



University Glen PROPERTY MANAGEMENT REPORT

December 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, December 16th at 3:30. Meeting minutes for the November BAG meeting were reviewed by members of the BAG.
 - The BAG's December meeting included verification that refunds to owners from the 2024-2025 budget reconciliation continued. The refunds due Townhouse & Single-Family Homeowners, as well as Mission Hills Apartment/Town Center owners are complete. The refunds to Sellers of homes in UGlen fiscal year 2024-2025 continue to be processed.
 - Complex Solutions (CS), UGlen's reserve study consultant, provided their initial LEVEL III reserve report(s) updating the financial aspects of the community's three reserve studies.
 - UGlen Management office continued working to complete installation of the 16 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 Management continues working on the details of the Town Center project to paint 20-foot sections of curb red and 40-foot sections of curb yellow along Somis Street. We will also install 9-NO PARKING ANYTIME signs. This project was initiated by the CSUCI Police Department.
- UGlen Common Area Management presented their initial pass through the budget for fiscal year 2026-2027.
- The Community Advisory Group (CAG) did not meeting during the month of December.
- The Homeowners Advisory Council (HAC) met on Thursday, December 3rd at 6:00 PM. Friesen attended and participated.
- 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 November 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. An additional planter at Parkview

Apartment is being completed in the amount of \$2,800.00 to use the remaining portion of funds budgeted for the Parkview Apartment landscape refurbishing project.

- The fall portion of the annual tree trimming project focusing on building clearance is completed. Due to significant rain and winds on December 23rd, at least 6 trees were uprooted or large branches came down. The costs of the emergency tree service is scheduled to be taken from the remaining 30% of the annual tree trimming project.
- The annual townhouse gutter cleaning project started the week of November 18th. Due to weather and installation of holiday lights on the townhouses, the remaining townhouse gutters are scheduled to be cleaned the week of January 26, 2026.
- The UGlen CA Property Management office worked to complete the installation of the NO PARKING ANYTIME signs directed by the CSCUI Police Chief with the support of Aaron Greer to be installed along the south side of Channel Islands Drive between the 3000-block of Channel Islands Drive roundabout and Camarillo Street.
- UGlen Management is coordinating the installation of 9-NO PARKING SIGNS along Somis Street. Sections of curb are also scheduled to be painted “red” and “yellow” to clearly designate the areas where parking is restricted/prohibited.
- Community Events:
 - On Saturday, December 20th there was an “Impromptu Holiday Pot-Lunch” at the Town Center Community Room featuring music (with singalong) by the Lemon Drops, a local ukelele ensemble.
- Meetings:
 - The Budget Advisory Group (BAG) met on Tuesday, December 16th at 3:30 PM.
 - The Homeowners Advisory Council (HAC) met on Thursday December 3rd at 6:00 PM in the Town Center Community..
 - The Community Advisory Council (CAC) did not meet in December 2025.
- Landscaping
 - Gothic Landscape Service modified their regular mowing and trimming schedule due to rains, winds, and the holidays.

- During the storms during December and particularly on the night of December 23rd, Gothic assisted by placing sandbags at homes which are prone to flooding, placing waddle across the DG paths to divert rain water runoff from the mountains, and assisting by installing a temporary sump pump in a location where the regular surface drain was not functioning properly.
- 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 December the work to address the slab leak at the townhouse in the 300-block of Smugglers Cove was completed. UGlen Management continues to participate in processing the insurance claim.
 - Work continued through the month of December on the slab leak in the 300-block of E Twin Harbor Drive. Work included the rerouting of the water lines around the affected water line.
 - On December 21st a leak was reported at a townhouse in the 200-block of Smugglers Cove. A leak in the piping was verified. Work continues to address this water intrusion/flood incident. An insurance claim was placed.
 - A roof leak was reported at a townhouse in the 200-block of Smuggler Cove. Our roofing vendor addressed the issue with the flashing and any remediation work required is being considered.
- Notifications:
 - Notification of the townhouse gutter cleaning project being rescheduled was sent to UGlen townhouse owners.
 - Notification that two 40-yard dumpster were placed on Channel Islands Drive for recycling/deposal of live Xmas trees.

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

15 WO submitted via Seabreeze Portal (CINC).

23 WO submitted via Text.

38 Total Work Orders

WORK ORDERS IN CINC	In Progress	Cancelled	Completed	Totals
Electrical			3	3
Landscaping	1		1	2
Plumbing	1		1	2
Gutter & Downspouts	1			1
Roofing/Waterproofing				0
HVAC/Dryer Vents				0
Painting/Stucco Repair/Garage Door			1	1
Janitorial				0
Gates/Fences				0
TH Garage Doors	1		2	3
Fitness Equipment Repair				0
Other-Fire Hardening				0
Other-TH Windows/Sliding Drs	3			3
Other- wall/concrete flatwork				0
Pest Control				0
Subtotal	7	0	8	15

WORK ORDERS SENT BY TEXT	In Progress	Cancelled	Completed	Totals
Electrical			3	3
Pest Control			3	3
Landscaping	2		15	17
Subtotal	2	0	21	23

TOTAL Work Orders for the Month	9	0	29	38
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- Property Loss/Damage Claims
 - List of Property Loss/Damage Claims for FY 2024-2025 to submitted to the Site Authority for processing to date:

2025-2026	July	August	Sept	Oct	Nov.	Dec.	Jan.	Feb.	March	April	May	June	Total
Townhouse Insurance Claims	1	0	0	1	1	1	0	0	0	0	0	0	4

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

[illegible]

University Glen -- Work Orders for December 2025

	Created Date	WorkOrder	Address1	Status	Description	WO Type	Notes
1	12/01/2025	82,893	369 Smuggler's Cove	Closed	Garage door needs to be repaired/adjusted	Garage Door	Owner reports garage door is not closing properly. Please contact owner at phone number
2	12/04/2025	83,284	211 Landing Cove	Closed	Repair stucco	Maintenance/Stucco	The exterior stucco in the trash enclosure area has pulled away from the substrate and needs to be
9	12/11/2025	83,916	334 E. Twin Harbor Drive	Pending	Main Entrance CAM Area Garden Bed erosion	Miscellaneous	Asd we spoke the CAM Area flower bed near entrance concrete stairway to 334 Twin Harbor has a are
3	12/12/2025	83,986	1021 N. Channel Islands Drive	Closed	Exterior duplex outlet reported not working	Electric/Lighting	Owner reports the duplex outlets on the walls outside their front porch are not working. She said she
4	12/17/2025	84,410	851 N. Channel Islands Drive	Closed	Patio drain is clogged	Miscellaneous	The previous work order I submitted regarding drain for patio is still an issue and with the big storm
10	12/22/2025	84,608	304 E. Twin Harbor Drive	Pending	Garage Door reported to need repairs	Garage Door	Status Change From: Open To: Pending Reason :Garage Door Doctor recommended replacement of
5	12/22/2025	84,610	115 Channel Islands Drive	Closed	Garage Door reported to need repairs	Garage Door	Owner reports the garage door needs adjustment or possibly springs to be replaced.
11	12/22/2025	84,662	207 Smuggler's Cove	Pending	Owner reports slab leak in the garage	Water Testing/Intrusion	Owner reports a water intrusion leak in the garage.
12	12/24/2025	84,785	336 E. Twin Harbor Drive	Pending	Rain is not draining from window frame	Miscellaneous	On my two large horizontal sliding windows when the rain blows through the screen it has no place to
6	12/25/2025	84,801	334 E. Twin Harbor Drive	Closed	STORM DAMAGE: Main Circuit Box	Miscellaneous	Jake as we spoke here is the picture of the Main Circuit Box Cover dislodged due to storm
7	12/25/2025	84,802	334 E. Twin Harbor Drive	Closed	STORM DAMAGE: Tree Branch broken	Miscellaneous	Jake as we spoke , just for record , the tree near the back alley driveway has been broken
13	12/25/2025	84,803	334 E. Twin Harbor Drive	Pending	STORM DAMAGE: 332 Twin Harbor -Kims Hol	Miscellaneous	As we spoke
8	12/25/2025	84,807	1051 N. Channel Islands Drive	Closed	Replace AFCI circuit breaker	Miscellaneous	Replace faulty AFCI circuit breaker in outside panel for master bedroom. Top breaker (see attached
14	12/30/2025	85,083	336 E. Twin Harbor Drive	Pending	Owner reports leaking window sills	Windows	Owner reports windows sills are leaking at multiple locations.
15	12/30/2025	85,090	322 E. Platt's Harbor Drive	Pending	leaky window	Windows	Owner reports a leaky window during the recent rains

Balance Sheet Comparative - Combined

University Glen (Cal State University Channel Island Site Authority)

End Date: 12/31/2025

		Current Balance at 12/31/2025	Prior Month Balance at 11/30/2025	Change
Assets				
CASH - OPERATING				
01-1003-00	Sunwest Oper - Acct 2137	\$ 583,958.53	\$ 622,550.64	\$ (38,592.11)
Total CASH - OPERATING:		\$ 583,958.53	\$ 622,550.64	\$ (38,592.11)
ACCOUNTS RECEIVABLE				
12-1280-00	Accounts Receivable	\$ 37,480.81	\$ 27,887.93	\$ 9,592.88
Total ACCOUNTS RECEIVABLE:		\$ 37,480.81	\$ 27,887.93	\$ 9,592.88
OTHER ASSETS				
13-1300-00	Prepaid Insurance	\$ 25,414.03	\$ 29,649.71	\$ (4,235.68)
13-1690-00	Clearing Account	(247.50)	-	(247.50)
Total OTHER ASSETS:		\$ 25,166.53	\$ 29,649.71	\$ (4,483.18)
Total Assets:		\$ 646,605.87	\$ 680,088.28	\$ (33,482.41)
Liabilities & Equity				
ACCOUNTS PAYABLE				
20-2001-00	Prepaid Dues	\$ 40,221.55	\$ 32,395.84	\$ 7,825.71
20-2795-00	Accrued Operating Expenses	202,450.19	221,409.60	(18,959.41)
Total ACCOUNTS PAYABLE:		\$ 242,671.74	\$ 253,805.44	\$ (11,133.70)
RESERVES				
40-4000-00	Reserve Liability	\$ 70,851.27	\$ 34,768.58	\$ 36,082.69
40-4003-00	Reserve Expenses - Townhouse	7,956.50	-	7,956.50
Total RESERVES:		\$ 78,807.77	\$ 34,768.58	\$ 44,039.19
EQUITY				
49-4998-00	Prior Year Equity	\$ 375,828.46	\$ 375,828.46	\$ -
Total EQUITY:		\$ 375,828.46	\$ 375,828.46	\$ -
Net Income / (Loss)		\$ (50,702.10)	\$ 15,685.80	\$ (66,387.90)
Total Liabilities & Equity:		\$ 646,605.87	\$ 680,088.28	\$ (33,482.41)

Income Statement

University Glen (Cal State University Channel Island Site Authority)

From 12/01/2025 to 12/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
TOTAL OPERATING INCOME	\$ 258,736.73	\$ 258,631.67	\$ 105.06	\$1,552,392.88	\$1,551,790.02	\$602.86	\$3,103,580.00
TOTAL INCOME	\$ 258,736.73	\$258,631.67	\$ 105.06	\$1,552,392.88	\$1,551,790.02	\$ 602.86	\$3,103,580.00
EXPENSES AND RESERVE FUNDING							
TOTAL ADMINISTRATION	\$ 23,146.78	\$ 19,976.08	(\$ 3,170.70)	\$112,050.06	\$119,856.48	\$7,806.42	\$239,713.00
TOTAL PROPERTY PROTECTION	\$ 7,966.67	\$ 7,966.67	\$ -	\$ 47,800.02	\$ 47,800.02	\$0.00	\$ 95,600.00
TOTAL LANDSCAPE	\$ 104,912.93	\$ 37,666.66	(\$ 67,246.27)	\$230,611.91	\$225,999.96	(\$4,611.95)	\$452,000.00
TOTAL COMMON AREA MAINTENANCE	\$ 26,984.42	\$ 23,044.35	(\$ 3,940.07)	\$153,176.80	\$138,266.10	(\$14,910.70)	\$276,532.00
TOTAL TOWNHOUSE MAINTENANCE	\$ 6,677.57	\$ 7,337.49	\$ 659.92	\$ 24,395.64	\$ 44,024.94	\$19,629.30	\$ 88,050.00
TOTAL UTILITIES	\$ 82,638.83	\$ 85,837.00	\$ 3,198.17	\$505,751.25	\$515,022.00	\$9,270.75	\$1,030,044.00
TOTAL INSURANCE	\$ 18,363.43	\$ 22,369.42	\$ 4,005.99	\$110,180.58	\$134,216.52	\$24,035.94	\$268,433.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$ -	\$ -	\$ -	\$ 92,524.72	\$ -	(\$92,524.72)	\$ -
TOTAL RESERVE ALLOCATION	\$ 54,434.00	\$ 54,434.00	\$ -	\$326,604.00	\$326,604.00	\$0.00	\$653,208.00
TOTAL DISBURSEMENTS	\$ 325,124.63	\$258,631.67	(\$ 66,492.96)	\$1,603,094.98	\$1,551,790.02	(\$ 51,304.96)	\$3,103,580.00
	(\$ 66,387.90)	\$ 0.00	(\$ 66,387.90)	(\$ 50,702.10)	\$ 0.00	(\$ 50,702.10)	\$ 0.00
NET INCREASE (DECREASE)	(\$ 66,387.90)	\$ 0.00	(\$ 66,387.90)	(\$ 50,702.10)	\$ 0.00	(\$ 50,702.10)	\$ 0.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 12/01/2025 to 12/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME							
OPERATING INCOME							
5010-00 Townhomes Assessments	\$115,006.00	\$115,006.00	\$0.00	\$690,036.00	\$690,036.00	\$0.00	\$1,380,072.00
5013-00 Single family homes	\$23,095.44	\$23,095.42	\$0.02	\$138,572.64	\$138,572.52	\$0.12	\$277,145.00
5015-00 Apartment Assessment	\$120,530.29	\$120,530.25	\$0.04	\$723,181.74	\$723,181.50	\$0.24	\$1,446,363.00
5023-00 Bank Return Check/NSF Fees	\$30.00	\$0.00	\$30.00	\$215.00	\$0.00	\$215.00	\$0.00
5042-00 Late Interest	\$0.00	\$0.00	\$0.00	\$122.50	\$0.00	\$122.50	\$0.00
5045-00 Parking Fees	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00	\$0.00
5060-00 Gate/Pool Keys/Remotes	\$75.00	\$0.00	\$75.00	\$75.00	\$0.00	\$75.00	\$0.00
5105-00 Attorney/Collection Fees	\$0.00	\$0.00	\$0.00	(\$60.00)	\$0.00	(\$60.00)	\$0.00
TOTAL OPERATING INCOME	\$258,736.73	\$258,631.67	\$105.06	\$1,552,392.88	\$1,551,790.02	\$602.86	\$3,103,580.00
TOTAL OPERATING INCOME	\$258,736.73	\$258,631.67	\$105.06	\$1,552,392.88	\$1,551,790.02	\$602.86	\$3,103,580.00
OPERATING EXPENSE							
ADMINISTRATION							
6015-00 Reserve Study	\$0.00	\$526.08	\$526.08	\$0.00	\$3,156.48	\$3,156.48	\$6,313.00
6035-00 Mgmt Billback - Office & Postage	\$1,440.72	\$1,000.00	(\$440.72)	\$6,238.63	\$6,000.00	(\$238.63)	\$12,000.00
6036-00 Office Telephone/WiFi	\$0.00	\$325.00	\$325.00	\$0.00	\$1,950.00	\$1,950.00	\$3,900.00
6037-00 Onsite Mgmt-Contingency	\$0.00	\$816.67	\$816.67	\$0.00	\$4,900.02	\$4,900.02	\$9,800.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$21,081.21	\$15,375.00	(\$5,706.21)	\$98,433.13	\$92,250.00	(\$6,183.13)	\$184,500.00
6041-00 Office Rent & Maintenance	\$534.85	\$543.33	\$8.48	\$3,743.95	\$3,259.98	(\$483.97)	\$6,520.00
6045-00 Records Storage	\$0.00	\$40.00	\$40.00	\$0.00	\$240.00	\$240.00	\$480.00
6052-00 Collection Costs/Billback	\$90.00	\$0.00	(\$90.00)	\$120.00	\$0.00	(\$120.00)	\$0.00
6085-00 Misc Admin (Office Supplies/Cellphone)	\$0.00	\$516.67	\$516.67	\$3,514.35	\$3,100.02	(\$414.33)	\$6,200.00
6090-00 Parking Management	\$0.00	\$833.33	\$833.33	\$0.00	\$4,999.98	\$4,999.98	\$10,000.00
TOTAL ADMINISTRATION	\$23,146.78	\$19,976.08	(\$3,170.70)	\$112,050.06	\$119,856.48	\$7,806.42	\$239,713.00
PROPERTY PROTECTION							
6320-00 Security Services	\$7,966.67	\$7,966.67	\$0.00	\$47,800.02	\$47,800.02	\$0.00	\$95,600.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.67	\$0.00	\$47,800.02	\$47,800.02	\$0.00	\$95,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 12/01/2025 to 12/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
LANDSCAPE							
6405-00 Landscape Contract	\$56,878.67	\$29,833.33	(\$27,045.34)	\$178,200.00	\$178,999.98	\$799.98	\$358,000.00
6420-00 Irrigation Repairs	\$855.26	\$2,833.33	\$1,978.07	\$4,732.91	\$16,999.98	\$12,267.07	\$34,000.00
6425-00 Tree Maintenance	\$47,179.00	\$5,000.00	(\$42,179.00)	\$47,679.00	\$30,000.00	(\$17,679.00)	\$60,000.00
TOTAL LANDSCAPE	\$104,912.93	\$37,666.66	(\$67,246.27)	\$230,611.91	\$225,999.96	(\$4,611.95)	\$452,000.00
COMMON AREA MAINTENANCE							
6509-00 Plumbing Repair (Common Area)	\$0.00	\$166.67	\$166.67	\$700.00	\$1,000.02	\$300.02	\$2,000.00
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$9,195.96	\$1,291.67	(\$7,904.29)	\$17,801.12	\$7,750.02	(\$10,051.10)	\$15,500.00
6532-00 Tot Lot Inspection	\$0.00	\$100.00	\$100.00	\$0.00	\$600.00	\$600.00	\$1,200.00
6534-00 Roof Repairs (Common Area)	\$0.00	\$166.67	\$166.67	\$0.00	\$1,000.02	\$1,000.02	\$2,000.00
6543-00 Pet Waste Supplies	\$0.00	\$683.33	\$683.33	\$0.00	\$4,099.98	\$4,099.98	\$8,200.00
6550-00 Janitorial Service	\$5,320.00	\$5,596.00	\$276.00	\$35,195.00	\$33,576.00	(\$1,619.00)	\$67,152.00
6553-00 Common Area Maintenance	\$325.00	\$1,400.00	\$1,075.00	\$6,694.88	\$8,400.00	\$1,705.12	\$16,800.00
6554-00 Common Area Supplies	\$664.36	\$740.00	\$75.64	\$8,989.66	\$4,440.00	(\$4,549.66)	\$8,880.00
6555-00 Pest Control (Pest & Gopher)	\$3,350.00	\$2,650.00	(\$700.00)	\$10,355.00	\$15,900.00	\$5,545.00	\$31,800.00
6570-00 Pool/Fountain Contract Services	\$3,175.00	\$3,266.67	\$91.67	\$18,425.00	\$19,600.02	\$1,175.02	\$39,200.00
6572-00 Pool/Fountain Extras	\$962.28	\$2,250.00	\$1,287.72	\$9,689.41	\$13,500.00	\$3,810.59	\$27,000.00
6588-00 Fitness Equipment	\$0.00	\$666.67	\$666.67	\$2,772.75	\$4,000.02	\$1,227.27	\$8,000.00
6590-00 Sidewalk Trip Hazard Project (Annual)	\$0.00	\$3,416.67	\$3,416.67	\$38,562.16	\$20,500.02	(\$18,062.14)	\$41,000.00
6595-00 Misc Maintenance (DG Path Repairs)	\$3,991.82	\$400.00	(\$3,591.82)	\$3,991.82	\$2,400.00	(\$1,591.82)	\$4,800.00
6596-00 Common Area Maint Contingency	\$0.00	\$250.00	\$250.00	\$0.00	\$1,500.00	\$1,500.00	\$3,000.00
TOTAL COMMON AREA MAINTENANCE	\$26,984.42	\$23,044.35	(\$3,940.07)	\$153,176.80	\$138,266.10	(\$14,910.70)	\$276,532.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 12/01/2025 to 12/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
TOWNHOUSE MAINTENANCE							
6627-00 Lighting - Townhomes Sconce Repairs	\$2,570.18	\$2,333.33	(\$236.85)	\$12,446.28	\$13,999.98	\$1,553.70	\$28,000.00
6630-00 Windows & Doors	\$1,629.89	\$833.33	(\$796.56)	\$6,052.50	\$4,999.98	(\$1,052.52)	\$10,000.00
6633-00 Roofing/Waterproofing (Townhomes)	\$600.00	\$666.67	\$66.67	\$750.00	\$4,000.02	\$3,250.02	\$8,000.00
6638-00 Gutter Cleaning	(\$400.00)	\$750.00	\$1,150.00	(\$400.00)	\$4,500.00	\$4,900.00	\$9,000.00
6640-00 Fencing/Trash Enclosure/Gates	\$300.00	\$625.00	\$325.00	\$825.00	\$3,750.00	\$2,925.00	\$7,500.00
6645-00 Plumbing (Townhouse)	\$247.50	\$333.33	\$85.83	\$626.86	\$1,999.98	\$1,373.12	\$4,000.00
6650-00 Garage Doors	\$85.00	\$200.00	\$115.00	\$655.00	\$1,200.00	\$545.00	\$2,400.00
6655-00 Pest Control/Termites	\$395.00	\$145.83	(\$249.17)	\$2,190.00	\$874.98	(\$1,315.02)	\$1,750.00
6660-00 Heaters	\$0.00	\$133.33	\$133.33	\$0.00	\$799.98	\$799.98	\$1,600.00
6665-00 Stucco Drywall Repair	\$1,250.00	\$400.00	(\$850.00)	\$1,250.00	\$2,400.00	\$1,150.00	\$4,800.00
6670-00 Dryer Vent Cleaning	\$0.00	\$916.67	\$916.67	\$0.00	\$5,500.02	\$5,500.02	\$11,000.00
TOTAL TOWNHOUSE MAINTENANCE	\$6,677.57	\$7,337.49	\$659.92	\$24,395.64	\$44,024.94	\$19,629.30	\$88,050.00
UTILITIES							
6700-00 Water - Reclaimed (Landscape)	\$6,559.55	\$6,643.50	\$83.95	\$44,649.36	\$39,861.00	(\$4,788.36)	\$79,722.00
6701-00 Water-(Potable/Common Area Pools)	\$17,917.28	\$14,852.00	(\$3,065.28)	\$101,798.24	\$89,112.00	(\$12,686.24)	\$178,224.00
6702-00 Sewer	\$27,025.14	\$21,031.50	(\$5,993.64)	\$150,163.56	\$126,189.00	(\$23,974.56)	\$252,378.00
6703-00 Water/Sewer Infrastructue Fee	\$12,912.25	\$8,080.75	(\$4,831.50)	\$53,315.91	\$48,484.50	(\$4,831.41)	\$96,969.00
6705-00 Electricity	\$2,058.26	\$9,757.50	\$7,699.24	\$40,282.08	\$58,545.00	\$18,262.92	\$117,090.00
6710-00 Gas	\$2,267.13	\$3,361.50	\$1,094.37	\$12,101.63	\$20,169.00	\$8,067.37	\$40,338.00
6720-00 Cable/Telephone	\$1,034.44	\$325.00	(\$709.44)	\$4,500.85	\$1,950.00	(\$2,550.85)	\$3,900.00
6725-00 Trash Removal	\$12,864.78	\$20,360.00	\$7,495.22	\$98,939.62	\$122,160.00	\$23,220.38	\$244,320.00
6730-00 Trash Extras	\$0.00	\$1,425.25	\$1,425.25	\$0.00	\$8,551.50	\$8,551.50	\$17,103.00
TOTAL UTILITIES	\$82,638.83	\$85,837.00	\$3,198.17	\$505,751.25	\$515,022.00	\$9,270.75	\$1,030,044.00
INSURANCE							
6800-00 Insurance Master Policy	\$14,127.75	\$14,127.75	\$0.00	\$84,766.50	\$84,766.50	\$0.00	\$169,533.00
6810-00 Earthquake Insurance	\$4,235.68	\$8,241.67	\$4,005.99	\$25,414.08	\$49,450.02	\$24,035.94	\$98,900.00
TOTAL INSURANCE	\$18,363.43	\$22,369.42	\$4,005.99	\$110,180.58	\$134,216.52	\$24,035.94	\$268,433.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 12/01/2025 to 12/31/2025

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS							
8900-00 Prior Year Surplus Refunds to Owners	\$0.00	\$0.00	\$0.00	\$92,524.72	\$0.00	(\$92,524.72)	\$0.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$0.00	\$0.00	\$0.00	\$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	\$168,000.00	\$168,000.00	\$0.00	\$336,000.00
9008-00 Reserves-Single Family	\$1,400.00	\$1,400.00	\$0.00	\$8,400.00	\$8,400.00	\$0.00	\$16,800.00
9009-00 Reserves-Townhouse	\$25,034.00	\$25,034.00	\$0.00	\$150,204.00	\$150,204.00	\$0.00	\$300,408.00
TOTAL RESERVE ALLOCATION	\$54,434.00	\$54,434.00	\$0.00	\$326,604.00	\$326,604.00	\$0.00	\$653,208.00
TOTAL OPERATING EXPENSE	\$325,124.63	\$258,631.67	(\$66,492.96)	\$1,603,094.98	\$1,551,790.02	(\$51,304.96)	\$3,103,580.00
Net Income:	(\$66,387.90)	\$0.00	(\$66,387.90)	(\$50,702.10)	\$0.00	(\$50,702.10)	\$0.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 12/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
OPERATING INCOME														
OPERATING INCOME														
5010-00 Townhomes Assessments														
Budget	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	-	-	-	-	-	-	690,036.00	1,380,072.00
Actual	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	-	-	-	-	-	-	690,036.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5013-00 Single family homes														
Budget	23,095.42	23,095.42	23,095.42	23,095.42	23,095.42	23,095.42	-	-	-	-	-	-	138,572.52	277,145.00
Actual	23,095.44	23,095.44	23,095.44	23,095.44	23,095.44	23,095.44	-	-	-	-	-	-	138,572.64	
Variance	0.02	0.02	0.02	0.02	0.02	0.02	-	-	-	-	-	-	0.12	
5015-00 Apartment Assessment														
Budget	120,530.25	120,530.25	120,530.25	120,530.25	120,530.25	120,530.25	-	-	-	-	-	-	723,181.50	1,446,363.00
Actual	120,530.29	120,530.29	120,530.29	120,530.29	120,530.29	120,530.29	-	-	-	-	-	-	723,181.74	
Variance	0.04	0.04	0.04	0.04	0.04	0.04	-	-	-	-	-	-	0.24	
5023-00 Bank Return Check/NSF Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	(25.00)	30.00	60.00	30.00	90.00	30.00	-	-	-	-	-	-	215.00	
Variance	(25.00)	30.00	60.00	30.00	90.00	30.00	-	-	-	-	-	-	215.00	
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	-	75.00	-	-	-	-	-	-	75.00	
Variance	(75.00)	-	-	75.00	-	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: 12/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	0.00	0.00	0.00	0.00	0.00	0.00	1,551,790.02	3,103,580.00
Actual	258,531.73	258,661.73	258,691.73	258,974.23	258,796.73	258,736.73	0.00	0.00	0.00	0.00	0.00	0.00	1,552,392.88	
Variance	(99.94)	30.06	60.06	342.56	165.06	105.06	0.00	0.00	0.00	0.00	0.00	0.00	602.86	
Total OPERATING INCOME														
Budget	258,631.67	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	1,551,790.02	3,103,580.00
Actual	258,531.73	258,661.73	258,691.73	258,974.23	258,796.73	258,736.73	0.00	0.00	0.00	0.00	0.00	0.00	1,552,392.88	
Variance	(99.94)	30.06	60.06	342.56	165.06	105.06	0.00	0.00	0.00	0.00	0.00	0.00	602.86	
OPERATING EXPENSE														
ADMINISTRATION														
6015-00 Reserve Study														
Budget	526.08	526.08	526.08	526.08	526.08	526.08	-	-	-	-	-	-	3,156.48	6,313.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	526.08	526.08	526.08	526.08	526.08	526.08	-	-	-	-	-	-	3,156.48	
6035-00 Mgmt Billback - Office & Postage														
Budget	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	-	-	-	-	-	-	6,000.00	12,000.00
Actual	1,255.93	471.08	1,317.64	1,207.42	545.84	1,440.72	-	-	-	-	-	-	6,238.63	
Variance	(255.93)	528.92	(317.64)	(207.42)	454.16	(440.72)	-	-	-	-	-	-	(238.63)	
6036-00 Office Telephone/WiFi														
Budget	325.00	325.00	325.00	325.00	325.00	325.00	-	-	-	-	-	-	1,950.00	3,900.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	325.00	325.00	325.00	325.00	325.00	325.00	-	-	-	-	-	-	1,950.00	
6037-00 Onsite Mgmt-Contingency														
Budget	816.67	816.67	816.67	816.67	816.67	816.67	-	-	-	-	-	-	4,900.02	9,800.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	816.67	816.67	816.67	816.67	816.67	816.67	-	-	-	-	-	-	4,900.02	
6040-00 Mgmt Services & On-Site Staff Payroll														
Budget	15,375.00	15,375.00	15,375.00	15,375.00	15,375.00	15,375.00	-	-	-	-	-	-	92,250.00	184,500.00
Actual	15,487.42	15,487.42	15,287.52	21,067.17	10,022.39	21,081.21	-	-	-	-	-	-	98,433.13	
Variance	(112.42)	(112.42)	87.48	(5,692.17)	5,352.61	(5,706.21)	-	-	-	-	-	-	(6,183.13)	
6041-00 Office Rent & Maintenance														
Budget	543.33	543.33	543.33	543.33	543.33	543.33	-	-	-	-	-	-	3,259.98	6,520.00
Actual	534.85	534.85	534.85	1,069.70	534.85	534.85	-	-	-	-	-	-	3,743.95	
Variance	8.48	8.48	8.48	(526.37)	8.48	8.48	-	-	-	-	-	-	(483.97)	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 12/31/2025

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
6045-00 Records Storage														
Budget	40.00	40.00	40.00	40.00	40.00	40.00	-	-	-	-	-	-	240.00	480.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	40.00	40.00	40.00	40.00	40.00	40.00	-	-	-	-	-	-	240.00	-
6052-00 Collection Costs/Billback														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	30.00	90.00	-	-	-	-	-	-	120.00	-
Variance	-	-	-	-	(30.00)	(90.00)	-	-	-	-	-	-	(120.00)	-
6085-00 Misc Admin (Office Supplies/Cellphone)														
Budget	516.67	516.67	516.67	516.67	516.67	516.67	-	-	-	-	-	-	3,100.02	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	516.67	-	-	-	-	-	-	(414.33)	-
6090-00 Parking Management														
Budget	833.33	833.33	833.33	833.33	833.33	833.33	-	-	-	-	-	-	4,999.98	10,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	833.33	833.33	833.33	833.33	833.33	833.33	-	-	-	-	-	-	4,999.98	-
Total 60 - ADMINISTRATION														
Budget	19,976.08	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	119,856.48	239,713.00
Actual	17,278.20	18,410.24	17,656.15	24,425.61	11,133.08	23,146.78	0.00	0.00	0.00	0.00	0.00	0.00	112,050.06	-
Variance	2,697.88	1,565.84	2,319.93	(4,449.53)	8,843.00	(3,170.70)	0.00	0.00	0.00	0.00	0.00	0.00	7,806.42	-
PROPERTY PROTECTION														
6320-00 Security Services														
Budget	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	7,966.67	-	-	-	-	-	-	47,800.02	95,600.00
Actual	7,966.67	-	7,966.67	15,933.34	7,966.67	7,966.67	-	-	-	-	-	-	47,800.02	-
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	7,966.67	0.00	0.00	0.00	0.00	0.00	0.00	47,800.02	95,600.00
Actual	7,966.67	0.00	7,966.67	15,933.34	7,966.67	7,966.67	0.00	0.00	0.00	0.00	0.00	0.00	47,800.02	-
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	29,833.33	-	-	-	-	-	-	178,999.98	358,000.00
Actual	-	61,788.00	-	29,700.00	29,833.33	56,878.67	-	-	-	-	-	-	178,200.00	-

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 12/31/2025

	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	-	(27,045.34)	-	-	-	-	-	-	799.98	
6420-00 Irrigation Repairs														
Budget	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	-	-	-	-	-	-	16,999.98	34,000.00
Actual	-	1,822.65	1,455.00	-	600.00	855.26	-	-	-	-	-	-	4,732.91	
Variance	2,833.33	1,010.68	1,378.33	2,833.33	2,233.33	1,978.07	-	-	-	-	-	-	12,267.07	
6425-00 Tree Maintenance														
Budget	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	-	-	-	-	-	-	30,000.00	60,000.00
Actual	-	-	-	500.00	-	47,179.00	-	-	-	-	-	-	47,679.00	
Variance	5,000.00	5,000.00	5,000.00	4,500.00	5,000.00	(42,179.00)	-	-	-	-	-	-	(17,679.00)	
Total 64 - LANDSCAPE														
Budget	37,666.66	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	225,999.96	452,000.00
Actual	0.00	63,610.65	1,455.00	30,200.00	30,433.33	104,912.93	0.00	0.00	0.00	0.00	0.00	0.00	230,611.91	
Variance	37,666.66	(25,943.99)	36,211.66	7,466.66	7,233.33	(67,246.27)	0.00	0.00	0.00	0.00	0.00	0.00	(4,611.95)	
COMMON AREA MAINTENANCE														
6509-00 Plumbing Repair (Common Area)														
Budget	166.67	166.67	166.67	166.67	166.67	166.67	-	-	-	-	-	-	1,000.02	2,000.00
Actual	550.00	150.00	-	-	-	-	-	-	-	-	-	-	700.00	
Variance	(383.33)	16.67	166.67	166.67	166.67	166.67	-	-	-	-	-	-	300.02	
6528-00 Electrical/Lighting Rpr - Common Area Bollards														
Budget	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	1,291.67	-	-	-	-	-	-	7,750.02	15,500.00
Actual	-	1,811.50	1,620.03	3,113.53	2,060.10	9,195.96	-	-	-	-	-	-	17,801.12	
Variance	1,291.67	(519.83)	(328.36)	(1,821.86)	(768.43)	(7,904.29)	-	-	-	-	-	-	(10,051.10)	
6532-00 Tot Lot Inspection														
Budget	100.00	100.00	100.00	100.00	100.00	100.00	-	-	-	-	-	-	600.00	1,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	100.00	100.00	100.00	100.00	100.00	100.00	-	-	-	-	-	-	600.00	
6534-00 Roof Repairs (Common Area)														
Budget	166.67	166.67	166.67	166.67	166.67	166.67	-	-	-	-	-	-	1,000.02	2,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	166.67	166.67	166.67	166.67	166.67	166.67	-	-	-	-	-	-	1,000.02	
6543-00 Pet Waste Supplies														
Budget	683.33	683.33	683.33	683.33	683.33	683.33	-	-	-	-	-	-	4,099.98	8,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	683.33	683.33	683.33	683.33	683.33	683.33	-	-	-	-	-	-	4,099.98	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 12/31/2025

	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	5,596.00	-	-	-	-	-	-	33,576.00	67,152.00
Actual	6,360.00	3,840.00	7,680.00	6,875.00	5,120.00	5,320.00	-	-	-	-	-	-	35,195.00	
Variance	(764.00)	1,756.00	(2,084.00)	(1,279.00)	476.00	276.00	-	-	-	-	-	-	(1,619.00)	
6553-00 Common Area Maintenance														
Budget	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	-	-	-	-	-	-	8,400.00	16,800.00
Actual	150.00	3,950.00	1,535.00	500.00	234.88	325.00	-	-	-	-	-	-	6,694.88	
Variance	1,250.00	(2,550.00)	(135.00)	900.00	1,165.12	1,075.00	-	-	-	-	-	-	1,705.12	
6554-00 Common Area Supplies														
Budget	740.00	740.00	740.00	740.00	740.00	740.00	-	-	-	-	-	-	4,440.00	8,880.00
Actual	1,222.14	1,440.90	1,906.62	1,379.06	2,376.58	664.36	-	-	-	-	-	-	8,989.66	
Variance	(482.14)	(700.90)	(1,166.62)	(639.06)	(1,636.58)	75.64	-	-	-	-	-	-	(4,549.66)	
6555-00 Pest Control (Pest & Gopher)														
Budget	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	2,650.00	-	-	-	-	-	-	15,900.00	31,800.00
Actual	550.00	2,250.00	305.00	2,900.00	1,000.00	3,350.00	-	-	-	-	-	-	10,355.00	
Variance	2,100.00	400.00	2,345.00	(250.00)	1,650.00	(700.00)	-	-	-	-	-	-	5,545.00	
6570-00 Pool/Fountain Contract Services														
Budget	3,266.67	3,266.67	3,266.67	3,266.67	3,266.67	3,266.67	-	-	-	-	-	-	19,600.02	39,200.00
Actual	2,550.00	650.00	5,700.00	3,175.00	3,175.00	3,175.00	-	-	-	-	-	-	18,425.00	
Variance	716.67	2,616.67	(2,433.33)	91.67	91.67	91.67	-	-	-	-	-	-	1,175.02	
6572-00 Pool/Fountain Extras														
Budget	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	-	-	-	-	-	-	13,500.00	27,000.00
Actual	1,602.09	2,464.54	3,473.00	992.50	195.00	962.28	-	-	-	-	-	-	9,689.41	
Variance	647.91	(214.54)	(1,223.00)	1,257.50	2,055.00	1,287.72	-	-	-	-	-	-	3,810.59	
6588-00 Fitness Equipment														
Budget	666.67	666.67	666.67	666.67	666.67	666.67	-	-	-	-	-	-	4,000.02	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)	666.67	-	-	-	-	-	-	1,227.27	
6590-00 Sidewalk Trip Hazard Project (Annual)														
Budget	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	3,416.67	-	-	-	-	-	-	20,500.02	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	3,416.67	-	-	-	-	-	-	(18,062.14)	
6595-00 Misc Maintenance (DG Path Repairs)														
Budget	400.00	400.00	400.00	400.00	400.00	400.00	-	-	-	-	-	-	2,400.00	4,800.00
Actual	-	-	-	-	-	3,991.82	-	-	-	-	-	-	3,991.82	
Variance	400.00	400.00	400.00	400.00	400.00	(3,591.82)	-	-	-	-	-	-	(1,591.82)	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 12/31/2025

	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	250.00	-	-	-	-	-	-	1,500.00	3,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	250.00	250.00	250.00	250.00	250.00	250.00	-	-	-	-	-	-	1,500.00	-
Total 65 - COMMON AREA MAINTENANCE														
Budget	23,044.35	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	138,266.10	276,532.00
Actual	13,429.23	56,479.85	22,219.65	18,935.09	15,128.56	26,984.42	0.00	0.00	0.00	0.00	0.00	0.00	153,176.80	-
Variance	9,615.12	(33,435.50)	824.70	4,109.26	7,915.79	(3,940.07)	0.00	0.00	0.00	0.00	0.00	0.00	(14,910.70)	-
TOWNHOUSE MAINTENANCE														
6627-00 Lighting - Townhomes Sconce Repairs														
Budget	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	2,333.33	-	-	-	-	-	-	13,999.98	28,000.00
Actual	-	2,141.09	2,860.85	2,150.09	2,724.07	2,570.18	-	-	-	-	-	-	12,446.28	-
Variance	2,333.33	192.24	(527.52)	183.24	(390.74)	(236.85)	-	-	-	-	-	-	1,553.70	-
6630-00 Windows & Doors														
Budget	833.33	833.33	833.33	833.33	833.33	833.33	-	-	-	-	-	-	4,999.98	10,000.00
Actual	-	1,335.00	2,401.00	461.77	224.84	1,629.89	-	-	-	-	-	-	6,052.50	-
Variance	833.33	(501.67)	(1,567.67)	371.56	608.49	(796.56)	-	-	-	-	-	-	(1,052.52)	-
6633-00 Roofing/Waterproofing (Townhomes)														
Budget	666.67	666.67	666.67	666.67	666.67	666.67	-	-	-	-	-	-	4,000.02	8,000.00
Actual	-	-	-	-	150.00	600.00	-	-	-	-	-	-	750.00	-
Variance	666.67	666.67	666.67	666.67	516.67	66.67	-	-	-	-	-	-	3,250.02	-
6638-00 Gutter Cleaning														
Budget	750.00	750.00	750.00	750.00	750.00	750.00	-	-	-	-	-	-	4,500.00	9,000.00
Actual	-	-	-	-	-	(400.00)	-	-	-	-	-	-	(400.00)	-
Variance	750.00	750.00	750.00	750.00	750.00	1,150.00	-	-	-	-	-	-	4,900.00	-
6640-00 Fencing/Trash Enclosure/Gates														
Budget	625.00	625.00	625.00	625.00	625.00	625.00	-	-	-	-	-	-	3,750.00	7,500.00
Actual	150.00	-	375.00	-	-	300.00	-	-	-	-	-	-	825.00	-
Variance	475.00	625.00	250.00	625.00	625.00	325.00	-	-	-	-	-	-	2,925.00	-
6645-00 Plumbing (Townhouse)														
Budget	333.33	333.33	333.33	333.33	333.33	333.33	-	-	-	-	-	-	1,999.98	4,000.00
Actual	379.36	-	-	-	-	247.50	-	-	-	-	-	-	626.86	-
Variance	(46.03)	333.33	333.33	333.33	333.33	85.83	-	-	-	-	-	-	1,373.12	-
6650-00 Garage Doors														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 12/31/2025

	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	200.00	-	-	-	-	-	-	1,200.00	2,400.00
Actual	85.00	-	175.00	85.00	225.00	85.00	-	-	-	-	-	-	655.00	
Variance	115.00	200.00	25.00	115.00	(25.00)	115.00	-	-	-	-	-	-	545.00	
6655-00 Pest Control/Termites														
Budget	145.83	145.83	145.83	145.83	145.83	145.83	-	-	-	-	-	-	874.98	1,750.00
Actual	-	-	-	1,795.00	-	395.00	-	-	-	-	-	-	2,190.00	
Variance	145.83	145.83	145.83	(1,649.17)	145.83	(249.17)	-	-	-	-	-	-	(1,315.02)	
6660-00 Heaters														
Budget	133.33	133.33	133.33	133.33	133.33	133.33	-	-	-	-	-	-	799.98	1,600.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	133.33	133.33	133.33	133.33	133.33	133.33	-	-	-	-	-	-	799.98	
6665-00 Stucco Drywall Repair														
Budget	400.00	400.00	400.00	400.00	400.00	400.00	-	-	-	-	-	-	2,400.00	4,800.00
Actual	-	-	-	-	-	1,250.00	-	-	-	-	-	-	1,250.00	
Variance	400.00	400.00	400.00	400.00	400.00	(850.00)	-	-	-	-	-	-	1,150.00	
6670-00 Dryer Vent Cleaning														
Budget	916.67	916.67	916.67	916.67	916.67	916.67	-	-	-	-	-	-	5,500.02	11,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	916.67	916.67	916.67	916.67	916.67	916.67	-	-	-	-	-	-	5,500.02	
Total 66 - TOWNHOUSE MAINTENANCE														
Budget	7,337.49	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	44,024.94	88,050.00
Actual	614.36	3,476.09	5,811.85	4,491.86	3,323.91	6,677.57	0.00	0.00	0.00	0.00	0.00	0.00	24,395.64	
Variance	6,723.13	3,861.40	1,525.64	2,845.63	4,013.58	659.92	0.00	0.00	0.00	0.00	0.00	0.00	19,629.30	
UTILITIES														
6700-00 Water - Reclaimed (Landscape)														
Budget	6,643.50	6,643.50	6,643.50	6,643.50	6,643.50	6,643.50	-	-	-	-	-	-	39,861.00	79,722.00
Actual	-	-	1,189.42	28,870.84	8,029.55	6,559.55	-	-	-	-	-	-	44,649.36	
Variance	6,643.50	6,643.50	5,454.08	(22,227.34)	(1,386.05)	83.95	-	-	-	-	-	-	(4,788.36)	
6701-00 Water-(Potable/Common Area Pools)														
Budget	14,852.00	14,852.00	14,852.00	14,852.00	14,852.00	14,852.00	-	-	-	-	-	-	89,112.00	178,224.00
Actual	-	-	983.31	59,946.97	22,950.68	17,917.28	-	-	-	-	-	-	101,798.24	
Variance	14,852.00	14,852.00	13,868.69	(45,094.97)	(8,098.68)	(3,065.28)	-	-	-	-	-	-	(12,686.24)	
6702-00 Sewer														
Budget	21,031.50	21,031.50	21,031.50	21,031.50	21,031.50	21,031.50	-	-	-	-	-	-	126,189.00	252,378.00
Actual	-	-	-	96,113.28	27,025.14	27,025.14	-	-	-	-	-	-	150,163.56	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 12/31/2025

	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)	(5,993.64)	-	-	-	-	-	-	(23,974.56)	
6703-00 Water/Sewer Infrastructrue Fee														
Budget	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	-	-	-	-	-	-	48,484.50	96,969.00
Actual	7,366.79	(7,366.79)	-	32,322.94	8,080.72	12,912.25	-	-	-	-	-	-	53,315.91	
Variance	713.96	15,447.54	8,080.75	(24,242.19)	0.03	(4,831.50)	-	-	-	-	-	-	(4,831.41)	
6705-00 Electricity														
Budget	9,757.50	9,757.50	9,757.50	9,757.50	9,757.50	9,757.50	-	-	-	-	-	-	58,545.00	117,090.00
Actual	10,258.98	5,714.16	10,088.59	1,984.33	10,177.76	2,058.26	-	-	-	-	-	-	40,282.08	
Variance	(501.48)	4,043.34	(331.09)	7,773.17	(420.26)	7,699.24	-	-	-	-	-	-	18,262.92	
6710-00 Gas														
Budget	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	-	-	-	-	-	-	20,169.00	40,338.00
Actual	2,240.54	1,888.03	1,788.57	2,030.71	1,886.65	2,267.13	-	-	-	-	-	-	12,101.63	
Variance	1,120.96	1,473.47	1,572.93	1,330.79	1,474.85	1,094.37	-	-	-	-	-	-	8,067.37	
6720-00 Cable/Telephone														
Budget	325.00	325.00	325.00	325.00	325.00	325.00	-	-	-	-	-	-	1,950.00	3,900.00
Actual	237.53	1,143.75	470.69	807.22	807.22	1,034.44	-	-	-	-	-	-	4,500.85	
Variance	87.47	(818.75)	(145.69)	(482.22)	(482.22)	(709.44)	-	-	-	-	-	-	(2,550.85)	
6725-00 Trash Removal														
Budget	20,360.00	20,360.00	20,360.00	20,360.00	20,360.00	20,360.00	-	-	-	-	-	-	122,160.00	244,320.00
Actual	19,569.90	18,202.20	7,906.20	32,456.96	7,939.58	12,864.78	-	-	-	-	-	-	98,939.62	
Variance	790.10	2,157.80	12,453.80	(12,096.96)	12,420.42	7,495.22	-	-	-	-	-	-	23,220.38	
6730-00 Trash Extras														
Budget	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	-	-	-	-	-	-	8,551.50	17,103.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	-	-	-	-	-	-	8,551.50	
Total 67 - UTILITIES														
Budget	85,837.00	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	515,022.00	1,030,044.00
Actual	39,673.74	19,581.35	22,426.78	254,533.25	86,897.30	82,638.83	0.00	0.00	0.00	0.00	0.00	0.00	505,751.25	
Variance	46,163.26	66,255.65	63,410.22	(168,696.25)	(1,060.30)	3,198.17	0.00	0.00	0.00	0.00	0.00	0.00	9,270.75	
INSURANCE														
6800-00 Insurance Master Policy														
Budget	14,127.75	14,127.75	14,127.75	14,127.75	14,127.75	14,127.75	-	-	-	-	-	-	84,766.50	169,533.00
Actual	-	-	-	56,511.00	14,127.75	14,127.75	-	-	-	-	-	-	84,766.50	
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: 12/31/2025

	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	8,241.67	-	-	-	-	-	-	49,450.02	98,900.00
Actual	4,235.68	4,235.68	4,235.68	4,235.68	4,235.68	4,235.68	-	-	-	-	-	-	25,414.08	
Variance	4,005.99	4,005.99	4,005.99	4,005.99	4,005.99	4,005.99	-	-	-	-	-	-	24,035.94	
Total 68 - INSURANCE														
Budget	22,369.42	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	134,216.52	268,433.00
Actual	4,235.68	4,235.68	4,235.68	60,746.68	18,363.43	18,363.43	0.00	0.00	0.00	0.00	0.00	0.00	110,180.58	
Variance	18,133.74	18,133.74	18,133.74	(38,377.26)	4,005.99	4,005.99	0.00	0.00	0.00	0.00	0.00	0.00	24,035.94	
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	28,000.00	-	-	-	-	-	-	168,000.00	336,000.00
Actual	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	-	-	-	-	-	-	168,000.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
9008-00 Reserves-Single Family														
Budget	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	-	-	-	-	-	-	8,400.00	16,800.00
Actual	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	-	-	-	-	-	-	8,400.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
9009-00 Reserves-Townhouse														
Budget	25,034.00	25,034.00	25,034.00	25,034.00	25,034.00	25,034.00	-	-	-	-	-	-	150,204.00	300,408.00
Actual	25,034.00	25,034.00	25,034.00	25,034.00	25,034.00	25,034.00	-	-	-	-	-	-	150,204.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total 90 - RESERVE ALLOCATION														
Budget	54,434.00	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	326,604.00	653,208.00
Actual	54,434.00	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	326,604.00	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 12/31/2025

	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	258,631.67	0.00	0.00	0.00	0.00	0.00	0.00	1,551,790.02	3,103,580.00
Actual	137,631.88	220,227.86	136,205.78	467,563.33	316,341.50	325,124.63	0.00	0.00	0.00	0.00	0.00	0.00	1,603,094.98	
Variance	120,999.79	38,403.81	122,425.89	(208,931.66)	(57,709.83)	(66,492.96)	0.00	0.00	0.00	0.00	0.00	0.00	(51,304.96)	
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)	(66,387.90)	0.00	0.00	0.00	0.00	0.00	0.00	(50,702.10)	
Variance	120,899.85	38,433.87	122,485.95	(208,589.10)	(57,544.77)	(66,387.90)	0.00	0.00	0.00	0.00	0.00	0.00	(50,702.10)	

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

12/01/2025 - 12/31/2025

Date	Check #	Payee	Amount
01-1003-00 Sunwest Oper - Acct 2137			
12/01/2025	300018	E. J. Harrison & Sons,Inc.	\$4,940.10
		Invoice #: 111825-00056173	
		67-6725-00 1 -0005617 3-E. J. Harrison & Sons,Inc.	\$4,940.10
12/01/2025	300019	E. J. Harrison & Sons,Inc.	\$3,304.24
		Invoice #: 111825-01289583	
		67-6725-00 1 -0128958 3-E. J. Harrison & Sons,Inc.	\$3,304.24
12/01/2025	300020	E. J. Harrison & Sons,Inc.	\$787.14
		Invoice #: 111825-01192282	
		67-6725-00 1 -0119228 2-E. J. Harrison & Sons,Inc.	\$787.14
12/01/2025	300021	E. J. Harrison & Sons,Inc.	\$1,696.16
		Invoice #: 111825-01272571	
		67-6725-00 1 -0127257 1-E. J. Harrison & Sons,Inc.	\$1,696.16
12/01/2025	300022	E. J. Harrison & Sons,Inc.	\$5,900.82
		Invoice #: 111825-0044384 3	
		67-6725-00 1 -0044384 3	\$5,900.82
12/01/2025	100107	Gothic Landscape Maintenance Division	\$29,700.00
		Invoice #: 406638	
		64-6405-00 Service Contract for Nov 2025	\$29,700.00
12/01/2025	100108	Eastman Electric	\$1,782.99
		Invoice #: 57	
		65-6528-00 TC Lighting Project--Materials	\$1,782.99
12/01/2025	100109	Eastman Electric	\$2,000.00
		Invoice #: 58	
		65-6528-00 TC Lighting Project-Lift	\$2,000.00
12/01/2025	100110	Eastman Electric	\$4,000.00
		Invoice #: 59	
		65-6528-00 TC Lighting Project-Labor	\$4,000.00
12/01/2025	100111	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1361	
		65-6550-00 Weekly Contract Service thru Nov 23, 2025	\$1,280.00
12/01/2025	100112	KW University Glen, LLC	\$534.85
		Invoice #: B12-2025	
		60-6041-00 Office Rent for December 2025	\$534.85
12/01/2025	100113	Kastle Kare Inc	\$550.00
		Invoice #: 668857738	
		65-6555-00 Gopher service for Nov 2025	\$550.00
12/01/2025	100114	Quality Windows, Inc	\$1,629.89
		Invoice #: 30242	
		66-6630-00 307 E Platts Window/door repairs	\$1,629.89
12/02/2025	100115	Vega cleaning service inc.	\$600.00
		Invoice #: 1362	
		66-6633-00 Roof repairs at 314 E Twin Harbor	\$600.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

12/01/2025 - 12/31/2025

Date	Check #	Payee	Amount
12/02/2025	100116	Seabreeze Management Company, Inc.	\$4,500.00
		Invoice #: 3712388	
		60-6040-00 December Service-Seabreeze Management Company, Inc.	\$4,500.00
12/02/2025	100117	Just Termites	\$395.00
		Invoice #: 10041-1	
		66-6655-00 TH Pest Control 302 E Platts Harbors	\$395.00
12/05/2025	100118	Seabreeze Management Company, Inc.	\$5,522.39
		Invoice #: 3712981	
		60-6040-00 Payroll Paid Date: 11/21/25 - 11.02.25-11.15.25 PD	\$5,522.39
12/05/2025	100119	Better Pools LA	\$650.00
		Invoice #: 91653	
		65-6570-00 Fountain Service for December 2025	\$650.00
12/09/2025	300023	Charter Communications	\$569.69
		Invoice #: 0033385112125	
		67-6720-00 8448 20 899 0033385	\$569.69
12/10/2025	100120	SoCalGas	\$2,243.95
		Invoice #: 120325-085881513	
		67-6710-00 100 858 8151 3	\$2,243.95
12/10/2025	100121	SoCalGas	\$23.18
		Invoice #: 120325-337810871	
		67-6710-00 153 378 1087 1	\$23.18
12/15/2025	100122	Eastman Electric	\$1,412.97
		Invoice #: 88	
		65-6528-00 Monthly CA Elec Maintenance	\$1,412.97
12/15/2025	100123	Eastman Electric	\$2,570.18
		Invoice #: 192	
		66-6627-00 Monthly Townhouse Electrical Maintenance	\$2,570.18
12/15/2025	100124	Remedy Pest Elimination	\$1,000.00
		Invoice #: 28143	
		65-6555-00 Pest Control for November 2025	\$1,000.00
12/15/2025	100125	Remedy Pest Elimination	\$1,250.00
		Invoice #: 28316	
		65-6555-00 Pest Control for December 2025	\$1,250.00
12/15/2025	100126	Better Pools LA	\$2,525.00
		Invoice #: 91652	
		65-6570-00 Monthly Pool Fountain Maintenance	\$2,525.00
12/15/2025	100127	Better Pools LA	\$153.63
		Invoice #: 91793	
		65-6572-00 Misc Hillcrest Pool Spa Repairs	\$153.63
12/15/2025	100128	Better Pools LA	\$158.70
		Invoice #: 91794	
		65-6572-00 Misc. Townside Pool Repairs	\$158.70
12/15/2025	100129	Better Pools LA	\$250.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

12/01/2025 - 12/31/2025

Date	Check #	Payee	Amount
		Invoice #: 91804	
		65-6572-00 Townside Pool/Spa Grid Cleaning	\$250.00
12/15/2025	100130	Better Pools LA	\$375.00
		Invoice #: 91805	
		65-6572-00 Hillcrest Pool/Spa Filter Cleaning	\$375.00
12/15/2025	100131	American Heritage Landscape Lp	\$46,520.00
		Invoice #: 10047259	
		64-6425-00 Fall Tree Trimming Project	\$46,520.00
12/15/2025	100132	California State University, Channel Islands	\$59,582.69
		Invoice #: 512095	
		67-6700-00 Recycled Water for October 2025	\$6,559.55
		67-6701-00 Potable Water for October 2025	\$17,917.28
		67-6702-00 Sewer for October 2025	\$27,025.14
		67-6703-00 Infrastructure Fee for October 2025	\$8,080.72
12/15/2025	100133	Mike Kimble Plumbing	\$1,275.00
		Invoice #: 74164611	
		40-4003-00 314 E Twin Harbor Slab Leak	\$1,275.00
12/15/2025	100134	Mike Kimble Plumbing	\$247.50
		Invoice #: 74443653	
		66-6645-00 200 Landing Cove Toilet Repair	\$247.50
12/15/2025	100135	BluSky Restoration Contractors, LLC	\$6,420.40
		Invoice #: 272350- 24	
		40-4003-00 TH Reserves 379 Smugglers Cove	\$6,420.40
12/15/2025	100136	BluSky Restoration Contractors, LLC	\$3,343.23
		Invoice #: 272233- 24	
		40-4003-00 TH Reserves 379 Smugglers Restoration	\$3,343.23
12/15/2025	100137	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1363	
		65-6550-00 Contract Service thru Nov 30, 2025.	\$1,280.00
12/15/2025	100138	Vega cleaning service inc.	\$150.00
		Invoice #: 1364	
		66-6640-00 Gate repairs at 316 Smugglers Cove.	\$150.00
12/15/2025	100139	Vega cleaning service inc.	\$150.00
		Invoice #: 1365	
		66-6640-00 201 Smugglers Cove Gate Repair	\$150.00
12/15/2025	100140	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1366	
		65-6550-00 Weekly Contract Service thru Dec 7, 2025	\$1,280.00
12/15/2025	100141	Vega cleaning service inc.	\$200.00
		Invoice #: 1351	
		65-6550-00 Cleaning TC RRs at Anderson Pack Festival	\$200.00
12/15/2025	100142	Vega cleaning service inc.	\$325.00
		Invoice #: 1344	
		65-6553-00 Repair spauling sidewalk concrete	\$325.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

12/01/2025 - 12/31/2025

Date	Check #	Payee	Amount
12/15/2025	100143	Seabreeze Management Company, Inc.	\$148.08
		Invoice #: 3713550	
		60-6052-00 Collection Charges-Seabreeze Management Company, Inc.	\$90.00
		Invoice #: 3714065	
		60-6035-00 September 2025 Admin Billing-Seabreeze Management Company, Inc.	\$58.08
12/15/2025	100144	Gothic Landscape Maintenance Division	\$4,847.08
		Invoice #: 409372	
		65-6595-00 Pathway between 425 & 435 Cl Dr.	\$3,991.82
		Invoice #: 409380	
		64-6420-00 355 Cl Drive Irrigation repairs	\$855.26
12/15/2025	100145	HD Supply	\$343.43
		Invoice #: 9243493395	
		65-6554-00 Walk off mats for Fitness Centers	\$343.43
12/15/2025	100146	HD Supply	\$620.92
		Invoice #: 9243642461	
		65-6554-00 Common Area Supplies	\$620.92
12/15/2025	100147	HD Supply	\$31.20
		Invoice #: 9243698855	
		65-6554-00 CA Janitorial Supplies	\$31.20
12/18/2025	100148	Better Pools LA	\$2,549.00
		Invoice #: 91828	
		40-4001-00 Townside Spa Filter Replacement	\$2,549.00
12/18/2025	100149	Seabreeze Management Company, Inc.	\$6,430.53
		Invoice #: 3714370	
		60-6040-00 Pay Period: 11/16/25 - 11/29/25, PD 12/5/20-Seabreeze Management Company, Inc.	\$5,529.41
		Invoice #: 3714484	
		60-6035-00 October 2025 Admin Billing-Seabreeze Management Company, Inc.	\$901.12
12/18/2025	100150	HD Supply	\$103.73
		Invoice #: 9243263160	
		65-6554-00 CA Supplies	\$103.73
12/22/2025	100151	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1369	
		65-6550-00 Janitorial Services thru Dec. 14, 2025	\$1,280.00
12/22/2025	100152	Gothic Landscape Maintenance Division	\$4,831.53
		Invoice #: 410517	
		67-6703-00 Parkview Apt Surface Drain Installation	\$4,831.53
12/22/2025	100153	American Heritage Landscape Lp	\$659.00
		Invoice #: 10047613	
		64-6425-00 Additional tree work	\$659.00
12/22/2025	100154	Gothic Landscape Maintenance Division	\$29,700.00
		Invoice #: 409058	
		64-6405-00 Landscape Contract for Dec 2025.	\$29,700.00
12/22/2025	100155	Environmental Testing Associates	\$1,522.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

12/01/2025 - 12/31/2025

Date	Check #	Payee	Amount
		Invoice #: UN-112625	
		40-4003-00 314 E Twin Harbor Slab Leak	\$1,522.00
12/22/2025	100156	Vega cleaning service inc.	\$850.00
		Invoice #: 1367	
		40-4003-00 Paint Garage Door at 304 Santa Cruz Isl Crt	\$850.00
12/22/2025	100157	Vega cleaning service inc.	\$1,250.00
		Invoice #: 1368	
		66-6665-00 Stucco Repair at 211 Landing Cove.	\$1,250.00
12/22/2025	100158	Garage Door Doctor	\$85.00
		Invoice #: 13230	
		66-6650-00 Garage Door Repairs at 841 CI Drive	\$85.00
12/22/2025	100159	Garage Door Doctor	\$2,391.68
		Invoice #: 13218	
		40-4003-00 Garage door replacement 369 Smugglers Cove	\$2,391.68
12/23/2025	100160	Better Pools LA	\$24.95
		Invoice #: 91888	
		65-6572-00 Townside Spa flapper replacement	\$24.95
12/23/2025	100161	Kastle Kare Inc	\$550.00
		Invoice #: 668858149	
		65-6555-00 Gopher service for Dec 2025	\$550.00
12/23/2025	100162	Gothic Landscape Maintenance Division	\$27,312.00
		Invoice #: 399404	
		64-6405-00 Landscape Contract for Sept 2025.	\$27,312.00
12/26/2025	100163	Southern California Edison Co.	\$2,058.26
		Invoice #: 121625-466262876	
		67-6705-00 700466262876-Southern California Edison Co.	\$2,058.26
12/26/2025	300024	Charter Communications	\$237.53
		Invoice #: 0293780120925	
		67-6720-00 8448 20 041 0293780	\$237.53
12/29/2025	300025	E. J. Harrison & Sons, Inc.	\$6,176.82
		Invoice #: 121825	
		67-6725-00 1 -0044384 3	\$6,176.82
12/30/2025	100164	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1370	
		65-6550-00 Contract service thru December 21, 2025	\$1,280.00
12/30/2025	100165	Seabreeze Management Company, Inc.	\$6,010.93
		Invoice #: 3714946	
		60-6035-00 Postage-Seabreeze Management Company, Inc.	\$481.52
		Invoice #: 3715564	
		60-6040-00 Pay Period: 11/30/25 - 12/13/25, PD 12/19/25-Seabreeze Management Company, Inc.	\$5,529.41
12/29/2025	0	Spectrum	\$227.22
		67-6720-00 EFT - SPECTRUM 9456793; SPECTRUM 9456793	\$227.22
		Account Totals	# Checks: 68
			\$304,600.59
		Association Totals	# Checks: 68
			\$304,600.59

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

DESCRIPTION	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Cum.	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	Multitple
		41,228.81				
Sep-25	54,434.00			Reserve Contribution		
Sep-25	(4,001.53)		Townhomes	270 Landing Cove Plumbing Leak Repair	Environmental Testing	Multitple
Sep-25	(1,876.88)		Townhomes	Garage door installation	Garage Door Doctor	12617
		48,555.59				
Oct-25	54,434.00			Reserve Contribution		
Oct-25	(850.00)		Townhomes	Paint garage door at 327 Platts	Vega Cleaning	1348
Oct-25	(2,519.19)		Townhomes	379 Smugglers Cove slab leak repair	Mike Kimble Plumbing	68675215
		51,064.81				
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)				
Dec-25	54,434.00			Reserve Contribution		
Dec-25	(2,549.00)		Common Space	Townside spa filter	Better Pools	91828
Dec-25	(6,420.40)		Townhomes	379 Smugglers Cove	BluSky Restoration	272350-24
Dec-25	(1,275.00)		Townhomes	314 E Twin Harbor slab leak	Mike Kimble Plumbing	74164611
Dec-25	(3,343.23)		Townhomes	379 Smugglers restoration	BluSky Restoration	272233-24
Dec-25	(1,522.00)		Townhomes	314 E Twin Harbor slab leak	Environmental Testing	1522
Dec-25	(850.00)		Townhomes	Paint garage door at 304 Santa Cruz	Vega Cleaning	1367
Dec-25	(2,391.68)		Townhomes	Garage door replacement 369 Smugglers Cove	Ventura Garage Door	13218
		36,082.69				
Total	70,851.27	70,851.27				

University Glen
GL 2795 - Accrued Operating Expenses

For the Month Ending: December 31, 2025

GL Code	Description	Month	Amount
6041	Office Rent & Maint	Dec-25	534.85
6320	Security Services	Nov-25	7,966.67
6320	Security Services	Dec-25	7,966.67
6700	Water-Reclaimed	Nov-25	6,643.50
6700	Water-Reclaimed	Dec-25	6,643.50
6701	Water-Potable	Nov-25	14,852.00
6701	Water-Potable	Dec-25	14,852.00
6702	Water-Sewer	Nov-25	21,031.50
6702	Water-Sewer	Dec-25	21,031.50
6703	Water/Sewer Infrastructure	Nov-25	8,080.75
6703	Water/Sewer Infrastructure	Dec-25	8,080.75
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
6800	TH Insurance Master	Dec-25	14,127.75
		Total:	202,450.19

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University Glen - Reserve Account Income & Expenses

CONTRIBUTION: CAM Income				
	9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
Beg Bal	-	-	-	-
Jul-25	1,400.00	28,000.00	25,034.00	54,434.00
Aug-25	1,400.00	28,000.00	25,034.00	54,434.00
Sep-25	1,400.00	28,000.00	25,034.00	54,434.00
Oct-25	1,400.00	28,000.00	25,034.00	54,434.00
Nov-25	1,400.00	28,000.00	25,034.00	54,434.00
Dec-25	1,400.00	28,000.00	25,034.00	54,434.00
Jan-26				-
Feb-26				-
Mar-26				-
Apr-26				-
May-26				-
Jun-26				-
YTD	8,400.00	168,000.00	150,204.00	326,604.00

EXPENDITURES			
4002	4001	4003	
9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
-	-	-	-
-	(244,103.84)	-	(244,103.84)
-	-	(13,205.19)	(13,205.19)
-	-	(5,878.41)	(5,878.41)
-	-	(3,369.19)	(3,369.19)
-	(84,662.00)	(2,819.00)	(87,481.00)
-	(2,549.00)	(15,802.31)	(18,351.31)
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	(331,314.84)	(41,074.10)	(372,388.94)

NET TOTALS			
9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
-	-	-	116,636.21
1,400.00	(216,103.84)	25,034.00	(189,669.84)
1,400.00	28,000.00	11,828.81	41,228.81
1,400.00	28,000.00	19,155.59	48,555.59
1,400.00	28,000.00	21,664.81	51,064.81
1,400.00	(56,662.00)	22,215.00	(33,047.00)
1,400.00	25,451.00	9,231.69	36,082.69
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
8,400.00	(163,314.84)	109,129.90	70,851.27

Homeowner Aging Report

University Glen (Cal State University Channel Island Site Authority)

End Date: 12/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
124525874733 - Chad Meyring Owner with Onsite Mailing Address					Last Payment: \$600.00 on 12/30/2025
332 E. Santa Cruz Island Drive Lot 176					
Total:	(\$1,690.70)	\$0.00	\$0.00	\$0.00	(\$1,690.70)
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
University Glen (Cal State University Channel Island Site	(\$29,897.82)	\$6,855.75	\$50.00	\$20,251.33	(\$2,740.74)

Description	Total
Assessment - A (Delinquent Interest) 2025	\$115.86
Assessment - A 2025	\$7,236.13
Assessment - A 2026	\$29,396.32
Miscellaneous Fee - A 2026	\$300.00
NSF/Returned Check Fee 2025	\$25.00
NSF/Returned Check Fee 2026	\$85.00
Parking Permit/ Pass Fee 2026	\$75.00
PrePaid	(\$40,221.55)
Reimbursement Assessment 2026	\$247.50
Total:	(\$2,740.74)
AR Total (Exclude Prepaid Assessments):	\$37,480.81

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01-1003-00	Sunwest Oper - Acct 2137	\$622,550.64	\$266,908.51	\$305,500.62	\$583,958.53
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	11708020	\$ 1,496.71	\$ -	Deposit from batch 333096	
12/01/2025	11708220	3,195.89	-	Deposit from batch 333758	
12/01/2025	11712036	4,107.68	-	Deposit from batch 333043	
12/01/2025	11770115	-	4,940.10	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300018	
12/01/2025	11770117	-	3,304.24	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300019	
12/01/2025	11770119	-	787.14	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300020	
12/01/2025	11770121	-	1,696.16	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300021	
12/01/2025	11770123	-	5,900.82	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300022	
12/01/2025	11770125	-	29,700.00	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100107	
12/01/2025	11770127	-	1,782.99	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100108	
12/01/2025	11770129	-	2,000.00	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100109	
12/01/2025	11770131	-	4,000.00	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100110	
12/01/2025	11770133	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100111	
12/01/2025	11770135	-	534.85	Sunwest Oper - Acct 2137; KW University Glen, LLC Chk # 100112	
12/01/2025	11770137	-	550.00	Sunwest Oper - Acct 2137; Kastle Kare Inc Chk # 100113	
12/01/2025	11770139	-	1,629.89	Sunwest Oper - Acct 2137; Quality Windows, Inc Chk # 100114	
12/01/2025	11775980	2,048.68	-	Deposit from batch 334231	
12/02/2025	11780836	2,613.22	-	Deposit from batch 333820	
12/02/2025	11790957	-	600.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100115	
12/02/2025	11790959	-	4,500.00	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100116	
12/02/2025	11790961	-	395.00	Sunwest Oper - Acct 2137; Just Termites Chk # 100117	
12/02/2025	11795444	5,551.55	-	Deposit from batch 335153	
12/02/2025	11797375	575.03	-	Deposit from batch 335332	
12/03/2025	11801394	980.03	-	Deposit from batch 334657	
12/03/2025	11803203	575.03	-	Deposit from batch 334604	
12/03/2025	11818180	1,725.09	-	Deposit from batch 336472	
12/04/2025	11820319	1,373.65	-	Deposit from batch 335884	
12/04/2025	11820796	1,204.98	-	Deposit from batch 336556	
12/04/2025	11821896	209.18	-	Deposit from batch 335853	
12/04/2025	11832877	576.00	-	Deposit from batch 336933	
12/04/2025	11834273	2,509.30	-	Deposit from batch 337080	
12/05/2025	11837645	2,620.83	-	Deposit from batch 336609	
12/05/2025	11846510	-	5,522.39	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100118	
12/05/2025	11846512	-	650.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100119	
12/05/2025	11850539	2,480.99	-	Deposit from batch 337589	
12/08/2025	11853804	2,599.57	-	Deposit from batch 338116	
12/08/2025	11855416	1,470.83	-	Deposit from batch 337281	
12/08/2025	11867153	350.00	-	Deposit from batch 338723	
12/08/2025	11869721	4,691.00	-	Deposit from batch 338797	
12/09/2025	11872196	1,683.80	-	Deposit from batch 338166	
12/09/2025	11950894	-	569.69	Sunwest Oper - Acct 2137; Charter Communications Chk # 300023	
12/09/2025	11965156	5,241.78	-	Deposit from batch 339180	
12/09/2025	11967558	532.77	-	Deposit from batch 339537	
12/10/2025	11947392	171,622.06	-	Deposit from batch 336889	
12/10/2025	11969973	1,725.09	-	Deposit from batch 338958	
12/10/2025	11971364	1,216.57	-	Deposit from batch 338924	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/10/2025	11972408	\$ 7,956.50	\$ -	Misc Scanned Deposit	
12/10/2025	11979403	-	2,243.95	Sunwest Oper - Acct 2137; SoCalGas Chk # 100120	
12/10/2025	11979405	-	23.18	Sunwest Oper - Acct 2137; SoCalGas Chk # 100121	
12/10/2025	11982083	1,522.91	-	Deposit from batch 340131	
12/11/2025	11984378	575.03	-	Deposit from batch 339808	
12/11/2025	11985256	2,300.12	-	Deposit from batch 339777	
12/11/2025	11996288	2,620.89	-	Deposit from batch 340860	
12/12/2025	11998546	840.54	-	Deposit from batch 340445	
12/12/2025	12008395	1,470.83	-	Deposit from batch 341160	
12/12/2025	12009144	335.00	-	Deposit from batch 341258	
12/15/2025	12014919	2,677.45	-	Deposit from batch 341505	
12/15/2025	12016639	895.80	-	Deposit from batch 341007	
12/15/2025	12027234	-	1,412.97	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100122	
12/15/2025	12027236	-	2,570.18	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100123	
12/15/2025	12027238	-	1,000.00	Sunwest Oper - Acct 2137; Remedy Pest Elimination Chk # 100124	
12/15/2025	12027240	-	1,250.00	Sunwest Oper - Acct 2137; Remedy Pest Elimination Chk # 100125	
12/15/2025	12027242	-	2,525.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100126	
12/15/2025	12027244	-	153.63	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100127	
12/15/2025	12027246	-	158.70	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100128	
12/15/2025	12027248	-	250.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100129	
12/15/2025	12027250	-	375.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100130	
12/15/2025	12027252	-	46,520.00	Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100131	
12/15/2025	12027254	-	59,582.69	Sunwest Oper - Acct 2137; California State University, Channel Islands Chk # 100132	
12/15/2025	12027256	-	1,275.00	Sunwest Oper - Acct 2137; Mike Kimble Plumbing Chk # 100133	
12/15/2025	12027258	-	247.50	Sunwest Oper - Acct 2137; Mike Kimble Plumbing Chk # 100134	
12/15/2025	12027260	-	6,420.40	Sunwest Oper - Acct 2137; BluSky Restoration Contractors, LLC Chk # 100135	
12/15/2025	12027262	-	3,343.23	Sunwest Oper - Acct 2137; BluSky Restoration Contractors, LLC Chk # 100136	
12/15/2025	12027264	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100137	
12/15/2025	12027266	-	150.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100138	
12/15/2025	12027268	-	150.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100139	
12/15/2025	12027270	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100140	
12/15/2025	12027272	-	200.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100141	
12/15/2025	12027274	-	325.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100142	
12/15/2025	12027276	-	90.00	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100143	
12/15/2025	12027276	-	58.08	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100143	
12/15/2025	12027280	-	3,991.82	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100144	
12/15/2025	12027280	-	855.26	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100144	
12/15/2025	12027284	-	343.43	Sunwest Oper - Acct 2137; HD Supply Chk # 100145	
12/15/2025	12027286	-	620.92	Sunwest Oper - Acct 2137; HD Supply Chk # 100146	
12/15/2025	12027288	-	31.20	Sunwest Oper - Acct 2137; HD Supply Chk # 100147	
12/15/2025	12030712	1,166.79	-	Deposit from batch 342027	
12/15/2025	12041247	-	575.03	Return - 12/10 Insufficient Funds	
12/16/2025	12050623	575.03	-	Deposit from batch 343401	
12/17/2025	12052852	575.03	-	Deposit from batch 342496	
12/18/2025	12066755	-	325.00	Move Payment Transfer	
12/18/2025	12074156	-	2,549.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100148	
12/18/2025	12074158	-	901.12	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100149	
12/18/2025	12074158	-	5,529.41	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100149	

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 12/1/2025 - 12/31/2025

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
12/18/2025	12074162	\$ -	\$ 103.73	Sunwest Oper - Acct 2137; HD Supply Chk # 100150		
12/18/2025	12075971	321.00	-	Deposit from batch 344628		
12/18/2025	12113445	575.03	-	Deposit from batch 346695		
12/19/2025	12080233	572.09	-	Deposit from batch 344485		
12/19/2025	12080255	320.77	-	Deposit from batch 344791		
12/19/2025	12080769	1,186.06	-	Deposit from batch 344208		
12/22/2025	12095479	1,150.06	-	Deposit from batch 345458		
12/22/2025	12104667	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100151		
12/22/2025	12104669	-	4,831.53	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100152		
12/22/2025	12104671	-	659.00	Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100153		
12/22/2025	12104673	-	29,700.00	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100154		
12/22/2025	12104675	-	1,522.00	Sunwest Oper - Acct 2137; Environmental Testing Associates Chk # 100155		
12/22/2025	12104677	-	850.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100156		
12/22/2025	12104679	-	1,250.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100157		
12/22/2025	12104681	-	85.00	Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100158		
12/22/2025	12104683	-	2,391.68	Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100159		
12/22/2025	12107360	1,470.83	-	Deposit from batch 345838		
12/23/2025	12109193	575.03	-	Deposit from batch 345491		
12/23/2025	12116223	434.92	-	Misc Scanned Deposit		
12/23/2025	12119652	-	24.95	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100160		
12/23/2025	12119654	-	550.00	Sunwest Oper - Acct 2137; Kastle Kare Inc Chk # 100161		
12/23/2025	12119656	-	27,312.00	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100162		
12/24/2025	12128747	575.03	-	Deposit from batch 348072		
12/26/2025	12132638	895.80	-	Deposit from batch 346922		
12/26/2025	12133669	1,150.06	-	Deposit from batch 346049		
12/26/2025	12139348	-	2,058.26	Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 100163		
12/26/2025	12139350	-	237.53	Sunwest Oper - Acct 2137; Charter Communications Chk # 300024		
12/29/2025	12150161	1,428.57	-	Deposit from batch 349390		
12/29/2025	12161400	-	6,176.82	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300025		
12/29/2025	12402135	-	227.22	SPECTRUM 9456793; Spectrum Chk # 0		
12/30/2025	12170436	1,726.03	-	Deposit from batch 351221		
12/30/2025	12170649	532.77	-	Deposit from batch 354118		
12/30/2025	12179070	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100164		
12/30/2025	12179072	-	481.52	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100165		
12/30/2025	12179072	-	5,529.41	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100165		
12/30/2025	12184443	2,028.57	-	Deposit from batch 356105		
12/31/2025	12187510	1,473.06	-	Deposit from batch 354597		
12/31/2025	12202366	2,003.60	-	Deposit from batch 357558		
12-1280-00	Accounts Receivable		27,887.93	263,783.48	254,190.60	37,480.81
Date	GL Ref #	Debit	Credit	Description		
12/01/2025	9390206	23,095.44	-	Assessment - A - Batch 259640		
12/01/2025	9390230	115,006.00	-	Assessment - A - Batch 259641		
12/01/2025	9390254	98,834.75	-	Apartment Assessment - A - Batch 259757		
12/01/2025	9390278	17,476.92	-	Apartment Assessment - A - Batch 259758		
12/01/2025	9390302	4,218.62	-	Commercial Assessment - A - Batch 259759		
12/01/2025	11708020	-	58.99	Deposit from batch 333096		
12/01/2025	11708020	-	209.18	Deposit from batch 333096		
12/01/2025	11708020	-	112.26	Deposit from batch 333096		

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/01/2025	11708020	\$ -	\$ 209.18	Deposit from batch 333096	
12/01/2025	11708020	-	209.18	Deposit from batch 333096	
12/01/2025	11708020	-	209.18	Deposit from batch 333096	
12/01/2025	11708020	-	25.00	Deposit from batch 333096	
12/01/2025	11708220	-	320.77	Deposit from batch 333758	
12/01/2025	11708220	-	575.00	Deposit from batch 333758	
12/01/2025	11708220	-	575.03	Deposit from batch 333758	
12/01/2025	11708220	-	575.03	Deposit from batch 333758	
12/01/2025	11708220	-	575.03	Deposit from batch 333758	
12/01/2025	11708220	-	575.03	Deposit from batch 333758	
12/01/2025	11712036	-	58.99	Deposit from batch 333043	
12/01/2025	11712036	-	320.77	Deposit from batch 333043	
12/01/2025	11712036	-	575.03	Deposit from batch 333043	
12/01/2025	11712036	-	532.77	Deposit from batch 333043	
12/01/2025	11712036	-	575.03	Deposit from batch 333043	
12/01/2025	11712036	-	575.03	Deposit from batch 333043	
12/01/2025	11712036	-	575.03	Deposit from batch 333043	
12/01/2025	11712036	-	575.03	Deposit from batch 333043	
12/01/2025	11712036	-	575.03	Deposit from batch 333043	
12/01/2025	11728755	-	261.78	Applied Prepaid 124525874775	
12/01/2025	11728763	-	1.47	Applied Prepaid 124525874620	
12/01/2025	11728770	-	1.70	Applied Prepaid 124525874583	
12/01/2025	11728778	-	320.77	Applied Prepaid 124525874659	
12/01/2025	11728785	-	320.77	Applied Prepaid 124525874636	
12/01/2025	11728791	-	320.77	Applied Prepaid 124525874818	
12/01/2025	11728796	-	320.77	Applied Prepaid 124525874838	
12/01/2025	11728801	-	377.14	Applied Prepaid 124525874679	
12/01/2025	11728810	-	575.03	Applied Prepaid 124525874817	
12/01/2025	11728816	-	575.03	Applied Prepaid 124525874814	
12/01/2025	11728822	-	575.03	Applied Prepaid 124525874651	
12/01/2025	11728828	-	575.03	Applied Prepaid 124525874735	
12/01/2025	11728835	-	261.78	Applied Prepaid 124525874715	
12/01/2025	11728842	-	231.78	Applied Prepaid 124525874718	
12/01/2025	11728848	-	320.77	Applied Prepaid 124525874647	
12/01/2025	11728859	-	320.47	Applied Prepaid 124525874652	
12/01/2025	11728867	-	0.78	Applied Prepaid 124525874702	
12/01/2025	11728874	-	320.77	Applied Prepaid 124525874634	
12/01/2025	11728885	-	320.77	Applied Prepaid 124525874589	
12/01/2025	11728895	-	320.77	Applied Prepaid 124525874656	
12/01/2025	11728901	-	575.03	Applied Prepaid 124525874671	
12/01/2025	11728907	-	365.85	Applied Prepaid 124525874761	
12/01/2025	11728913	-	365.85	Applied Prepaid 124525874593	
12/01/2025	11728916	-	575.03	Applied Prepaid 124525874703	
12/01/2025	11728920	-	209.18	Applied Prepaid 124525874800	
12/01/2025	11728924	-	94.82	Applied Prepaid 124525874825	
12/01/2025	11728930	-	575.03	Applied Prepaid 124525874710	
12/01/2025	11728934	-	354.98	Applied Prepaid 124525874796	
12/01/2025	11728941	-	519.50	Applied Prepaid 124525874805	
12/01/2025	11728949	-	209.18	Applied Prepaid 124525874592	

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/01/2025	11728955	\$ -	\$ 463.74	Applied Prepaid 124525874774	
12/01/2025	11728963	-	575.03	Applied Prepaid 124525874687	
12/01/2025	11728973	-	575.03	Applied Prepaid 124525874770	
12/01/2025	11728979	-	343.09	Applied Prepaid 124525874644	
12/01/2025	11728986	-	209.18	Applied Prepaid 124525874738	
12/01/2025	11728990	-	419.40	Applied Prepaid 124525874664	
12/01/2025	11728996	-	365.85	Applied Prepaid 124525874665	
12/01/2025	11729002	-	300.78	Applied Prepaid 124525874616	
12/01/2025	11729007	-	300.78	Applied Prepaid 124525874744	
12/01/2025	11729013	-	42.26	Applied Prepaid 124525874830	
12/01/2025	11729018	-	309.52	Applied Prepaid 124525874766	
12/01/2025	11729024	-	575.03	Applied Prepaid 124525874733	
12/01/2025	11729030	-	575.03	Applied Prepaid 124525874824	
12/01/2025	11729036	-	419.82	Applied Prepaid 124525874648	
12/01/2025	11729039	-	310.33	Applied Prepaid 124525874698	
12/01/2025	11729043	-	366.85	Applied Prepaid 124525874630	
12/01/2025	11729047	-	575.03	Applied Prepaid 124525874706	
12/01/2025	11729051	-	487.08	Applied Prepaid 124525874752	
12/01/2025	11729056	-	275.58	Applied Prepaid 124525874637	
12/01/2025	11729060	-	575.03	Applied Prepaid 124525874640	
12/01/2025	11729064	-	323.59	Applied Prepaid 124525874709	
12/01/2025	11729069	-	365.85	Applied Prepaid 124525874692	
12/01/2025	11729075	-	197.15	Applied Prepaid 124525874670	
12/01/2025	11729080	-	174.41	Applied Prepaid 124525874701	
12/01/2025	11729085	-	80.28	Applied Prepaid 124525874813	
12/01/2025	11729091	-	320.77	Applied Prepaid 124525874741	
12/01/2025	11729095	-	75.00	Applied Prepaid 124525874769	
12/01/2025	11775980	-	231.94	Deposit from batch 334231	
12/01/2025	11775980	-	575.03	Deposit from batch 334231	
12/01/2025	11775980	-	209.18	Deposit from batch 334231	
12/01/2025	11775980	-	251.44	Deposit from batch 334231	
12/02/2025	11780836	-	575.03	Deposit from batch 333820	
12/02/2025	11780836	-	575.03	Deposit from batch 333820	
12/02/2025	11780836	-	575.03	Deposit from batch 333820	
12/02/2025	11780836	-	494.75	Deposit from batch 333820	
12/02/2025	11783462	-	575.03	Applied Prepaid 124525874829	
12/02/2025	11795444	-	320.77	Deposit from batch 335153	
12/02/2025	11795444	-	320.77	Deposit from batch 335153	
12/02/2025	11795444	-	320.77	Deposit from batch 335153	
12/02/2025	11795444	-	575.03	Deposit from batch 335153	
12/02/2025	11795444	-	575.03	Deposit from batch 335153	
12/02/2025	11795444	-	575.03	Deposit from batch 335153	
12/02/2025	11795444	-	274.25	Deposit from batch 335153	
12/02/2025	11797375	-	575.03	Deposit from batch 335332	
12/03/2025	11801394	-	575.03	Deposit from batch 334657	
12/03/2025	11801394	-	400.62	Deposit from batch 334657	
12/03/2025	11803203	-	575.03	Deposit from batch 334604	

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Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
12/03/2025	11818180	\$ -	\$ 575.03	Deposit from batch 336472		
12/03/2025	11818180	-	575.03	Deposit from batch 336472		
12/03/2025	11818180	-	575.03	Deposit from batch 336472		
12/04/2025	11820319	-	575.03	Deposit from batch 335884		
12/04/2025	11820319	-	299.45	Deposit from batch 335884		
12/04/2025	11820796	-	320.77	Deposit from batch 336556		
12/04/2025	11820796	-	784.21	Deposit from batch 336556		
12/04/2025	11821896	-	209.18	Deposit from batch 335853		
12/04/2025	11832877	-	55.53	Deposit from batch 336933		
12/04/2025	11834273	-	2,509.30	Deposit from batch 337080		
12/05/2025	11837645	-	320.77	Deposit from batch 336609		
12/05/2025	11837645	-	498.82	Deposit from batch 336609		
12/05/2025	11850539	-	320.77	Deposit from batch 337589		
12/05/2025	11850539	-	320.77	Deposit from batch 337589		
12/05/2025	11850539	-	209.18	Deposit from batch 337589		
12/05/2025	11850539	-	480.21	Deposit from batch 337589		
12/05/2025	11850539	-	575.03	Deposit from batch 337589		
12/05/2025	11850539	-	155.21	Deposit from batch 337589		
12/08/2025	11853804	-	575.03	Deposit from batch 338116		
12/08/2025	11853804	-	575.03	Deposit from batch 338116		
12/08/2025	11853804	-	575.03	Deposit from batch 338116		
12/08/2025	11855416	-	575.03	Deposit from batch 337281		
12/08/2025	11855416	-	575.03	Deposit from batch 337281		
12/08/2025	11867153	-	319.30	Deposit from batch 338723		
12/08/2025	11869721	-	575.03	Deposit from batch 338797		
12/08/2025	11869721	-	575.03	Deposit from batch 338797		
12/08/2025	11869721	-	575.03	Deposit from batch 338797		
12/08/2025	11869721	-	264.70	Deposit from batch 338797		
12/08/2025	11869721	-	575.03	Deposit from batch 338797		
12/08/2025	11869721	-	575.03	Deposit from batch 338797		
12/09/2025	11872196	-	575.03	Deposit from batch 338166		
12/09/2025	11872196	-	274.25	Deposit from batch 338166		
12/09/2025	11958483	247.50	-	Reimbursement Assessment - Batch 339129		
12/09/2025	11965156	-	320.77	Deposit from batch 339180		
12/09/2025	11965156	-	320.77	Deposit from batch 339180		
12/09/2025	11965156	-	575.03	Deposit from batch 339180		
12/09/2025	11965156	-	575.03	Deposit from batch 339180		
12/09/2025	11965156	-	575.03	Deposit from batch 339180		
12/09/2025	11965156	-	575.03	Deposit from batch 339180		
12/09/2025	11965156	-	208.18	Deposit from batch 339180		
12/09/2025	11965156	-	575.03	Deposit from batch 339180		
12/09/2025	11965156	-	209.18	Deposit from batch 339180		
12/10/2025	11947392	-	320.77	Deposit from batch 336889		
12/10/2025	11947392	-	320.77	Deposit from batch 336889		
12/10/2025	11947392	-	320.77	Deposit from batch 336889		
12/10/2025	11947392	-	320.77	Deposit from batch 336889		
12/10/2025	11947392	-	320.77	Deposit from batch 336889		
12/10/2025	11947392	-	320.77	Deposit from batch 336889		

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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: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/10/2025	11947392	\$ -	\$ 575.03	Deposit from batch 336889	
12/10/2025	11947392	-	116,311.67	Deposit from batch 336889	
12/10/2025	11947392	-	4,218.62	Deposit from batch 336889	
12/10/2025	11969973	-	575.03	Deposit from batch 338958	
12/10/2025	11969973	-	575.03	Deposit from batch 338958	
12/10/2025	11969973	-	575.03	Deposit from batch 338958	
12/10/2025	11971364	-	320.77	Deposit from batch 338924	
12/10/2025	11971364	-	320.77	Deposit from batch 338924	
12/10/2025	11971364	-	575.03	Deposit from batch 338924	
12/10/2025	11982083	-	58.99	Deposit from batch 340131	
12/10/2025	11982083	-	195.48	Deposit from batch 340131	
12/10/2025	11982083	-	575.03	Deposit from batch 340131	
12/11/2025	11984378	-	155.63	Deposit from batch 339808	
12/11/2025	11985256	-	575.03	Deposit from batch 339777	
12/11/2025	11985256	-	575.03	Deposit from batch 339777	
12/11/2025	11985256	-	575.03	Deposit from batch 339777	
12/11/2025	11996288	-	320.77	Deposit from batch 340860	
12/11/2025	11996288	-	209.18	Deposit from batch 340860	
12/11/2025	11996288	-	575.03	Deposit from batch 340860	
12/11/2025	11996288	-	575.03	Deposit from batch 340860	
12/11/2025	11996288	-	87.95	Deposit from batch 340860	
12/12/2025	11998546	-	265.51	Deposit from batch 340445	
12/12/2025	11998546	-	377.88	Deposit from batch 340445	
12/12/2025	12008395	-	320.77	Deposit from batch 341160	
12/12/2025	12008395	-	575.03	Deposit from batch 341160	
12/12/2025	12008395	-	575.03	Deposit from batch 341160	
12/15/2025	12014677	75.00	-	Key Fob / Remotes - Batch 341461	
12/15/2025	12014919	-	75.00	Deposit from batch 341505	
12/15/2025	12014919	-	877.36	Deposit from batch 341505	
12/15/2025	12014919	-	575.03	Deposit from batch 341505	
12/15/2025	12014919	-	575.03	Deposit from batch 341505	
12/15/2025	12014919	-	575.03	Deposit from batch 341505	
12/15/2025	12016639	-	320.77	Deposit from batch 341007	
12/15/2025	12016639	-	575.03	Deposit from batch 341007	
12/15/2025	12030712	-	58.99	Deposit from batch 342027	
12/15/2025	12030712	-	532.77	Deposit from batch 342027	
12/15/2025	12030712	-	575.03	Deposit from batch 342027	
12/15/2025	12041247	575.03	-	Return - 12/10 Insufficient Funds	
12/15/2025	12042612	30.00	-	NSF/Returned Check Fee - Batch 342538	
12/16/2025	12050623	-	197.89	Deposit from batch 343401	
12/17/2025	12052852	-	575.03	Deposit from batch 342496	
12/18/2025	12075971	-	319.07	Deposit from batch 344628	
12/19/2025	12080233	-	572.09	Deposit from batch 344485	
12/19/2025	12080255	-	319.99	Deposit from batch 344791	
12/19/2025	12080769	-	575.03	Deposit from batch 344208	
12/19/2025	12080769	-	611.03	Deposit from batch 344208	
12/22/2025	12095479	-	575.03	Deposit from batch 345458	
12/22/2025	12095479	-	575.03	Deposit from batch 345458	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 12/1/2025 - 12/31/2025

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
12/22/2025	12107360	\$ -	\$ 320.77	Deposit from batch 345838		
12/22/2025	12107360	-	575.03	Deposit from batch 345838		
12/23/2025	12109193	-	575.03	Deposit from batch 345491		
12/23/2025	12115374	575.03	-	Move Payment Transfer		
12/23/2025	12115376	261.78	-	Move Payment Transfer		
12/23/2025	12115378	575.03	-	Move Payment Transfer		
12/23/2025	12115382	575.03	-	Move Payment Transfer		
12/23/2025	12115384	246.44	-	Move Payment Transfer		
12/23/2025	12115388	75.00	-	Move Payment Transfer		
12/23/2025	12115390	365.85	-	Move Payment Transfer		
12/23/2025	12115489	575.03	-	Move Payment Transfer		
12/23/2025	12115491	575.03	-	Move Payment Transfer		
12/26/2025	12132638	-	320.77	Deposit from batch 346922		
12/26/2025	12132638	-	575.03	Deposit from batch 346922		
12/26/2025	12133669	-	575.03	Deposit from batch 346049		
12/26/2025	12133669	-	575.03	Deposit from batch 346049		
12/29/2025	11825010	100.00	-	Miscellaneous Fee - A - Batch 336530		
12/29/2025	12150161	-	320.77	Deposit from batch 349390		
12/29/2025	12150161	-	575.03	Deposit from batch 349390		
12/29/2025	12152230	-	100.00	Applied Prepaid 124525874586		
12/30/2025	12170436	-	212.65	Deposit from batch 351221		
12/30/2025	12170436	-	111.29	Deposit from batch 351221		
12/30/2025	12170436	-	575.03	Deposit from batch 351221		
12/30/2025	12174487	300.00	-	Miscellaneous Fee - A - Batch 354847		
12/31/2025	12187510	-	0.30	Deposit from batch 354597		
12/31/2025	12187510	-	575.03	Deposit from batch 354597		
13-1300-00	Prepaid Insurance		29,649.71	-	4,235.68	25,414.03
Date	GL Ref #	Debit	Credit	Description		
12/31/2025	12402147	\$ -	\$ 4,235.68	Amortize prepaid EQ insurance 7/1/25-26		
13-1690-00	Clearing Account		-	-	247.50	(247.50)
Date	GL Ref #	Debit	Credit	Description		
12/09/2025	11958483	\$ -	\$ 247.50	Reimbursement Assessment - Batch 339129		
20-2001-00	Prepaid Dues		(32,395.84)	20,769.15	28,594.86	(40,221.55)
Date	GL Ref #	Debit	Credit	Description		
12/01/2025	11708020	-	463.74	Deposit from batch 333096		
12/01/2025	11712036	-	320.00	Deposit from batch 333043		
12/01/2025	11728755	261.78	-	Adjust Prepaid		
12/01/2025	11728763	1.47	-	Adjust Prepaid		
12/01/2025	11728770	1.70	-	Adjust Prepaid		
12/01/2025	11728778	320.77	-	Adjust Prepaid		
12/01/2025	11728785	320.77	-	Adjust Prepaid		
12/01/2025	11728791	320.77	-	Adjust Prepaid		
12/01/2025	11728796	320.77	-	Adjust Prepaid		
12/01/2025	11728801	377.14	-	Adjust Prepaid		
12/01/2025	11728810	575.03	-	Adjust Prepaid		
12/01/2025	11728816	575.03	-	Adjust Prepaid		
12/01/2025	11728822	575.03	-	Adjust Prepaid		
12/01/2025	11728828	575.03	-	Adjust Prepaid		
12/01/2025	11728835	261.78	-	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: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/01/2025	11728842	\$ 231.78	\$ -	Adjust Prepaid	
12/01/2025	11728848	320.77	-	Adjust Prepaid	
12/01/2025	11728859	320.47	-	Adjust Prepaid	
12/01/2025	11728867	0.78	-	Adjust Prepaid	
12/01/2025	11728874	320.77	-	Adjust Prepaid	
12/01/2025	11728885	320.77	-	Adjust Prepaid	
12/01/2025	11728895	320.77	-	Adjust Prepaid	
12/01/2025	11728901	575.03	-	Adjust Prepaid	
12/01/2025	11728907	365.85	-	Adjust Prepaid	
12/01/2025	11728913	365.85	-	Adjust Prepaid	
12/01/2025	11728916	575.03	-	Adjust Prepaid	
12/01/2025	11728920	209.18	-	Adjust Prepaid	
12/01/2025	11728924	94.82	-	Adjust Prepaid	
12/01/2025	11728930	575.03	-	Adjust Prepaid	
12/01/2025	11728934	354.98	-	Adjust Prepaid	
12/01/2025	11728941	519.50	-	Adjust Prepaid	
12/01/2025	11728949	209.18	-	Adjust Prepaid	
12/01/2025	11728955	463.74	-	Adjust Prepaid	
12/01/2025	11728963	575.03	-	Adjust Prepaid	
12/01/2025	11728973	575.03	-	Adjust Prepaid	
12/01/2025	11728979	343.09	-	Adjust Prepaid	
12/01/2025	11728986	209.18	-	Adjust Prepaid	
12/01/2025	11728990	419.40	-	Adjust Prepaid	
12/01/2025	11728996	365.85	-	Adjust Prepaid	
12/01/2025	11729002	300.78	-	Adjust Prepaid	
12/01/2025	11729007	300.78	-	Adjust Prepaid	
12/01/2025	11729013	42.26	-	Adjust Prepaid	
12/01/2025	11729018	309.52	-	Adjust Prepaid	
12/01/2025	11729024	575.03	-	Adjust Prepaid	
12/01/2025	11729030	575.03	-	Adjust Prepaid	
12/01/2025	11729036	419.82	-	Adjust Prepaid	
12/01/2025	11729039	310.33	-	Adjust Prepaid	
12/01/2025	11729043	366.85	-	Adjust Prepaid	
12/01/2025	11729047	575.03	-	Adjust Prepaid	
12/01/2025	11729051	487.08	-	Adjust Prepaid	
12/01/2025	11729056	275.58	-	Adjust Prepaid	
12/01/2025	11729060	575.03	-	Adjust Prepaid	
12/01/2025	11729064	323.59	-	Adjust Prepaid	
12/01/2025	11729069	365.85	-	Adjust Prepaid	
12/01/2025	11729075	197.15	-	Adjust Prepaid	
12/01/2025	11729080	174.41	-	Adjust Prepaid	
12/01/2025	11729085	80.28	-	Adjust Prepaid	
12/01/2025	11729091	320.77	-	Adjust Prepaid	
12/01/2025	11729095	75.00	-	Adjust Prepaid	
12/01/2025	11775980	-	300.83	Deposit from batch 334231	
12/01/2025	11775980	-	323.59	Deposit from batch 334231	
12/01/2025	11775980	-	156.67	Deposit from batch 334231	
12/02/2025	11780836	-	313.10	Deposit from batch 333820	

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
12/02/2025	11780836	\$ -	\$ 80.28	Deposit from batch 333820	
12/02/2025	11783462	575.03	-	Adjust Prepaid	
12/02/2025	11795444	-	575.03	Deposit from batch 335153	
12/02/2025	11795444	-	258.52	Deposit from batch 335153	
12/02/2025	11795444	-	581.32	Deposit from batch 335153	
12/02/2025	11795444	-	600.00	Deposit from batch 335153	
12/03/2025	11801394	-	4.38	Deposit from batch 334657	
12/04/2025	11820319	-	313.86	Deposit from batch 335884	
12/04/2025	11820319	-	185.31	Deposit from batch 335884	
12/04/2025	11820796	-	100.00	Deposit from batch 336556	
12/04/2025	11832877	-	520.47	Deposit from batch 336933	
12/05/2025	11837645	-	575.03	Deposit from batch 336609	
12/05/2025	11837645	-	651.18	Deposit from batch 336609	
12/05/2025	11837645	-	575.03	Deposit from batch 336609	
12/05/2025	11850539	-	419.82	Deposit from batch 337589	
12/08/2025	11853804	-	299.45	Deposit from batch 338116	
12/08/2025	11853804	-	575.03	Deposit from batch 338116	
12/08/2025	11855416	-	320.77	Deposit from batch 337281	
12/08/2025	11867153	-	30.70	Deposit from batch 338723	
12/08/2025	11869721	-	268.07	Deposit from batch 338797	
12/08/2025	11869721	-	1,283.08	Deposit from batch 338797	
12/09/2025	11872196	-	576.00	Deposit from batch 338166	
12/09/2025	11872196	-	258.52	Deposit from batch 338166	
12/09/2025	11965156	-	575.03	Deposit from batch 339180	
12/09/2025	11965156	-	366.85	Deposit from batch 339180	
12/09/2025	11965156	-	365.85	Deposit from batch 339180	
12/09/2025	11967558	-	532.77	Deposit from batch 339537	
12/10/2025	11982083	-	313.86	Deposit from batch 340131	
12/10/2025	11982083	-	379.55	Deposit from batch 340131	
12/11/2025	11984378	-	419.40	Deposit from batch 339808	
12/11/2025	11985256	-	575.03	Deposit from batch 339777	
12/11/2025	11996288	-	365.85	Deposit from batch 340860	
12/11/2025	11996288	-	487.08	Deposit from batch 340860	
12/12/2025	11998546	-	197.15	Deposit from batch 340445	
12/12/2025	12009144	-	335.00	Deposit from batch 341258	
12/16/2025	12050623	-	377.14	Deposit from batch 343401	
12/18/2025	12066755	325.00	-	Move Payment Transfer	
12/18/2025	12075971	-	1.93	Deposit from batch 344628	
12/18/2025	12113445	-	575.03	Deposit from batch 346695	
12/19/2025	12080255	-	0.78	Deposit from batch 344791	
12/22/2025	12107360	-	575.03	Deposit from batch 345838	
12/23/2025	12115374	-	575.03	Move Payment Transfer	
12/23/2025	12115376	-	261.78	Move Payment Transfer	
12/23/2025	12115378	-	575.03	Move Payment Transfer	
12/23/2025	12115382	-	575.03	Move Payment Transfer	
12/23/2025	12115384	-	246.44	Move Payment Transfer	
12/23/2025	12115388	-	75.00	Move Payment Transfer	
12/23/2025	12115390	-	365.85	Move Payment Transfer	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/23/2025	12115489	\$ -	\$ 575.03		Move Payment Transfer
12/23/2025	12115491	-	575.03		Move Payment Transfer
12/24/2025	12128747	-	575.03		Deposit from batch 348072
12/29/2025	12150161	-	532.77		Deposit from batch 349390
12/29/2025	12152230	100.00	-		Adjust Prepaid
12/30/2025	12170436	-	464.71		Deposit from batch 351221
12/30/2025	12170436	-	362.35		Deposit from batch 351221
12/30/2025	12170649	-	532.77		Deposit from batch 354118
12/30/2025	12184443	-	320.77		Deposit from batch 356105
12/30/2025	12184443	-	575.03		Deposit from batch 356105
12/30/2025	12184443	-	532.77		Deposit from batch 356105
12/30/2025	12184443	-	600.00		Deposit from batch 356105
12/31/2025	12187510	-	322.70		Deposit from batch 354597
12/31/2025	12187510	-	575.03		Deposit from batch 354597
12/31/2025	12202366	-	532.77		Deposit from batch 357558
12/31/2025	12202366	-	320.77		Deposit from batch 357558
12/31/2025	12202366	-	575.03		Deposit from batch 357558
12/31/2025	12202366	-	575.03		Deposit from batch 357558
20-2795-00	Accrued Operating Expenses		(221,409.60)	221,409.60	202,450.19 (202,450.19)
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	11824757	\$ 220,874.75	\$ -	Monthly Accrual (Reversal)	
12/01/2025	11838918	534.85	-	Accrue office rent (Reversal)	
12/31/2025	12402175	-	202,450.19	Monthly Accrual	
20-2799-00	Accounts Payable		-	304,373.37	304,373.37 -
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	11770089	\$ -	\$ 29,700.00	Accounts Payable Inv # 406638	
12/01/2025	11770091	-	550.00	Accounts Payable Inv # 668857738	
12/01/2025	11770093	-	1,280.00	Accounts Payable Inv # 1361	
12/01/2025	11770095	-	1,629.89	Accounts Payable Inv # 30242	
12/01/2025	11770097	-	1,782.99	Accounts Payable Inv # 57	
12/01/2025	11770099	-	2,000.00	Accounts Payable Inv # 58	
12/01/2025	11770101	-	4,000.00	Accounts Payable Inv # 59	
12/01/2025	11770103	-	534.85	Accounts Payable Inv # B12-2025	
12/01/2025	11770105	-	5,900.82	Accounts Payable Inv # 111825-0044384 3	
12/01/2025	11770107	-	4,940.10	Accounts Payable Inv # 111825-00056173	
12/01/2025	11770109	-	3,304.24	Accounts Payable Inv # 111825-01289583	
12/01/2025	11770111	-	787.14	Accounts Payable Inv # 111825-01192282	
12/01/2025	11770113	-	1,696.16	Accounts Payable Inv # 111825-01272571	
12/01/2025	11770115	4,940.10	-	Accounts Payable Inv # 111825-00056173; E. J. Harrison & Sons,Inc. Chk # 300018	
12/01/2025	11770117	3,304.24	-	Accounts Payable Inv # 111825-01289583; E. J. Harrison & Sons,Inc. Chk # 300019	
12/01/2025	11770119	787.14	-	Accounts Payable Inv # 111825-01192282; E. J. Harrison & Sons,Inc. Chk # 300020	
12/01/2025	11770121	1,696.16	-	Accounts Payable Inv # 111825-01272571; E. J. Harrison & Sons,Inc. Chk # 300021	
12/01/2025	11770123	5,900.82	-	Accounts Payable Inv # 111825-0044384 3; E. J. Harrison & Sons,Inc. Chk # 300022	
12/01/2025	11770125	29,700.00	-	Accounts Payable Inv # 406638; Gothic Landscape Maintenance Division Chk # 100107	
12/01/2025	11770127	1,782.99	-	Accounts Payable Inv # 57; Eastman Electric Chk # 100108	
12/01/2025	11770129	2,000.00	-	Accounts Payable Inv # 58; Eastman Electric Chk # 100109	
12/01/2025	11770131	4,000.00	-	Accounts Payable Inv # 59; Eastman Electric Chk # 100110	
12/01/2025	11770133	1,280.00	-	Accounts Payable Inv # 1361; Vega cleaning service inc. Chk # 100111	

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/01/2025	11770135	\$ 534.85	\$ -	Accounts Payable Inv # B12-2025; KW University Glen, LLC Chk # 100112	
12/01/2025	11770137	550.00	-	Accounts Payable Inv # 668857738; Kastle Kare Inc Chk # 100113	
12/01/2025	11770139	1,629.89	-	Accounts Payable Inv # 30242; Quality Windows, Inc Chk # 100114	
12/02/2025	11790951	-	600.00	Accounts Payable Inv # 1362	
12/02/2025	11790953	-	4,500.00	Accounts Payable Inv # 3712388	
12/02/2025	11790955	-	395.00	Accounts Payable Inv # 10041-1	
12/02/2025	11790957	600.00	-	Accounts Payable Inv # 1362; Vega cleaning service inc. Chk # 100115	
12/02/2025	11790959	4,500.00	-	Accounts Payable Inv # 3712388; Seabreeze Management Company, Inc. Chk # 100116	
12/02/2025	11790961	395.00	-	Accounts Payable Inv # 10041-1; Just Termites Chk # 100117	
12/05/2025	11846506	-	5,522.39	Accounts Payable Inv # 3712981	
12/05/2025	11846508	-	650.00	Accounts Payable Inv # 91653	
12/05/2025	11846510	5,522.39	-	Accounts Payable Inv # 3712981; Seabreeze Management Company, Inc. Chk # 100118	
12/05/2025	11846512	650.00	-	Accounts Payable Inv # 91653; Better Pools LA Chk # 100119	
12/09/2025	11950883	-	569.69	Accounts Payable Inv # 0033385112125	
12/09/2025	11950894	569.69	-	Accounts Payable Inv # 0033385112125; Charter Communications Chk # 300023	
12/10/2025	11979399	-	2,243.95	Accounts Payable Inv # 120325-085881513	
12/10/2025	11979401	-	23.18	Accounts Payable Inv # 120325-337810871	
12/10/2025	11979403	2,243.95	-	Accounts Payable Inv # 120325-085881513; SoCalGas Chk # 100120	
12/10/2025	11979405	23.18	-	Accounts Payable Inv # 120325-337810871; SoCalGas Chk # 100121	
12/15/2025	12027175	-	90.00	Accounts Payable Inv # 3713550	
12/15/2025	12027177	-	58.08	Accounts Payable Inv # 3714065	
12/15/2025	12027179	-	2,570.18	Accounts Payable Inv # 192	
12/15/2025	12027181	-	2,525.00	Accounts Payable Inv # 91652	
12/15/2025	12027183	-	153.63	Accounts Payable Inv # 91793	
12/15/2025	12027185	-	158.70	Accounts Payable Inv # 91794	
12/15/2025	12027187	-	46,520.00	Accounts Payable Inv # 10047259	
12/15/2025	12027189	-	6,420.40	Accounts Payable Inv # 272350- 24	
12/15/2025	12027191	-	3,991.82	Accounts Payable Inv # 409372	
12/15/2025	12027193	-	855.26	Accounts Payable Inv # 409380	
12/15/2025	12027195	-	1,412.97	Accounts Payable Inv # 88	
12/15/2025	12027197	-	1,000.00	Accounts Payable Inv # 28143	
12/15/2025	12027199	-	1,250.00	Accounts Payable Inv # 28316	
12/15/2025	12027201	-	250.00	Accounts Payable Inv # 91804	
12/15/2025	12027203	-	375.00	Accounts Payable Inv # 91805	
12/15/2025	12027205	-	1,275.00	Accounts Payable Inv # 74164611	
12/15/2025	12027207	-	247.50	Accounts Payable Inv # 74443653	
12/15/2025	12027209	-	1,280.00	Accounts Payable Inv # 1363	
12/15/2025	12027211	-	150.00	Accounts Payable Inv # 1364	
12/15/2025	12027213	-	150.00	Accounts Payable Inv # 1365	
12/15/2025	12027215	-	1,280.00	Accounts Payable Inv # 1366	
12/15/2025	12027217	-	200.00	Accounts Payable Inv # 1351	
12/15/2025	12027219	-	325.00	Accounts Payable Inv # 1344	
12/15/2025	12027221	-	343.43	Accounts Payable Inv # 9243493395	
12/15/2025	12027223	-	620.92	Accounts Payable Inv # 9243642461	
12/15/2025	12027225	-	31.20	Accounts Payable Inv # 9243698855	
12/15/2025	12027227	-	59,582.69	Accounts Payable Inv # 512095	
12/15/2025	12027232	-	3,343.23	Accounts Payable Inv # 272233- 24	
12/15/2025	12027234	1,412.97	-	Accounts Payable Inv # 88; Eastman Electric Chk # 100122	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/15/2025	12027236	\$ 2,570.18	\$ -	Accounts Payable Inv # 192; Eastman Electric Chk # 100123	
12/15/2025	12027238	1,000.00	-	Accounts Payable Inv # 28143; Remedy Pest Elimination Chk # 100124	
12/15/2025	12027240	1,250.00	-	Accounts Payable Inv # 28316; Remedy Pest Elimination Chk # 100125	
12/15/2025	12027242	2,525.00	-	Accounts Payable Inv # 91652; Better Pools LA Chk # 100126	
12/15/2025	12027244	153.63	-	Accounts Payable Inv # 91793; Better Pools LA Chk # 100127	
12/15/2025	12027246	158.70	-	Accounts Payable Inv # 91794; Better Pools LA Chk # 100128	
12/15/2025	12027248	250.00	-	Accounts Payable Inv # 91804; Better Pools LA Chk # 100129	
12/15/2025	12027250	375.00	-	Accounts Payable Inv # 91805; Better Pools LA Chk # 100130	
12/15/2025	12027252	46,520.00	-	Accounts Payable Inv # 10047259; American Heritage Landscape Lp Chk # 100131	
12/15/2025	12027254	59,582.69	-	Accounts Payable Inv # 512095; California State University, Channel Islands Chk # 100132	
12/15/2025	12027256	1,275.00	-	Accounts Payable Inv # 74164611; Mike Kimble Plumbing Chk # 100133	
12/15/2025	12027258	247.50	-	Accounts Payable Inv # 74443653; Mike Kimble Plumbing Chk # 100134	
12/15/2025	12027260	6,420.40	-	Accounts Payable Inv # 272350- 24; BluSky Restoration Contractors, LLC Chk # 100135	
12/15/2025	12027262	3,343.23	-	Accounts Payable Inv # 272233- 24; BluSky Restoration Contractors, LLC Chk # 100136	
12/15/2025	12027264	1,280.00	-	Accounts Payable Inv # 1363; Vega cleaning service inc. Chk # 100137	
12/15/2025	12027266	150.00	-	Accounts Payable Inv # 1364; Vega cleaning service inc. Chk # 100138	
12/15/2025	12027268	150.00	-	Accounts Payable Inv # 1365; Vega cleaning service inc. Chk # 100139	
12/15/2025	12027270	1,280.00	-	Accounts Payable Inv # 1366; Vega cleaning service inc. Chk # 100140	
12/15/2025	12027272	200.00	-	Accounts Payable Inv # 1351; Vega cleaning service inc. Chk # 100141	
12/15/2025	12027274	325.00	-	Accounts Payable Inv # 1344; Vega cleaning service inc. Chk # 100142	
12/15/2025	12027276	90.00	-	Accounts Payable Inv # 3713550; Seabreeze Management Company, Inc. Chk # 100143	
12/15/2025	12027276	58.08	-	Accounts Payable Inv # 3714065; Seabreeze Management Company, Inc. Chk # 100143	
12/15/2025	12027280	3,991.82	-	Accounts Payable Inv # 409372; Gothic Landscape Maintenance Division Chk # 100144	
12/15/2025	12027280	855.26	-	Accounts Payable Inv # 409380; Gothic Landscape Maintenance Division Chk # 100144	
12/15/2025	12027284	343.43	-	Accounts Payable Inv # 9243493395; HD Supply Chk # 100145	
12/15/2025	12027286	620.92	-	Accounts Payable Inv # 9243642461; HD Supply Chk # 100146	
12/15/2025	12027288	31.20	-	Accounts Payable Inv # 9243698855; HD Supply Chk # 100147	
12/18/2025	12074148	-	5,529.41	Accounts Payable Inv # 3714370	
12/18/2025	12074150	-	901.12	Accounts Payable Inv # 3714484	
12/18/2025	12074152	-	2,549.00	Accounts Payable Inv # 91828	
12/18/2025	12074154	-	103.73	Accounts Payable Inv # 9243263160	
12/18/2025	12074156	2,549.00	-	Accounts Payable Inv # 91828; Better Pools LA Chk # 100148	
12/18/2025	12074158	901.12	-	Accounts Payable Inv # 3714484; Seabreeze Management Company, Inc. Chk # 100149	
12/18/2025	12074158	5,529.41	-	Accounts Payable Inv # 3714370; Seabreeze Management Company, Inc. Chk # 100149	
12/18/2025	12074162	103.73	-	Accounts Payable Inv # 9243263160; HD Supply Chk # 100150	
12/22/2025	12104649	-	29,700.00	Accounts Payable Inv # 409058	
12/22/2025	12104651	-	4,831.53	Accounts Payable Inv # 410517	
12/22/2025	12104653	-	1,280.00	Accounts Payable Inv # 1369	
12/22/2025	12104655	-	659.00	Accounts Payable Inv # 10047613	
12/22/2025	12104657	-	1,522.00	Accounts Payable Inv # UN-112625	
12/22/2025	12104659	-	850.00	Accounts Payable Inv # 1367	
12/22/2025	12104661	-	1,250.00	Accounts Payable Inv # 1368	
12/22/2025	12104663	-	85.00	Accounts Payable Inv # 13230	
12/22/2025	12104665	-	2,391.68	Accounts Payable Inv # 13218	
12/22/2025	12104667	1,280.00	-	Accounts Payable Inv # 1369; Vega cleaning service inc. Chk # 100151	
12/22/2025	12104669	4,831.53	-	Accounts Payable Inv # 410517; Gothic Landscape Maintenance Division Chk # 100152	
12/22/2025	12104671	659.00	-	Accounts Payable Inv # 10047613; American Heritage Landscape Lp Chk # 100153	
12/22/2025	12104673	29,700.00	-	Accounts Payable Inv # 409058; Gothic Landscape Maintenance Division Chk # 100154	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/22/2025	12104675	\$ 1,522.00	\$ -	Accounts Payable Inv # UN-112625; Environmental Testing Associates Chk # 100155	
12/22/2025	12104677	850.00	-	Accounts Payable Inv # 1367; Vega cleaning service inc. Chk # 100156	
12/22/2025	12104679	1,250.00	-	Accounts Payable Inv # 1368; Vega cleaning service inc. Chk # 100157	
12/22/2025	12104681	85.00	-	Accounts Payable Inv # 13230; Garage Door Doctor Chk # 100158	
12/22/2025	12104683	2,391.68	-	Accounts Payable Inv # 13218; Garage Door Doctor Chk # 100159	
12/23/2025	12119646	-	27,312.00	Accounts Payable Inv # 399404	
12/23/2025	12119648	-	24.95	Accounts Payable Inv # 91888	
12/23/2025	12119650	-	550.00	Accounts Payable Inv # 668858149	
12/23/2025	12119652	24.95	-	Accounts Payable Inv # 91888; Better Pools LA Chk # 100160	
12/23/2025	12119654	550.00	-	Accounts Payable Inv # 668858149; Kastle Kare Inc Chk # 100161	
12/23/2025	12119656	27,312.00	-	Accounts Payable Inv # 399404; Gothic Landscape Maintenance Division Chk # 100162	
12/26/2025	12139344	-	237.53	Accounts Payable Inv # 0293780120925	
12/26/2025	12139346	-	2,058.26	Accounts Payable Inv # 121625-466262876	
12/26/2025	12139348	2,058.26	-	Accounts Payable Inv # 121625-466262876; Southern California Edison Co. Chk # 100163	
12/26/2025	12139350	237.53	-	Accounts Payable Inv # 0293780120925; Charter Communications Chk # 300024	
12/29/2025	12161400	6,176.82	-	Accounts Payable Inv # 121825; E. J. Harrison & Sons, Inc. Chk # 300025	
12/30/2025	12161398	-	6,176.82	Accounts Payable Inv # 121825	
12/30/2025	12179064	-	481.52	Accounts Payable Inv # 3714946	
12/30/2025	12179066	-	5,529.41	Accounts Payable Inv # 3715564	
12/30/2025	12179068	-	1,280.00	Accounts Payable Inv # 1370	
12/30/2025	12179070	1,280.00	-	Accounts Payable Inv # 1370; Vega cleaning service inc. Chk # 100164	
12/30/2025	12179072	481.52	-	Accounts Payable Inv # 3714946; Seabreeze Management Company, Inc. Chk # 100165	
12/30/2025	12179072	5,529.41	-	Accounts Payable Inv # 3715564; Seabreeze Management Company, Inc. Chk # 100165	
40-4000-00	Reserve Liability		(34,768.58)	18,351.31	54,434.00 (70,851.27)
Date	GL Ref #	Debit	Credit	Description	
12/31/2025	12190419	\$ -	\$ 28,000.00	Monthly Reserve Contribution	
12/31/2025	12190419	-	1,400.00	Monthly Reserve Contribution	
12/31/2025	12190419	-	25,034.00	Monthly Reserve Contribution	
12/31/2025	12402203	18,351.31	-	Reallocate reserve exp to GL 4000 liability	
40-4001-00	Reserve Expenses - Common Space		-	2,549.00	2,549.00 -
Date	GL Ref #	Debit	Credit	Description	
12/18/2025	12074152	\$ 2,549.00	\$ -	Townside Spa Filter Replacement	
12/31/2025	12402203	-	2,549.00	Reallocate reserve exp to GL 4000 liability	
40-4003-00	Reserve Expenses - Townhouse		-	15,802.31	23,758.81 (7,956.50)
Date	GL Ref #	Debit	Credit	Description	
12/10/2025	11972408	\$ -	\$ 7,956.50	Reserve Expenses - Townhouse	
12/15/2025	12027189	6,420.40	-	TH Reserves 379 Smugglers Cove	
12/15/2025	12027205	1,275.00	-	314 E Twin Harbor Slab Leak	
12/15/2025	12027232	3,343.23	-	TH Reserves 379 Smugglers Restoration	
12/22/2025	12104657	1,522.00	-	314 E Twin Harbor Slab Leak	
12/22/2025	12104659	850.00	-	Paint Garage Door at 304 Santa Cruz Isl Crt	
12/22/2025	12104665	2,391.68	-	Garage door replacement 369 Smugglers Cove	
12/31/2025	12402203	-	15,802.31	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		(575,030.00)	23,095.44	138,101.44 (690,036.00)
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	9390206	\$ -	\$ 23,095.44	Assessment - A - Batch 259640	
12/01/2025	9390230	-	115,006.00	Assessment - A - Batch 259641	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/01/2025	10121651 \$ 23,095.44	\$ -			
50-5013-00	Single family homes	(115,477.20)	-	23,095.44	(138,572.64)
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	10121651	\$ -	\$ 23,095.44	Reclass single family home assessments	
50-5015-00	Apartment Assessment	(602,651.45)	-	120,530.29	(723,181.74)
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	9390254	\$ -	\$ 98,834.75	Apartment Assessment - A - Batch 259757	
12/01/2025	9390278	-	17,476.92	Apartment Assessment - A - Batch 259758	
12/01/2025	9390302	-	4,218.62	Commercial Assessment - A - Batch 259759	
50-5023-00	Bank Return Check/NSF Fees	(185.00)	-	30.00	(215.00)
Date	GL Ref #	Debit	Credit	Description	
12/15/2025	12042612	\$ -	\$ 30.00	NSF/Returned Check Fee - Batch 342538	
50-5042-00	Late Interest	(122.50)	-	-	(122.50)
Date	GL Ref #	Debit	Credit	Description	
50-5045-00	Parking Fees	(250.00)	-	-	(250.00)
Date	GL Ref #	Debit	Credit	Description	
50-5060-00	Gate/Pool Keys/Remotes	-	-	75.00	(75.00)
Date	GL Ref #	Debit	Credit	Description	
12/15/2025	12014677	\$ -	\$ 75.00	Key Fob / Remotes - Batch 341461	
50-5100-00	Miscellaneous Income	-	400.00	400.00	-
Date	GL Ref #	Debit	Credit	Description	
12/29/2025	11825010	\$ -	\$ 100.00	Miscellaneous Fee - A - Batch 336530	
12/30/2025	12174487	-	300.00	Miscellaneous Fee - A - Batch 354847	
12/31/2025	12402153	100.00	-	Reclass misc fee to clean gutters	
12/31/2025	12402159	300.00	-	Reclass billback for gutter cleaning	
50-5105-00	Attorney/Collection Fees	60.00	-	-	60.00
Date	GL Ref #	Debit	Credit	Description	
60-6035-00	Mgmt Billback - Office & Postage	4,797.91	1,440.72	-	6,238.63
Date	GL Ref #	Debit	Credit	Description	
12/15/2025	12027177	\$ 58.08	\$ -	September 2025 Admin Billing-Seabreeze Management Company, Inc.	
12/18/2025	12074150	901.12	-	October 2025 Admin Billing-Seabreeze Management Company, Inc.	
12/30/2025	12179064	481.52	-	Postage-Seabreeze Management Company, Inc.	
60-6040-00	Mgmt Services & On-Site Staff Payroll	77,351.92	21,081.21	-	98,433.13
Date	GL Ref #	Debit	Credit	Description	
12/02/2025	11790953	\$ 4,500.00	\$ -	December Service-Seabreeze Management Company, Inc.	
12/05/2025	11846506	5,522.39	-	Payroll Paid Date: 11/21/25 - 11.02.25-11.15.25 PD 11/21/25-Seabreeze Management Compa	
12/18/2025	12074148	5,529.41	-	Pay Period: 11/16/25 - 11/29/25, PD 12/5/20-Seabreeze Management Company, Inc.	
12/30/2025	12179066	5,529.41	-	Pay Period: 11/30/25 - 12/13/25, PD 12/19/25-Seabreeze Management Company, Inc.	
60-6041-00	Office Rent & Maintenance	3,209.10	1,069.70	534.85	3,743.95
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	11770103	\$ 534.85	\$ -	Office Rent for December 2025	
12/01/2025	11838918	-	534.85	Accrue office rent (Reversal)	
12/31/2025	12402175	534.85	-	Monthly Accrual	
60-6052-00	Collection Costs/Billback	30.00	90.00	-	120.00
Date	GL Ref #	Debit	Credit	Description	
12/15/2025	12027175	\$ 90.00	\$ -	Collection Charges-Seabreeze Management Company, Inc.	
60-6085-00	Misc Admin (Office Supplies/Cellphone)	3,514.35	-	-	3,514.35
Date	GL Ref #	Debit	Credit	Description	
63-6320-00	Security Services	39,833.35	15,933.34	7,966.67	47,800.02
Date	GL Ref #	Debit	Credit	Description	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/01/2025	11824757	\$ -	\$ 7,966.67	Monthly Accrual (Reversal)	
12/31/2025	12402175	7,966.67	-	Monthly Accrual	
12/31/2025	12402175	7,966.67	-	Monthly Accrual	
64-6405-00	Landscape Contract	121,321.33	86,712.00	29,833.33	178,200.00
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	11770089	\$ 29,700.00	\$ -	Service Contract for Nov 2025	
12/01/2025	11824757	-	29,833.33	Monthly Accrual (Reversal)	
12/22/2025	12104649	29,700.00	-	Landscape Contract for Dec 2025.	
12/23/2025	12119646	27,312.00	-	Landscape Contract for Sept 2025.	
64-6420-00	Irrigation Repairs	3,877.65	855.26	-	4,732.91
Date	GL Ref #	Debit	Credit	Description	
12/15/2025	12027193	\$ 855.26	\$ -	355 CI Drive Irrigation repairs	
64-6425-00	Tree Maintenance	500.00	47,179.00	-	47,679.00
Date	GL Ref #	Debit	Credit	Description	
12/15/2025	12027187	\$ 46,520.00	\$ -	Fall Tree Trimming Project	
12/22/2025	12104655	659.00	-	Additional tree work	
65-6509-00	Plumbing Repair (Common Area)	700.00	-	-	700.00
Date	GL Ref #	Debit	Credit	Description	
65-6528-00	Electrical/Lighting Rpr - Common Area Bollards	8,605.16	9,195.96	-	17,801.12
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	11770097	\$ 1,782.99	\$ -	TC Lighting Project--Materials	
12/01/2025	11770099	2,000.00	-	TC Lighting Project-Lift	
12/01/2025	11770101	4,000.00	-	TC Lighting Project-Labor	
12/15/2025	12027195	1,412.97	-	Monthly CA Elec Maintenance	
65-6550-00	Janitorial Service	29,875.00	6,600.00	1,280.00	35,195.00
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	11770093	\$ 1,280.00	\$ -	Weekly Contract Service thru Nov 23, 2025	
12/01/2025	11824757	-	1,280.00	Monthly Accrual (Reversal)	
12/15/2025	12027209	1,280.00	-	Contract Service thru Nov 30, 2025.	
12/15/2025	12027215	1,280.00	-	Weekly Contract Service thru Dec 7, 2025	
12/15/2025	12027217	200.00	-	Cleaning TC RRs at Anderson Pack Festival	
12/22/2025	12104653	1,280.00	-	Janitorial Services thru Dec. 14, 2025	
12/30/2025	12179068	1,280.00	-	Contract service thru December 21, 2025	
65-6553-00	Common Area Maintenance	6,369.88	325.00	-	6,694.88
Date	GL Ref #	Debit	Credit	Description	
12/15/2025	12027219	\$ 325.00	\$ -	Repair spauling sidewalk concrete	
65-6554-00	Common Area Supplies	8,325.30	1,099.28	434.92	8,989.66
Date	GL Ref #	Debit	Credit	Description	
12/15/2025	12027221	\$ 343.43	\$ -	Walk off mats for Fitness Centers	
12/15/2025	12027223	620.92	-	Common Area Supplies	
12/15/2025	12027225	31.20	-	CA Janitorial Supplies	
12/18/2025	12074154	103.73	-	CA Supplies	
12/23/2025	12116223	-	434.92	Common Area Supplies	
65-6555-00	Pest Control (Pest & Gopher)	7,005.00	3,350.00	-	10,355.00
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	11770091	\$ 550.00	\$ -	Gopher service for Nov 2025	
12/15/2025	12027197	1,000.00	-	Pest Control for November 2025	
12/15/2025	12027199	1,250.00	-	Pest Control for December 2025	
12/23/2025	12119650	550.00	-	Gopher service for Dec 2025	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
65-6570-00	Pool/Fountain Contract Services	\$15,250.00	\$3,175.00	\$-	\$18,425.00
Date	GL Ref #	Debit	Credit	Description	
12/05/2025	11846508	\$ 650.00	\$ -	Fountain Service for December 2025	
12/15/2025	12027181	2,525.00	-	Monthly Pool Fountain Maintenance	
65-6572-00	Pool/Fountain Extras	8,727.13	962.28	-	9,689.41
Date	GL Ref #	Debit	Credit	Description	
12/15/2025	12027183	\$ 153.63	\$ -	Misc Hillcrest Pool Spa Repairs	
12/15/2025	12027185	158.70	-	Misc. Townside Pool Repairs	
12/15/2025	12027201	250.00	-	Townside Pool/Spa Grid Cleaning	
12/15/2025	12027203	375.00	-	Hillcrest Pool/Spa Filter Cleaning	
12/23/2025	12119648	24.95	-	Townside Spa flapper replacement	
65-6588-00	Fitness Equipment	2,772.75	-	-	2,772.75
Date	GL Ref #	Debit	Credit	Description	
65-6590-00	Sidewalk Trip Hazard Project (Annual)	38,562.16	-	-	38,562.16
Date	GL Ref #	Debit	Credit	Description	
65-6595-00	Misc Maintenance (DG Path Repairs)	-	3,991.82	-	3,991.82
Date	GL Ref #	Debit	Credit	Description	
12/15/2025	12027191	\$ 3,991.82	\$ -	Pathway between 425 & 435 CI Dr.	
66-6627-00	Lighting - Townhomes Sconce Repairs	9,876.10	2,570.18	-	12,446.28
Date	GL Ref #	Debit	Credit	Description	
12/15/2025	12027179	\$ 2,570.18	\$ -	Monthly Townhouse Electrical Maintenance	
66-6630-00	Windows & Doors	4,422.61	1,629.89	-	6,052.50
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	11770095	\$ 1,629.89	\$ -	307 E Platts Window/door repairs	
66-6633-00	Roofing/Waterproofing (Townhomes)	150.00	600.00	-	750.00
Date	GL Ref #	Debit	Credit	Description	
12/02/2025	11790951	\$ 600.00	\$ -	Roof repairs at 314 E Twin Harbor	
66-6638-00	Gutter Cleaning	-	-	400.00	(400.00)
Date	GL Ref #	Debit	Credit	Description	
12/31/2025	12402153	\$ -	\$ 100.00	Reclass misc fee to clean gutters	
12/31/2025	12402159	-	300.00	Reclass billback for gutter cleaning	
66-6640-00	Fencing/Trash Enclosure/Gates	525.00	300.00	-	825.00
Date	GL Ref #	Debit	Credit	Description	
12/15/2025	12027211	\$ 150.00	\$ -	Gate repairs at 316 Smugglers Cove.	
12/15/2025	12027213	150.00	-	201 Smugglers Cove Gate Repair	
66-6645-00	Plumbing (Townhouse)	379.36	247.50	-	626.86
Date	GL Ref #	Debit	Credit	Description	
12/15/2025	12027207	\$ 247.50	\$ -	200 Landing Cove Toilet Repair	
66-6650-00	Garage Doors	570.00	85.00	-	655.00
Date	GL Ref #	Debit	Credit	Description	
12/22/2025	12104663	\$ 85.00	\$ -	Garage Door Repairs at 841 CI Drive	
66-6655-00	Pest Control/Termites	1,795.00	395.00	-	2,190.00
Date	GL Ref #	Debit	Credit	Description	
12/02/2025	11790955	\$ 395.00	\$ -	TH Pest Control 302 E Platts Harbors	
66-6665-00	Stucco Drywall Repair	-	1,250.00	-	1,250.00
Date	GL Ref #	Debit	Credit	Description	
12/22/2025	12104661	\$ 1,250.00	\$ -	Stucco Repair at 211 Landing Cove.	
67-6700-00	Water - Reclaimed (Landscape)	38,089.81	19,846.55	13,287.00	44,649.36
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	11824757	\$ -	\$ 6,643.50	Monthly Accrual (Reversal)	
12/01/2025	11824757	-	6,643.50	Monthly Accrual (Reversal)	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 12/1/2025 - 12/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12/15/2025	12027227	\$ 6,559.55	\$ -	Recycled Water for October 2025	
12/31/2025	12402175	6,643.50	-	Monthly Accrual	
12/31/2025	12402175	6,643.50	-	Monthly Accrual	
67-6701-00	Water-(Potable/Common Area Pools)	83,880.96	47,621.28	29,704.00	101,798.24
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	11824757	\$ -	\$ 14,852.00	Monthly Accrual (Reversal)	
12/01/2025	11824757	-	14,852.00	Monthly Accrual (Reversal)	
12/15/2025	12027227	17,917.28	-	Potable Water for October 2025	
12/31/2025	12402175	14,852.00	-	Monthly Accrual	
12/31/2025	12402175	14,852.00	-	Monthly Accrual	
67-6702-00	Sewer	123,138.42	69,088.14	42,063.00	150,163.56
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	11824757	\$ -	\$ 21,031.50	Monthly Accrual (Reversal)	
12/01/2025	11824757	-	21,031.50	Monthly Accrual (Reversal)	
12/15/2025	12027227	27,025.14	-	Sewer for October 2025	
12/31/2025	12402175	21,031.50	-	Monthly Accrual	
12/31/2025	12402175	21,031.50	-	Monthly Accrual	
67-6703-00	Water/Sewer Infrastructrue Fee	40,403.66	29,073.75	16,161.50	53,315.91
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	11824757	\$ -	\$ 8,080.75	Monthly Accrual (Reversal)	
12/01/2025	11824757	-	8,080.75	Monthly Accrual (Reversal)	
12/15/2025	12027227	8,080.72	-	Infrastructure Fee for October 2025	
12/22/2025	12104651	4,831.53	-	Parkview Apt Surface Drain Installation	
12/31/2025	12402175	8,080.75	-	Monthly Accrual	
12/31/2025	12402175	8,080.75	-	Monthly Accrual	
67-6705-00	Electricity	38,223.82	2,058.26	-	40,282.08
Date	GL Ref #	Debit	Credit	Description	
12/26/2025	12139346	\$ 2,058.26	\$ -	700466262876-Southern California Edison Co.	
67-6710-00	Gas	9,834.50	2,267.13	-	12,101.63
Date	GL Ref #	Debit	Credit	Description	
12/10/2025	11979399	\$ 2,243.95	\$ -	100 858 8151 3	
12/10/2025	11979401	23.18	-	153 378 1087 1	
67-6720-00	Cable/Telephone	3,466.41	1,034.44	-	4,500.85
Date	GL Ref #	Debit	Credit	Description	
12/09/2025	11950883	\$ 569.69	\$ -	8448 20 899 0033385	
12/26/2025	12139344	237.53	-	8448 20 041 0293780	
12/29/2025	12402135	227.22	-	SPECTRUM 9456793; Spectrum Chk # 0	
67-6725-00	Trash Removal	86,074.84	22,805.28	9,940.50	98,939.62
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	11770105	\$ 5,900.82	\$ -	1 -0044384 3	
12/01/2025	11770107	4,940.10	-	1 -0005617 3-E. J. Harrison & Sons,Inc.	
12/01/2025	11770109	3,304.24	-	1 -0128958 3-E. J. Harrison & Sons,Inc.	
12/01/2025	11770111	787.14	-	1 -0119228 2-E. J. Harrison & Sons,Inc.	
12/01/2025	11770113	1,696.16	-	1 -0127257 1-E. J. Harrison & Sons,Inc.	
12/01/2025	11824757	-	9,940.50	Monthly Accrual (Reversal)	
12/30/2025	12161398	6,176.82	-	1 -0044384 3	
68-6800-00	Insurance Master Policy	70,638.75	84,766.50	70,638.75	84,766.50
Date	GL Ref #	Debit	Credit	Description	
12/01/2025	11824757	\$ -	\$ 70,638.75	Insurance Master Policy (4 Months) (Reversal)	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 12/1/2025 - 12/31/2025

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
12/31/2025	12402175	\$ 84,766.50	\$ -	Monthly Accrual			
68-6810-00	Earthquake Insurance			21,178.40	4,235.68	-	25,414.08
Date	GL Ref #	Debit	Credit	Description			
12/31/2025	12402147	\$ 4,235.68	\$ -	Amortize prepaid EQ insurance 7/1/25-26			
89-8900-00	Prior Year Surplus Refunds to Owners			92,524.72	-	-	92,524.72
Date	GL Ref #	Debit	Credit	Description			
90-9005-00	Reserves-Common Space			140,000.00	28,000.00	-	168,000.00
Date	GL Ref #	Debit	Credit	Description			
12/31/2025	12190419	\$ 28,000.00	\$ -	Monthly Reserve Contribution			
90-9008-00	Reserves-Single Family			7,000.00	1,400.00	-	8,400.00
Date	GL Ref #	Debit	Credit	Description			
12/31/2025	12190419	\$ 1,400.00	\$ -	Monthly Reserve Contribution			
90-9009-00	Reserves-Townhouse			125,170.00	25,034.00	-	150,204.00
Date	GL Ref #	Debit	Credit	Description			
12/31/2025	12190419	\$ 25,034.00	\$ -	Monthly Reserve Contribution			
Totals:				\$0.00	\$1,684,811.32	\$1,684,811.32	\$0.00

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 2137 (End: 12/31/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
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)
12/15/2025		California State University, Channel Islands		100132	(\$59,582.69)
12/22/2025		Gothic Landscape Maintenance Division		100152	(\$4,831.53)
12/22/2025		American Heritage Landscape Lp		100153	(\$659.00)
12/22/2025		Gothic Landscape Maintenance Division		100154	(\$29,700.00)
12/22/2025		Garage Door Doctor		100158	(\$85.00)
12/22/2025		Garage Door Doctor		100159	(\$2,391.68)
12/23/2025		Kastle Kare Inc		100161	(\$550.00)
12/23/2025		Gothic Landscape Maintenance Division		100162	(\$27,312.00)
12/26/2025		Southern California Edison Co.		100163	(\$2,058.26)
12/26/2025		Charter Communications		300024	(\$237.53)
12/29/2025		E. J. Harrison & Sons,Inc.		300025	(\$6,176.82)
12/30/2025		Vega cleaning service inc.		100164	(\$1,280.00)
12/31/2025		Deposit from batch 354597	354597 - Online Payment	190	\$1,473.06
Total Uncleared					(\$134,267.26)

Sunwest - Operating - 2137 Summary

Ending Account Balance:	\$	583,958.53
Uncleared Items:	(\$	134,267.26)
Adjusted Balance:	\$	718,225.79
Sweep Account Balance:	\$	477,650.76
Bank Ending Balance:	\$	240,000.00
Difference:	\$	575.03

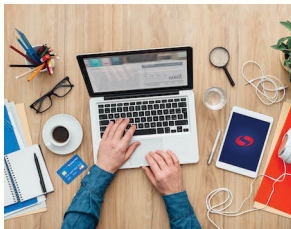
CALIFORNIA STATE UNIVERISTY
CHANNEL ISLANDS SITE AUTHORITY
C/O SEABREEZE MANAGEMENT COMPANY
UNIVERSITY GLEN
26840 ALISO VIEJO PKWY STE 100
ALISO VIEJO CA 92656-2624

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

Year-end tax documents will be mailed by January 31st. Please allow up to ten business days for receipt.

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
11/29/2025	Beginning Balance	\$240,000.00
	68 Credit(s) This Period	\$396,425.88
	78 Debit(s) This Period	\$396,425.88
12/31/2025	Ending Balance	\$240,000.00

Deposits

Date	Description	Amount
12/02/2025	RDC DEPOSIT	\$1,496.71
12/02/2025	RDC DEPOSIT	\$3,195.89
12/03/2025	RDC DEPOSIT	\$980.03
12/04/2025	RDC DEPOSIT	\$1,204.98
12/04/2025	RDC DEPOSIT	\$1,373.65
12/08/2025	RDC DEPOSIT	\$2,599.57
12/11/2025	RDC DEPOSIT	\$575.03
12/11/2025	RDC DEPOSIT	\$1,725.09
12/11/2025	RDC DEPOSIT	\$7,956.50
12/16/2025	RDC DEPOSIT	\$2,677.45
12/19/2025	RDC DEPOSIT	\$320.77
12/19/2025	RDC DEPOSIT	\$572.09
12/23/2025	RDC DEPOSIT	\$1,150.06
12/26/2025	RDC DEPOSIT	\$434.92
12/26/2025	RDC DEPOSIT	\$895.80
12/30/2025	RDC DEPOSIT	\$532.77
12/30/2025	RDC DEPOSIT	\$1,726.03



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**

Date	Description	Amount
12/01/2025	LOCKBOX DEPOSIT	\$2,048.68
12/02/2025	PAYABLI DEPOSIT TRANSFER 877282632	\$575.03
12/02/2025	University Glen OnlinePay -SETT-A211CINC	\$4,107.68
12/02/2025	LOCKBOX DEPOSIT	\$5,551.55
12/03/2025	University Glen OnlinePay -SETT-A211CINC	\$2,613.22
12/03/2025	LOCKBOX DEPOSIT	\$1,725.09
12/04/2025	University Glen OnlinePay -SETT-A211CINC	\$575.03
12/04/2025	PAYABLI DEPOSIT TRANSFER 877994727	\$2,509.30
12/04/2025	LOCKBOX DEPOSIT	\$576.00
12/05/2025	University Glen OnlinePay -SETT-A211CINC	\$209.18
12/05/2025	LOCKBOX DEPOSIT	\$2,480.99
12/08/2025	PAYABLI DEPOSIT TRANSFER 878720087	\$350.00
12/08/2025	University Glen OnlinePay -SETT-A211CINC	\$2,620.83
12/08/2025	LOCKBOX DEPOSIT	\$4,691.00
12/09/2025	PAYABLI DEPOSIT TRANSFER 879150508	\$532.77
12/09/2025	University Glen OnlinePay -SETT-A211CINC	\$1,470.83
12/09/2025	LOCKBOX DEPOSIT	\$5,241.78
12/10/2025	University Glen OnlinePay -SETT-A211CINC	\$1,683.80
12/10/2025	LOCKBOX DEPOSIT	\$1,522.91
12/11/2025	University Glen OnlinePay -SETT-A211CINC	\$1,216.57
12/11/2025	University Glen ASSN DUES -SETT-A211CINC	\$171,622.06
12/11/2025	LOCKBOX DEPOSIT	\$2,620.89
12/12/2025	PAYABLI DEPOSIT TRANSFER 879993507	\$335.00
12/12/2025	University Glen OnlinePay -SETT-A211CINC	\$2,300.12
12/12/2025	LOCKBOX DEPOSIT	\$1,470.83
12/15/2025	University Glen OnlinePay -SETT-A211CINC	\$840.54
12/15/2025	LOCKBOX DEPOSIT	\$1,166.79
12/16/2025	University Glen OnlinePay -SETT-A211CINC	\$895.80
12/16/2025	LOCKBOX DEPOSIT	\$575.03
12/18/2025	PAYABLI DEPOSIT TRANSFER 881250893	\$575.03
12/18/2025	University Glen OnlinePay -SETT-A211CINC	\$575.03
12/18/2025	LOCKBOX DEPOSIT	\$321.00
12/22/2025	University Glen OnlinePay -SETT-A211CINC	\$1,186.06
12/22/2025	LOCKBOX DEPOSIT	\$1,470.83
12/24/2025	University Glen OnlinePay -SETT-A211CINC	\$575.03
12/24/2025	LOCKBOX DEPOSIT	\$575.03
12/29/2025	University Glen OnlinePay -SETT-A211CINC	\$1,150.06
12/30/2025	University Glen OnlinePay -SETT-A211CINC	\$1,428.57
12/30/2025	LOCKBOX DEPOSIT	\$2,028.57
12/31/2025	LOCKBOX DEPOSIT	\$2,003.60

Other Credits

Date	Description	Amount
12/03/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,146.51
12/10/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$29,414.53
12/15/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$17,695.29
12/16/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,980.18
12/17/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$395.00
12/19/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$8,190.40
12/23/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,001.83
12/26/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,037.43
12/29/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,327.16
12/30/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$50,567.69
12/31/2025	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$12,234.41

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

Date	Description	Amount
12/03/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100116* 251202* Seabreeze Management Company \1	\$4,500.00
12/08/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100119* 251205* Better Pools LA\195093757\15221	\$650.00
12/08/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100118* 251205* Seabreeze Management Company \1	\$5,522.39
12/10/2025	SPECTRUM SPECTRUM 3269567	\$569.69
12/11/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100121* 251210* SoCalGas\195446190\152708699\19	\$23.18
12/11/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100120* 251210* SoCalGas\195446108\152708679\19	\$2,243.95
12/15/2025	ACH CHARGEBACK RETURN 163736	\$575.03
12/15/2025	E.J. Harrison an D002180885	\$787.14
12/15/2025	E.J. Harrison an D002180885	\$1,696.16
12/15/2025	E.J. Harrison an D002180885	\$1,924.10
12/15/2025	E.J. Harrison an D002180885	\$3,304.24
12/15/2025	E.J. Harrison an D002180885	\$4,940.10
12/15/2025	E.J. Harrison an D002180885	\$5,900.82
12/16/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100147* 251215* HD Supply\195974848\153326477\1	\$31.20
12/16/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100143* 251215* Seabreeze Management Company \1	\$148.08
12/16/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100127* 251215* Better Pools LA\195974892\15326	\$153.63
12/16/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100128* 251215* Better Pools LA\195974842\15326	\$158.70
12/16/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100134* 251215* Mike Kimble Plumbing\195974865\	\$247.50
12/16/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100129* 251215* Better Pools LA\195974885\15326	\$250.00
12/16/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100145* 251215* HD Supply\195974850\153326478\1	\$343.43
12/16/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100130* 251215* Better Pools LA\195974886\15326	\$375.00
12/16/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100146* 251215* HD Supply\195974845\153326476\1	\$620.92
12/16/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100133* 251215* Mike Kimble Plumbing\195974830\	\$1,275.00
12/16/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100126* 251215* Better Pools LA\195974849\15326	\$2,525.00
12/19/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100150* 251218* HD Supply\196421681\153839234\1	\$103.73
12/19/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100148* 251218* Better Pools LA\196421730\15375	\$2,549.00
12/19/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100149* 251218* Seabreeze Management Company \1	\$6,430.53
12/22/2025	Citrine Communit CincXfer D22071	\$325.00
12/23/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100155* 251222* Environmental Testing Associa\1	\$1,522.00
12/24/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100160* 251223* Better Pools LA\196797020\15426	\$24.95
12/29/2025	SPECTRUM SPECTRUM 9456793	\$227.22
12/31/2025	AVIDPAY AVIDPAY SERVICE REF* CK* 100165* 251230* Seabreeze Management Company \1	\$6,010.93

Other Debits

Date	Description	Amount
12/01/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,448.68
12/02/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$14,702.02
12/04/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,238.96
12/05/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,690.17
12/08/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,089.01

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

Date	Description	Amount
12/09/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$7,245.38
12/11/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$175,786.02
12/12/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,105.95
12/15/2025	Charge Back Item Check 156488047	\$575.03
12/18/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,471.06
12/22/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,535.26
12/24/2025	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,125.11

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100087	12/03/2025	\$534.85	100113	12/10/2025	\$550.00	100138	12/26/2025	\$150.00
100098*	12/02/2025	\$224.84	100114	12/23/2025	\$1,629.89	100139	12/26/2025	\$150.00
100099	12/03/2025	\$150.00	100115	12/11/2025	\$600.00	100140	12/26/2025	\$1,280.00
100100	12/03/2025	\$1,280.00	100117*	12/17/2025	\$395.00	100141	12/26/2025	\$200.00
100103*	12/01/2025	\$600.00	100122*	12/26/2025	\$1,412.97	100142	12/26/2025	\$325.00
100106*	12/10/2025	\$1,801.55	100123	12/26/2025	\$2,570.18	100144*	12/31/2025	\$4,847.08
100107	12/10/2025	\$29,700.00	100124	12/29/2025	\$1,000.00	100151*	12/31/2025	\$1,280.00
100108	12/11/2025	\$1,782.99	100125	12/29/2025	\$1,250.00	100156*	12/31/2025	\$850.00
100109	12/12/2025	\$2,000.00	100131*	12/30/2025	\$46,520.00	100157	12/31/2025	\$1,250.00
100110	12/11/2025	\$4,000.00	100135*	12/30/2025	\$6,420.40	500002*	12/22/2025	\$261.78
100111	12/11/2025	\$1,280.00	100136	12/30/2025	\$3,343.23			
100112	12/22/2025	\$534.85	100137	12/26/2025	\$1,280.00			

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
12/01/2025	\$240,000.00	12/11/2025	\$240,000.00	12/23/2025	\$240,000.00
12/02/2025	\$240,000.00	12/12/2025	\$240,000.00	12/24/2025	\$240,000.00
12/03/2025	\$240,000.00	12/15/2025	\$240,000.00	12/26/2025	\$240,000.00
12/04/2025	\$240,000.00	12/16/2025	\$240,000.00	12/29/2025	\$240,000.00
12/05/2025	\$240,000.00	12/17/2025	\$240,000.00	12/30/2025	\$240,000.00
12/08/2025	\$240,000.00	12/18/2025	\$240,000.00	12/31/2025	\$240,000.00
12/09/2025	\$240,000.00	12/19/2025	\$240,000.00		
12/10/2025	\$240,000.00	12/22/2025	\$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

Sumwest Bank
2030 Main Street
Irvine, CA 92614

DATE: 11/12/2025

PAY TO THE ORDER OF: KW University Glen, LLC

\$ 534.85

Five Hundred Thirty-Four Dollars and Eighty-Five Cents

memo: Inv: 609-2023

#100087 12/03/2025 \$534.85

1990873

FOR DEPOSIT ONLY
NO OTHER ENDORSEMENTS
12/17/2025
0002708201982

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

Sumwest Bank
2030 Main Street
Irvine, CA 92614

DATE: 11/17/2025

PAY TO THE ORDER OF: Quality Windows, Inc

\$ 224.84

Two Hundred Twenty-Four Dollars and Eighty-Four Cents

memo: Inv: 39155

#100098 12/02/2025 \$224.84

20037251

12/1/2025 11:26 AM PST 0001000721
00014811582541812060001 USB >0610000022
12/1/2025 11:26 AM PST 305542575500021

QUALITY WINDOWS, INC
15000181799

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

Sumwest Bank
2030 Main Street
Irvine, CA 92614

DATE: 11/20/2025

PAY TO THE ORDER OF: Vega cleaning service, Inc.

\$ 150.00

One Hundred Fifty Dollars and Zero Cents

memo: Inv: 1380

#100099 12/03/2025 \$150.00

20074610

BOA CC:3180000912 CashID:779 Date:12/02/25 Seq#:0014
LTPS:DAL PT

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

Sumwest Bank
2030 Main Street
Irvine, CA 92614

DATE: 11/20/2025

PAY TO THE ORDER OF: Vega cleaning service, Inc.

\$ 1,280.00

One Thousand Two Hundred Eighty Dollars and Zero Cents

memo: Inv: 1359

#100100 12/03/2025 \$1,280.00

20074610

BOA CC:3180000912 CashID:779 Date:12/02/25 Seq#:0015
LTPS:DAL PT

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

Sumwest Bank
2030 Main Street
Irvine, CA 92614

DATE: 11/20/2025

PAY TO THE ORDER OF: Gothic Landscape Maintenance Division

\$ 600.00

Six Hundred Dollars and Zero Cents

memo: AC: UN597-11, Inv: 70737

#100103 12/01/2025 \$600.00

20074610

FOR DEPOSIT ONLY
NO OTHER ENDORSEMENTS
12/17/2025
0002708201982

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

Sumwest Bank
2030 Main Street
Irvine, CA 92614

DATE: 11/28/2025

PAY TO THE ORDER OF: Southern California Edison Co.

\$ 1,801.55

One Thousand Eight Hundred One Dollars and Fifty-Five Cents

memo: AEL 700460262876, Inv: 11142140523276

#100106 12/10/2025 \$1,801.55

2015

FOR DEPOSIT ONLY
NO OTHER ENDORSEMENTS
12/17/2025
0002708201982

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

Sunwest Bank
200 Main Street
Irvine, CA 92614

DATE: 12/01/2025

100107

PAY TO THE ORDER OF: Gothic Landscape Maintenance Division

\$ 29,700.00

Twenty-Nine Thousand Seven Hundred Dollars and Zero Cents

memo: Adv 10/27/25 Inv 406688

100107 12/10/2025 \$29,700.00

20132181

12/10/2025 1:03 PM
Premier America CU
322283990
947600000026011
LOC #16
TELLER #3013
SEQ # 318685

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

Sunwest Bank
200 Main Street
Irvine, CA 92614

DATE: 12/01/2025

100108

PAY TO THE ORDER OF: Eastman Electric

\$ 1,782.99

One Thousand Seven Hundred Eighty-Two Dollars and Ninety-Nine Cents

memo: Inv 57

100108 12/11/2025 \$1,782.99

20132182

12/10/2025 1:03 PM
Premier America CU
322283990
947600000026011
LOC #16
TELLER #3013
SEQ # 318685

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

Sunwest Bank
200 Main Street
Irvine, CA 92614

DATE: 12/01/2025

100109

PAY TO THE ORDER OF: Eastman Electric

\$ 2,000.00

Two Thousand Dollars and Zero Cents

memo: Inv 58

100109 12/12/2025 \$2,000.00

20132183

12/10/2025 1:03 PM
Premier America CU
322283990
947600000026010
LOC #16
TELLER #3013
SEQ # 318685

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

Sunwest Bank
200 Main Street
Irvine, CA 92614

DATE: 12/01/2025

100110

PAY TO THE ORDER OF: Eastman Electric

\$ 4,000.00

Four Thousand Dollars and Zero Cents

memo: Inv 59

100110 12/11/2025 \$4,000.00

20132184

12/10/2025 1:03 PM
Premier America CU
322283990
947600000026009
LOC #16
TELLER #3013
SEQ # 318685

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

Sunwest Bank
200 Main Street
Irvine, CA 92614

DATE: 12/01/2025

100111

PAY TO THE ORDER OF: Vega cleaning service, Inc.

\$ 1,280.00

One Thousand Two Hundred Eighty Dollars and Zero Cents

memo: Inv 1361

100111 12/11/2025 \$1,280.00

20132186

BOA CC:3180002233 CashID:716 Date:12/10/25 Seq#:0006
CorrelationID:64651210221414 DeviceID:BCA2688 Trans#:1173
LTPS:DAL PT

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

Sunwest Bank
200 Main Street
Irvine, CA 92614

DATE: 12/01/2025

100112

PAY TO THE ORDER OF: KW University Glen, LLC

\$ 534.85

Five Hundred Thirty-Four Dollars and Eighty-Five Cents

memo: Inv 812-2025

100112 12/22/2025 \$534.85

20132223

12/22/2025 1:03 PM
Premier America CU
322283990
947600000026011
LOC #16
TELLER #3013
SEQ # 318685

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 12/01/2025

100113

PAY TO THE ORDER OF Kastle Kare Inc

\$ 550.00

Five Hundred Fifty Dollars and Zero Cents

memo: inv 66657728

#100113 12/10/2025 \$550.00

2013

12/09/25

000593

DATE: 12/09/25

2013

12/09/25

000593

DATE: 12/09/25

2013

12/09/25

000593

DATE: 12/09/25

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 12/01/2025

100114

PAY TO THE ORDER OF Quality Windows, Inc

\$ 1,629.89

One Thousand Six Hundred Twenty-Nine Dollars and Eighty-Nine Cents

memo: inv 7244

#100114 12/23/2025 \$1,629.89

20132265

12/23/25 02:38 PM PBT 0007013029

0001631158204161289007 USD >091000002<

12/22/2025 02:33 PM PBT 305620712760029

20132265

12/23/25 02:38 PM PBT 0007013029

0001631158204161289007 USD >091000002<

12/22/2025 02:33 PM PBT 305620712760029

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 12/02/2025

100115

PAY TO THE ORDER OF Vega cleaning service Inc

\$ 600.00

Six Hundred Dollars and Zero Cents

memo: inv 1392

#100115 12/11/2025 \$600.00

20146890

BOA CCI:3180002213 CashID:716 Date:12/10/25 Seq#:0007

CorrectionID:64651210221414 DeviceID:DCA32958 Trans#:7173

LTPS:04L PT

20146890

BOA CCI:3180002213 CashID:716 Date:12/10/25 Seq#:0007

CorrectionID:64651210221414 DeviceID:DCA32958 Trans#:7173

LTPS:04L PT

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 12/02/2025

100117

PAY TO THE ORDER OF Just Termite

\$ 395.00

Three Hundred Ninety-Five Dollars and Zero Cents

memo: inv 10041-1

#100117 12/17/2025 \$395.00

20146717

12/17/25 12:06:35

12/17/25 12:06:35

12/17/25 12:06:35

12/17/25 12:06:35

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12/17/25 12:06:35

12/17/25 12:06:35

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 12/15/2025

100122

PAY TO THE ORDER OF Eastman Electric

\$ 1,412.97

One Thousand Four Hundred Twelve Dollars and Ninety-Seven Cents

memo: inv 68

#100122 12/26/2025 \$1,412.97

20270710

12/24/2025 12:55 PM

Premier America CU

322283990

949000000049480

LOC #16

TELLER #3013

SEQ # 339055

20270710

12/24/2025 12:55 PM

Premier America CU

322283990

949000000049480

LOC #16

TELLER #3013

SEQ # 339055

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 12/15/2025

100123

PAY TO THE ORDER OF Eastman Electric

\$ 2,570.18

Two Thousand Five Hundred Seventy Dollars and Eighteen Cents

memo: inv 192

#100123 12/26/2025 \$2,570.18

20270711

12/24/2025 12:55 PM

Premier America CU

322283990

949000000049479

LOC #16

TELLER #3013

SEQ # 339055

20270711

12/24/2025 12:55 PM

Premier America CU

322283990

949000000049479

LOC #16

TELLER #3013

SEQ # 339055

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

100124
DATE: 12/15/2025

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

memo: INV 28143

100124 12/29/2025 \$1,000.00

20270731

AMERICAN HERITAGE LANDSCAPE LP

100124 12/29/2025 \$1,000.00

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
2050 Main Street
Irvine, CA 92614

100125
DATE: 12/15/2025

PAY TO Remedy Pest Elimination \$ 1,250.00
THE ORDER OF One Thousand Two Hundred Fifty Dollars and Zero Cents DOLLARS

memo: INV 28143

100125 12/29/2025 \$1,250.00

20270735

AMERICAN HERITAGE LANDSCAPE LP

100125 12/29/2025 \$1,250.00

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
2050 Main Street
Irvine, CA 92614

100131
DATE: 12/15/2025

PAY TO American Heritage Landscape LP \$ 46,520.00
THE ORDER OF Forty-Six Thousand Five Hundred Twenty Dollars and Zero Cents DOLLARS

memo: ACT 100131 Inv 1004729

100131 12/30/2025 \$46,520.00

20270747

AMERICAN HERITAGE LANDSCAPE LP

100131 12/30/2025 \$46,520.00

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
2050 Main Street
Irvine, CA 92614

100135
DATE: 12/15/2025

PAY TO Blusky Restoration Contractors, LLC \$ 6,420.40
THE ORDER OF Six Thousand Four Hundred Twenty Dollars and Forty Cents DOLLARS

memo: ACT 100135 Seabreeze Management Company, Inc. 12/23/25-24

100135 12/30/2025 \$6,420.40

20270752

Blusky Restoration Contractors INC

100135 12/30/2025 \$6,420.40

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

100136
DATE: 12/15/2025

PAY TO Blusky Restoration Contractors, LLC \$ 3,343.23
THE ORDER OF Three Thousand Three Hundred Forty-Three Dollars and Twenty-Three Cents DOLLARS

memo: ACT 100136 Seabreeze Management Company, Inc. 12/23/25-24

100136 12/30/2025 \$3,343.23

20270763

Blusky Restoration Contractors INC

100136 12/30/2025 \$3,343.23

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

100137
DATE: 12/15/2025

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

memo: INV 1163

100137 12/26/2025 \$1,280.00

20270764

VEGA CLEANING SERVICE INC.

100137 12/26/2025 \$1,280.00

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

Survival Bank
2500 Main Street
Irvine, CA 92614

DATE: 12/15/2025

100138

PAY TO Vega cleaning service inc. \$ 150.00
THE ORDER OF One Hundred Fifty Dollars and Zero Cents DOLLARS

memo: inv 1361

#100138 12/26/2025 \$150.00

20270765

BOA CC:3180000912 CashID:779 Date:12/24/25 Seq#:0007
CorrelationID:90551224185745 DeviceID:OCA31149 Trans#:2849
LTPS:DAL PT

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

Survival Bank
2500 Main Street
Irvine, CA 92614

DATE: 12/15/2025

100139

PAY TO Vega cleaning service inc. \$ 150.00
THE ORDER OF One Hundred Fifty Dollars and Zero Cents DOLLARS

memo: inv 1365

#100139 12/26/2025 \$150.00

20270766

BOA CC:3180000912 CashID:779 Date:12/24/25 Seq#:0006
CorrelationID:90551224185745 DeviceID:OCA31149 Trans#:2849
LTPS:DAL PT

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

Survival Bank
2500 Main Street
Irvine, CA 92614

DATE: 12/15/2025

100140

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

memo: inv 1366

#100140 12/26/2025 \$1,280.00

20270767

BOA CC:3180000912 CashID:779 Date:12/24/25 Seq#:0005
CorrelationID:90551224185745 DeviceID:OCA31149 Trans#:2849
LTPS:DAL PT

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

Survival Bank
2500 Main Street
Irvine, CA 92614

DATE: 12/15/2025

100141

PAY TO Vega cleaning service inc. \$ 200.00
THE ORDER OF Two Hundred Dollars and Zero Cents DOLLARS

memo: inv 1351

#100141 12/26/2025 \$200.00

20270768

BOA CC:3180000912 CashID:779 Date:12/24/25 Seq#:0004
CorrelationID:90551224185745 DeviceID:OCA31149 Trans#:2849
LTPS:DAL PT

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

Survival Bank
2500 Main Street
Irvine, CA 92614

DATE: 12/15/2025

100142

PAY TO Vega cleaning service inc. \$ 325.00
THE ORDER OF Three Hundred Twenty-Five Dollars and Zero Cents DOLLARS

memo: inv 1344

#100142 12/26/2025 \$325.00

20270769

BOA CC:3180000912 CashID:779 Date:12/24/25 Seq#:0003
CorrelationID:90551224185745 DeviceID:OCA31149 Trans#:2849
LTPS:DAL PT

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

Survival Bank
2500 Main Street
Irvine, CA 92614

DATE: 12/15/2025

100144

PAY TO Gothic Landscape Maintenance Division \$ 4,847.08
THE ORDER OF Four Thousand Eight Hundred Forty-Seven Dollars and eight Cents DOLLARS

memo: See Check Stub for Reference info

#100144 12/31/2025 \$4,847.08

20270869

BOA CC:3180000912 CashID:779 Date:12/24/25 Seq#:0003
CorrelationID:90551224185745 DeviceID:OCA31149 Trans#:2849
LTPS:DAL PT



Statement Ending 12/31/2025

CALIFORNIA STATE UNIVERISTY

Page 11 of 12

Account Number: XXXXXX2137

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

Sunwest Bank
2596 Main Street
Irvine, CA 92614

100151
DATE: 12/22/2025

PAY TO Vega cleaning service inc.
THE ORDER OF One Thousand Two Hundred Eighty Dollars and Zero Cents
DOLLARS

memo: inv-189

\$ 1,280.00

100151 12/22/2025 4410002137

#100151 12/31/2025 \$1,280.00

20309744

BOA CC:3180002213 CashID:715 Date:12/30/25 Seq#:0006
CorrelationID:99551230202312 DeviceID:DCA32988 Trans#:1607
LTPS:OAL PT

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

Sunwest Bank
2596 Main Street
Irvine, CA 92614

100156
DATE: 12/22/2025

PAY TO Vega cleaning service inc.
THE ORDER OF Eight Hundred Fifty Dollars and Zero Cents
DOLLARS

memo: inv-187

\$ 850.00

100156 12/22/2025 4410002137

#100156 12/31/2025 \$850.00

20311940

BOA CC:3180002213 CashID:715 Date:12/30/25 Seq#:0004
CorrelationID:99551230202312 DeviceID:DCA32988 Trans#:1607
LTPS:OAL PT

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

Sunwest Bank
2596 Main Street
Irvine, CA 92614

100157
DATE: 12/22/2025

PAY TO Vega cleaning service inc.
THE ORDER OF One Thousand Two Hundred Fifty Dollars and Zero Cents
DOLLARS

memo: inv-188

\$ 1,250.00

100157 12/22/2025 4410002137

#100157 12/31/2025 \$1,250.00

20311940

BOA CC:3180002213 CashID:715 Date:12/30/25 Seq#:0005
CorrelationID:99551230202312 DeviceID:DCA32988 Trans#:1607
LTPS:OAL PT

5000002

12/22/2025

\$261.78

Sunwest Bank - 8003 Irvine, CA

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

Check Number: 500002

PAY Two Hundred Sixty-One And 78/100 Dollars
DATE 11/20/2025 AMOUNT ***\$261.78

TO THE ORDER OF Jason Isaacs and Abby Isaacs
4932 Barbados Ct
Oak Park, CA 91377

memo: Refund after COE Acct: 12452674681

1000500002 12/22/2025 4410002137 10000025178

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Sunwest Bank
2050 Main Street
Suite 300
Irvine, CA 92614



RETURN SERVICE REQUESTED

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

Contact Us
714-730-4444



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

Date
12/31/2025

Page
1 of 2

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

The following information is a summary of activity in your account(s) for the month of December 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%	\$387,961.09	\$489,885.17
TOTAL			\$387,961.09	\$489,885.17

DETAILED ACCOUNT OVERVIEW

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

Account Summary - Demand			
Statement Period	12/1-12/31/2025	Average Daily Balance	\$500,206.03
Previous Period Ending Balance	\$387,961.09	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	220,680.10	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(118,756.02)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance		\$489,885.17	

Account Transaction Detail

Date	Activity Type	Amount	Balance
12/01/2025	Deposit	\$2,242.48	\$390,203.57
12/02/2025	Deposit	1,448.68	391,652.25
12/03/2025	Deposit	14,702.02	406,354.27
12/04/2025	Withdrawal	(1,146.51)	405,207.76
12/05/2025	Deposit	6,238.96	411,446.72
12/08/2025	Deposit	2,690.17	414,136.89
12/09/2025	Deposit	4,089.01	418,225.90
12/10/2025	Deposit	7,245.38	425,471.28
12/11/2025	Withdrawal	(29,414.53)	396,056.75
12/12/2025	Deposit	175,786.02	571,842.77
12/15/2025	Deposit	2,105.95	573,948.72
12/16/2025	Withdrawal	(17,695.29)	556,253.43
12/17/2025	Withdrawal	(1,980.18)	554,273.25
12/18/2025	Withdrawal	(395.00)	553,878.25
12/19/2025	Deposit	1,471.06	555,349.31
12/22/2025	Withdrawal	(8,190.40)	547,158.91
12/23/2025	Deposit	1,535.26	548,694.17
12/24/2025	Withdrawal	(2,001.83)	546,692.34
12/26/2025	Deposit	1,125.11	547,817.45
12/29/2025	Withdrawal	(6,037.43)	541,780.02
12/30/2025	Withdrawal	(1,327.16)	540,452.86
12/31/2025	Withdrawal	(50,567.69)	489,885.17

Summary of Balances as of December 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Raymond James Bank	St. Petersburg, FL	33893	\$247,000.00
The Huntington National Bank	Columbus, OH	6560	242,885.17



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

11/01/2025 through 11/30/2025

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on Nov 30 (\$)	Value on Nov 30 (\$)	Average Cost Amount (\$)	Cumulative Change in Value (\$)
CSU CHANNEL ISLANDS SITE AUTHORITY						
CalTRUST Short Term Fund		322,160.892	10.07	3,244,160.18	3,232,012.59	12,147.59
CalTRUST Medium Term Fund		549,254.083	9.93	5,454,093.04	5,353,721.41	100,371.63
CalTRUST Liquidity Fund		1,621,715.430	1.00	1,621,715.43	1,621,715.43	0.00
Total For Account -				10,319,968.65		
CSU CHANNEL ISLANDS TOWNHOUSE						
CalTRUST Short Term Fund		55,020.145	10.07	554,052.86	553,518.11	534.75
CalTRUST Medium Term Fund		163,922.835	9.93	1,627,753.75	1,650,551.55	(22,797.80)
CalTRUST Liquidity Fund		730,057.400	1.00	730,057.40	730,057.40	0.00
Total For Account -				2,911,864.01		
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE						
CalTRUST Short Term Fund		17,604.677	10.07	177,279.10	177,201.99	77.11
CalTRUST Medium Term Fund		111,657.416	9.93	1,108,758.14	1,117,815.61	(9,057.47)
CalTRUST Liquidity Fund		456,650.790	1.00	456,650.79	456,650.79	0.00
Total For Account -				1,742,688.03		
CSU CHANNEL ISLANDS SINGLE FAMILY						
CalTRUST Short Term Fund		1,272.829	10.07	12,817.39	12,811.84	5.55
CalTRUST Medium Term Fund		8,896.341	9.93	88,340.67	88,768.26	(427.59)
CalTRUST Liquidity Fund		27,386.890	1.00	27,386.89	27,386.89	0.00
Total For Account -				128,544.95		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 TOWNHOMES						
CalTRUST Medium Term Fund		3,994.148	9.93	39,661.89	39,376.35	285.54
Total For Account -				39,661.89		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 SINGLE FAMILY						
CalTRUST Medium Term Fund		806.635	9.93	8,009.89	7,951.93	57.96
Total For Account -				8,009.89		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 CAM						
CalTRUST Medium Term Fund		19,444.281	9.93	193,081.71	191,693.66	1,388.05
Total For Account -				193,081.71		
Portfolios Total value as of 11/30/2025				15,343,819.13		

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	11/01/2025			321,160.593	10.07	3,234,087.17		
Accrual Income Div Reinvestment	11/28/2025	10,073.01	1,000.299	322,160.892	10.07	3,244,160.18	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Nov 30			322,160.892	10.07	3,244,160.18		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	11/01/2025			54,849.309	10.07	552,332.54		
Accrual Income Div Reinvestment	11/28/2025	1,720.32	170.836	55,020.145	10.07	554,052.86	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Nov 30			55,020.145	10.07	554,052.86		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	11/01/2025			17,550.015	10.07	176,728.65		
Accrual Income Div Reinvestment	11/28/2025	550.45	54.662	17,604.677	10.07	177,279.10	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Nov 30			17,604.677	10.07	177,279.10		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	11/01/2025			1,268.877	10.07	12,777.59		
Accrual Income Div Reinvestment	11/28/2025	39.80	3.952	1,272.829	10.07	12,817.39	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Nov 30			1,272.829	10.07	12,817.39		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY Account Number: [REDACTED]								
Beginning Balance	11/01/2025			547,582.854	9.91	5,426,546.08		
Accrual Income Div Reinvestment	11/28/2025	16,595.30	1,671.229	549,254.083	9.93	5,454,093.04	0.00	0.00
Change in Value						10,951.66		
Closing Balance as of	Nov 30			549,254.083	9.93	5,454,093.04		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	11/01/2025			163,424.064	9.91	1,619,532.47		
Accrual Income Div Reinvestment	11/28/2025	4,952.80	498.771	163,922.835	9.93	1,627,753.75	0.00	0.00
Change in Value						3,268.48		
Closing Balance as of	Nov 30			163,922.835	9.93	1,627,753.75		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	11/01/2025			111,317.674	9.91	1,103,158.15		
Accrual Income Div Reinvestment	11/28/2025	3,373.64	339.742	111,657.416	9.93	1,108,758.14	0.00	0.00
Change in Value						2,226.35		
Closing Balance as of	Nov 30			111,657.416	9.93	1,108,758.14		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	11/01/2025			8,869.272	9.91	87,894.49		
Accrual Income Div Reinvestment	11/28/2025	268.80	27.069	8,896.341	9.93	88,340.67	0.00	0.00
Change in Value						177.38		
Closing Balance as of	Nov 30			8,896.341	9.93	88,340.67		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 TOWNHOMES Account Number: [REDACTED]								
Beginning Balance	11/01/2025			3,981.995	9.91	39,461.57		
Accrual Income Div Reinvestment	11/28/2025	120.68	12.153	3,994.148	9.93	39,661.89	0.00	0.00
Change in Value						79.64		
Closing Balance as of	Nov 30			3,994.148	9.93	39,661.89		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	11/01/2025			804.181	9.91	7,969.43		
Accrual Income Div Reinvestment	11/28/2025	24.37	2.454	806.635	9.93	8,009.89	0.00	0.00
Change in Value						16.09		
Closing Balance as of	Nov 30			806.635	9.93	8,009.89		

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 Medium Term Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 CAM		Account Number: [REDACTED]		
Beginning Balance	11/01/2025			19,385.118	9.91	192,106.52		
Accrual Income Div Reinvestment	11/28/2025	587.49	59.163	19,444.281	9.93	193,081.71	0.00	0.00
Change in Value						387.70		
Closing Balance as of	Nov 30			19,444.281	9.93	193,081.71		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY		Account Number: [REDACTED]		
Beginning Balance	11/01/2025			1,616,280.630	1.00	1,616,280.63		
Accrual Income Div Reinvestment	11/28/2025	5,434.80	5,434.800	1,621,715.430	1.00	1,621,715.43	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Nov 30			1,621,715.430	1.00	1,621,715.43		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS TOWNHOUSE		Account Number: [REDACTED]		
Beginning Balance	11/01/2025			727,610.780	1.00	727,610.78		
Accrual Income Div Reinvestment	11/28/2025	2,446.62	2,446.620	730,057.400	1.00	730,057.40	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Nov 30			730,057.400	1.00	730,057.40		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE		Account Number: [REDACTED]		
Beginning Balance	11/01/2025			455,120.430	1.00	455,120.43		
Accrual Income Div Reinvestment	11/28/2025	1,530.36	1,530.360	456,650.790	1.00	456,650.79	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Nov 30			456,650.790	1.00	456,650.79		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SINGLE FAMILY		Account Number: [REDACTED]		
Beginning Balance	11/01/2025			27,295.110	1.00	27,295.11		
Accrual Income Div Reinvestment	11/28/2025	91.78	91.780	27,386.890	1.00	27,386.89	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Nov 30			27,386.890	1.00	27,386.89		

Govt Advantage Int Ckg - State/Muni

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

**WELLS
FARGO**

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

Questions?

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

Online: wellsfargo.com

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

Account summary

Govt Advantage Int Ckg - State/Muni

Account number	Beginning balance	Total credits	Total debits	Ending balance
[REDACTED]	\$213,107.51	\$40.68	\$0.00	\$213,148.19

Interest summary

Year to date interest and bonuses paid \$972.85

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	11/10	40.68	Analysis Int Earned 1025 Interest 251110
		\$40.68	Total electronic deposits/bank credits
		\$40.68	Total credits

Daily ledger balance summary

Date	Balance	Date	Balance
10/31	213,107.51	11/10	213,148.19
Average daily ledger balance		\$213,135.98	