,525.00
11/18/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100095* 251117* Seabreeze Management Company \1	\$5,552.39
11/19/2025	SO CAL EDISON CO BILL PAYMT 600001512196	\$3,799.59
11/21/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100101* 251120* Xtreme Fitness Service Inc\1937	\$442.00
11/21/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100102* 251120* Seabreeze Management Company \1	\$481.52
11/21/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100105* 251120* Environmental Testing Associa\1	\$935.00
11/21/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100104* 251120* Environmental Testing Associa\1	\$1,664.00
11/28/2025	SPECTRUM SPECTRUM 8645025	\$237.53

Other Debits

Date	Description	Amount
11/04/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,467.66
11/05/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,024.80
11/06/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,446.20
11/10/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,129.38
11/12/2025	Charge Back Item Check 30161	\$58.99
11/12/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$139,770.71
11/24/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$960.03
11/28/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,242.48

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100059	11/03/2025	\$1,393.40	100075*	11/17/2025	\$1,000.00	100091	11/25/2025	\$66,086.09
100064*	11/06/2025	\$530.75	100082*	11/26/2025	\$1,280.00	100092	11/26/2025	\$225.00
100067*	11/13/2025	\$534.85	100083	11/19/2025	\$2,724.07	100093	11/26/2025	\$150.00
100068	11/05/2025	\$1,280.00	100084	11/19/2025	\$2,060.10	100094	11/26/2025	\$1,280.00
100069	11/05/2025	\$150.00	100085	11/20/2025	\$7,966.67	100096*	11/26/2025	\$84,662.00
100070	11/05/2025	\$350.00	100086	11/21/2025	\$150.00			
100071	11/13/2025	\$29,700.00	100090*	11/26/2025	\$220.00			

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
11/03/2025	\$240,000.00	11/06/2025	\$240,000.00	11/12/2025	\$240,000.00
11/04/2025	\$240,000.00	11/07/2025	\$240,000.00	11/13/2025	\$240,000.00
11/05/2025	\$240,000.00	11/10/2025	\$240,000.00	11/14/2025	\$240,000.00



Statement Ending 11/28/2025

CALIFORNIA STATE UNIVERISTY

Page 5 of 10

Account Number: XXXXXX2137

HOA CHECKING - XXXXXX2137 (continued)

Daily Balances (continued)

Date	Amount	Date	Amount	Date	Amount
11/17/2025	\$240,000.00	11/20/2025	\$240,000.00	11/25/2025	\$240,000.00
11/18/2025	\$240,000.00	11/21/2025	\$240,000.00	11/26/2025	\$240,000.00
11/19/2025	\$240,000.00	11/24/2025	\$240,000.00	11/28/2025	\$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

Sunwest Bank
2550 Main Street
Irvine, CA 92614

DATE: 10/31/2025

100071

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

memo: AG UN207-41, INV 102793

100071 100071 100071 100071 100071

#100071 11/13/2025 \$29,700.00

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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

Sunwest Bank
2550 Main Street
Irvine, CA 92614

DATE: 11/04/2025

100075

PAY TO: Remedy Pest Elimination \$ 1,000.00
THE ORDER OF One Thousand Dollars and Zero Cents DOLLARS

memo: INV 20001

100075 100075 100075 100075 100075

#100075 11/17/2025 \$1,000.00

19321263

19321263

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19321263

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
2550 Main Street
Irvine, CA 92614

DATE: 11/10/2025

100082

PAY TO: Vega cleaning service, inc. \$ 1,280.00
THE ORDER OF One Thousand Two Hundred Eighty Dollars and Zero Cents DOLLARS

memo: INV 1356

100082 100082 100082 100082 100082

#100082 11/26/2025 \$1,280.00

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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

Sunwest Bank
2550 Main Street
Irvine, CA 92614

DATE: 11/10/2025

100083

PAY TO: Eastman Electric \$ 2,724.07
THE ORDER OF Two Thousand Seven Hundred Twenty-Four Dollars and Seven Cents DOLLARS

memo: INV 191

100083 100083 100083 100083 100083

#100083 11/19/2025 \$2,724.07

10075546

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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

Sunwest Bank
2550 Main Street
Irvine, CA 92614

DATE: 11/10/2025

100084

PAY TO: Eastman Electric \$ 2,060.10
THE ORDER OF Two Thousand Sixty Dollars and Ten Cents DOLLARS

memo: INV 57

100084 100084 100084 100084 100084

#100084 11/19/2025 \$2,060.10

19970547

19970547

19970547

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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

Sunwest Bank
2550 Main Street
Irvine, CA 92614

DATE: 11/10/2025

100085

PAY TO: California State University \$ 7,966.67
THE ORDER OF Seven Thousand Nine Hundred Sixty-Six Dollars and Sixty-Seven Cents DOLLARS

memo: AG 100027-6, INV 312021

100085 100085 100085 100085 100085

#100085 11/20/2025 \$7,966.67

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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

10/01/2025 through 10/31/2025

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on Oct 31 (\$)	Value on Oct 31 (\$)	Average Cost Amount (\$)	Cumulative Change In Value (\$)
CSU CHANNEL ISLANDS SITE AUTHORITY						
CalTRUST Short Term Fund		321,160.593	10.07	3,234,087.17	3,221,939.58	12,147.59
CalTRUST Medium Term Fund		547,582.854	9.91	5,426,546.08	5,337,126.11	89,419.97
CalTRUST Liquidity Fund		1,616,280.630	1.00	1,616,280.63	1,616,280.63	0.00
Total For Account -				10,276,913.88		
CSU CHANNEL ISLANDS TOWNHOUSE						
CalTRUST Short Term Fund		54,849.309	10.07	552,332.54	551,797.79	534.75
CalTRUST Medium Term Fund		163,424.064	9.91	1,619,532.47	1,645,598.75	(26,066.28)
CalTRUST Liquidity Fund		727,610.780	1.00	727,610.78	727,610.78	0.00
Total For Account -				2,899,475.79		
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE						
CalTRUST Short Term Fund		17,550.015	10.07	176,728.65	176,651.54	77.11
CalTRUST Medium Term Fund		111,317.674	9.91	1,103,158.15	1,114,441.97	(11,283.82)
CalTRUST Liquidity Fund		455,120.430	1.00	455,120.43	455,120.43	0.00
Total For Account -				1,735,007.23		
CSU CHANNEL ISLANDS SINGLE FAMILY						
CalTRUST Short Term Fund		1,268.877	10.07	12,777.59	12,772.04	5.55
CalTRUST Medium Term Fund		8,869.272	9.91	87,894.49	88,499.46	(604.97)
CalTRUST Liquidity Fund		27,295.110	1.00	27,295.11	27,295.11	0.00
Total For Account -				127,967.19		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 TOWNHOMES						
CalTRUST Medium Term Fund		3,981.995	9.91	39,461.57	39,255.67	205.90
Total For Account -				39,461.57		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 SINGLE FAMILY						
CalTRUST Medium Term Fund		804.181	9.91	7,969.43	7,927.56	41.87
Total For Account -				7,969.43		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 CAM						
CalTRUST Medium Term Fund		19,385.118	9.91	192,106.52	191,106.17	1,000.35
Total For Account -				192,106.52		
Portfolios Total value as of 10/31/2025				15,278,901.61		

Please note that this information should not be construed as tax advice and it is recommended that you consult with a tax professional regarding your account.

DETAIL OF TRANSACTION ACTIVITY

Activity Description	Activity Date	Amount (\$)	Amount in Shares	Balance in Shares	Price per Share (\$)	Balance (\$)	Average Cost Amt (\$)	Realized Gain/(Loss) (\$)
CalTRUST Short Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY Account Number: [REDACTED]								
Beginning Balance	10/01/2025			320,041.108	10.08	3,226,014.37		
Accrual Income Div Reinvestment	10/31/2025	11,273.21	1,119.485	321,160.593	10.07	3,234,087.17	0.00	0.00
Change in Value						(3,200.41)		
Closing Balance as of	Oct 31			321,160.593	10.07	3,234,087.17		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	10/01/2025			54,658.118	10.08	550,953.83		
Accrual Income Div Reinvestment	10/31/2025	1,925.29	191.191	54,849.309	10.07	552,332.54	0.00	0.00
Change in Value						(546.58)		
Closing Balance as of	Oct 31			54,849.309	10.07	552,332.54		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	10/01/2025			17,488.840	10.08	176,287.51		
Accrual Income Div Reinvestment	10/31/2025	616.03	61.175	17,550.015	10.07	176,728.65	0.00	0.00
Change in Value						(174.89)		
Closing Balance as of	Oct 31			17,550.015	10.07	176,728.65		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	10/01/2025			1,264.454	10.08	12,745.70		
Accrual Income Div Reinvestment	10/31/2025	44.54	4.423	1,268.877	10.07	12,777.59	0.00	0.00
Change in Value						(12.65)		
Closing Balance as of	Oct 31			1,268.877	10.07	12,777.59		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY Account Number: [REDACTED]								
Beginning Balance	10/01/2025			545,744.284	9.92	5,413,783.30		
Accrual Income Div Reinvestment	10/31/2025	18,220.23	1,838.570	547,582.854	9.91	5,426,546.08	0.00	0.00
Change in Value						(5,457.45)		
Closing Balance as of	Oct 31			547,582.854	9.91	5,426,546.08		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	10/01/2025			162,875.350	9.92	1,615,723.47		
Accrual Income Div Reinvestment	10/31/2025	5,437.76	548.714	163,424.064	9.91	1,619,532.47	0.00	0.00
Change in Value						(1,628.76)		
Closing Balance as of	Oct 31			163,424.064	9.91	1,619,532.47		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	10/01/2025			110,943.913	9.92	1,100,563.62		
Accrual Income Div Reinvestment	10/31/2025	3,703.97	373.761	111,317.674	9.91	1,103,158.15	0.00	0.00
Change in Value						(1,109.44)		
Closing Balance as of	Oct 31			111,317.674	9.91	1,103,158.15		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	10/01/2025			8,839.492	9.92	87,687.76		
Accrual Income Div Reinvestment	10/31/2025	295.12	29.780	8,869.272	9.91	87,894.49	0.00	0.00
Change in Value						(88.39)		
Closing Balance as of	Oct 31			8,869.272	9.91	87,894.49		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 TOWNHOMES Account Number: [REDACTED]								
Beginning Balance	10/01/2025			3,968.625	9.92	39,368.76		
Accrual Income Div Reinvestment	10/31/2025	132.50	13.370	3,981.995	9.91	39,461.57	0.00	0.00
Change in Value						(39.69)		
Closing Balance as of	Oct 31			3,981.995	9.91	39,461.57		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	10/01/2025			801.481	9.92	7,950.69		
Accrual Income Div Reinvestment	10/31/2025	26.76	2.700	804.181	9.91	7,969.43	0.00	0.00
Change in Value						(8.02)		
Closing Balance as of	Oct 31			804.181	9.91	7,969.43		

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: [REDACTED]		
				PA UG PHASE 2 CAM				
Beginning Balance	10/01/2025			19,320.030	9.92	191,654.70		
Accrual Income Div Reinvestment	10/31/2025	645.02	65.088	19,385.118	9.91	192,106.52	0.00	0.00
Change in Value						(193.20)		
Closing Balance as of	Oct 31			19,385.118	9.91	192,106.52		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY		Account Number: [REDACTED]		
Beginning Balance	10/01/2025			1,610,543.220	1.00	1,610,543.22		
Accrual Income Div Reinvestment	10/31/2025	5,737.41	5,737.410	1,616,280.630	1.00	1,616,280.63	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Oct 31			1,616,280.630	1.00	1,616,280.63		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS TOWNHOUSE		Account Number: [REDACTED]		
Beginning Balance	10/01/2025			725,027.940	1.00	725,027.94		
Accrual Income Div Reinvestment	10/31/2025	2,582.84	2,582.840	727,610.780	1.00	727,610.78	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Oct 31			727,610.780	1.00	727,610.78		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE		Account Number: [REDACTED]		
Beginning Balance	10/01/2025			453,504.860	1.00	453,504.86		
Accrual Income Div Reinvestment	10/31/2025	1,615.57	1,615.570	455,120.430	1.00	455,120.43	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Oct 31			455,120.430	1.00	455,120.43		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SINGLE FAMILY		Account Number: [REDACTED]		
Beginning Balance	10/01/2025			27,198.220	1.00	27,198.22		
Accrual Income Div Reinvestment	10/31/2025	96.89	96.890	27,295.110	1.00	27,295.11	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Oct 31			27,295.110	1.00	27,295.11		

Govt Advantage Int Ckg - State/Muni

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

WELLS
FARGO

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

Questions?

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

Online: wellsfargo.com

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

Account summary

Govt Advantage Int Ckg - State/Muni

Account number	Beginning balance	Total credits	Total debits	Ending balance
[REDACTED]	\$112,774.79	\$100,332.72	\$0.00	\$213,107.51

Interest summary

Year to date interest and bonuses paid \$932.17

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	10/08	16.32	Analysis Int Earned 0925 Interest 251008
	10/16	100,316.40	Ug2 MR, LLC (Ana Avidpay 251016 Ck100542 Ref*Ck*100542*Ug2 MR LLC Anacapa Canyon\190170485
		\$100,332.72	Total electronic deposits/bank credits
		\$100,332.72	Total credits

Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
09/30	112,774.79	10/08	112,791.11	10/16	213,107.51
Average daily ledger balance		\$164,563.63			