



University Glen PROPERTY MANAGEMENT REPORT

January 2026

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, January 13th at 3:30. Meeting minutes for the December BAG meeting were reviewed by members of the BAG.
 - The BAG's January meeting included verification that refunds to Sellers of homes sold in UGlen prior to fiscal year 2024-2025 were processed.
 - Complex Solutions (CS), UGlen's reserve study consultant, continued responding to questions about their initial LEVEL III reserve report(s) which offers updates to the financial aspects of the community's three reserve studies.
 - UGlen Management office reported the 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 was completed since the last BAG meeting.

- UGlen Management continued 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 ANY TIME signs. This project was initiated by the CSUCI Police Department.
- UGlen Common Area Management presented the budget for fiscal year 2026-2027 which was submitted to the General Manager of the Site Authority by February 1, 2026, as stated in Seabreeze's contract with the Site Authority.
- The Homeowners Advisory Council (HAC) met on Thursday, January 15th at 6:00 PM. Friesen attended and presented the UGlen Common Area Maintenance Management's proposed 2026-2027 to the members of the HAC during a 30-minute executive session.
- worked with various Site Authority and CSUCI Facility Services personnel to process building permits and Site Authority authorizations for reserve spending.
- The Community Advisory Group (CAG) met on Thursday, January 22, 2026. Following the resignation of John Lazarus, the Executive Director of the Site Authority, on Friday, January 9th, this meeting of the CAG was an initial opportunity for the new General Manager of the Site Authority, Troy Brown, to meet members of the CAG. Friesen attended and chaired this meeting of the CAG.
- 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 December 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 bed at Parkview Apartments was completed in the amount of \$2,800.00. This completed the Mission Hills Portion of the Phase 2 Landscape Refurbishing project with the budgeted amount \$87,500.00.
- The fall portion (70%) of the annual tree trimming project was completed by November 14th at a cost of \$46,520.00. This is 78% of the budget of \$60,000.00. The remainder \$13,480.00 is intended for the building clearance activities at the Hillcrest Apartments and a contingency for unanticipated tree removals due to weather. Eight trees were removed before the Holiday Break due to a variety of reasons including trees causing concrete sidewalk trip hazards, removal of tree due to root intrusion of the foundation slab (which will be paid from the Phase 2 Landscape Refurbishing project), and apartment management's tree removal request. One single-family homeowner used American Heritage/Legacy Tree Service to trim their trees during the annual tree trimming under a separate contract.
- Due to unanticipated heavy rains and high winds beginning on the night of December 23rd, emergency tree removal work on December 24th, 27th, 29th, and January 12th commenced. The total charges for the emergency removals exceed the budget line item for the annual tree trimming with the spring portion of building clearance yet to be completed are as follows: The UGlen Common Area Property Manager discussed this cost overrun with the member of the BAG.
- The annual townhouse gutter cleaning project started the week of November 18th. Due to weather and installation of holiday lights on the townhouses, the majority of the remaining townhouse gutters were cleaned the week of January 26th. About 20-townhouse gutters serving mid-townhouse block patios remain to be cleaned on Saturday, February 14th.

- The project to install 16-NO PARKING ANYTIME signs on the south side of Channel Islands Drive between Camarillo Street and the 3000-block roundabout of Channel Islands Drive was completed.
- The project to install 9-NO PARKING ANYTIME signs along Somis Street west of the Town Center continued. Pricing to paint the curbs RED and YELLOW per the design drawing continued during January.
- Worked with UGlen's electrical vendor to assess the upended electrical box near the roundabout at the intersection of Channel Islands Drive and Anacapa Island Drive. Our office contacted SCE and located the box based on the meter identification. SCE came on site and safed off the MCM cable from the cabinet. The area is marked off with caution tape and security cones.
- Community Events:
 - No community events were scheduled during the month of January 2026.
- Meetings:
 - The Budget Advisory Group (BAG) meet on Tuesday, January 13th at 3:30 PM.
 - The Homeowners Advisory Council (HAC) met on Thursday, January 15th at 6:00 PM in the Town Center Community Room.
 - The Community Advisory Council (CAC) met on Thursday, January 22nd in one of the Community Center Conference Rooms at 4:00-5:00 PM.
- Landscaping
 - Gothic Landscape Service modified their regular mowing and trimming schedule due to rain, winds, and the holidays.
 - 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 repair. 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.
- The pipe leak at the townhouse in the 200-block of Smugglers Cove was repaired and remediation work was priced per the environmental engineering consultant's recommendation. The Insurance claim continues to be updated.
- 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 remediation work being scheduled based on the environmental engineering consultants' recommendations.
- Roof leak in the 200-block of Santa Cruz Island Court was reported, repairs made, and remediation work is being coordinated based on the environmental engineering consultants' recommendations.
- Work orders addressing street light issues were submitted to SCE.

- Notifications:

- Notification of the townhouse gutter cleaning project being rescheduled was sent to UGlen townhouse owners.
- Notification that two 40-yard dumpsters were placed on Channel Islands Drive for recycling/deposal of live Xmas trees and would be removed on Friday, January 9th.

- Work Orders

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

6 WO submitted via Seabreeze Portal (CINC).

26 WO submitted via Text.

32 Total Work Orders

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

WORK ORDERS SENT BY TEXT	In Progress	Cancelled	Completed	Totals
Electrical (includes streetlights)	8			8
Pest Control				
Landscaping	3		15	18
Subtotal				26

TOTAL Work Orders for the Month				32
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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

2025-2026	July	August	Sept	Oct	Nov	Dec.	Jan.	Feb.	March	April	May	June	Total
PIAs	2	0	2	0	2	0	3	0	0	0	0	0	9
Bldg. Permit Apps	2	5	1	0	0	0	1	0	0	0	0	0	9
Total Apps/Month	4	5	3	0	0	0	4	0	0	0	0	0	18

Universiyt Glen -- Work Orders for January 2026

	Created Date	WorkOrder	Address1	Status	Description	WO Type	Notes
1	01/05/2026	85449	300 Landing Cove	Pending	Remove Bougainville Shrub at alley	Landscaping	Status Change From: Open To: Pending Reason :Gothic's proposal for removal of the Bougainvillea was presented and signed. Gothic is scheduling the work.
2	01/09/2026	85938	332 E. Twin Harbor Drive	Closed	Owner reports garage intermittently does not stay down	Garage Door	Work Order Completed Reason :Garage Door Doctor visited 332 Twin Harbor and addressed the issue with the garage door.
3	01/20/2026	87073	270 Landing Cove	Pending	Trash enclosure gate needs to be repaired	Gates/Fences	Status Change From: Open To: Pending Reason :Our office has signed the proposal for UGlen's handyman to repair the trash enclosure gate at 270 Landing Cove.
4	01/23/2026	87667	385 Channel Islands Drive	Closed	Hole at base of garage door	Garage Door	Work Order Completed Reason :Garage Door Doctor reported completing the repairs to the leading edge of the garage door at 385 CI Drive.
5	01/29/2026	88303	314 E. Twin Harbor Drive	Pending	owner reports moisture between panes of glass	Windows	Status Change From: Open To: Pending Reason :Quality Windows made a site visit and submitted Quote 45123 to UGlen CA Management Office. This quote was signed and
6	01/29/2026	88331	314 E. Twin Harbor Drive	Closed	Garage door issue	Garage Door	Work Order Completed Reason :Garage Door Doctor visited townhouse and reset the up and down limits on the garage door.

Balance Sheet Comparative - Combined

University Glen (Cal State University Channel Island Site Authority)

End Date: 01/31/2026

		Current Balance at 1/31/2026	Prior Month Balance at 12/31/2025	Change
Assets				
CASH - OPERATING				
01-1003-00	Sunwest Oper - Acct 2137	\$ 594,322.61	\$ 583,383.50	\$ 10,939.11
Total CASH - OPERATING:		\$ 594,322.61	\$ 583,383.50	\$ 10,939.11
ACCOUNTS RECEIVABLE				
12-1280-00	Accounts Receivable	\$ 44,688.99	\$ 37,480.81	\$ 7,208.18
Total ACCOUNTS RECEIVABLE:		\$ 44,688.99	\$ 37,480.81	\$ 7,208.18
OTHER ASSETS				
13-1300-00	Prepaid Insurance	\$ 21,178.35	\$ 25,414.03	\$ (4,235.68)
13-1690-00	Clearing Account	-	327.53	(327.53)
Total OTHER ASSETS:		\$ 21,178.35	\$ 25,741.56	\$ (4,563.21)
Total Assets:		\$ 660,189.95	\$ 646,605.87	\$ 13,584.08
Liabilities & Equity				
ACCOUNTS PAYABLE				
20-2001-00	Prepaid Dues	\$ 30,227.58	\$ 40,221.55	\$ (9,993.97)
20-2795-00	Accrued Operating Expenses	200,109.75	202,450.19	(2,340.44)
20-2796-00	Accounts Payable - Misc	1,211.07	-	1,211.07
Total ACCOUNTS PAYABLE:		\$ 231,548.40	\$ 242,671.74	\$ (11,123.34)
RESERVES				
40-4000-00	Reserve Liability	\$ 123,459.55	\$ 70,851.27	\$ 52,608.28
40-4003-00	Reserve Expenses - Townhouse	-	7,956.50	(7,956.50)
Total RESERVES:		\$ 123,459.55	\$ 78,807.77	\$ 44,651.78
EQUITY				
49-4998-00	Prior Year Equity	\$ 375,828.46	\$ 375,828.46	\$ -
Total EQUITY:		\$ 375,828.46	\$ 375,828.46	\$ -
Net Income / (Loss)		\$ (70,646.46)	\$ (50,702.10)	\$ (19,944.36)
Total Liabilities & Equity:		\$ 660,189.95	\$ 646,605.87	\$ 13,584.08

Income Statement

University Glen (Cal State University Channel Island Site Authority)

From 01/01/2026 to 01/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
TOTAL OPERATING INCOME	\$ 259,187.22	\$ 258,631.67	\$ 555.55	\$1,811,580.10	\$1,810,421.69	\$1,158.41	\$3,103,580.00
TOTAL INCOME	\$ 259,187.22	\$258,631.67	\$ 555.55	\$1,811,580.10	\$1,810,421.69	\$ 1,158.41	\$3,103,580.00
EXPENSES AND RESERVE FUNDING							
TOTAL ADMINISTRATION	\$ 21,804.42	\$ 19,976.08	(\$ 1,828.34)	\$133,854.48	\$139,832.56	\$5,978.08	\$239,713.00
TOTAL PROPERTY PROTECTION	\$ 7,966.67	\$ 7,966.67	\$ -	\$ 55,766.69	\$ 55,766.69	\$0.00	\$ 95,600.00
TOTAL LANDSCAPE	\$ 47,190.94	\$ 37,666.66	(\$ 9,524.28)	\$277,802.85	\$263,666.62	(\$14,136.23)	\$452,000.00
TOTAL COMMON AREA MAINTENANCE	\$ 22,846.81	\$ 23,044.35	\$ 197.54	\$176,023.61	\$161,310.45	(\$14,713.16)	\$276,532.00
TOTAL TOWNHOUSE MAINTENANCE	\$ 11,441.63	\$ 7,337.49	(\$ 4,104.14)	\$ 35,837.27	\$ 51,362.43	\$15,525.16	\$ 88,050.00
TOTAL UTILITIES	\$ 95,083.68	\$ 85,837.00	(\$ 9,246.68)	\$600,834.93	\$600,859.00	\$24.07	\$1,030,044.00
TOTAL INSURANCE	\$ 18,363.43	\$ 22,369.42	\$ 4,005.99	\$128,544.01	\$156,585.94	\$28,041.93	\$268,433.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$ -	\$ -	\$ -	\$ 92,524.72	\$ -	(\$92,524.72)	\$ -
TOTAL RESERVE ALLOCATION	\$ 54,434.00	\$ 54,434.00	\$ -	\$381,038.00	\$381,038.00	\$0.00	\$653,208.00
TOTAL DISBURSEMENTS	\$ 279,131.58	\$258,631.67	(\$ 20,499.91)	\$1,882,226.56	\$1,810,421.69	(\$ 71,804.87)	\$3,103,580.00
	(\$ 19,944.36)	\$ 0.00	(\$ 19,944.36)	(\$ 70,646.46)	\$ 0.00	(\$ 70,646.46)	\$ 0.00
NET INCREASE (DECREASE)	(\$ 19,944.36)	\$ 0.00	(\$ 19,944.36)	(\$ 70,646.46)	\$ 0.00	(\$ 70,646.46)	\$ 0.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 01/01/2026 to 01/31/2026

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	\$805,042.00	\$805,042.00	\$0.00	\$1,380,072.00
5013-00 Single family homes	\$23,095.44	\$23,095.42	\$0.02	\$161,668.08	\$161,667.94	\$0.14	\$277,145.00
5015-00 Apartment Assessment	\$120,530.29	\$120,530.25	\$0.04	\$843,712.03	\$843,711.75	\$0.28	\$1,446,363.00
5023-00 Bank Return Check/NSF Fees	\$0.00	\$0.00	\$0.00	\$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	\$0.00	\$0.00	\$0.00	\$75.00	\$0.00	\$75.00	\$0.00
5100-00 Miscellaneous Income	\$555.49	\$0.00	\$555.49	\$555.49	\$0.00	\$555.49	\$0.00
5105-00 Attorney/Collection Fees	\$0.00	\$0.00	\$0.00	(\$60.00)	\$0.00	(\$60.00)	\$0.00
TOTAL OPERATING INCOME	\$259,187.22	\$258,631.67	\$555.55	\$1,811,580.10	\$1,810,421.69	\$1,158.41	\$3,103,580.00
TOTAL OPERATING INCOME	\$259,187.22	\$258,631.67	\$555.55	\$1,811,580.10	\$1,810,421.69	\$1,158.41	\$3,103,580.00
OPERATING EXPENSE							
ADMINISTRATION							
6015-00 Reserve Study	\$5,350.00	\$526.08	(\$4,823.92)	\$5,350.00	\$3,682.56	(\$1,667.44)	\$6,313.00
6035-00 Mgmt Billback - Office & Postage	\$480.59	\$1,000.00	\$519.41	\$6,719.22	\$7,000.00	\$280.78	\$12,000.00
6036-00 Office Telephone/WiFi	\$0.00	\$325.00	\$325.00	\$0.00	\$2,275.00	\$2,275.00	\$3,900.00
6037-00 Onsite Mgmt-Contingency	\$0.00	\$816.67	\$816.67	\$0.00	\$5,716.69	\$5,716.69	\$9,800.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$15,943.83	\$15,375.00	(\$568.83)	\$114,376.96	\$107,625.00	(\$6,751.96)	\$184,500.00
6041-00 Office Rent & Maintenance	\$0.00	\$543.33	\$543.33	\$3,743.95	\$3,803.31	\$59.36	\$6,520.00
6045-00 Records Storage	\$0.00	\$40.00	\$40.00	\$0.00	\$280.00	\$280.00	\$480.00
6052-00 Collection Costs/Billback	\$30.00	\$0.00	(\$30.00)	\$150.00	\$0.00	(\$150.00)	\$0.00
6085-00 Misc Admin (Office Supplies/Cellphone)	\$0.00	\$516.67	\$516.67	\$3,514.35	\$3,616.69	\$102.34	\$6,200.00
6090-00 Parking Management	\$0.00	\$833.33	\$833.33	\$0.00	\$5,833.31	\$5,833.31	\$10,000.00
TOTAL ADMINISTRATION	\$21,804.42	\$19,976.08	(\$1,828.34)	\$133,854.48	\$139,832.56	\$5,978.08	\$239,713.00
PROPERTY PROTECTION							
6320-00 Security Services	\$7,966.67	\$7,966.67	\$0.00	\$55,766.69	\$55,766.69	\$0.00	\$95,600.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.67	\$0.00	\$55,766.69	\$55,766.69	\$0.00	\$95,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 01/01/2026 to 01/31/2026

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
LANDSCAPE							
6405-00 Landscape Contract	\$29,700.00	\$29,833.33	\$133.33	\$207,900.00	\$208,833.31	\$933.31	\$358,000.00
6420-00 Irrigation Repairs	\$0.00	\$2,833.33	\$2,833.33	\$4,732.91	\$19,833.31	\$15,100.40	\$34,000.00
6425-00 Tree Maintenance	\$17,490.94	\$5,000.00	(\$12,490.94)	\$65,169.94	\$35,000.00	(\$30,169.94)	\$60,000.00
TOTAL LANDSCAPE	\$47,190.94	\$37,666.66	(\$9,524.28)	\$277,802.85	\$263,666.62	(\$14,136.23)	\$452,000.00
COMMON AREA MAINTENANCE							
6509-00 Plumbing Repair (Common Area)	\$422.50	\$166.67	(\$255.83)	\$1,122.50	\$1,166.69	\$44.19	\$2,000.00
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$3,883.21	\$1,291.67	(\$2,591.54)	\$21,684.33	\$9,041.69	(\$12,642.64)	\$15,500.00
6532-00 Tot Lot Inspection	\$0.00	\$100.00	\$100.00	\$0.00	\$700.00	\$700.00	\$1,200.00
6534-00 Roof Repairs (Common Area)	\$0.00	\$166.67	\$166.67	\$0.00	\$1,166.69	\$1,166.69	\$2,000.00
6543-00 Pet Waste Supplies	\$0.00	\$683.33	\$683.33	\$0.00	\$4,783.31	\$4,783.31	\$8,200.00
6550-00 Janitorial Service	\$6,750.00	\$5,596.00	(\$1,154.00)	\$41,945.00	\$39,172.00	(\$2,773.00)	\$67,152.00
6553-00 Common Area Maintenance	\$2,876.52	\$1,400.00	(\$1,476.52)	\$9,571.40	\$9,800.00	\$228.60	\$16,800.00
6554-00 Common Area Supplies	\$2,078.63	\$740.00	(\$1,338.63)	\$11,068.29	\$5,180.00	(\$5,888.29)	\$8,880.00
6555-00 Pest Control (Pest & Gopher)	\$550.00	\$2,650.00	\$2,100.00	\$10,905.00	\$18,550.00	\$7,645.00	\$31,800.00
6570-00 Pool/Fountain Contract Services	\$3,175.00	\$3,266.67	\$91.67	\$21,600.00	\$22,866.69	\$1,266.69	\$39,200.00
6572-00 Pool/Fountain Extras	\$224.95	\$2,250.00	\$2,025.05	\$9,914.36	\$15,750.00	\$5,835.64	\$27,000.00
6588-00 Fitness Equipment	\$525.00	\$666.67	\$141.67	\$3,297.75	\$4,666.69	\$1,368.94	\$8,000.00
6590-00 Sidewalk Trip Hazard Project (Annual)	\$2,361.00	\$3,416.67	\$1,055.67	\$40,923.16	\$23,916.69	(\$17,006.47)	\$41,000.00
6595-00 Misc Maintenance (DG Path Repairs)	\$0.00	\$400.00	\$400.00	\$3,991.82	\$2,800.00	(\$1,191.82)	\$4,800.00
6596-00 Common Area Maint Contingency	\$0.00	\$250.00	\$250.00	\$0.00	\$1,750.00	\$1,750.00	\$3,000.00
TOTAL COMMON AREA MAINTENANCE	\$22,846.81	\$23,044.35	\$197.54	\$176,023.61	\$161,310.45	(\$14,713.16)	\$276,532.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 01/01/2026 to 01/31/2026

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
TOWNHOUSE MAINTENANCE							
6627-00 Lighting - Townhomes Sconce Repairs	\$7,932.60	\$2,333.33	(\$5,599.27)	\$20,378.88	\$16,333.31	(\$4,045.57)	\$28,000.00
6630-00 Windows & Doors	\$0.00	\$833.33	\$833.33	\$6,052.50	\$5,833.31	(\$219.19)	\$10,000.00
6633-00 Roofing/Waterproofing (Townhomes)	\$2,000.00	\$666.67	(\$1,333.33)	\$2,750.00	\$4,666.69	\$1,916.69	\$8,000.00
6638-00 Gutter Cleaning	\$400.00	\$750.00	\$350.00	\$0.00	\$5,250.00	\$5,250.00	\$9,000.00
6640-00 Fencing/Trash Enclosure/Gates	\$0.00	\$625.00	\$625.00	\$825.00	\$4,375.00	\$3,550.00	\$7,500.00
6645-00 Plumbing (Townhouse)	\$884.03	\$333.33	(\$550.70)	\$1,510.89	\$2,333.31	\$822.42	\$4,000.00
6650-00 Garage Doors	\$225.00	\$200.00	(\$25.00)	\$880.00	\$1,400.00	\$520.00	\$2,400.00
6655-00 Pest Control/Termites	\$0.00	\$145.83	\$145.83	\$2,190.00	\$1,020.81	(\$1,169.19)	\$1,750.00
6660-00 Heaters	\$0.00	\$133.33	\$133.33	\$0.00	\$933.31	\$933.31	\$1,600.00
6665-00 Stucco Drywall Repair	\$0.00	\$400.00	\$400.00	\$1,250.00	\$2,800.00	\$1,550.00	\$4,800.00
6670-00 Dryer Vent Cleaning	\$0.00	\$916.67	\$916.67	\$0.00	\$6,416.69	\$6,416.69	\$11,000.00
TOTAL TOWNHOUSE MAINTENANCE	\$11,441.63	\$7,337.49	(\$4,104.14)	\$35,837.27	\$51,362.43	\$15,525.16	\$88,050.00
UTILITIES							
6700-00 Water - Reclaimed (Landscape)	\$3,596.44	\$6,643.50	\$3,047.06	\$48,245.80	\$46,504.50	(\$1,741.30)	\$79,722.00
6701-00 Water-(Potable/Common Area Pools)	\$14,000.68	\$14,852.00	\$851.32	\$115,798.92	\$103,964.00	(\$11,834.92)	\$178,224.00
6702-00 Sewer	\$27,025.14	\$21,031.50	(\$5,993.64)	\$177,188.70	\$147,220.50	(\$29,968.20)	\$252,378.00
6703-00 Water/Sewer Infrastructue Fee	\$8,080.72	\$8,080.75	\$0.03	\$61,396.63	\$56,565.25	(\$4,831.38)	\$96,969.00
6705-00 Electricity	\$9,912.64	\$9,757.50	(\$155.14)	\$50,194.72	\$68,302.50	\$18,107.78	\$117,090.00
6710-00 Gas	\$2,550.75	\$3,361.50	\$810.75	\$14,652.38	\$23,530.50	\$8,878.12	\$40,338.00
6720-00 Cable/Telephone	\$614.66	\$325.00	(\$289.66)	\$5,115.51	\$2,275.00	(\$2,840.51)	\$3,900.00
6725-00 Trash Removal	\$29,302.65	\$20,360.00	(\$8,942.65)	\$128,242.27	\$142,520.00	\$14,277.73	\$244,320.00
6730-00 Trash Extras	\$0.00	\$1,425.25	\$1,425.25	\$0.00	\$9,976.75	\$9,976.75	\$17,103.00
TOTAL UTILITIES	\$95,083.68	\$85,837.00	(\$9,246.68)	\$600,834.93	\$600,859.00	\$24.07	\$1,030,044.00
INSURANCE							
6800-00 Insurance Master Policy	\$14,127.75	\$14,127.75	\$0.00	\$98,894.25	\$98,894.25	\$0.00	\$169,533.00
6810-00 Earthquake Insurance	\$4,235.68	\$8,241.67	\$4,005.99	\$29,649.76	\$57,691.69	\$28,041.93	\$98,900.00
TOTAL INSURANCE	\$18,363.43	\$22,369.42	\$4,005.99	\$128,544.01	\$156,585.94	\$28,041.93	\$268,433.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 01/01/2026 to 01/31/2026

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	\$196,000.00	\$196,000.00	\$0.00	\$336,000.00
9008-00 Reserves-Single Family	\$1,400.00	\$1,400.00	\$0.00	\$9,800.00	\$9,800.00	\$0.00	\$16,800.00
9009-00 Reserves-Townhouse	\$25,034.00	\$25,034.00	\$0.00	\$175,238.00	\$175,238.00	\$0.00	\$300,408.00
TOTAL RESERVE ALLOCATION	\$54,434.00	\$54,434.00	\$0.00	\$381,038.00	\$381,038.00	\$0.00	\$653,208.00
TOTAL OPERATING EXPENSE	\$279,131.58	\$258,631.67	(\$20,499.91)	\$1,882,226.56	\$1,810,421.69	(\$71,804.87)	\$3,103,580.00
Net Income:	(\$19,944.36)	\$0.00	(\$19,944.36)	(\$70,646.46)	\$0.00	(\$70,646.46)	\$0.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 01/31/2026

	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	115,006.00	-	-	-	-	-	805,042.00	1,380,072.00
Actual	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	-	-	-	-	-	805,042.00	
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	23,095.42	-	-	-	-	-	161,667.94	277,145.00
Actual	23,095.44	23,095.44	23,095.44	23,095.44	23,095.44	23,095.44	23,095.44	-	-	-	-	-	161,668.08	
Variance	0.02	0.02	0.02	0.02	0.02	0.02	0.02	-	-	-	-	-	0.14	
5015-00 Apartment Assessment														
Budget	120,530.25	120,530.25	120,530.25	120,530.25	120,530.25	120,530.25	120,530.25	-	-	-	-	-	843,711.75	1,446,363.00
Actual	120,530.29	120,530.29	120,530.29	120,530.29	120,530.29	120,530.29	120,530.29	-	-	-	-	-	843,712.03	
Variance	0.04	0.04	0.04	0.04	0.04	0.04	0.04	-	-	-	-	-	0.28	
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	
5100-00 Miscellaneous Income														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	555.49	-	-	-	-	-	555.49	
Variance	-	-	-	-	-	-	555.49	-	-	-	-	-	555.49	
5105-00 Attorney/Collection Fees														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 01/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	(60.00)	-	-	-	-	-	-	-	-	(60.00)	-
Variance	-	-	-	(60.00)	-	-	-	-	-	-	-	-	(60.00)	-
Total 50 - OPERATING INCOME														
Budget	258,631.67	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	1,810,421.69	3,103,580.00
Actual	258,531.73	258,661.73	258,691.73	258,974.23	258,796.73	258,736.73	259,187.22	0.00	0.00	0.00	0.00	0.00	1,811,580.10	
Variance	(99.94)	30.06	60.06	342.56	165.06	105.06	555.55	0.00	0.00	0.00	0.00	0.00	1,158.41	
Total OPERATING INCOME														
Budget	258,631.67	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	1,810,421.69	3,103,580.00
Actual	258,531.73	258,661.73	258,691.73	258,974.23	258,796.73	258,736.73	259,187.22	0.00	0.00	0.00	0.00	0.00	1,811,580.10	
Variance	(99.94)	30.06	60.06	342.56	165.06	105.06	555.55	0.00	0.00	0.00	0.00	0.00	1,158.41	
OPERATING EXPENSE														
ADMINISTRATION														
6015-00 Reserve Study														
Budget	526.08	526.08	526.08	526.08	526.08	526.08	526.08	-	-	-	-	-	3,682.56	6,313.00
Actual	-	-	-	-	-	-	5,350.00	-	-	-	-	-	5,350.00	
Variance	526.08	526.08	526.08	526.08	526.08	526.08	(4,823.92)	-	-	-	-	-	(1,667.44)	
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	1,000.00	-	-	-	-	-	7,000.00	12,000.00
Actual	1,255.93	471.08	1,317.64	1,207.42	545.84	1,440.72	480.59	-	-	-	-	-	6,719.22	
Variance	(255.93)	528.92	(317.64)	(207.42)	454.16	(440.72)	519.41	-	-	-	-	-	280.78	
6036-00 Office Telephone/WiFi														
Budget	325.00	325.00	325.00	325.00	325.00	325.00	325.00	-	-	-	-	-	2,275.00	3,900.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	325.00	325.00	325.00	325.00	325.00	325.00	325.00	-	-	-	-	-	2,275.00	
6037-00 Onsite Mgmt-Contingency														
Budget	816.67	816.67	816.67	816.67	816.67	816.67	816.67	-	-	-	-	-	5,716.69	9,800.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	816.67	816.67	816.67	816.67	816.67	816.67	816.67	-	-	-	-	-	5,716.69	
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	15,375.00	-	-	-	-	-	107,625.00	184,500.00
Actual	15,487.42	15,487.42	15,287.52	21,067.17	10,022.39	21,081.21	15,943.83	-	-	-	-	-	114,376.96	
Variance	(112.42)	(112.42)	87.48	(5,692.17)	5,352.61	(5,706.21)	(568.83)	-	-	-	-	-	(6,751.96)	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 01/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
6041-00 Office Rent & Maintenance														
Budget	543.33	543.33	543.33	543.33	543.33	543.33	543.33	-	-	-	-	-	3,803.31	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	543.33	-	-	-	-	-	59.36	
6045-00 Records Storage														
Budget	40.00	40.00	40.00	40.00	40.00	40.00	40.00	-	-	-	-	-	280.00	480.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	40.00	40.00	40.00	40.00	40.00	40.00	40.00	-	-	-	-	-	280.00	
6052-00 Collection Costs/Billback														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	30.00	90.00	30.00	-	-	-	-	-	150.00	
Variance	-	-	-	-	(30.00)	(90.00)	(30.00)	-	-	-	-	-	(150.00)	
6085-00 Misc Admin (Office Supplies/Cellphone)														
Budget	516.67	516.67	516.67	516.67	516.67	516.67	516.67	-	-	-	-	-	3,616.69	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	516.67	-	-	-	-	-	102.34	
6090-00 Parking Management														
Budget	833.33	833.33	833.33	833.33	833.33	833.33	833.33	-	-	-	-	-	5,833.31	10,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	833.33	833.33	833.33	833.33	833.33	833.33	833.33	-	-	-	-	-	5,833.31	
Total 60 - ADMINISTRATION														
Budget	19,976.08	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	139,832.56	239,713.00
Actual	17,278.20	18,410.24	17,656.15	24,425.61	11,133.08	23,146.78	21,804.42	0.00	0.00	0.00	0.00	0.00	133,854.48	
Variance	2,697.88	1,565.84	2,319.93	(4,449.53)	8,843.00	(3,170.70)	(1,828.34)	0.00	0.00	0.00	0.00	0.00	5,978.08	
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	7,966.67	-	-	-	-	-	55,766.69	95,600.00
Actual	7,966.67	-	7,966.67	15,933.34	7,966.67	7,966.67	7,966.67	-	-	-	-	-	55,766.69	
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	7,966.67	0.00	0.00	0.00	0.00	0.00	55,766.69	95,600.00
Actual	7,966.67	0.00	7,966.67	15,933.34	7,966.67	7,966.67	7,966.67	0.00	0.00	0.00	0.00	0.00	55,766.69	
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	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 01/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
LANDSCAPE														
6405-00 Landscape Contract														
Budget	29,833.33	29,833.33	29,833.33	29,833.33	29,833.33	29,833.33	29,833.33	-	-	-	-	-	208,833.31	358,000.00
Actual	-	61,788.00	-	29,700.00	29,833.33	56,878.67	29,700.00	-	-	-	-	-	207,900.00	
Variance	29,833.33	(31,954.67)	29,833.33	133.33	-	(27,045.34)	133.33	-	-	-	-	-	933.31	
6420-00 Irrigation Repairs														
Budget	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	2,833.33	-	-	-	-	-	19,833.31	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	2,833.33	-	-	-	-	-	15,100.40	
6425-00 Tree Maintenance														
Budget	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	-	-	-	-	-	35,000.00	60,000.00
Actual	-	-	-	500.00	-	47,179.00	17,490.94	-	-	-	-	-	65,169.94	
Variance	5,000.00	5,000.00	5,000.00	4,500.00	5,000.00	(42,179.00)	(12,490.94)	-	-	-	-	-	(30,169.94)	
Total 64 - LANDSCAPE														
Budget	37,666.66	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	263,666.62	452,000.00
Actual	0.00	63,610.65	1,455.00	30,200.00	30,433.33	104,912.93	47,190.94	0.00	0.00	0.00	0.00	0.00	277,802.85	
Variance	37,666.66	(25,943.99)	36,211.66	7,466.66	7,233.33	(67,246.27)	(9,524.28)	0.00	0.00	0.00	0.00	0.00	(14,136.23)	
COMMON AREA MAINTENANCE														
6509-00 Plumbing Repair (Common Area)														
Budget	166.67	166.67	166.67	166.67	166.67	166.67	166.67	-	-	-	-	-	1,166.69	2,000.00
Actual	550.00	150.00	-	-	-	-	422.50	-	-	-	-	-	1,122.50	
Variance	(383.33)	16.67	166.67	166.67	166.67	166.67	(255.83)	-	-	-	-	-	44.19	
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	1,291.67	-	-	-	-	-	9,041.69	15,500.00
Actual	-	1,811.50	1,620.03	3,113.53	2,060.10	9,195.96	3,883.21	-	-	-	-	-	21,684.33	
Variance	1,291.67	(519.83)	(328.36)	(1,821.86)	(768.43)	(7,904.29)	(2,591.54)	-	-	-	-	-	(12,642.64)	
6532-00 Tot Lot Inspection														
Budget	100.00	100.00	100.00	100.00	100.00	100.00	100.00	-	-	-	-	-	700.00	1,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	100.00	100.00	100.00	100.00	100.00	100.00	100.00	-	-	-	-	-	700.00	
6534-00 Roof Repairs (Common Area)														
Budget	166.67	166.67	166.67	166.67	166.67	166.67	166.67	-	-	-	-	-	1,166.69	2,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	166.67	166.67	166.67	166.67	166.67	166.67	166.67	-	-	-	-	-	1,166.69	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 01/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
6543-00 Pet Waste Supplies														
Budget	683.33	683.33	683.33	683.33	683.33	683.33	683.33	-	-	-	-	-	4,783.31	8,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	683.33	683.33	683.33	683.33	683.33	683.33	683.33	-	-	-	-	-	4,783.31	-
6550-00 Janitorial Service														
Budget	5,596.00	5,596.00	5,596.00	5,596.00	5,596.00	5,596.00	5,596.00	-	-	-	-	-	39,172.00	67,152.00
Actual	6,360.00	3,840.00	7,680.00	6,875.00	5,120.00	5,320.00	6,750.00	-	-	-	-	-	41,945.00	-
Variance	(764.00)	1,756.00	(2,084.00)	(1,279.00)	476.00	276.00	(1,154.00)	-	-	-	-	-	(2,773.00)	-
6553-00 Common Area Maintenance														
Budget	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	-	-	-	-	-	9,800.00	16,800.00
Actual	150.00	3,950.00	1,535.00	500.00	234.88	325.00	2,876.52	-	-	-	-	-	9,571.40	-
Variance	1,250.00	(2,550.00)	(135.00)	900.00	1,165.12	1,075.00	(1,476.52)	-	-	-	-	-	228.60	-
6554-00 Common Area Supplies														
Budget	740.00	740.00	740.00	740.00	740.00	740.00	740.00	-	-	-	-	-	5,180.00	8,880.00
Actual	1,222.14	1,440.90	1,906.62	1,379.06	2,376.58	664.36	2,078.63	-	-	-	-	-	11,068.29	-
Variance	(482.14)	(700.90)	(1,166.62)	(639.06)	(1,636.58)	75.64	(1,338.63)	-	-	-	-	-	(5,888.29)	-
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	2,650.00	-	-	-	-	-	18,550.00	31,800.00
Actual	550.00	2,250.00	305.00	2,900.00	1,000.00	3,350.00	550.00	-	-	-	-	-	10,905.00	-
Variance	2,100.00	400.00	2,345.00	(250.00)	1,650.00	(700.00)	2,100.00	-	-	-	-	-	7,645.00	-
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	3,266.67	-	-	-	-	-	22,866.69	39,200.00
Actual	2,550.00	650.00	5,700.00	3,175.00	3,175.00	3,175.00	3,175.00	-	-	-	-	-	21,600.00	-
Variance	716.67	2,616.67	(2,433.33)	91.67	91.67	91.67	91.67	-	-	-	-	-	1,266.69	-
6572-00 Pool/Fountain Extras														
Budget	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	2,250.00	-	-	-	-	-	15,750.00	27,000.00
Actual	1,602.09	2,464.54	3,473.00	992.50	195.00	962.28	224.95	-	-	-	-	-	9,914.36	-
Variance	647.91	(214.54)	(1,223.00)	1,257.50	2,055.00	1,287.72	2,025.05	-	-	-	-	-	5,835.64	-
6588-00 Fitness Equipment														
Budget	666.67	666.67	666.67	666.67	666.67	666.67	666.67	-	-	-	-	-	4,666.69	8,000.00
Actual	445.00	1,360.75	-	-	967.00	-	525.00	-	-	-	-	-	3,297.75	-
Variance	221.67	(694.08)	666.67	666.67	(300.33)	666.67	141.67	-	-	-	-	-	1,368.94	-
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	3,416.67	-	-	-	-	-	23,916.69	41,000.00
Actual	-	38,562.16	-	-	-	-	2,361.00	-	-	-	-	-	40,923.16	-
Variance	3,416.67	(35,145.49)	3,416.67	3,416.67	3,416.67	3,416.67	1,055.67	-	-	-	-	-	(17,006.47)	-

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 01/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
6595-00 Misc Maintenance (DG Path Repairs)														
Budget	400.00	400.00	400.00	400.00	400.00	400.00	400.00	-	-	-	-	-	2,800.00	4,800.00
Actual	-	-	-	-	-	3,991.82	-	-	-	-	-	-	3,991.82	
Variance	400.00	400.00	400.00	400.00	400.00	(3,591.82)	400.00	-	-	-	-	-	(1,191.82)	
6596-00 Common Area Maint Contingency														
Budget	250.00	250.00	250.00	250.00	250.00	250.00	250.00	-	-	-	-	-	1,750.00	3,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	250.00	250.00	250.00	250.00	250.00	250.00	250.00	-	-	-	-	-	1,750.00	
Total 65 - COMMON AREA MAINTENANCE														
Budget	23,044.35	23,044.35	23,044.35	23,044.35	23,044.35	23,044.35	23,044.35	0.00	0.00	0.00	0.00	0.00	161,310.45	276,532.00
Actual	13,429.23	56,479.85	22,219.65	18,935.09	15,128.56	26,984.42	22,846.81	0.00	0.00	0.00	0.00	0.00	176,023.61	
Variance	9,615.12	(33,435.50)	824.70	4,109.26	7,915.79	(3,940.07)	197.54	0.00	0.00	0.00	0.00	0.00	(14,713.16)	
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	2,333.33	-	-	-	-	-	16,333.31	28,000.00
Actual	-	2,141.09	2,860.85	2,150.09	2,724.07	2,570.18	7,932.60	-	-	-	-	-	20,378.88	
Variance	2,333.33	192.24	(527.52)	183.24	(390.74)	(236.85)	(5,599.27)	-	-	-	-	-	(4,045.57)	
6630-00 Windows & Doors														
Budget	833.33	833.33	833.33	833.33	833.33	833.33	833.33	-	-	-	-	-	5,833.31	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)	833.33	-	-	-	-	-	(219.19)	
6633-00 Roofing/Waterproofing (Townhomes)														
Budget	666.67	666.67	666.67	666.67	666.67	666.67	666.67	-	-	-	-	-	4,666.69	8,000.00
Actual	-	-	-	-	150.00	600.00	2,000.00	-	-	-	-	-	2,750.00	
Variance	666.67	666.67	666.67	666.67	516.67	66.67	(1,333.33)	-	-	-	-	-	1,916.69	
6638-00 Gutter Cleaning														
Budget	750.00	750.00	750.00	750.00	750.00	750.00	750.00	-	-	-	-	-	5,250.00	9,000.00
Actual	-	-	-	-	-	(400.00)	400.00	-	-	-	-	-	-	
Variance	750.00	750.00	750.00	750.00	750.00	1,150.00	350.00	-	-	-	-	-	5,250.00	
6640-00 Fencing/Trash Enclosure/Gates														
Budget	625.00	625.00	625.00	625.00	625.00	625.00	625.00	-	-	-	-	-	4,375.00	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	625.00	-	-	-	-	-	3,550.00	
6645-00 Plumbing (Townhouse)														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 01/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	333.33	333.33	333.33	333.33	333.33	333.33	333.33	-	-	-	-	-	2,333.31	4,000.00
Actual	379.36	-	-	-	-	247.50	884.03	-	-	-	-	-	1,510.89	
Variance	(46.03)	333.33	333.33	333.33	333.33	85.83	(550.70)	-	-	-	-	-	822.42	
6650-00 Garage Doors														
Budget	200.00	200.00	200.00	200.00	200.00	200.00	200.00	-	-	-	-	-	1,400.00	2,400.00
Actual	85.00	-	175.00	85.00	225.00	85.00	225.00	-	-	-	-	-	880.00	
Variance	115.00	200.00	25.00	115.00	(25.00)	115.00	(25.00)	-	-	-	-	-	520.00	
6655-00 Pest Control/Termites														
Budget	145.83	145.83	145.83	145.83	145.83	145.83	145.83	-	-	-	-	-	1,020.81	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)	145.83	-	-	-	-	-	(1,169.19)	
6660-00 Heaters														
Budget	133.33	133.33	133.33	133.33	133.33	133.33	133.33	-	-	-	-	-	933.31	1,600.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	133.33	133.33	133.33	133.33	133.33	133.33	133.33	-	-	-	-	-	933.31	
6665-00 Stucco Drywall Repair														
Budget	400.00	400.00	400.00	400.00	400.00	400.00	400.00	-	-	-	-	-	2,800.00	4,800.00
Actual	-	-	-	-	-	1,250.00	-	-	-	-	-	-	1,250.00	
Variance	400.00	400.00	400.00	400.00	400.00	(850.00)	400.00	-	-	-	-	-	1,550.00	
6670-00 Dryer Vent Cleaning														
Budget	916.67	916.67	916.67	916.67	916.67	916.67	916.67	-	-	-	-	-	6,416.69	11,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	916.67	916.67	916.67	916.67	916.67	916.67	916.67	-	-	-	-	-	6,416.69	
Total 66 - TOWNHOUSE MAINTENANCE														
Budget	7,337.49	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	51,362.43	88,050.00
Actual	614.36	3,476.09	5,811.85	4,491.86	3,323.91	6,677.57	11,441.63	0.00	0.00	0.00	0.00	0.00	35,837.27	
Variance	6,723.13	3,861.40	1,525.64	2,845.63	4,013.58	659.92	(4,104.14)	0.00	0.00	0.00	0.00	0.00	15,525.16	
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	6,643.50	-	-	-	-	-	46,504.50	79,722.00
Actual	-	-	1,189.42	28,870.84	8,029.55	6,559.55	3,596.44	-	-	-	-	-	48,245.80	
Variance	6,643.50	6,643.50	5,454.08	(22,227.34)	(1,386.05)	83.95	3,047.06	-	-	-	-	-	(1,741.30)	
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	14,852.00	-	-	-	-	-	103,964.00	178,224.00
Actual	-	-	983.31	59,946.97	22,950.68	17,917.28	14,000.68	-	-	-	-	-	115,798.92	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 01/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	14,852.00	14,852.00	13,868.69	(45,094.97)	(8,098.68)	(3,065.28)	851.32	-	-	-	-	-	(11,834.92)	
6702-00 Sewer														
Budget	21,031.50	21,031.50	21,031.50	21,031.50	21,031.50	21,031.50	21,031.50	-	-	-	-	-	147,220.50	252,378.00
Actual	-	-	-	96,113.28	27,025.14	27,025.14	27,025.14	-	-	-	-	-	177,188.70	
Variance	21,031.50	21,031.50	21,031.50	(75,081.78)	(5,993.64)	(5,993.64)	(5,993.64)	-	-	-	-	-	(29,968.20)	
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	8,080.75	-	-	-	-	-	56,565.25	96,969.00
Actual	7,366.79	(7,366.79)	-	32,322.94	8,080.72	12,912.25	8,080.72	-	-	-	-	-	61,396.63	
Variance	713.96	15,447.54	8,080.75	(24,242.19)	0.03	(4,831.50)	0.03	-	-	-	-	-	(4,831.38)	
6705-00 Electricity														
Budget	9,757.50	9,757.50	9,757.50	9,757.50	9,757.50	9,757.50	9,757.50	-	-	-	-	-	68,302.50	117,090.00
Actual	10,258.98	5,714.16	10,088.59	1,984.33	10,177.76	2,058.26	9,912.64	-	-	-	-	-	50,194.72	
Variance	(501.48)	4,043.34	(331.09)	7,773.17	(420.26)	7,699.24	(155.14)	-	-	-	-	-	18,107.78	
6710-00 Gas														
Budget	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	3,361.50	-	-	-	-	-	23,530.50	40,338.00
Actual	2,240.54	1,888.03	1,788.57	2,030.71	1,886.65	2,267.13	2,550.75	-	-	-	-	-	14,652.38	
Variance	1,120.96	1,473.47	1,572.93	1,330.79	1,474.85	1,094.37	810.75	-	-	-	-	-	8,878.12	
6720-00 Cable/Telephone														
Budget	325.00	325.00	325.00	325.00	325.00	325.00	325.00	-	-	-	-	-	2,275.00	3,900.00
Actual	237.53	1,143.75	470.69	807.22	807.22	1,034.44	614.66	-	-	-	-	-	5,115.51	
Variance	87.47	(818.75)	(145.69)	(482.22)	(482.22)	(709.44)	(289.66)	-	-	-	-	-	(2,840.51)	
6725-00 Trash Removal														
Budget	20,360.00	20,360.00	20,360.00	20,360.00	20,360.00	20,360.00	20,360.00	-	-	-	-	-	142,520.00	244,320.00
Actual	19,569.90	18,202.20	7,906.20	32,456.96	7,939.58	12,864.78	29,302.65	-	-	-	-	-	128,242.27	
Variance	790.10	2,157.80	12,453.80	(12,096.96)	12,420.42	7,495.22	(8,942.65)	-	-	-	-	-	14,277.73	
6730-00 Trash Extras														
Budget	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	-	-	-	-	-	9,976.75	17,103.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	-	-	-	-	-	9,976.75	
Total 67 - UTILITIES														
Budget	85,837.00	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	600,859.00	1,030,044.00
Actual	39,673.74	19,581.35	22,426.78	254,533.25	86,897.30	82,638.83	95,083.68	0.00	0.00	0.00	0.00	0.00	600,834.93	
Variance	46,163.26	66,255.65	63,410.22	(168,696.25)	(1,060.30)	3,198.17	(9,246.68)	0.00	0.00	0.00	0.00	0.00	24.07	

INSURANCE

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 01/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
6800-00 Insurance Master Policy														
Budget	14,127.75	14,127.75	14,127.75	14,127.75	14,127.75	14,127.75	14,127.75	-	-	-	-	-	98,894.25	169,533.00
Actual	-	-	-	56,511.00	14,127.75	14,127.75	14,127.75	-	-	-	-	-	98,894.25	
Variance	14,127.75	14,127.75	14,127.75	(42,383.25)	-	-	-	-	-	-	-	-	-	
6810-00 Earthquake Insurance														
Budget	8,241.67	8,241.67	8,241.67	8,241.67	8,241.67	8,241.67	8,241.67	-	-	-	-	-	57,691.69	98,900.00
Actual	4,235.68	4,235.68	4,235.68	4,235.68	4,235.68	4,235.68	4,235.68	-	-	-	-	-	29,649.76	
Variance	4,005.99	4,005.99	4,005.99	4,005.99	4,005.99	4,005.99	4,005.99	-	-	-	-	-	28,041.93	
Total 68 - INSURANCE														
Budget	22,369.42	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	156,585.94	268,433.00
Actual	4,235.68	4,235.68	4,235.68	60,746.68	18,363.43	18,363.43	18,363.43	0.00	0.00	0.00	0.00	0.00	128,544.01	
Variance	18,133.74	18,133.74	18,133.74	(38,377.26)	4,005.99	4,005.99	4,005.99	0.00	0.00	0.00	0.00	0.00	28,041.93	
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	28,000.00	-	-	-	-	-	196,000.00	336,000.00
Actual	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	28,000.00	-	-	-	-	-	196,000.00	
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	1,400.00	-	-	-	-	-	9,800.00	16,800.00
Actual	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	-	-	-	-	-	9,800.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
9009-00 Reserves-Townhouse														
Budget	25,034.00	25,034.00	25,034.00	25,034.00	25,034.00	25,034.00	25,034.00	-	-	-	-	-	175,238.00	300,408.00
Actual	25,034.00	25,034.00	25,034.00	25,034.00	25,034.00	25,034.00	25,034.00	-	-	-	-	-	175,238.00	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 01/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total 90 - RESERVE ALLOCATION														
Budget	54,434.00	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	381,038.00	653,208.00
Actual	54,434.00	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	381,038.00	
Variance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total OPERATING EXPENSE														
Budget	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	0.00	0.00	0.00	0.00	0.00	1,810,421.69	3,103,580.00
Actual	137,631.88	220,227.86	136,205.78	467,563.33	316,341.50	325,124.63	279,131.58	0.00	0.00	0.00	0.00	0.00	1,882,226.56	
Variance	120,999.79	38,403.81	122,425.89	(208,931.66)	(57,709.83)	(66,492.96)	(20,499.91)	0.00	0.00	0.00	0.00	0.00	(71,804.87)	
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)	(19,944.36)	0.00	0.00	0.00	0.00	0.00	(70,646.46)	
Variance	120,899.85	38,433.87	122,485.95	(208,589.10)	(57,544.77)	(66,387.90)	(19,944.36)	0.00	0.00	0.00	0.00	0.00	(70,646.46)	

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

01/01/2026 - 01/31/2026

Date	Check #	Payee	Amount
01-1003-00 Sunwest Oper - Acct 2137			
01/02/2026	300026	E. J. Harrison & Sons,Inc.	\$4,940.10
		Invoice #: 121825--0005617 3	
		67-6725-00 1 -0005617 3	\$4,940.10
01/02/2026	300027	E. J. Harrison & Sons,Inc.	\$2,014.10
		Invoice #: 121825-0044477 5	
		67-6725-00 1 -0044477 5	\$2,014.10
01/02/2026	300028	E. J. Harrison & Sons,Inc.	\$1,696.16
		Invoice #: 121825-0127257 1	
		67-6725-00 1 -0127257 1	\$1,696.16
01/02/2026	300029	E. J. Harrison & Sons,Inc.	\$827.64
		Invoice #: 121825-0119228 2	
		67-6725-00 1 -0119228 2	\$827.64
01/02/2026	300030	E. J. Harrison & Sons,Inc.	\$3,304.24
		Invoice #: 121825-0128958 3	
		67-6725-00 1 -0128958 3	\$3,304.24
01/05/2026	500003	Bryan Smith	\$532.77
		20-2001-00 Refund Credit Balance CK#000449 Acct: 124525874799	\$532.77
		Addr: 115 Channel Islands Drive	
01/05/2026	500004	Bryan Smith	\$206.30
		20-2001-00 Refund Credit Balance CK# 23822683 Acct: 124525874799	\$206.30
		Addr: 115 Channel Islands Drive	
01/05/2026	500005	Karin Gordon	\$288.62
		20-2001-00 24-25 Fiscal Reconciliation Refund Acct: 124525874654	\$288.62
		Addr: 220 Shaw Street	
01/05/2026	500006	Christina Kirouff	\$44.72
		20-2001-00 24-25 Fiscal Reconciliation refund Acct: 124525874697	\$44.72
		Addr: 330 Landing Cove	
01/05/2026	500007	Susan Park	\$144.31
		20-2001-00 24-25 Fiscal Reconciliation refund Acct: 124525874756	\$144.31
		Addr: 347 Landing Cove	
01/05/2026	500008	Charles Karp	\$181.79
		20-2001-00 24-25 Fiscal Reconciliation refund Acct: 124525874691	\$181.79
		Addr: 303 Anacapa Island Drive	
01/05/2026	500009	Kris Yeager	\$211.38
		20-2001-00 24-25 Fiscal Reconciliation refund Acct: 124525874701	\$211.38
		Addr: 369 Smuggler's Cove	
01/05/2026	500010	Sunshine Garcia	\$365.85
		20-2001-00 24-25 Fiscal Reconciliation refund Acct: 124525874649	\$365.85
		Addr: 218 Smuggler's Cove	
01/05/2026	500011	Ramon Chavez	\$362.80
		20-2001-00 24-25 Fiscal Reconciliation refund Acct: 124525874602	\$362.80
		Addr: 701 N. Channel Islands Drive	
01/05/2026	500012	HyeSun Lee	\$258.13
		20-2001-00 24-25 Fiscal Reconciliation refund Acct: 124525874708	\$258.13
		Addr: 741 N. Channel Islands Drive	
01/05/2026	500013	Carol Paasch	\$151.23
		20-2001-00 24-25 Fiscal Reconciliation refund Acct: 124525874753	\$151.23
		Addr: 380 E. Cuyler Harbor Drive	

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

01/01/2026 - 01/31/2026

Date	Check #	Payee	Amount
01/05/2026	300031	Charter Communications	\$569.69
		Invoice #: 0033385122125	
		67-6720-00 8448 20 899 0033385	\$569.69
01/05/2026	100166	Charter Communications	\$121.25
		Invoice #: 0380181121225	
		67-6720-00 8448 20 041 0380181	\$121.25
01/06/2026	500014	Steve Hauser	\$28.36
		20-2001-00 24-25 Fiscal Reconciliation refund Acct: 124525874668	\$28.36
		Addr: 3480 Streamside Lane	
01/06/2026	500015	Eric Nakamoto	\$252.33
		20-2001-00 24-25 Fiscal Reconciliation refund Acct: 124525874741	\$252.33
		Addr: 350 E. Fry's Harbor Drive	
01/06/2026	500016	Aimee Tegley	\$285.57
		20-2001-00 24-25 Fiscal Reconciliation refund Acct: 124525874813	\$285.57
		Addr: 314 E. Platt's Harbor Drive	
01/06/2026	500017	Tyler Ripley	\$365.85
		20-2001-00 24-25 Fiscal Reconciliation refund Acct: 124525874771	\$365.85
		Addr: 314 E. Twin Harbor Drive	
01/06/2026	500018	Toni Rice	\$365.85
		12-1280-00 Refund after COE Acct: 124525874769	\$365.85
01/06/2026	500019	Keith Herren and Jennifer Herren	\$168.70
		12-1280-00 Refund after COE Acct: 124525874670	\$168.70
01/06/2026	500020	Paulette Koenig	\$232.22
		20-2001-00 Refund after COE Acct: 124525874747	\$232.22
01/06/2026	500021	Sean Higdon	\$232.22
		20-2001-00 Acct: 124525874781; Refund after COE Acct: 124525874781	\$232.22
01/06/2026	500022	Edwin Lebloda	\$174.15
		20-2001-00 Refund after COE Acct: 124525874631	\$174.15
01/06/2026	100167	Vega cleaning service inc.	\$1,150.00
		Invoice #: 1371	
		66-6633-00 289 Smugglers Cove Flashing Repair	\$1,150.00
01/06/2026	100168	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1372	
		65-6550-00 Weekly Contract Service thru Dec 28, 2025	\$1,280.00
01/06/2026	100169	Better Pools LA	\$29.95
		Invoice #: 92329	
		65-6572-00 Townside Spa Emergency Switch sign	\$29.95
01/06/2026	100170	Better Pools LA	\$650.00
		Invoice #: 92240	
		65-6570-00 Monthly Fountain Service for Jan 2026	\$650.00
01/06/2026	100171	Seabreeze Management Company, Inc.	\$4,500.00
		Invoice #: 3715752	
		60-6040-00 Inv for January 2026	\$4,500.00
01/06/2026	100172	Gothic Landscape Maintenance Division	\$1,425.00
		Invoice #: 410855	
		65-6553-00 CA Drainage at 761 CI Drive	\$1,425.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

01/01/2026 - 01/31/2026

Date	Check #	Payee	Amount
01/06/2026	100173	HD Supply	\$191.40
		Invoice #: 9244352532	
		65-6554-00 Common Area Supplies	\$191.40
01/06/2026	100174	American Heritage Landscape Lp	\$3,000.00
		Invoice #: 10047704	
		64-6425-00 Townside Apt Tree Removal	\$3,000.00
01/06/2026	100175	American Heritage Landscape Lp	\$3,000.00
		Invoice #: 10047705	
		64-6425-00 Townside Apt Tree Removal	\$3,000.00
01/06/2026	100176	American Heritage Landscape Lp	\$2,361.00
		Invoice #: 10047706	
		65-6590-00 Tree Removals due to trip hazards	\$2,361.00
01/06/2026	100177	American Heritage Landscape Lp	\$2,861.00
		Invoice #: 10047707	
		64-6425-00 Annual Tree Trimming/Removals	\$2,861.00
01/06/2026	100178	American Heritage Landscape Lp	\$462.00
		Invoice #: 10047791	
		64-6425-00 Tree Trimming Town Center	\$462.00
01/06/2026	100179	Garage Door Doctor	\$225.00
		Invoice #: 13302	
		66-6650-00 115 CI Drive Repairs to Garage Door	\$225.00
01/09/2026	100180	SoCalGas	\$2,528.89
		Invoice #: 010526-085881513	
		67-6710-00 100 858 8151 3	\$2,528.89
01/09/2026	100181	SoCalGas	\$21.86
		Invoice #: 010526-337810871	
		67-6710-00 153 378 1087 1	\$21.86
01/09/2026	100182	Mike Kimble Plumbing	\$1,220.12
		Invoice #: 75638915	
		40-4003-00 207 Smugglers Cv Flooding	\$1,220.12
01/09/2026	100183	Mike Kimble Plumbing	\$7,000.10
		Invoice #: 74607618	
		40-4003-00 TH Reserves for 314 E Twin Harbor Slab Leak	\$7,000.10
01/09/2026	100184	Seabreeze Management Company, Inc.	\$5,762.98
		Invoice #: 3717136	
		60-6040-00 Pay Period: 12/14/25 - 12/27/25 Pd 1/2/26-Seabreeze Management Company, Inc.	\$5,762.98
01/09/2026	100185	Environmental Testing Associates	\$687.00
		Invoice #: UN-122425	
		40-4003-00 207 Smugglers Cv Flooding	\$687.00
01/09/2026	100186	Applied Reserve Analysis	\$3,425.00
		Invoice #: 16723	
		60-6015-00 CA 2026-27 Reserve Study LEVEL III	\$3,425.00
01/09/2026	100187	Applied Reserve Analysis	\$1,500.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

01/01/2026 - 01/31/2026

Date	Check #	Payee	Amount
		Invoice #: 16724	
01/09/2026	100188	60-6015-00 2026-27 TH Reserve Study LEVEL III Applied Reserve Analysis	\$1,500.00 \$425.00
		Invoice #: 16725	
01/09/2026	100189	60-6015-00 SFH 2026-27 Reserve Study LEVEL III Vega cleaning service inc.	\$425.00 \$1,280.00
		Invoice #: 1373	
01/09/2026	100190	65-6550-00 Contract janitorial thru Jan. 4., 2026 Tri County Power Washing	\$1,280.00 \$400.00
		Invoice #: 0005693	
01/09/2026	100191	66-6638-00 SFH Gutter Cleaning Better Pools LA	\$400.00 \$2,525.00
		Invoice #: 92239	
01/09/2026	100192	65-6570-00 Monthly Pool Service for Jan 2026 Eastman Electric	\$2,525.00 \$1,836.58
		Invoice #: 89	
01/09/2026	100193	65-6528-00 CA Electrical for Dec. 2025 Eastman Electric	\$1,836.58 \$4,109.28
		Invoice #: 193	
01/12/2026	100194	66-6627-00 TH Electrical services for Dec. 2025 Better Pools LA	\$4,109.28 \$195.00
		Invoice #: 92383	
01/12/2026	100195	65-6572-00 Partially drain Hillcrest Pool due to rain Signarama-Camarilo	\$195.00 \$1,451.52
		Invoice #: INV-5951	
01/12/2026	100196	65-6553-00 Signage along Channel Islands Dr. HD Supply	\$1,451.52 \$1,562.99
		Invoice #: 9244593082	
01/13/2026	500033	65-6554-00 CA Supplies Kenneth Ditto	\$1,562.99 \$88.96
		12-1280-00 Refund after COE Acct: 124525874623	\$88.96
01/13/2026	300032	Southern California Edison Co.	\$7,851.84
		Invoice #: 010326-001512196	
01/15/2026	100197	67-6705-00 600001512196-Southern California Edison Co. California State University	\$7,851.84 \$15,933.34
		Invoice #: 512134	
01/15/2026	100198	63-6320-00 Police Service for Nov Dec 2025 Xtreme Fitness Service Inc.	\$15,933.34 \$525.00
		Invoice #: 13156	
01/15/2026	100199	65-6588-00 Quarterly Preventative Maintenance Seabreeze Management Company, Inc.	\$525.00 \$30.00
		Invoice #: 3717413	
01/15/2026	100200	60-6052-00 124525874599 Gothic Landscape Maintenance Division	\$30.00 \$29,700.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

01/01/2026 - 01/31/2026

Date	Check #	Payee	Amount
		Invoice #: 411714	
		64-6405-00 Service Contract for Jan 2026	\$29,700.00
01/16/2026	100201	California State University, Channel Islands	\$52,702.98
		Invoice #: 512137	
		67-6701-00 Nov. 2025-California State University, Channel Islands	\$14,000.68
		67-6702-00 Nov. 2025-California State University, Channel Islands	\$27,025.14
		67-6703-00 Nov. 2025-California State University, Channel Islands	\$8,080.72
		67-6700-00 Nov. 2025-California State University, Channel Islands	\$3,596.44
01/16/2026	100202	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1374	
		65-6550-00 Weekly Contract Service thru Jan 11, 2026	\$1,280.00
01/16/2026	100203	Seabreeze Management Company, Inc.	\$480.59
		Invoice #: 3717849	
		60-6035-00 DEC Admin 2025-Seabreeze Management Company, Inc.	\$480.59
01/16/2026	100204	HD Supply	\$97.98
		Invoice #: 9244646306	
		65-6554-00 3d 30day Urnl Scrn Spcd Apple 10/Pkg-HD Supply	\$97.98
01/21/2026	300033	Spectrum	\$40.00
		Invoice #: 0293780010926	
		67-6720-00 8448 20 041 0293780	\$40.00
01/22/2026	100205	Southern California Edison Co.	\$2,060.80
		Invoice #: 011526-466262876	
		67-6705-00 12/12-1/12-Southern California Edison Co.	\$2,060.80
01/22/2026	100206	Charter Communications	\$121.25
		Invoice #: 0380181011226	
		67-6720-00 8448 20 041 0380181	\$121.25
01/22/2026	100207	Ashley Garcia	\$440.00
		Invoice #: 011626-000	
		66-6645-00 Owner Reimbursement 425 CI Drive	\$440.00
01/23/2026	100208	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1377	
		65-6550-00 Contract Janitorial thru Jan 18, 2026	\$1,280.00
01/23/2026	100209	Vega cleaning service inc.	\$850.00
		Invoice #: 1379	
		66-6633-00 roof repairs at 312 Santa Cruz Island Court	\$850.00
01/23/2026	100210	Mike Kimble Plumbing	\$444.03
		Invoice #: 76248820	
		66-6645-00 TH Plumbing Repair 314 E Twin Harbor Dr.	\$444.03
01/26/2026	100211	Seabreeze Management Company, Inc.	\$5,680.85
		Invoice #: 3718915	
		60-6040-00 Pay Period: 12/28/25 - 1/10/26, PD 1/16/2026-Seabreeze Management Company, Inc.	\$5,680.85
01/27/2026	100212	American Heritage Landscape Lp	\$3,543.94
		Invoice #: 10048103	
		64-6425-00 Emergency Tree Removals Jan 12, 2026	\$3,543.94

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

01/01/2026 - 01/31/2026

Date	Check #	Payee	Amount
01/27/2026	100213	CSU Channel Islands Site Authority	\$7,966.67
		Invoice #: 512177	
		63-6320-00 Police Service for January 2026	\$7,966.67
01/28/2026	100214	HD Supply	\$150.84
		Invoice #: 9245240969	
		65-6554-00 CA Supplies	\$150.84
01/28/2026	100215	Mike Kimble Plumbing	\$422.50
		Invoice #: 75637913	
		65-6509-00 Snake CA Drain 851 CI Dr.	\$422.50
01/29/2026	100216	Vega cleaning service inc.	\$875.00
		Invoice #: 1378	
		40-4003-00 369 Smugglers Cove-Paint Garage Door	\$875.00
01/29/2026	100217	KW University Glen, LLC	\$534.85
		Invoice #: B01-2026	
		60-6041-00 Office Rent for January 2026	\$534.85
01/29/2026	300034	E. J. Harrison & Sons,Inc.	\$3,462.01
		Invoice #: 011626-01289583	
		67-6725-00 1 -0128958 3	\$3,462.01
01/29/2026	300035	E. J. Harrison & Sons,Inc.	\$5,180.50
		Invoice #: 011626-00056173	
		67-6725-00 1 -0005617 3	\$5,180.50
01/29/2026	300036	E. J. Harrison & Sons,Inc.	\$1,701.08
		Invoice #: 011626-01272571	
		67-6725-00 1 -0127257 1	\$1,701.08
01/29/2026	300037	E. J. Harrison & Sons,Inc.	\$6,176.82
		Invoice #: 011626-00443843	
		67-6725-00 1 -0044384 3	\$6,176.82
01/30/2026	100218	American Heritage Landscape Lp	\$1,344.00
		Invoice #: 10047844	
		64-6425-00 Tree Cleanup Dec 27, 2025	\$1,344.00
01/30/2026	100219	American Heritage Landscape Lp	\$1,398.00
		Invoice #: 10047845	
		64-6425-00 Tree Cleanup Dec 29, 2025	\$1,398.00
01/30/2026	100220	American Heritage Landscape Lp	\$1,882.00
		Invoice #: 10047846	
		64-6425-00 Tree Cleanup Dec 30, 2025	\$1,882.00
01/30/2026	100221	Vega cleaning service inc.	\$350.00
		Invoice #: 1381	
		65-6550-00 Debris Removal Community Garden	\$350.00
01/30/2026	100222	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1382	
		65-6550-00 Contract Service thru Jan 25, 2026	\$1,280.00
01/30/2026	100223	Kastle Kare Inc	\$550.00
		Invoice #: 668858549	
		65-6555-00 Monthly Gopher Service	\$550.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

01/01/2026 - 01/31/2026

Date	Check #	Payee	Amount	
01/30/2026	100224	Eastman Electric	\$3,823.32	
		Invoice #: 194		
		66-6627-00 TH Elec for Jan 2026	\$3,823.32	
01/30/2026	100225	Eastman Electric	\$2,046.63	
		Invoice #: 90		
		65-6528-00 Common Area Elec Jan 2026	\$2,046.63	
01/30/2026	100226	HD Supply	\$75.42	
		Invoice #: 9243790569		
		65-6554-00 Common Area Supplies	\$75.42	
		Account Totals	# Checks: 94	\$237,764.20
		Association Totals	# Checks: 94	\$237,764.20

University Glen
Prepaid Insurance # 1300
As of January 31, 2026

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

University Glen
GL 2796 - Accounts Payable - Misc

For the Month Ending: January 31, 2026

	Description	Month	Amount
	Channel Islands Site Authority Ck - Pending more information	Jan-26	1,211.07
Total:			1,211.07

-

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				
Jan-26	54,434.00			Reserve Contribution		
Jan-26	7,956.50		Townhomes	Insurance Claim Ck - Reimb 270 Landing Cove pluming costs	Nat'l Fire & Marine Insurance Company	Ck 42349
Jan-26	(687.00)		Townhomes	207 Smugglers Cove - Flooding	Environmental Testing	UN-122425
Jan-26	(1,220.12)		Townhomes	207 Smugglers Cove - Flooding	Mike Kimble Plumbing	75638915
Jan-26	(7,000.10)		Townhomes	314 E Twin Harbor slab leak	Mike Kimble Plumbing	74607618
Jan-26	(875.00)		Townhomes	369 Smugglers Cover - Paint garage door	Vega Cleaning	1378
		52,608.28				
Total	123,459.55	123,459.55				

University Glen

For the Month Ending: January 31, 2026

GL 2795 - Accrued Operating Expenses

GL Code	Description	Month	Amount
	6700 Water-Reclaimed	Jan-26	6,643.50
	6700 Water-Reclaimed	Dec-25	6,643.50
	6701 Water-Potable	Jan-26	14,852.00
	6701 Water-Potable	Dec-25	14,852.00
	6702 Water-Sewer	Jan-26	21,031.50
	6702 Water-Sewer	Dec-25	21,031.50
	6703 Water/Sewer Infrastructure	Jan-26	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
	6800 TH Insurance Master	Jan-26	14,127.75
Total:			200,109.75

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University Glen - Reserve Account Income & Expenses

CONTRIBUTION: CAM Income					EXPENDITURES				NET TOTALS			
	9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL	4002 9CSA05 - Single Family Homes	4001 9CSA11 - CAMS	4003 9CSA14 - Town Homes	TOTAL	9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
Beg Bal	-	-	-	-	-	-	-	-	-	-	-	116,636.21
Jul-25	1,400.00	28,000.00	25,034.00	54,434.00	-	(244,103.84)	-	(244,103.84)	1,400.00	(216,103.84)	25,034.00	(189,669.84)
Aug-25	1,400.00	28,000.00	25,034.00	54,434.00	-	-	(13,205.19)	(13,205.19)	1,400.00	28,000.00	11,828.81	41,228.81
Sep-25	1,400.00	28,000.00	25,034.00	54,434.00	-	-	(5,878.41)	(5,878.41)	1,400.00	28,000.00	19,155.59	48,555.59
Oct-25	1,400.00	28,000.00	25,034.00	54,434.00	-	-	(3,369.19)	(3,369.19)	1,400.00	28,000.00	21,664.81	51,064.81
Nov-25	1,400.00	28,000.00	25,034.00	54,434.00	-	(84,662.00)	(2,819.00)	(87,481.00)	1,400.00	(56,662.00)	22,215.00	(33,047.00)
Dec-25	1,400.00	28,000.00	25,034.00	54,434.00	-	(2,549.00)	(15,802.31)	(18,351.31)	1,400.00	25,451.00	9,231.69	36,082.69
Jan-26	1,400.00	28,000.00	25,034.00	54,434.00	-	-	(1,825.72)	(1,825.72)	1,400.00	28,000.00	23,208.28	52,608.28
Feb-26				-	-	-	-	-	-	-	-	-
Mar-26				-	-	-	-	-	-	-	-	-
Apr-26				-	-	-	-	-	-	-	-	-
May-26				-	-	-	-	-	-	-	-	-
Jun-26				-	-	-	-	-	-	-	-	-
YTD	9,800.00	196,000.00	175,238.00	381,038.00	-	(331,314.84)	(42,899.82)	(374,214.66)	9,800.00	(135,314.84)	132,338.18	123,459.55

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2026 - 1/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01-1003-00	Sunwest Oper - Acct 2137	\$583,383.50	\$252,753.63	\$241,814.52	\$594,322.61
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	12139350	\$ 237.53	\$ -	Sunwest Oper - Acct 2137 (Reversal); Charter Communications Chk # 300024	
01/02/2026	12286737	5,192.47	-	Deposit from batch 356551	
01/02/2026	12293870	-	4,940.10	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300026	
01/02/2026	12293872	-	2,014.10	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300027	
01/02/2026	12293874	-	1,696.16	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300028	
01/02/2026	12293876	-	827.64	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300029	
01/02/2026	12293878	-	3,304.24	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300030	
01/02/2026	12300218	1,470.83	-	Deposit from batch 358987	
01/05/2026	12315073	5,788.16	-	Deposit from batch 359841	
01/05/2026	12318130	4,445.98	-	Deposit from batch 358454	
01/05/2026	12323425	-	532.77	Refund Credit Balance CK#000449 Acct: 124525874799 Addr: 115 Channel Islands Drive; B	
01/05/2026	12323437	-	206.30	Refund Credit Balance CK# 23822683 Acct: 124525874799 Addr: 115 Channel Islands Drive	
01/05/2026	12323518	-	288.62	24-25 Fiscal Reconciliation Refund Acct: 124525874654 Addr: 220 Shaw Street; Karin Gordc	
01/05/2026	12323590	-	44.72	24-25 Fiscal Reconciliation refund Acct: 124525874697 Addr: 330 Landing Cove; Christina K	
01/05/2026	12323992	-	144.31	24-25 Fiscal Reconciliation refund Acct: 124525874756 Addr: 347 Landing Cove; Susan Parl	
01/05/2026	12324002	-	181.79	24-25 Fiscal Reconciliation refund Acct: 124525874691 Addr: 303 Anacapa Island Drive; Cha	
01/05/2026	12324064	-	211.38	24-25 Fiscal Reconciliation refund Acct: 124525874701 Addr: 369 Smuggler's Cove; Kris Yea	
01/05/2026	12324070	-	365.85	24-25 Fiscal Reconciliation refund Acct: 124525874649 Addr: 218 Smuggler's Cove; Sunshin	
01/05/2026	12324078	-	362.80	24-25 Fiscal Reconciliation refund Acct: 124525874602 Addr: 701 N. Channel Islands Drive;	
01/05/2026	12324082	-	258.13	24-25 Fiscal Reconciliation refund Acct: 124525874708 Addr: 741 N. Channel Islands Drive;	
01/05/2026	12324253	-	151.23	24-25 Fiscal Reconciliation refund Acct: 124525874753 Addr: 380 E. Cuyler Harbor Drive; Ca	
01/05/2026	12328242	-	569.69	Sunwest Oper - Acct 2137; Charter Communications Chk # 300031	
01/05/2026	12328244	-	121.25	Sunwest Oper - Acct 2137; Charter Communications Chk # 100166	
01/05/2026	12333367	1,371.78	-	Deposit from batch 360197	
01/06/2026	12335478	-	28.36	24-25 Fiscal Reconciliation refund Acct: 124525874668 Addr: 3480 Streamside Lane; Steve I	
01/06/2026	12335635	-	252.33	24-25 Fiscal Reconciliation refund Acct: 124525874741 Addr: 350 E. Fry's Harbor Drive; Eric	
01/06/2026	12335855	-	285.57	24-25 Fiscal Reconciliation refund Acct: 124525874813 Addr: 313 E. Platt's Harbor Drive; Air	
01/06/2026	12335953	-	365.85	24-25 Fiscal Reconciliation refund Acct: 124525874771 Addr: 314 E. Twin Harbor Drive; Tyle	
01/06/2026	12336776	-	365.85	Refund after COE Acct: 124525874769; Toni Rice Chk # 500018	
01/06/2026	12336784	-	168.70	Refund after COE Acct: 124525874670; Keith Herren and Jennifer Herren Chk # 500019	
01/06/2026	12336943	-	232.22	Refund after COE Acct: 124525874747; Paulette Koenig Chk # 500020	
01/06/2026	12337035	-	232.22	Refund after COE Acct: 124525874781; Sean Higdon Chk # 500021	
01/06/2026	12337189	-	174.15	Refund after COE Acct: 124525874631; Edwin Lebloda Chk # 500022	
01/06/2026	12337371	-	232.22	Refund after COE Acct: 124525874833; Christopher Williamson Chk # 500023	
01/06/2026	12337475	-	307.99	Refund after COE Acct: 124525874673; Casey Birmingham Chk # 500024	
01/06/2026	12337477	-	232.22	Refund after COE Acct: 124525874755; Matthew Hughes Chk # 500025	
01/06/2026	12337481	-	203.84	Refund after COE Acct: 124525874643; Devra Dominguez Chk # 500026	
01/06/2026	12337487	-	289.74	Refund after COE Acct: 124525874754; Davis Wesley Chk # 500027	
01/06/2026	12337493	-	300.00	Refund after COE Acct: 124525874726; Theobald Hugh Chk # 500028	
01/06/2026	12337499	-	480.49	Refund after COE Acct: 124525874638; Alison Wall Chk # 500029	
01/06/2026	12337507	-	376.50	Refund after COE Acct: 124525874798; Phillip Hernandez Chk # 500030	
01/06/2026	12337531	-	369.34	Refund after COE Acct: 124525874802; Stephen Stratton Chk # 500031	
01/06/2026	12337545	-	362.18	Refund after COE Acct: 124525874820 ; Peter Mosinskis Chk # 500032	
01/06/2026	12339504	895.80	-	Deposit from batch 360535	
01/06/2026	12340593	2,091.57	-	Deposit from batch 359892	
01/06/2026	12350491	-	1,150.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100167	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2026 - 1/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/06/2026	12350493	\$ -	\$ 1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100168	
01/06/2026	12350495	-	29.95	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100169	
01/06/2026	12350497	-	650.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100170	
01/06/2026	12350499	-	4,500.00	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100171	
01/06/2026	12350501	-	1,425.00	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100172	
01/06/2026	12350503	-	191.40	Sunwest Oper - Acct 2137; HD Supply Chk # 100173	
01/06/2026	12350505	-	3,000.00	Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100174	
01/06/2026	12350507	-	3,000.00	Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100175	
01/06/2026	12350509	-	2,361.00	Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100176	
01/06/2026	12350511	-	2,861.00	Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100177	
01/06/2026	12350513	-	462.00	Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100178	
01/06/2026	12350515	-	225.00	Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100179	
01/06/2026	12355882	5,915.37	-	Deposit from batch 361139	
01/06/2026	12361004	575.03	-	Deposit from batch 361660	
01/06/2026	12482695	171,047.03	-	Deposit from batch 359483	
01/07/2026	12364198	1,725.09	-	Deposit from batch 360650	
01/07/2026	12376090	1,150.06	-	Deposit from batch 362198	
01/07/2026	12377170	320.77	-	Deposit from batch 362308	
01/08/2026	12381656	1,470.83	-	Deposit from batch 362437	
01/08/2026	12382662	1,620.61	-	Deposit from batch 361870	
01/08/2026	12395915	532.77	-	Deposit from batch 363133	
01/09/2026	12400527	532.77	-	Deposit from batch 362515	
01/09/2026	12460611	-	2,528.89	Sunwest Oper - Acct 2137; SoCalGas Chk # 100180	
01/09/2026	12460614	-	21.86	Sunwest Oper - Acct 2137; SoCalGas Chk # 100181	
01/09/2026	12460616	-	1,220.12	Sunwest Oper - Acct 2137; Mike Kimble Plumbing Chk # 100182	
01/09/2026	12460619	-	7,000.10	Sunwest Oper - Acct 2137; Mike Kimble Plumbing Chk # 100183	
01/09/2026	12460621	-	5,762.98	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100184	
01/09/2026	12460624	-	687.00	Sunwest Oper - Acct 2137; Environmental Testing Associates Chk # 100185	
01/09/2026	12460626	-	3,425.00	Sunwest Oper - Acct 2137; Applied Reserve Analysis Chk # 100186	
01/09/2026	12460629	-	1,500.00	Sunwest Oper - Acct 2137; Applied Reserve Analysis Chk # 100187	
01/09/2026	12460632	-	425.00	Sunwest Oper - Acct 2137; Applied Reserve Analysis Chk # 100188	
01/09/2026	12460634	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100189	
01/09/2026	12460637	-	400.00	Sunwest Oper - Acct 2137; Tri County Power Washing Chk # 100190	
01/09/2026	12460639	-	2,525.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100191	
01/09/2026	12460641	-	1,836.58	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100192	
01/09/2026	12460643	-	4,109.28	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100193	
01/09/2026	12498870	4,363.32	-	Deposit from batch 363657	
01/12/2026	12501699	-	575.03	Return CK# 156488047 - Payment Stopped	
01/12/2026	12502220	1,150.06	-	Deposit from batch 363295	
01/12/2026	12502650	575.03	-	Deposit from batch 363767	
01/12/2026	12504534	4,412.49	-	Deposit from batch 363273	
01/12/2026	12506131	575.03	-	Reclass returned ck 156488047 Sunwest Oper - Acct 2137	
01/12/2026	12514609	-	195.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100194	
01/12/2026	12514611	-	1,451.52	Sunwest Oper - Acct 2137; Signarama-Camarilo Chk # 100195	
01/12/2026	12514613	-	1,562.99	Sunwest Oper - Acct 2137; HD Supply Chk # 100196	
01/13/2026	12519941	-	88.96	Refund after COE Acct: 124525874623; Kenneth Ditto Chk # 500033	
01/13/2026	12525807	-	320.77	Return - 01/10 Skipped ACH	
01/13/2026	12530819	-	7,851.84	Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 300032	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2026 - 1/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/13/2026	12534230	\$ 3,770.95	\$ -	Deposit from batch 364760	
01/14/2026	12539780	2,330.12	-	Deposit from batch 364426	
01/14/2026	12549344	1,174.31	-	Deposit from batch 365687	
01/15/2026	12552290	575.03	-	Deposit from batch 365389	
01/15/2026	12559477	-	15,933.34	Sunwest Oper - Acct 2137; California State University Chk # 100197	
01/15/2026	12559479	-	525.00	Sunwest Oper - Acct 2137; Xtreme Fitness Service Inc. Chk # 100198	
01/15/2026	12559481	-	30.00	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100199	
01/15/2026	12559483	-	29,700.00	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100200	
01/15/2026	12561759	1,150.06	-	Deposit from batch 366425	
01/16/2026	12563903	1,150.06	-	Deposit from batch 366632	
01/16/2026	12564976	575.03	-	Deposit from batch 366025	
01/16/2026	12572463	-	52,702.98	Sunwest Oper - Acct 2137; California State University, Channel Islands Chk # 100201	
01/16/2026	12572465	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100202	
01/16/2026	12572467	-	480.59	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100203	
01/16/2026	12572469	-	97.98	Sunwest Oper - Acct 2137; HD Supply Chk # 100204	
01/16/2026	12574962	896.03	-	Deposit from batch 367286	
01/20/2026	12581463	895.80	-	Deposit from batch 367678	
01/20/2026	12582882	1,950.06	-	Deposit from batch 366764	
01/20/2026	12337475	307.99	-	Refund after COE Acct: 124525874673 (Reversal); Casey Birmingham Chk # 500024	
01/20/2026	12585472	1,211.07	-	Misc Scanned Deposit	
01/20/2026	12598935	1,470.83	-	Deposit from batch 367994	
01/20/2026	12601081	575.03	-	Deposit from batch 368385	
01/21/2026	12603826	1,150.06	-	Deposit from batch 368526	
01/21/2026	12613191	-	40.00	Sunwest Oper - Acct 2137; Spectrum Chk # 300033	
01/22/2026	12616871	575.03	-	Deposit from batch 369631	
01/22/2026	12617361	575.03	-	Deposit from batch 368539	
01/22/2026	12623707	-	2,060.80	Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 100205	
01/22/2026	12623709	-	121.25	Sunwest Oper - Acct 2137; Charter Communications Chk # 100206	
01/22/2026	12623711	-	440.00	Sunwest Oper - Acct 2137; Ashley Garcia Chk # 100207	
01/23/2026	12627284	320.77	-	Deposit from batch 370540	
01/23/2026	12627815	575.03	-	Deposit from batch 369712	
01/23/2026	12636255	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100208	
01/23/2026	12636257	-	850.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100209	
01/23/2026	12636259	-	444.03	Sunwest Oper - Acct 2137; Mike Kimble Plumbing Chk # 100210	
01/26/2026	12642156	2,301.09	-	Deposit from batch 371010	
01/26/2026	12643574	575.03	-	Deposit from batch 370646	
01/26/2026	12654280	-	5,680.85	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100211	
01/26/2026	12656616	575.03	-	Deposit from batch 371337	
01/27/2026	12657853	575.03	-	Deposit from batch 371479	
01/27/2026	12662984	-	3,543.94	Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100212	
01/27/2026	12662986	-	7,966.67	Sunwest Oper - Acct 2137; CSU Channel Islands Site Authority Chk # 100213	
01/27/2026	12665293	600.00	-	Deposit from batch 372078	
01/28/2026	12666666	532.77	-	Deposit from batch 372246	
01/28/2026	12674197	-	150.84	Sunwest Oper - Acct 2137; HD Supply Chk # 100214	
01/28/2026	12674199	-	422.50	Sunwest Oper - Acct 2137; Mike Kimble Plumbing Chk # 100215	
01/28/2026	12676071	895.80	-	Deposit from batch 372674	
01/29/2026	12677905	575.03	-	Deposit from batch 372829	
01/29/2026	12678551	958.75	-	Deposit from batch 372319	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2026 - 1/31/2026

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
01/29/2026	12686686	\$ -	\$ 875.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100216		
01/29/2026	12686688	-	534.85	Sunwest Oper - Acct 2137; KW University Glen, LLC Chk # 100217		
01/29/2026	12686690	-	3,462.01	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300034		
01/29/2026	12686692	-	5,180.50	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300035		
01/29/2026	12686694	-	1,701.08	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300036		
01/29/2026	12686696	-	6,176.82	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300037		
01/29/2026	12689079	409.76	-	Deposit from batch 373296		
01/30/2026	12690456	895.77	-	Deposit from batch 373465		
01/30/2026	12697898	-	1,344.00	Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100218		
01/30/2026	12697900	-	1,398.00	Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100219		
01/30/2026	12697902	-	1,882.00	Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100220		
01/30/2026	12697904	-	350.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100221		
01/30/2026	12697906	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100222		
01/30/2026	12697908	-	550.00	Sunwest Oper - Acct 2137; Kastle Kare Inc Chk # 100223		
01/30/2026	12697910	-	3,823.32	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100224		
01/30/2026	12697912	-	2,046.63	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100225		
01/30/2026	12697914	-	75.42	Sunwest Oper - Acct 2137; HD Supply Chk # 100226		
01/30/2026	12703627	2,324.37	-	Deposit from batch 373868		
01/31/2026	12337371	232.22	-	Refund after COE Acct: 124525874833 (Reversal); Christopher Williamson Chk # 500023		
01/31/2026	12337477	232.22	-	Refund after COE Acct: 124525874755 (Reversal); Matthew Hughes Chk # 500025		
01/31/2026	12337481	203.84	-	Refund after COE Acct: 124525874643 (Reversal); Devra Dominguez Chk # 500026		
01/31/2026	12337487	289.74	-	Refund after COE Acct: 124525874754 (Reversal); Davis Wesley Chk # 500027		
01/31/2026	12337493	300.00	-	Refund after COE Acct: 124525874726 (Reversal); Theobald Hugh Chk # 500028		
01/31/2026	12337499	480.49	-	Refund after COE Acct: 124525874638 (Reversal); Alison Wall Chk # 500029		
01/31/2026	12337507	376.50	-	Refund after COE Acct: 124525874798 (Reversal); Phillip Hernandez Chk # 500030		
01/31/2026	12337531	369.34	-	Refund after COE Acct: 124525874802 (Reversal); Stephen Stratton Chk # 500031		
01/31/2026	12337545	362.18	-	Refund after COE Acct: 124525874820 (Reversal); Peter Mosinskis Chk # 500032		
12-1280-00	Accounts Receivable			37,480.81	263,961.03	256,752.85
44,688.99						
Date	GL Ref #	Debit	Credit	Description		
01/01/2026	9390208	\$ 23,095.44	\$ -	Assessment - A - Batch 259640		
01/01/2026	9390232	115,006.00	-	Assessment - A - Batch 259641		
01/01/2026	9390256	98,834.75	-	Apartment Assessment - A - Batch 259757		
01/01/2026	9390280	17,476.92	-	Apartment Assessment - A - Batch 259758		
01/01/2026	9390304	4,218.62	-	Commercial Assessment - A - Batch 259759		
01/01/2026	12226774	-	246.44	Applied Prepaid 124525874740		
01/01/2026	12226782	-	30.70	Applied Prepaid 124525874620		
01/01/2026	12226786	-	1.93	Applied Prepaid 124525874583		
01/01/2026	12226791	-	320.77	Applied Prepaid 124525874659		
01/01/2026	12226795	-	320.77	Applied Prepaid 124525874828		
01/01/2026	12226802	-	320.77	Applied Prepaid 124525874636		
01/01/2026	12226808	-	320.77	Applied Prepaid 124525874838		
01/01/2026	12226814	-	362.35	Applied Prepaid 124525874758		
01/01/2026	12226821	-	377.14	Applied Prepaid 124525874679		
01/01/2026	12226830	-	575.03	Applied Prepaid 124525874817		
01/01/2026	12226837	-	575.03	Applied Prepaid 124525874836		
01/01/2026	12226845	-	575.03	Applied Prepaid 124525874814		
01/01/2026	12226851	-	575.03	Applied Prepaid 124525874651		
01/01/2026	12226859	-	575.03	Applied Prepaid 124525874735		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2026 - 1/31/2026

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
01/01/2026	12226867	\$ -	\$ 320.77	Applied Prepaid 124525874647		
01/01/2026	12226874	-	320.77	Applied Prepaid 124525874652		
01/01/2026	12226880	-	0.78	Applied Prepaid 124525874702		
01/01/2026	12226886	-	320.77	Applied Prepaid 124525874634		
01/01/2026	12226894	-	320.77	Applied Prepaid 124525874589		
01/01/2026	12226901	-	320.77	Applied Prepaid 124525874656		
01/01/2026	12226907	-	261.78	Applied Prepaid 124525874594		
01/01/2026	12226913	-	575.03	Applied Prepaid 124525874776		
01/01/2026	12226919	-	575.03	Applied Prepaid 124525874671		
01/01/2026	12226924	-	379.55	Applied Prepaid 124525874722		
01/01/2026	12226930	-	365.85	Applied Prepaid 124525874593		
01/01/2026	12226936	-	575.03	Applied Prepaid 124525874703		
01/01/2026	12226941	-	575.03	Applied Prepaid 124525874800		
01/01/2026	12226948	-	365.85	Applied Prepaid 124525874793		
01/01/2026	12226954	-	575.03	Applied Prepaid 124525874710		
01/01/2026	12226961	-	520.47	Applied Prepaid 124525874805		
01/01/2026	12226969	-	575.03	Applied Prepaid 124525874592		
01/01/2026	12226977	-	575.03	Applied Prepaid 124525874734		
01/01/2026	12226986	-	464.71	Applied Prepaid 124525874774		
01/01/2026	12226997	-	575.03	Applied Prepaid 124525874770		
01/01/2026	12227005	-	575.03	Applied Prepaid 124525874644		
01/01/2026	12227011	-	575.03	Applied Prepaid 124525874738		
01/01/2026	12227018	-	419.40	Applied Prepaid 124525874664		
01/01/2026	12227024	-	156.67	Applied Prepaid 124525874665		
01/01/2026	12227030	-	258.52	Applied Prepaid 124525874616		
01/01/2026	12227037	-	575.03	Applied Prepaid 124525874744		
01/01/2026	12227043	-	42.26	Applied Prepaid 124525874830		
01/01/2026	12227050	-	575.03	Applied Prepaid 124525874797		
01/01/2026	12227056	-	575.03	Applied Prepaid 124525874733		
01/01/2026	12227062	-	575.03	Applied Prepaid 124525874824		
01/01/2026	12227069	-	419.82	Applied Prepaid 124525874648		
01/01/2026	12227074	-	268.07	Applied Prepaid 124525874698		
01/01/2026	12227080	-	575.03	Applied Prepaid 124525874810		
01/01/2026	12227084	-	575.03	Applied Prepaid 124525874829		
01/01/2026	12227090	-	366.85	Applied Prepaid 124525874630		
01/01/2026	12227096	-	575.03	Applied Prepaid 124525874706		
01/01/2026	12227102	-	487.08	Applied Prepaid 124525874752		
01/01/2026	12227107	-	575.03	Applied Prepaid 124525874639		
01/01/2026	12227114	-	575.03	Applied Prepaid 124525874637		
01/01/2026	12227120	-	575.03	Applied Prepaid 124525874640		
01/01/2026	12227125	-	323.59	Applied Prepaid 124525874709		
01/01/2026	12227130	-	365.85	Applied Prepaid 124525874692		
01/01/2026	12227136	-	197.15	Applied Prepaid 124525874670		
01/01/2026	12227141	-	4.38	Applied Prepaid 124525874701		
01/01/2026	12227147	-	320.77	Applied Prepaid 124525874623		
01/01/2026	12227153	-	80.28	Applied Prepaid 124525874813		
01/01/2026	12227159	-	320.77	Applied Prepaid 124525874741		
01/01/2026	12227164	-	75.00	Applied Prepaid 124525874769		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2026 - 1/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/02/2026	12286737	\$ -	\$ 320.77	Deposit from batch 356551	
01/02/2026	12286737	-	575.03	Deposit from batch 356551	
01/02/2026	12286737	-	575.03	Deposit from batch 356551	
01/02/2026	12286737	-	575.03	Deposit from batch 356551	
01/02/2026	12286737	-	532.77	Deposit from batch 356551	
01/02/2026	12286737	-	575.03	Deposit from batch 356551	
01/02/2026	12286737	-	575.03	Deposit from batch 356551	
01/02/2026	12286737	-	570.65	Deposit from batch 356551	
01/02/2026	12286737	-	494.75	Deposit from batch 356551	
01/02/2026	12300218	-	320.77	Deposit from batch 358987	
01/02/2026	12300218	-	575.03	Deposit from batch 358987	
01/02/2026	12300218	-	575.03	Deposit from batch 358987	
01/05/2026	12315073	-	320.77	Deposit from batch 359841	
01/05/2026	12315073	-	575.03	Deposit from batch 359841	
01/05/2026	12315073	-	575.03	Deposit from batch 359841	
01/05/2026	12315073	-	209.18	Deposit from batch 359841	
01/05/2026	12315073	-	795.08	Deposit from batch 359841	
01/05/2026	12315073	-	575.03	Deposit from batch 359841	
01/05/2026	12315073	-	575.03	Deposit from batch 359841	
01/05/2026	12315073	-	575.03	Deposit from batch 359841	
01/05/2026	12315073	-	575.03	Deposit from batch 359841	
01/05/2026	12318130	-	320.77	Deposit from batch 358454	
01/05/2026	12318130	-	575.03	Deposit from batch 358454	
01/05/2026	12318130	-	575.03	Deposit from batch 358454	
01/05/2026	12318130	-	575.03	Deposit from batch 358454	
01/05/2026	12318130	-	1,150.06	Deposit from batch 358454	
01/05/2026	12318130	-	100.00	Deposit from batch 358454	
01/05/2026	12323433	206.30	-	Move Payment Transfer	
01/05/2026	12323511	288.62	-	Move Payment Transfer	
01/05/2026	12323520	44.72	-	Move Payment Transfer	
01/05/2026	12323964	144.31	-	Move Payment Transfer	
01/05/2026	12323996	181.79	-	Move Payment Transfer	
01/05/2026	12324006	211.38	-	Move Payment Transfer	
01/05/2026	12324068	365.85	-	Move Payment Transfer	
01/05/2026	12324076	362.80	-	Move Payment Transfer	
01/05/2026	12324080	258.13	-	Move Payment Transfer	
01/05/2026	12324247	151.23	-	Move Payment Transfer	
01/05/2026	12333367	-	320.77	Deposit from batch 360197	
01/05/2026	12333367	-	320.77	Deposit from batch 360197	
01/05/2026	12333367	-	575.03	Deposit from batch 360197	
01/05/2026	12333367	-	155.21	Deposit from batch 360197	
01/06/2026	12335341	28.36	-	Move Payment Transfer	
01/06/2026	12335560	252.33	-	Move Payment Transfer	
01/06/2026	12335811	285.57	-	Move Payment Transfer	
01/06/2026	12335859	365.85	-	Move Payment Transfer	
01/06/2026	12336776	365.85	-	Refund after COE Acct: 124525874769; Toni Rice Chk # 500018	
01/06/2026	12336784	168.70	-	Refund after COE Acct: 124525874670; Keith Herren and Jennifer Herren Chk # 500019	
01/06/2026	12339504	-	320.77	Deposit from batch 360535	

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2026 - 1/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/12/2026	12501699	\$ 575.03	\$ -	Return CK# 156488047 - Payment Stopped	
01/12/2026	12502220	-	575.03	Deposit from batch 363295	
01/12/2026	12502220	-	155.63	Deposit from batch 363295	
01/12/2026	12502650	-	575.03	Deposit from batch 363767	
01/12/2026	12504534	-	575.03	Deposit from batch 363273	
01/12/2026	12504534	-	575.03	Deposit from batch 363273	
01/12/2026	12504534	-	575.03	Deposit from batch 363273	
01/12/2026	12504534	-	575.03	Deposit from batch 363273	
01/12/2026	12504534	-	377.88	Deposit from batch 363273	
01/12/2026	12504534	-	962.31	Deposit from batch 363273	
01/12/2026	12506363	-	379.55	Applied Prepaid 124525874722	
01/13/2026	12519941	88.96	-	Refund after COE Acct: 124525874623; Kenneth Ditto Chk # 500033	
01/13/2026	12525807	320.77	-	Return - 01/10 Skipped ACH	
01/13/2026	12534230	-	320.77	Deposit from batch 364760	
01/13/2026	12534230	-	575.03	Deposit from batch 364760	
01/13/2026	12534230	-	209.18	Deposit from batch 364760	
01/13/2026	12534230	-	575.03	Deposit from batch 364760	
01/13/2026	12534230	-	575.03	Deposit from batch 364760	
01/13/2026	12534230	-	208.18	Deposit from batch 364760	
01/13/2026	12534230	-	87.95	Deposit from batch 364760	
01/14/2026	12539780	-	1,150.06	Deposit from batch 364426	
01/14/2026	12539780	-	575.03	Deposit from batch 364426	
01/14/2026	12539780	-	30.00	Deposit from batch 364426	
01/14/2026	12549344	-	320.77	Deposit from batch 365687	
01/14/2026	12549344	-	320.77	Deposit from batch 365687	
01/14/2026	12549344	-	532.77	Deposit from batch 365687	
01/15/2026	12552290	-	575.03	Deposit from batch 365389	
01/15/2026	12561759	-	575.03	Deposit from batch 366425	
01/15/2026	12561759	-	575.03	Deposit from batch 366425	
01/16/2026	12563903	-	1,150.06	Deposit from batch 366632	
01/16/2026	12564976	-	575.03	Deposit from batch 366025	
01/16/2026	12574962	-	318.84	Deposit from batch 367286	
01/16/2026	12574962	-	197.89	Deposit from batch 367286	
01/20/2026	12581463	-	319.99	Deposit from batch 367678	
01/20/2026	12581463	-	575.03	Deposit from batch 367678	
01/20/2026	12582882	-	800.00	Deposit from batch 366764	
01/20/2026	12582882	-	1,150.06	Deposit from batch 366764	
01/20/2026	12597232	307.99	-	Miscellaneous Fee - A - Batch 367862	
01/20/2026	12598935	-	320.77	Deposit from batch 367994	
01/20/2026	12598935	-	575.03	Deposit from batch 367994	
01/20/2026	12598935	-	575.03	Deposit from batch 367994	
01/21/2026	12603826	-	575.03	Deposit from batch 368526	
01/21/2026	12603826	-	575.03	Deposit from batch 368526	
01/21/2026	12608176	-	307.99	Applied Prepaid 124525874673	
01/22/2026	12616871	-	575.03	Deposit from batch 369631	
01/22/2026	12617361	-	575.03	Deposit from batch 368539	
01/23/2026	12627284	-	320.77	Deposit from batch 370540	
01/23/2026	12627815	-	575.03	Deposit from batch 369712	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2026 - 1/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/26/2026	12642156	\$ -	\$ 575.03	Deposit from batch 371010	
01/26/2026	12642156	-	575.03	Deposit from batch 371010	
01/26/2026	12642156	-	110.32	Deposit from batch 371010	
01/26/2026	12642156	-	575.03	Deposit from batch 371010	
01/26/2026	12643574	-	575.03	Deposit from batch 370646	
01/27/2026	12657853	-	575.03	Deposit from batch 371479	
01/27/2026	12665293	-	600.00	Deposit from batch 372078	
01/29/2026	12677905	-	575.03	Deposit from batch 372829	
01/29/2026	12678551	-	320.77	Deposit from batch 372319	
01/29/2026	12689079	-	409.76	Deposit from batch 373296	
01/30/2026	12690456	-	212.68	Deposit from batch 373465	
13-1300-00	Prepaid Insurance	25,414.03	-	4,235.68	21,178.35
Date	GL Ref #	Debit	Credit	Description	
01/31/2026	12967933	\$ -	\$ 4,235.68	Amortize prepaid EQ insurance 7/1/25-26	
13-1690-00	Clearing Account	327.53	247.50	575.03	-
Date	GL Ref #	Debit	Credit	Description	
01/12/2026	12506131	\$ -	\$ 575.03	Reclass returned ck 156488047 Clearing Account	
01/31/2026	12967937	247.50	-	Reclass previous owner credit	
20-2001-00	Prepaid Dues	(40,221.55)	33,627.96	23,633.99	(30,227.58)
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	12226774	\$ 246.44	\$ -	Adjust Prepaid	
01/01/2026	12226782	30.70	-	Adjust Prepaid	
01/01/2026	12226786	1.93	-	Adjust Prepaid	
01/01/2026	12226791	320.77	-	Adjust Prepaid	
01/01/2026	12226795	320.77	-	Adjust Prepaid	
01/01/2026	12226802	320.77	-	Adjust Prepaid	
01/01/2026	12226808	320.77	-	Adjust Prepaid	
01/01/2026	12226814	362.35	-	Adjust Prepaid	
01/01/2026	12226821	377.14	-	Adjust Prepaid	
01/01/2026	12226830	575.03	-	Adjust Prepaid	
01/01/2026	12226837	575.03	-	Adjust Prepaid	
01/01/2026	12226845	575.03	-	Adjust Prepaid	
01/01/2026	12226851	575.03	-	Adjust Prepaid	
01/01/2026	12226859	575.03	-	Adjust Prepaid	
01/01/2026	12226867	320.77	-	Adjust Prepaid	
01/01/2026	12226874	320.77	-	Adjust Prepaid	
01/01/2026	12226880	0.78	-	Adjust Prepaid	
01/01/2026	12226886	320.77	-	Adjust Prepaid	
01/01/2026	12226894	320.77	-	Adjust Prepaid	
01/01/2026	12226901	320.77	-	Adjust Prepaid	
01/01/2026	12226907	261.78	-	Adjust Prepaid	
01/01/2026	12226913	575.03	-	Adjust Prepaid	
01/01/2026	12226919	575.03	-	Adjust Prepaid	
01/01/2026	12226924	379.55	-	Adjust Prepaid	
01/01/2026	12226930	365.85	-	Adjust Prepaid	
01/01/2026	12226936	575.03	-	Adjust Prepaid	
01/01/2026	12226941	575.03	-	Adjust Prepaid	
01/01/2026	12226948	365.85	-	Adjust Prepaid	
01/01/2026	12226954	575.03	-	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: 1/1/2026 - 1/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/01/2026	12226961	\$ 520.47	\$ -	Adjust Prepaid	
01/01/2026	12226969	575.03	-	Adjust Prepaid	
01/01/2026	12226977	575.03	-	Adjust Prepaid	
01/01/2026	12226986	464.71	-	Adjust Prepaid	
01/01/2026	12226997	575.03	-	Adjust Prepaid	
01/01/2026	12227005	575.03	-	Adjust Prepaid	
01/01/2026	12227011	575.03	-	Adjust Prepaid	
01/01/2026	12227018	419.40	-	Adjust Prepaid	
01/01/2026	12227024	156.67	-	Adjust Prepaid	
01/01/2026	12227030	258.52	-	Adjust Prepaid	
01/01/2026	12227037	575.03	-	Adjust Prepaid	
01/01/2026	12227043	42.26	-	Adjust Prepaid	
01/01/2026	12227050	575.03	-	Adjust Prepaid	
01/01/2026	12227056	575.03	-	Adjust Prepaid	
01/01/2026	12227062	575.03	-	Adjust Prepaid	
01/01/2026	12227069	419.82	-	Adjust Prepaid	
01/01/2026	12227074	268.07	-	Adjust Prepaid	
01/01/2026	12227080	575.03	-	Adjust Prepaid	
01/01/2026	12227084	575.03	-	Adjust Prepaid	
01/01/2026	12227090	366.85	-	Adjust Prepaid	
01/01/2026	12227096	575.03	-	Adjust Prepaid	
01/01/2026	12227102	487.08	-	Adjust Prepaid	
01/01/2026	12227107	575.03	-	Adjust Prepaid	
01/01/2026	12227114	575.03	-	Adjust Prepaid	
01/01/2026	12227120	575.03	-	Adjust Prepaid	
01/01/2026	12227125	323.59	-	Adjust Prepaid	
01/01/2026	12227130	365.85	-	Adjust Prepaid	
01/01/2026	12227136	197.15	-	Adjust Prepaid	
01/01/2026	12227141	4.38	-	Adjust Prepaid	
01/01/2026	12227147	320.77	-	Adjust Prepaid	
01/01/2026	12227153	80.28	-	Adjust Prepaid	
01/01/2026	12227159	320.77	-	Adjust Prepaid	
01/01/2026	12227164	75.00	-	Adjust Prepaid	
01/02/2026	12286737	-	313.10	Deposit from batch 356551	
01/02/2026	12286737	-	5.00	Deposit from batch 356551	
01/02/2026	12286737	-	80.28	Deposit from batch 356551	
01/05/2026	12315073	-	313.86	Deposit from batch 359841	
01/05/2026	12315073	-	365.85	Deposit from batch 359841	
01/05/2026	12315073	-	333.24	Deposit from batch 359841	
01/05/2026	12318130	-	575.03	Deposit from batch 358454	
01/05/2026	12318130	-	575.03	Deposit from batch 358454	
01/05/2026	12323425	532.77	-	Refund Credit Balance CK#000449 Acct: 124525874799 Addr: 115 Channel Islands Drive; B	
01/05/2026	12323433	-	206.30	Move Payment Transfer	
01/05/2026	12323437	206.30	-	Refund Credit Balance CK# 23822683 Acct: 124525874799 Addr: 115 Channel Islands Drive	
01/05/2026	12323511	-	288.62	Move Payment Transfer	
01/05/2026	12323518	288.62	-	24-25 Fiscal Reconciliation Refund Acct: 124525874654 Addr: 220 Shaw Street; Karin Gordc	
01/05/2026	12323520	-	44.72	Move Payment Transfer	
01/05/2026	12323590	44.72	-	24-25 Fiscal Reconciliation refund Acct: 124525874697 Addr: 330 Landing Cove; Christina K	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2026 - 1/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/05/2026	12323964	\$ -	\$ 144.31	Move Payment Transfer	
01/05/2026	12323992	144.31	-	24-25 Fiscal Reconciliation refund Acct: 124525874756 Addr: 347 Landing Cove; Susan Par	
01/05/2026	12323996	-	181.79	Move Payment Transfer	
01/05/2026	12324002	181.79	-	24-25 Fiscal Reconciliation refund Acct: 124525874691 Addr: 303 Anacapa Island Drive; Cha	
01/05/2026	12324006	-	211.38	Move Payment Transfer	
01/05/2026	12324064	211.38	-	24-25 Fiscal Reconciliation refund Acct: 124525874701 Addr: 369 Smuggler's Cove; Kris Yea	
01/05/2026	12324068	-	365.85	Move Payment Transfer	
01/05/2026	12324070	365.85	-	24-25 Fiscal Reconciliation refund Acct: 124525874649 Addr: 218 Smuggler's Cove; Sunshin	
01/05/2026	12324076	-	362.80	Move Payment Transfer	
01/05/2026	12324078	362.80	-	24-25 Fiscal Reconciliation refund Acct: 124525874602 Addr: 701 N. Channel Islands Drive;	
01/05/2026	12324080	-	258.13	Move Payment Transfer	
01/05/2026	12324082	258.13	-	24-25 Fiscal Reconciliation refund Acct: 124525874708 Addr: 741 N. Channel Islands Drive;	
01/05/2026	12324247	-	151.23	Move Payment Transfer	
01/05/2026	12324253	151.23	-	24-25 Fiscal Reconciliation refund Acct: 124525874753 Addr: 380 E. Cuyler Harbor Drive; C	
01/06/2026	12335341	-	28.36	Move Payment Transfer	
01/06/2026	12335478	28.36	-	24-25 Fiscal Reconciliation refund Acct: 124525874668 Addr: 3480 Streamside Lane; Steve I	
01/06/2026	12335560	-	252.33	Move Payment Transfer	
01/06/2026	12335635	252.33	-	24-25 Fiscal Reconciliation refund Acct: 124525874741 Addr: 350 E. Fry's Harbor Drive; Eric	
01/06/2026	12335811	-	285.57	Move Payment Transfer	
01/06/2026	12335855	285.57	-	24-25 Fiscal Reconciliation refund Acct: 124525874813 Addr: 313 E. Platt's Harbor Drive; Air	
01/06/2026	12335859	-	365.85	Move Payment Transfer	
01/06/2026	12335953	365.85	-	24-25 Fiscal Reconciliation refund Acct: 124525874771 Addr: 314 E. Twin Harbor Drive; Tyle	
01/06/2026	12336943	232.22	-	Refund after COE Acct: 124525874747; Paulette Koenig Chk # 500020	
01/06/2026	12337035	232.22	-	Refund after COE Acct: 124525874781; Sean Higdon Chk # 500021	
01/06/2026	12337189	174.15	-	Refund after COE Acct: 124525874631; Edwin Lebloda Chk # 500022	
01/06/2026	12337371	232.22	-	Refund after COE Acct: 124525874833; Christopher Williamson Chk # 500023	
01/06/2026	12337475	307.99	-	Refund after COE Acct: 124525874673; Casey Birmingham Chk # 500024	
01/06/2026	12337477	232.22	-	Refund after COE Acct: 124525874755; Matthew Hughes Chk # 500025	
01/06/2026	12337481	203.84	-	Refund after COE Acct: 124525874643; Devra Dominguez Chk # 500026	
01/06/2026	12337487	289.74	-	Refund after COE Acct: 124525874754; Davis Wesley Chk # 500027	
01/06/2026	12337493	300.00	-	Refund after COE Acct: 124525874726; Theobald Hugh Chk # 500028	
01/06/2026	12337499	480.49	-	Refund after COE Acct: 124525874638; Alison Wall Chk # 500029	
01/06/2026	12337507	376.50	-	Refund after COE Acct: 124525874798; Phillip Hernandez Chk # 500030	
01/06/2026	12337531	369.34	-	Refund after COE Acct: 124525874802; Stephen Stratton Chk # 500031	
01/06/2026	12337545	362.18	-	Refund after COE Acct: 124525874820 ; Peter Mosinskis Chk # 500032	
01/06/2026	12340593	-	575.00	Deposit from batch 359892	
01/06/2026	12340593	-	9.93	Deposit from batch 359892	
01/06/2026	12340593	-	320.77	Deposit from batch 359892	
01/06/2026	12342864	365.85	-	Adjust Prepaid	
01/06/2026	12345294	-	320.77	Move Payment Transfer	
01/06/2026	12345296	-	33.99	Move Payment Transfer	
01/06/2026	12355882	-	521.44	Deposit from batch 361139	
01/06/2026	12355882	-	575.03	Deposit from batch 361139	
01/06/2026	12355882	-	323.59	Deposit from batch 361139	
01/06/2026	12355882	-	365.85	Deposit from batch 361139	
01/07/2026	12366049	354.76	-	Adjust Prepaid	
01/08/2026	12395915	-	532.77	Deposit from batch 363133	
01/09/2026	12400527	-	216.26	Deposit from batch 362515	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2026 - 1/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/09/2026	12498870	\$ -	\$ 225.81	Deposit from batch 363657	
01/09/2026	12498870	-	313.86	Deposit from batch 363657	
01/09/2026	12498870	-	379.55	Deposit from batch 363657	
01/12/2026	12502220	-	419.40	Deposit from batch 363295	
01/12/2026	12504534	-	575.03	Deposit from batch 363273	
01/12/2026	12504534	-	197.15	Deposit from batch 363273	
01/12/2026	12506363	379.55	-	Adjust Prepaid	
01/13/2026	12534230	-	366.85	Deposit from batch 364760	
01/13/2026	12534230	-	365.85	Deposit from batch 364760	
01/13/2026	12534230	-	487.08	Deposit from batch 364760	
01/14/2026	12539780	-	575.03	Deposit from batch 364426	
01/16/2026	12574962	-	2.16	Deposit from batch 367286	
01/16/2026	12574962	-	377.14	Deposit from batch 367286	
01/20/2026	12581463	-	0.78	Deposit from batch 367678	
01/20/2026	12337475	-	307.99	Refund after COE Acct: 124525874673 (Reversal); Casey Birmingham Chk # 500024	
01/20/2026	12601081	-	575.03	Deposit from batch 368385	
01/21/2026	12608176	307.99	-	Adjust Prepaid	
01/26/2026	12642156	-	465.68	Deposit from batch 371010	
01/26/2026	12656616	-	575.03	Deposit from batch 371337	
01/28/2026	12666666	-	532.77	Deposit from batch 372246	
01/28/2026	12676071	-	320.77	Deposit from batch 372674	
01/28/2026	12676071	-	575.03	Deposit from batch 372674	
01/29/2026	12678551	-	532.77	Deposit from batch 372319	
01/29/2026	12678551	-	105.21	Deposit from batch 372319	
01/30/2026	12690456	-	320.77	Deposit from batch 373465	
01/30/2026	12690456	-	362.32	Deposit from batch 373465	
01/30/2026	12703627	-	320.77	Deposit from batch 373868	
01/30/2026	12703627	-	532.77	Deposit from batch 373868	
01/30/2026	12703627	-	320.77	Deposit from batch 373868	
01/30/2026	12703627	-	575.03	Deposit from batch 373868	
01/30/2026	12703627	-	575.03	Deposit from batch 373868	
01/31/2026	12337371	-	232.22	Refund after COE Acct: 124525874833 (Reversal); Christopher Williamson Chk # 500023	
01/31/2026	12337477	-	232.22	Refund after COE Acct: 124525874755 (Reversal); Matthew Hughes Chk # 500025	
01/31/2026	12337481	-	203.84	Refund after COE Acct: 124525874643 (Reversal); Devra Dominguez Chk # 500026	
01/31/2026	12337487	-	289.74	Refund after COE Acct: 124525874754 (Reversal); Davis Wesley Chk # 500027	
01/31/2026	12337493	-	300.00	Refund after COE Acct: 124525874726 (Reversal); Theobald Hugh Chk # 500028	
01/31/2026	12337499	-	480.49	Refund after COE Acct: 124525874638 (Reversal); Alison Wall Chk # 500029	
01/31/2026	12337507	-	376.50	Refund after COE Acct: 124525874798 (Reversal); Phillip Hernandez Chk # 500030	
01/31/2026	12337531	-	369.34	Refund after COE Acct: 124525874802 (Reversal); Stephen Stratton Chk # 500031	
01/31/2026	12337545	-	362.18	Refund after COE Acct: 124525874820 (Reversal); Peter Mosinskis Chk # 500032	
20-2795-00	Accrued Operating Expenses		(202,450.19)	202,450.19	200,109.75 (200,109.75)
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	12402175	\$ 202,450.19	\$ -	Monthly Accrual (Reversal)	
01/31/2026	12967857	-	200,109.75	Monthly Accrual	
20-2796-00	Accounts Payable - Misc		-	-	1,211.07 (1,211.07)
Date	GL Ref #	Debit	Credit	Description	
01/31/2026	12967817	\$ -	\$ 1,211.07	Reclass Channel Islands Site Authority check deposited 1/20	
20-2799-00	Accounts Payable		-	233,059.62	233,059.62 -
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: 1/1/2026 - 1/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/01/2026	12139350	\$ -	\$ 237.53	Accounts Payable Inv # 0293780120925 (Reversal); Charter Communications Chk # 300024	
01/01/2026	12139344	237.53	-	Accounts Payable Inv # 0293780120925 (Reversal - voided check); Charter Communications	
01/02/2026	12293860	-	4,940.10	Accounts Payable Inv # 121825--0005617 3	
01/02/2026	12293862	-	2,014.10	Accounts Payable Inv # 121825-0044477 5	
01/02/2026	12293864	-	1,696.16	Accounts Payable Inv # 121825-0127257 1	
01/02/2026	12293866	-	827.64	Accounts Payable Inv # 121825-0119228 2	
01/02/2026	12293868	-	3,304.24	Accounts Payable Inv # 121825-0128958 3	
01/02/2026	12293870	4,940.10	-	Accounts Payable Inv # 121825--0005617 3; E. J. Harrison & Sons,Inc. Chk # 300026	
01/02/2026	12293872	2,014.10	-	Accounts Payable Inv # 121825-0044477 5; E. J. Harrison & Sons,Inc. Chk # 300027	
01/02/2026	12293874	1,696.16	-	Accounts Payable Inv # 121825-0127257 1; E. J. Harrison & Sons,Inc. Chk # 300028	
01/02/2026	12293876	827.64	-	Accounts Payable Inv # 121825-0119228 2; E. J. Harrison & Sons,Inc. Chk # 300029	
01/02/2026	12293878	3,304.24	-	Accounts Payable Inv # 121825-0128958 3; E. J. Harrison & Sons,Inc. Chk # 300030	
01/05/2026	12328238	-	569.69	Accounts Payable Inv # 0033385122125	
01/05/2026	12328240	-	121.25	Accounts Payable Inv # 0380181121225	
01/05/2026	12328242	569.69	-	Accounts Payable Inv # 0033385122125; Charter Communications Chk # 300031	
01/05/2026	12328244	121.25	-	Accounts Payable Inv # 0380181121225; Charter Communications Chk # 100166	
01/06/2026	12350465	-	4,500.00	Accounts Payable Inv # 3715752	
01/06/2026	12350467	-	1,425.00	Accounts Payable Inv # 410855	
01/06/2026	12350469	-	3,000.00	Accounts Payable Inv # 10047704	
01/06/2026	12350471	-	3,000.00	Accounts Payable Inv # 10047705	
01/06/2026	12350473	-	1,150.00	Accounts Payable Inv # 1371	
01/06/2026	12350475	-	1,280.00	Accounts Payable Inv # 1372	
01/06/2026	12350477	-	29.95	Accounts Payable Inv # 92329	
01/06/2026	12350479	-	650.00	Accounts Payable Inv # 92240	
01/06/2026	12350481	-	191.40	Accounts Payable Inv # 9244352532	
01/06/2026	12350483	-	2,361.00	Accounts Payable Inv # 10047706	
01/06/2026	12350485	-	2,861.00	Accounts Payable Inv # 10047707	
01/06/2026	12350487	-	462.00	Accounts Payable Inv # 10047791	
01/06/2026	12350489	-	225.00	Accounts Payable Inv # 13302	
01/06/2026	12350491	1,150.00	-	Accounts Payable Inv # 1371; Vega cleaning service inc. Chk # 100167	
01/06/2026	12350493	1,280.00	-	Accounts Payable Inv # 1372; Vega cleaning service inc. Chk # 100168	
01/06/2026	12350495	29.95	-	Accounts Payable Inv # 92329; Better Pools LA Chk # 100169	
01/06/2026	12350497	650.00	-	Accounts Payable Inv # 92240; Better Pools LA Chk # 100170	
01/06/2026	12350499	4,500.00	-	Accounts Payable Inv # 3715752; Seabreeze Management Company, Inc. Chk # 100171	
01/06/2026	12350501	1,425.00	-	Accounts Payable Inv # 410855; Gothic Landscape Maintenance Division Chk # 100172	
01/06/2026	12350503	191.40	-	Accounts Payable Inv # 9244352532; HD Supply Chk # 100173	
01/06/2026	12350505	3,000.00	-	Accounts Payable Inv # 10047704; American Heritage Landscape Lp Chk # 100174	
01/06/2026	12350507	3,000.00	-	Accounts Payable Inv # 10047705; American Heritage Landscape Lp Chk # 100175	
01/06/2026	12350509	2,361.00	-	Accounts Payable Inv # 10047706; American Heritage Landscape Lp Chk # 100176	
01/06/2026	12350511	2,861.00	-	Accounts Payable Inv # 10047707; American Heritage Landscape Lp Chk # 100177	
01/06/2026	12350513	462.00	-	Accounts Payable Inv # 10047791; American Heritage Landscape Lp Chk # 100178	
01/06/2026	12350515	225.00	-	Accounts Payable Inv # 13302; Garage Door Doctor Chk # 100179	
01/09/2026	12460568	-	5,762.98	Accounts Payable Inv # 3717136	
01/09/2026	12460570	-	2,528.89	Accounts Payable Inv # 010526-085881513	
01/09/2026	12460572	-	21.86	Accounts Payable Inv # 010526-337810871	
01/09/2026	12460575	-	2,525.00	Accounts Payable Inv # 92239	
01/09/2026	12460577	-	687.00	Accounts Payable Inv # UN-122425	
01/09/2026	12460579	-	3,425.00	Accounts Payable Inv # 16723	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2026 - 1/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/09/2026	12460581	\$ -	\$ 1,500.00	Accounts Payable Inv # 16724	
01/09/2026	12460584	-	425.00	Accounts Payable Inv # 16725	
01/09/2026	12460586	-	1,280.00	Accounts Payable Inv # 1373	
01/09/2026	12460588	-	400.00	Accounts Payable Inv # 0005693	
01/09/2026	12460591	-	1,836.58	Accounts Payable Inv # 89	
01/09/2026	12460593	-	4,109.28	Accounts Payable Inv # 193	
01/09/2026	12460596	-	1,220.12	Accounts Payable Inv # 75638915	
01/09/2026	12460598	-	7,000.10	Accounts Payable Inv # 74607618	
01/09/2026	12460611	2,528.89	-	Accounts Payable Inv # 010526-085881513; SoCalGas Chk # 100180	
01/09/2026	12460614	21.86	-	Accounts Payable Inv # 010526-337810871; SoCalGas Chk # 100181	
01/09/2026	12460616	1,220.12	-	Accounts Payable Inv # 75638915; Mike Kimble Plumbing Chk # 100182	
01/09/2026	12460619	7,000.10	-	Accounts Payable Inv # 74607618; Mike Kimble Plumbing Chk # 100183	
01/09/2026	12460621	5,762.98	-	Accounts Payable Inv # 3717136; Seabreeze Management Company, Inc. Chk # 100184	
01/09/2026	12460624	687.00	-	Accounts Payable Inv # UN-122425; Environmental Testing Associates Chk # 100185	
01/09/2026	12460626	3,425.00	-	Accounts Payable Inv # 16723; Applied Reserve Analysis Chk # 100186	
01/09/2026	12460629	1,500.00	-	Accounts Payable Inv # 16724; Applied Reserve Analysis Chk # 100187	
01/09/2026	12460632	425.00	-	Accounts Payable Inv # 16725; Applied Reserve Analysis Chk # 100188	
01/09/2026	12460634	1,280.00	-	Accounts Payable Inv # 1373; Vega cleaning service inc. Chk # 100189	
01/09/2026	12460637	400.00	-	Accounts Payable Inv # 0005693; Tri County Power Washing Chk # 100190	
01/09/2026	12460639	2,525.00	-	Accounts Payable Inv # 92239; Better Pools LA Chk # 100191	
01/09/2026	12460641	1,836.58	-	Accounts Payable Inv # 89; Eastman Electric Chk # 100192	
01/09/2026	12460643	4,109.28	-	Accounts Payable Inv # 193; Eastman Electric Chk # 100193	
01/12/2026	12514603	-	195.00	Accounts Payable Inv # 92383	
01/12/2026	12514605	-	1,451.52	Accounts Payable Inv # INV-5951	
01/12/2026	12514607	-	1,562.99	Accounts Payable Inv # 9244593082	
01/12/2026	12514609	195.00	-	Accounts Payable Inv # 92383; Better Pools LA Chk # 100194	
01/12/2026	12514611	1,451.52	-	Accounts Payable Inv # INV-5951; Signarama-Camarilo Chk # 100195	
01/12/2026	12514613	1,562.99	-	Accounts Payable Inv # 9244593082; HD Supply Chk # 100196	
01/13/2026	12530817	-	7,851.84	Accounts Payable Inv # 010326-001512196	
01/13/2026	12530819	7,851.84	-	Accounts Payable Inv # 010326-001512196; Southern California Edison Co. Chk # 300032	
01/15/2026	12559469	-	30.00	Accounts Payable Inv # 3717413	
01/15/2026	12559471	-	29,700.00	Accounts Payable Inv # 411714	
01/15/2026	12559473	-	15,933.34	Accounts Payable Inv # 512134	
01/15/2026	12559475	-	525.00	Accounts Payable Inv # 13156	
01/15/2026	12559477	15,933.34	-	Accounts Payable Inv # 512134; California State University Chk # 100197	
01/15/2026	12559479	525.00	-	Accounts Payable Inv # 13156; Xtreme Fitness Service Inc. Chk # 100198	
01/15/2026	12559481	30.00	-	Accounts Payable Inv # 3717413; Seabreeze Management Company, Inc. Chk # 100199	
01/15/2026	12559483	29,700.00	-	Accounts Payable Inv # 411714; Gothic Landscape Maintenance Division Chk # 100200	
01/16/2026	12572452	-	52,702.98	Accounts Payable Inv # 512137	
01/16/2026	12572457	-	1,280.00	Accounts Payable Inv # 1374	
01/16/2026	12572459	-	480.59	Accounts Payable Inv # 3717849	
01/16/2026	12572461	-	97.98	Accounts Payable Inv # 9244646306	
01/16/2026	12572463	52,702.98	-	Accounts Payable Inv # 512137; California State University, Channel Islands Chk # 100201	
01/16/2026	12572465	1,280.00	-	Accounts Payable Inv # 1374; Vega cleaning service inc. Chk # 100202	
01/16/2026	12572467	480.59	-	Accounts Payable Inv # 3717849; Seabreeze Management Company, Inc. Chk # 100203	
01/16/2026	12572469	97.98	-	Accounts Payable Inv # 9244646306; HD Supply Chk # 100204	
01/21/2026	12613191	40.00	-	Accounts Payable Inv # 0293780010926; Spectrum Chk # 300033	
01/22/2026	12613189	-	40.00	Accounts Payable Inv # 0293780010926	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2026 - 1/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/22/2026	12623701	\$ -	\$ 121.25	Accounts Payable Inv # 0380181011226	
01/22/2026	12623703	-	2,060.80	Accounts Payable Inv # 011526-466262876	
01/22/2026	12623705	-	440.00	Accounts Payable Inv # 011626-000	
01/22/2026	12623707	2,060.80	-	Accounts Payable Inv # 011526-466262876; Southern California Edison Co. Chk # 100205	
01/22/2026	12623709	121.25	-	Accounts Payable Inv # 0380181011226; Charter Communications Chk # 100206	
01/22/2026	12623711	440.00	-	Accounts Payable Inv # 011626-000; Ashley Garcia Chk # 100207	
01/23/2026	12636249	-	444.03	Accounts Payable Inv # 76248820	
01/23/2026	12636251	-	850.00	Accounts Payable Inv # 1379	
01/23/2026	12636253	-	1,280.00	Accounts Payable Inv # 1377	
01/23/2026	12636255	1,280.00	-	Accounts Payable Inv # 1377; Vega cleaning service inc. Chk # 100208	
01/23/2026	12636257	850.00	-	Accounts Payable Inv # 1379; Vega cleaning service inc. Chk # 100209	
01/23/2026	12636259	444.03	-	Accounts Payable Inv # 76248820; Mike Kimble Plumbing Chk # 100210	
01/26/2026	12654278	-	5,680.85	Accounts Payable Inv # 3718915	
01/26/2026	12654280	5,680.85	-	Accounts Payable Inv # 3718915; Seabreeze Management Company, Inc. Chk # 100211	
01/27/2026	12662980	-	7,966.67	Accounts Payable Inv # 512177	
01/27/2026	12662982	-	3,543.94	Accounts Payable Inv # 10048103	
01/27/2026	12662984	3,543.94	-	Accounts Payable Inv # 10048103; American Heritage Landscape Lp Chk # 100212	
01/27/2026	12662986	7,966.67	-	Accounts Payable Inv # 512177; CSU Channel Islands Site Authority Chk # 100213	
01/28/2026	12674193	-	422.50	Accounts Payable Inv # 75637913	
01/28/2026	12674195	-	150.84	Accounts Payable Inv # 9245240969	
01/28/2026	12674197	150.84	-	Accounts Payable Inv # 9245240969; HD Supply Chk # 100214	
01/28/2026	12674199	422.50	-	Accounts Payable Inv # 75637913; Mike Kimble Plumbing Chk # 100215	
01/29/2026	12686674	-	534.85	Accounts Payable Inv # B01-2026	
01/29/2026	12686676	-	875.00	Accounts Payable Inv # 1378	
01/29/2026	12686678	-	3,462.01	Accounts Payable Inv # 011626-01289583	
01/29/2026	12686680	-	5,180.50	Accounts Payable Inv # 011626-00056173	
01/29/2026	12686682	-	1,701.08	Accounts Payable Inv # 011626-01272571	
01/29/2026	12686686	875.00	-	Accounts Payable Inv # 1378; Vega cleaning service inc. Chk # 100216	
01/29/2026	12686688	534.85	-	Accounts Payable Inv # B01-2026; KW University Glen, LLC Chk # 100217	
01/29/2026	12686690	3,462.01	-	Accounts Payable Inv # 011626-01289583; E. J. Harrison & Sons, Inc. Chk # 300034	
01/29/2026	12686692	5,180.50	-	Accounts Payable Inv # 011626-00056173; E. J. Harrison & Sons, Inc. Chk # 300035	
01/29/2026	12686694	1,701.08	-	Accounts Payable Inv # 011626-01272571; E. J. Harrison & Sons, Inc. Chk # 300036	
01/29/2026	12686696	6,176.82	-	Accounts Payable Inv # 011626-00443843; E. J. Harrison & Sons, Inc. Chk # 300037	
01/30/2026	12686684	-	6,176.82	Accounts Payable Inv # 011626-00443843	
01/30/2026	12697880	-	2,046.63	Accounts Payable Inv # 90	
01/30/2026	12697882	-	3,823.32	Accounts Payable Inv # 194	
01/30/2026	12697884	-	350.00	Accounts Payable Inv # 1381	
01/30/2026	12697886	-	1,280.00	Accounts Payable Inv # 1382	
01/30/2026	12697888	-	550.00	Accounts Payable Inv # 668858549	
01/30/2026	12697890	-	75.42	Accounts Payable Inv # 9243790569	
01/30/2026	12697892	-	1,344.00	Accounts Payable Inv # 10047844	
01/30/2026	12697894	-	1,398.00	Accounts Payable Inv # 10047845	
01/30/2026	12697896	-	1,882.00	Accounts Payable Inv # 10047846	
01/30/2026	12697898	1,344.00	-	Accounts Payable Inv # 10047844; American Heritage Landscape Lp Chk # 100218	
01/30/2026	12697900	1,398.00	-	Accounts Payable Inv # 10047845; American Heritage Landscape Lp Chk # 100219	
01/30/2026	12697902	1,882.00	-	Accounts Payable Inv # 10047846; American Heritage Landscape Lp Chk # 100220	
01/30/2026	12697904	350.00	-	Accounts Payable Inv # 1381; Vega cleaning service inc. Chk # 100221	
01/30/2026	12697906	1,280.00	-	Accounts Payable Inv # 1382; Vega cleaning service inc. Chk # 100222	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2026 - 1/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/30/2026	12697908	\$ 550.00	\$ -	Accounts Payable Inv # 668858549; Kastle Kare Inc Chk # 100223	
01/30/2026	12697910	3,823.32	-	Accounts Payable Inv # 194; Eastman Electric Chk # 100224	
01/30/2026	12697912	2,046.63	-	Accounts Payable Inv # 90; Eastman Electric Chk # 100225	
01/30/2026	12697914	75.42	-	Accounts Payable Inv # 9243790569; HD Supply Chk # 100226	
40-4000-00	Reserve Liability	(70,851.27)	9,782.22	62,390.50	(123,459.55)
Date	GL Ref #	Debit	Credit	Description	
01/31/2026	12707317	\$ -	\$ 28,000.00	Monthly Reserve Contribution	
01/31/2026	12707317	-	1,400.00	Monthly Reserve Contribution	
01/31/2026	12707317	-	25,034.00	Monthly Reserve Contribution	
01/31/2026	12967885	9,782.22	-	Reallocate reserve exp to GL 4000 liability	
01/31/2026	12967911	-	7,956.50	Reclass Insurance settlement ck for 270 Landing Cove	
40-4003-00	Reserve Expenses - Townhouse	(7,956.50)	17,738.72	9,782.22	-
Date	GL Ref #	Debit	Credit	Description	
01/09/2026	12460577	\$ 687.00	\$ -	207 Smugglers Cv Flooding	
01/09/2026	12460596	1,220.12	-	207 Smugglers Cv Flooding	
01/09/2026	12460598	7,000.10	-	TH Reserves for 314 E Twin Harbor Slab Leak	
01/29/2026	12686676	875.00	-	369 Smugglers Cove-Paint Garage Door	
01/31/2026	12967885	-	9,782.22	Reallocate reserve exp to GL 4000 liability	
01/31/2026	12967911	7,956.50	-	Reclass Insurance settlement ck for 270 Landing Cove	
49-4998-00	Prior Year Equity	(375,828.46)	-	-	(375,828.46)
Date	GL Ref #	Debit	Credit	Description	
50-5010-00	Townhomes Assessments	(690,036.00)	23,095.44	138,101.44	(805,042.00)
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	9390208	\$ -	\$ 23,095.44	Assessment - A - Batch 259640	
01/01/2026	9390232	-	115,006.00	Assessment - A - Batch 259641	
01/01/2026	10121653	23,095.44	-	Reclass single family home assessments	
50-5013-00	Single family homes	(138,572.64)	-	23,095.44	(161,668.08)
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	10121653	\$ -	\$ 23,095.44	Reclass single family home assessments	
50-5015-00	Apartment Assessment	(723,181.74)	-	120,530.29	(843,712.03)
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	9390256	\$ -	\$ 98,834.75	Apartment Assessment - A - Batch 259757	
01/01/2026	9390280	-	17,476.92	Apartment Assessment - A - Batch 259758	
01/01/2026	9390304	-	4,218.62	Commercial Assessment - A - Batch 259759	
50-5023-00	Bank Return Check/NSF Fees	(215.00)	-	-	(215.00)
Date	GL Ref #	Debit	Credit	Description	
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	
50-5100-00	Miscellaneous Income	-	-	555.49	(555.49)
Date	GL Ref #	Debit	Credit	Description	
01/20/2026	12597232	\$ -	\$ 307.99	Miscellaneous Fee - A - Batch 367862	
01/31/2026	12967937	-	247.50	Reclass previous owner credit	
50-5105-00	Attorney/Collection Fees	60.00	-	-	60.00
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: 1/1/2026 - 1/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
60-6000-00	PLEASE SELECT PROPER GL CODE	-	1,211.07	1,211.07	-
Date	GL Ref #	Debit	Credit	Description	
01/20/2026	12585472	\$ -	\$ 1,211.07	channel islands site authority	
01/31/2026	12967817	1,211.07	-	Reclass Channel Islands Site Authority check deposited 1/20	
60-6015-00	Reserve Study	-	5,350.00	-	5,350.00
Date	GL Ref #	Debit	Credit	Description	
01/09/2026	12460579	\$ 3,425.00	\$ -	CA 2026-27 Reserve Study LEVEL III	
01/09/2026	12460581	1,500.00	-	2026-27 TH Reserve Study LEVEL III	
01/09/2026	12460584	425.00	-	SFH 2026-27 Reserve Study LEVEL III	
60-6035-00	Mgmt Billback - Office & Postage	6,238.63	480.59	-	6,719.22
Date	GL Ref #	Debit	Credit	Description	
01/16/2026	12572459	\$ 480.59	\$ -	DEC Admin 2025-Seabreeze Management Company, Inc.	
60-6040-00	Mgmt Services & On-Site Staff Payroll	98,433.13	15,943.83	-	114,376.96
Date	GL Ref #	Debit	Credit	Description	
01/06/2026	12350465	\$ 4,500.00	\$ -	Inv for January 2026	
01/09/2026	12460568	5,762.98	-	Pay Period: 12/14/25 - 12/27/25 Pd 1/2/26-Seabreeze Management Company, Inc.	
01/26/2026	12654278	5,680.85	-	Pay Period: 12/28/25 - 1/10/26, PD 1/16/2026-Seabreeze Management Company, Inc.	
60-6041-00	Office Rent & Maintenance	3,743.95	534.85	534.85	3,743.95
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	12402175	\$ -	\$ 534.85	Monthly Accrual (Reversal)	
01/29/2026	12686674	534.85	-	Office Rent for January 2026	
60-6052-00	Collection Costs/Billback	120.00	30.00	-	150.00
Date	GL Ref #	Debit	Credit	Description	
01/15/2026	12559469	\$ 30.00	\$ -	124525874599	
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	47,800.02	23,900.01	15,933.34	55,766.69
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	12402175	\$ -	\$ 7,966.67	Monthly Accrual (Reversal)	
01/01/2026	12402175	-	7,966.67	Monthly Accrual (Reversal)	
01/15/2026	12559473	15,933.34	-	Police Service for Nov Dec 2025	
01/27/2026	12662980	7,966.67	-	Police Service for January 2026	
64-6405-00	Landscape Contract	178,200.00	29,700.00	-	207,900.00
Date	GL Ref #	Debit	Credit	Description	
01/15/2026	12559471	\$ 29,700.00	\$ -	Service Contract for Jan 2026	
64-6420-00	Irrigation Repairs	4,732.91	-	-	4,732.91
Date	GL Ref #	Debit	Credit	Description	
64-6425-00	Tree Maintenance	47,679.00	17,490.94	-	65,169.94
Date	GL Ref #	Debit	Credit	Description	
01/06/2026	12350469	\$ 3,000.00	\$ -	Townside Apt Tree Removal	
01/06/2026	12350471	3,000.00	-	Townside Apt Tree Removal	
01/06/2026	12350485	2,861.00	-	Annual Tree Trimming/Removals	
01/06/2026	12350487	462.00	-	Tree Trimming Town Center	
01/27/2026	12662982	3,543.94	-	Emergency Tree Removals Jan 12, 2026	
01/30/2026	12697892	1,344.00	-	Tree Cleanup Dec 27, 2025	
01/30/2026	12697894	1,398.00	-	Tree Cleanup Dec 29, 2025	
01/30/2026	12697896	1,882.00	-	Tree Cleanup Dec 30, 2025	
65-6509-00	Plumbing Repair (Common Area)	700.00	422.50	-	1,122.50
Date	GL Ref #	Debit	Credit	Description	
01/28/2026	12674193	\$ 422.50	\$ -	Snake CA Drain 851 CI Dr.	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 1/1/2026 - 1/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
65-6528-00	Electrical/Lighting Rpr - Common Area Bollards	\$17,801.12	\$3,883.21	\$-	\$21,684.33
Date	GL Ref #	Debit	Credit	Description	
01/09/2026	12460591	\$ 1,836.58	\$ -	CA Electrical for Dec. 2025	
01/30/2026	12697880	2,046.63	-	Common Area Elec Jan 2026	
65-6550-00	Janitorial Service	35,195.00	6,750.00	-	41,945.00
Date	GL Ref #	Debit	Credit	Description	
01/06/2026	12350475	\$ 1,280.00	\$ -	Weekly Contract Service thru Dec 28, 2025	
01/09/2026	12460586	1,280.00	-	Contract janitorial thru Jan. 4., 2026	
01/16/2026	12572457	1,280.00	-	Weekly Contract Service thru Jan 11, 2026	
01/23/2026	12636253	1,280.00	-	Contract Janitorial thru Jan 18, 2026	
01/30/2026	12697884	350.00	-	Debris Removal Community Garden	
01/30/2026	12697886	1,280.00	-	Contract Service thru Jan 25, 2026	
65-6553-00	Common Area Maintenance	6,694.88	2,876.52	-	9,571.40
Date	GL Ref #	Debit	Credit	Description	
01/06/2026	12350467	\$ 1,425.00	\$ -	CA Drainage at 761 CI Drive	
01/12/2026	12514605	1,451.52	-	Signage along Channel Islands Dr.	
65-6554-00	Common Area Supplies	8,989.66	2,078.63	-	11,068.29
Date	GL Ref #	Debit	Credit	Description	
01/06/2026	12350481	\$ 191.40	\$ -	Common Area Supplies	
01/12/2026	12514607	1,562.99	-	CA Supplies	
01/16/2026	12572461	97.98	-	3d 30day Urnl Scrn Spcd Apple 10/Pkg-HD Supply	
01/28/2026	12674195	150.84	-	CA Supplies	
01/30/2026	12697890	75.42	-	Common Area Supplies	
65-6555-00	Pest Control (Pest & Gopher)	10,355.00	550.00	-	10,905.00
Date	GL Ref #	Debit	Credit	Description	
01/30/2026	12697888	\$ 550.00	\$ -	Monthly Gopher Service	
65-6570-00	Pool/Fountain Contract Services	18,425.00	3,175.00	-	21,600.00
Date	GL Ref #	Debit	Credit	Description	
01/06/2026	12350479	\$ 650.00	\$ -	Monthly Fountain Service for Jan 2026	
01/09/2026	12460575	2,525.00	-	Monthly Pool Service for Jan 2026	
65-6572-00	Pool/Fountain Extras	9,689.41	224.95	-	9,914.36
Date	GL Ref #	Debit	Credit	Description	
01/06/2026	12350477	\$ 29.95	\$ -	Townside Spa Emergency Switch sign	
01/12/2026	12514603	195.00	-	Partially drain Hillcrest Pool due to rain	
65-6588-00	Fitness Equipment	2,772.75	525.00	-	3,297.75
Date	GL Ref #	Debit	Credit	Description	
01/15/2026	12559475	\$ 525.00	\$ -	Quarterly Preventative Maintenance	
65-6590-00	Sidewalk Trip Hazard Project (Annual)	38,562.16	2,361.00	-	40,923.16
Date	GL Ref #	Debit	Credit	Description	
01/06/2026	12350483	\$ 2,361.00	\$ -	Tree Removals due to trip hazards	
65-6595-00	Misc Maintenance (DG Path Repairs)	3,991.82	-	-	3,991.82
Date	GL Ref #	Debit	Credit	Description	
66-6627-00	Lighting - Townhomes Sconce Repairs	12,446.28	7,932.60	-	20,378.88
Date	GL Ref #	Debit	Credit	Description	
01/09/2026	12460593	\$ 4,109.28	\$ -	TH Electrical services for Dec. 2025	
01/30/2026	12697882	3,823.32	-	TH Elec for Jan 2026	
66-6630-00	Windows & Doors	6,052.50	-	-	6,052.50
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: 1/1/2026 - 1/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
66-6633-00	Roofing/Waterproofing (Townhomes)	750.00	2,000.00	-	2,750.00
Date	GL Ref #	Debit	Credit	Description	
01/06/2026	12350473	\$ 1,150.00	\$ -	289 Smugglers Cove Flashing Repair	
01/23/2026	12636251	850.00	-	roof repairs at 312 Santa Cruz Island Court	
66-6638-00	Gutter Cleaning	(400.00)	400.00	-	-
Date	GL Ref #	Debit	Credit	Description	
01/09/2026	12460588	\$ 400.00	\$ -	SFH Gutter Cleaning	
66-6640-00	Fencing/Trash Enclosure/Gates	825.00	-	-	825.00
Date	GL Ref #	Debit	Credit	Description	
66-6645-00	Plumbing (Townhouse)	626.86	884.03	-	1,510.89
Date	GL Ref #	Debit	Credit	Description	
01/22/2026	12623705	\$ 440.00	\$ -	Owner Reimbursement 425 CI Drive	
01/23/2026	12636249	444.03	-	TH Plumbing Repair 314 E Twin Harbor Dr.	
66-6650-00	Garage Doors	655.00	225.00	-	880.00
Date	GL Ref #	Debit	Credit	Description	
01/06/2026	12350489	\$ 225.00	\$ -	115 CI Drive Repairs to Garage Door	
66-6655-00	Pest Control/Termites	2,190.00	-	-	2,190.00
Date	GL Ref #	Debit	Credit	Description	
66-6665-00	Stucco Drywall Repair	1,250.00	-	-	1,250.00
Date	GL Ref #	Debit	Credit	Description	
67-6700-00	Water - Reclaimed (Landscape)	44,649.36	16,883.44	13,287.00	48,245.80
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	12402175	\$ -	\$ 6,643.50	Monthly Accrual (Reversal)	
01/01/2026	12402175	-	6,643.50	Monthly Accrual (Reversal)	
01/16/2026	12572452	3,596.44	-	Nov. 2025-California State University, Channel Islands	
01/31/2026	12967857	6,643.50	-	Monthly Accrual	
01/31/2026	12967857	6,643.50	-	Monthly Accrual	
67-6701-00	Water-(Potable/Common Area Pools)	101,798.24	43,704.68	29,704.00	115,798.92
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	12402175	\$ -	\$ 14,852.00	Monthly Accrual (Reversal)	
01/01/2026	12402175	-	14,852.00	Monthly Accrual (Reversal)	
01/16/2026	12572452	14,000.68	-	Nov. 2025-California State University, Channel Islands	
01/31/2026	12967857	14,852.00	-	Monthly Accrual	
01/31/2026	12967857	14,852.00	-	Monthly Accrual	
67-6702-00	Sewer	150,163.56	69,088.14	42,063.00	177,188.70
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	12402175	\$ -	\$ 21,031.50	Monthly Accrual (Reversal)	
01/01/2026	12402175	-	21,031.50	Monthly Accrual (Reversal)	
01/16/2026	12572452	27,025.14	-	Nov. 2025-California State University, Channel Islands	
01/31/2026	12967857	21,031.50	-	Monthly Accrual	
01/31/2026	12967857	21,031.50	-	Monthly Accrual	
67-6703-00	Water/Sewer Infrastructue Fee	53,315.91	24,242.22	16,161.50	61,396.63
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	12402175	\$ -	\$ 8,080.75	Monthly Accrual (Reversal)	
01/01/2026	12402175	-	8,080.75	Monthly Accrual (Reversal)	
01/16/2026	12572452	8,080.72	-	Nov. 2025-California State University, Channel Islands	
01/31/2026	12967857	8,080.75	-	Monthly Accrual	
01/31/2026	12967857	8,080.75	-	Monthly Accrual	
67-6705-00	Electricity	40,282.08	9,912.64	-	50,194.72
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: 1/1/2026 - 1/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01/13/2026	12530817	\$ 7,851.84	\$ -	600001512196-Southern California Edison Co.	
01/22/2026	12623703	2,060.80	-	12/12-1/12-Southern California Edison Co.	
67-6710-00	Gas	12,101.63	2,550.75	-	14,652.38
Date	GL Ref #	Debit	Credit	Description	
01/09/2026	12460570	\$ 2,528.89	\$ -	100 858 8151 3	
01/09/2026	12460572	21.86	-	153 378 1087 1	
67-6720-00	Cable/Telephone	4,500.85	852.19	237.53	5,115.51
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	12139344	\$ -	\$ 237.53	8448 20 041 0293780 (Reversal - voided check); Charter Communications Chk # 300024	
01/05/2026	12328238	569.69	-	8448 20 899 0033385	
01/05/2026	12328240	121.25	-	8448 20 041 0380181	
01/22/2026	12613189	40.00	-	8448 20 041 0293780	
01/22/2026	12623701	121.25	-	8448 20 041 0380181	
67-6725-00	Trash Removal	98,939.62	29,302.65	-	128,242.27
Date	GL Ref #	Debit	Credit	Description	
01/02/2026	12293860	\$ 4,940.10	\$ -	1 -0005617 3	
01/02/2026	12293862	2,014.10	-	1 -0044477 5	
01/02/2026	12293864	1,696.16	-	1 -0127257 1	
01/02/2026	12293866	827.64	-	1 -0119228 2	
01/02/2026	12293868	3,304.24	-	1 -0128958 3	
01/29/2026	12686678	3,462.01	-	1 -0128958 3	
01/29/2026	12686680	5,180.50	-	1 -0005617 3	
01/29/2026	12686682	1,701.08	-	1 -0127257 1	
01/30/2026	12686684	6,176.82	-	1 -0044384 3	
68-6800-00	Insurance Master Policy	84,766.50	98,894.25	84,766.50	98,894.25
Date	GL Ref #	Debit	Credit	Description	
01/01/2026	12402175	\$ -	\$ 84,766.50	Monthly Accrual (Reversal)	
01/31/2026	12967857	98,894.25	-	Monthly Accrual	
68-6810-00	Earthquake Insurance	25,414.08	4,235.68	-	29,649.76
Date	GL Ref #	Debit	Credit	Description	
01/31/2026	12967933	\$ 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	168,000.00	28,000.00	-	196,000.00
Date	GL Ref #	Debit	Credit	Description	
01/31/2026	12707317	\$ 28,000.00	\$ -	Monthly Reserve Contribution	
90-9008-00	Reserves-Single Family	8,400.00	1,400.00	-	9,800.00
Date	GL Ref #	Debit	Credit	Description	
01/31/2026	12707317	\$ 1,400.00	\$ -	Monthly Reserve Contribution	
90-9009-00	Reserves-Townhouse	150,204.00	25,034.00	-	175,238.00
Date	GL Ref #	Debit	Credit	Description	
01/31/2026	12707317	\$ 25,034.00	\$ -	Monthly Reserve Contribution	
Totals:		\$0.00	\$1,519,746.68	\$1,519,746.68	\$0.00

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 2137 (End: 01/31/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
01/05/2026		Charles Karp	360146 - Move or Return Payme	500008	(\$181.79)
01/05/2026		Ramon Chavez	360158 - Move or Return Payme	500011	(\$362.80)
01/05/2026		Karin Gordon	360120 - Move or Return Payme	500005	(\$288.62)
01/06/2026		Eric Nakamoto	360480 - Move or Return Payme	500015	(\$252.33)
01/06/2026		Edwin Lebloda	360498 - Move or Return Payme	500022	(\$174.15)
01/09/2026		Tri County Power Washing		100190	(\$400.00)
01/13/2026		Kenneth Ditto	364352 - Move or Return Payme	500033	(\$88.96)
01/22/2026		Ashley Garcia		100207	(\$440.00)
01/22/2026		Southern California Edison Co.		100205	(\$2,060.80)
01/23/2026		Vega cleaning service inc.		100208	(\$1,280.00)
01/23/2026		Vega cleaning service inc.		100209	(\$850.00)
01/27/2026		American Heritage Landscape Lp		100212	(\$3,543.94)
01/27/2026		CSU Channel Islands Site Authority		100213	(\$7,966.67)
01/29/2026		Vega cleaning service inc.		100216	(\$875.00)
01/29/2026		KW University Glen, LLC		100217	(\$534.85)
01/29/2026		E. J. Harrison & Sons,Inc.		300034	(\$3,462.01)
01/29/2026		E. J. Harrison & Sons,Inc.		300035	(\$5,180.50)
01/29/2026		E. J. Harrison & Sons,Inc.		300036	(\$1,701.08)
01/29/2026		E. J. Harrison & Sons,Inc.		300037	(\$6,176.82)
01/30/2026		Deposit from batch 373465	373465 - Scanned Checks	243	\$895.77
01/30/2026		American Heritage Landscape Lp		100218	(\$1,344.00)
01/30/2026		American Heritage Landscape Lp		100219	(\$1,398.00)
01/30/2026		American Heritage Landscape Lp		100220	(\$1,882.00)
01/30/2026		Vega cleaning service inc.		100221	(\$350.00)
01/30/2026		Vega cleaning service inc.		100222	(\$1,280.00)
01/30/2026		Kastle Kare Inc		100223	(\$550.00)
01/30/2026		Eastman Electric		100224	(\$3,823.32)
01/30/2026		Eastman Electric		100225	(\$2,046.63)
01/30/2026		HD Supply		100226	(\$75.42)
Total Uncleared					(\$47,673.92)

Sunwest - Operating - 2137 Summary

Ending Account Balance:	\$	594,322.61
Uncleared Items:	(\$	47,673.92)
Adjusted Balance:	\$	641,996.53
Sweep Account Balance:	\$	401,996.53
Bank Ending Balance:	\$	240,000.00
Difference:	\$	-

Sunwest Bank
2050 Main Street
Suite 300
Irvine, CA 92614



RETURN SERVICE REQUESTED

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

Contact Us
714-730-4444



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

Date
01/31/2026

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 January 2026 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%	\$489,885.17	\$451,416.39
TOTAL			\$489,885.17	\$451,416.39

DETAILED ACCOUNT OVERVIEW

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

Account Summary - Demand			
Statement Period	1/1-1/31/2026	Average Daily Balance	\$473,836.67
Previous Period Ending Balance	\$489,885.17	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	199,572.97	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(238,041.75)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance	\$451,416.39		

Account Transaction Detail

Date	Activity Type	Amount	Balance
01/02/2026	Withdrawal	(\$12,234.41)	\$477,650.76
01/05/2026	Deposit	2,943.89	480,594.65
01/06/2026	Deposit	12,352.41	492,947.06
01/07/2026	Withdrawal	(51,028.40)	441,918.66
01/08/2026	Withdrawal	(5,460.41)	436,458.25
01/09/2026	Deposit	3,728.69	440,186.94
01/12/2026	Withdrawal	(53,598.76)	386,588.18
01/13/2026	Withdrawal	(18,057.78)	368,530.40
01/14/2026	Deposit	172,839.46	541,369.86
01/15/2026	Withdrawal	(21,611.36)	519,758.50
01/16/2026	Withdrawal	(16,476.08)	503,282.42
01/20/2026	Deposit	2,037.76	505,320.18
01/21/2026	Withdrawal	(10,495.20)	494,824.98
01/22/2026	Deposit	3,526.07	498,351.05
01/23/2026	Withdrawal	(876.49)	497,474.56
01/26/2026	Deposit	774.55	498,249.11
01/27/2026	Withdrawal	(27,058.73)	471,190.38
01/28/2026	Withdrawal	(21,144.13)	450,046.25
01/29/2026	Deposit	958.69	451,004.94
01/30/2026	Deposit	411.45	451,416.39

Summary of Balances as of January 31, 2026

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	204,416.39

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
01/01/2026	Beginning Balance	\$240,000.00
	62 Credit(s) This Period	\$524,270.27
	88 Debit(s) This Period	\$524,270.27
01/30/2026	Ending Balance	\$240,000.00

Deposits

Date	Description	Amount
01/05/2026	RDC DEPOSIT	\$5,788.16
01/07/2026	RDC DEPOSIT	\$895.80
01/08/2026	RDC DEPOSIT	\$1,470.83
01/12/2026	RDC DEPOSIT	\$575.03
01/12/2026	RDC DEPOSIT	\$1,150.06
01/16/2026	RDC DEPOSIT	\$1,150.06
01/21/2026	RDC DEPOSIT	\$895.80
01/21/2026	RDC DEPOSIT	\$1,150.06
01/21/2026	RDC DEPOSIT	\$1,211.07
01/22/2026	RDC DEPOSIT	\$575.03
01/23/2026	RDC DEPOSIT	\$320.77
01/26/2026	RDC DEPOSIT	\$2,301.09
01/27/2026	RDC DEPOSIT	\$575.03
01/28/2026	RDC DEPOSIT	\$532.77
01/29/2026	RDC DEPOSIT	\$575.03



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
01/02/2026	University Glen OnlinePay -SETT-A211CINC	\$1,473.06
01/02/2026	LOCKBOX DEPOSIT	\$1,470.83
01/05/2026	University Glen OnlinePay -SETT-A211CINC	\$5,192.47
01/05/2026	LOCKBOX DEPOSIT	\$1,371.78
01/06/2026	PAYABLI DEPOSIT TRANSFER 885935603	\$575.03
01/06/2026	University Glen OnlinePay -SETT-A211CINC	\$4,445.98
01/06/2026	LOCKBOX DEPOSIT	\$5,915.37
01/07/2026	PAYABLI DEPOSIT TRANSFER 886235094	\$320.77
01/07/2026	University Glen OnlinePay -SETT-A211CINC	\$2,091.57
01/07/2026	LOCKBOX DEPOSIT	\$1,150.06
01/08/2026	PAYABLI DEPOSIT TRANSFER 886502759	\$532.77
01/08/2026	University Glen OnlinePay -SETT-A211CINC	\$1,725.09
01/09/2026	University Glen OnlinePay -SETT-A211CINC	\$1,620.61
01/09/2026	LOCKBOX DEPOSIT	\$4,363.32
01/12/2026	University Glen OnlinePay -SETT-A211CINC	\$532.77
01/13/2026	University Glen OnlinePay -SETT-A211CINC	\$4,412.49
01/13/2026	University Glen ASSN DUES -SETT-A211CINC	\$170,726.26
01/13/2026	LOCKBOX DEPOSIT	\$3,770.95
01/14/2026	LOCKBOX DEPOSIT	\$1,174.31
01/15/2026	University Glen OnlinePay -SETT-A211CINC	\$2,330.12
01/15/2026	LOCKBOX DEPOSIT	\$1,150.06
01/16/2026	University Glen OnlinePay -SETT-A211CINC	\$575.03
01/16/2026	LOCKBOX DEPOSIT	\$896.03
01/20/2026	PAYABLI DEPOSIT TRANSFER 889099801	\$575.03
01/20/2026	University Glen OnlinePay -SETT-A211CINC	\$575.03
01/20/2026	LOCKBOX DEPOSIT	\$1,470.83
01/21/2026	University Glen OnlinePay -SETT-A211CINC	\$1,950.06
01/23/2026	University Glen OnlinePay -SETT-A211CINC	\$575.03
01/26/2026	University Glen OnlinePay -SETT-A211CINC	\$575.03
01/26/2026	LOCKBOX DEPOSIT	\$575.03
01/27/2026	University Glen OnlinePay -SETT-A211CINC	\$575.03
01/27/2026	PAYABLI DEPOSIT TRANSFER 890610775	\$600.00
01/28/2026	LOCKBOX DEPOSIT	\$895.80
01/29/2026	PAYABLI DEPOSIT TRANSFER 891063529	\$409.76
01/30/2026	University Glen OnlinePay -SETT-A211CINC	\$958.75
01/30/2026	LOCKBOX DEPOSIT	\$2,324.37

Other Credits

Date	Description	Amount
01/06/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$51,028.40
01/07/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,460.41
01/09/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$53,598.76
01/12/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$18,057.78
01/14/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$21,611.36
01/15/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$16,476.08
01/20/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$10,495.20
01/22/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$876.49
01/26/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$27,058.73
01/27/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$21,144.13
01/30/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$49,419.86

Electronic Debits

Date	Description	Amount
01/06/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100166* 260105* Charter Communications\19755578	\$121.25
01/07/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100169* 260106* Better Pools LA\197665794\15524	\$29.95

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

Date	Description	Amount
01/07/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100173* 260106* HD Supply\197665789\155298364\1	\$191.40
01/07/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100170* 260106* Better Pools LA\197665798\15524	\$650.00
01/07/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100171* 260106* Seabreeze Management Company \1	\$4,500.00
01/12/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100181* 260109* SoCalGas\198097251\155801110\19	\$21.86
01/12/2026	SPECTRUM SPECTRUM 3848960	\$569.69
01/12/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100185* 260109* Environmental Testing Associa\1	\$687.00
01/12/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100182* 260109* Mike Kimble Plumbing\198142783\	\$1,220.12
01/12/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100191* 260109* Better Pools LA\198142764\15577	\$2,525.00
01/12/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100180* 260109* SoCalGas\198097253\155801111\19	\$2,528.89
01/12/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100184* 260109* Seabreeze Management Company \1	\$5,762.98
01/12/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100183* 260109* Mike Kimble Plumbing\198142779\	\$7,000.10
01/13/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100194* 260112* Better Pools LA\198280032\15594	\$195.00
01/13/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100196* 260112* HD Supply\198279998\156014298\1	\$1,562.99
01/14/2026	SO CAL EDISON CO BILL PAYMT 600001512196	\$7,851.84
01/15/2026	E.J. Harrison an D002252315	\$827.64
01/15/2026	E.J. Harrison an D002252315	\$1,696.16
01/15/2026	E.J. Harrison an D002252315	\$2,014.10
01/15/2026	E.J. Harrison an D002252315	\$3,304.24
01/15/2026	E.J. Harrison an D002252315	\$4,940.10
01/15/2026	E.J. Harrison an D002252315	\$6,176.82
01/16/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100199* 260115* Seabreeze Management Company \1	\$30.00
01/16/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100198* 260115* Xtreme Fitness Service Inc\1987	\$525.00
01/20/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100204* 260116* HD Supply\198869064\156714761\1	\$97.98
01/20/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100203* 260116* Seabreeze Management Company \1	\$480.59
01/23/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100206* 260122* Charter Communications\19927254	\$121.25
01/26/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100210* 260123* Mike Kimble Plumbing\199423804\	\$444.03
01/27/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100211* 260126* Seabreeze Management Company \1	\$5,680.85
01/28/2026	SPECTRUM SPECTRUM 9529130	\$40.00
01/29/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100214* 260128* HD Supply\199791540\157785376\1	\$150.84
01/29/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100215* 260128* Mike Kimble Plumbing\199791571\	\$422.50

Other Debits

Date	Description	Amount
01/02/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,943.89
01/05/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$12,352.41
01/08/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,728.69
01/13/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$172,839.46
01/16/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,037.76
01/21/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,526.07
01/23/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$774.55
01/28/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$958.69
01/29/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$411.45

HOA CHECKING - XXXXXX2137 (continued)
Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
20000	01/28/2026	\$285.57	100175	01/14/2026	\$3,000.00	500000*	01/20/2026	\$532.77
50001*	01/15/2026	\$258.13	100176	01/14/2026	\$2,361.00	500001	01/20/2026	\$343.04
100132*	01/09/2026	\$59,582.69	100177	01/14/2026	\$2,861.00	500003*	01/15/2026	\$532.77
100152*	01/06/2026	\$4,831.53	100178	01/14/2026	\$462.00	500004	01/15/2026	\$206.30
100153	01/07/2026	\$659.00	100179	01/14/2026	\$225.00	500006*	01/13/2026	\$44.72
100154	01/06/2026	\$29,700.00	100186*	01/20/2026	\$3,425.00	500007	01/28/2026	\$144.31
100158*	01/13/2026	\$85.00	100187	01/20/2026	\$1,500.00	500009*	01/14/2026	\$211.38
100159	01/13/2026	\$2,391.68	100188	01/20/2026	\$425.00	500010	01/26/2026	\$365.85
100161*	01/07/2026	\$550.00	100189	01/21/2026	\$1,280.00	500013*	01/14/2026	\$151.23
100162	01/06/2026	\$27,312.00	100192*	01/20/2026	\$1,836.58	500014	01/16/2026	\$28.36
100163	01/07/2026	\$2,058.26	100193	01/20/2026	\$4,109.28	500017*	01/13/2026	\$365.85
100164	01/07/2026	\$1,280.00	100195*	01/22/2026	\$1,451.52	500018	01/20/2026	\$365.85
100167*	01/14/2026	\$1,150.00	100197*	01/27/2026	\$15,933.34	500019	01/21/2026	\$168.70
100168	01/14/2026	\$1,280.00	100200*	01/26/2026	\$29,700.00	500020	01/21/2026	\$232.22
100172*	01/13/2026	\$1,425.00	100201	01/30/2026	\$52,702.98	500021	01/14/2026	\$232.22
100174*	01/14/2026	\$3,000.00	100202	01/27/2026	\$1,280.00			

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
01/02/2026	\$240,000.00	01/13/2026	\$240,000.00	01/23/2026	\$240,000.00
01/05/2026	\$240,000.00	01/14/2026	\$240,000.00	01/26/2026	\$240,000.00
01/06/2026	\$240,000.00	01/15/2026	\$240,000.00	01/27/2026	\$240,000.00
01/07/2026	\$240,000.00	01/16/2026	\$240,000.00	01/28/2026	\$240,000.00
01/08/2026	\$240,000.00	01/20/2026	\$240,000.00	01/29/2026	\$240,000.00
01/09/2026	\$240,000.00	01/21/2026	\$240,000.00	01/30/2026	\$240,000.00
01/12/2026	\$240,000.00	01/22/2026	\$240,000.00		

Overdraft and Returned Item Fees

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

THIS CHECK IS VOID WITHOUT A MULTICOLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK (HOLD UP AND TOWARD LIGHT TO VIEW).

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

Check Number: 500018

PAY TO THE ORDER OF: Airbee Tagley
877 N. Clare Cipriolo
Camarillo, CA 93010

DATE: 01/08/2026

AMOUNT: ****\$285.57

MEMO: 2425 Fiscal Reconciliation refund Adst 10455874818 Add: 313 B. Plank Harbor Drive

#20000 01/28/2026 \$285.57

1/27/2026 16:06:44
0220 - 57960
>32283606< - 0002
805-477-4000

1389760

THIS CHECK IS VOID WITHOUT A MULTICOLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK (HOLD UP AND TOWARD LIGHT TO VIEW).

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

Check Number: 500012

PAY TO THE ORDER OF: HyeSun Lee
149 Pico Loma
Camarillo, CA 93010

DATE: 01/05/2026

AMOUNT: ****\$258.13

MEMO: 2425 Fiscal Reconciliation refund Adst 10455874818 Add: 313 B. Plank Harbor Drive

#50001 01/15/2026 \$258.13

2440689951

THIS CHECK IS VOID WITHOUT A MULTICOLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK (HOLD UP AND TOWARD LIGHT TO VIEW).

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

Check Number: 100132

DATE: 12/15/2025

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

AMOUNT: \$ 59,582.69

MEMO: Act 1002246, inv. 8/2025

#100132 01/09/2026 \$59,582.69

20270748

THIS CHECK IS VOID WITHOUT A MULTICOLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK (HOLD UP AND TOWARD LIGHT TO VIEW).

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

Check Number: 100152

DATE: 12/22/2025

PAY TO THE ORDER OF: Gothic Landscape Maintenance Division
Four Thousand Eight Hundred Thirty-One Dollars and Fifty-Three Cents

AMOUNT: \$ 4,831.53

MEMO: Act 1005945, inv. 4/2027

#100152 01/06/2026 \$4,831.53

20311

THIS CHECK IS VOID WITHOUT A MULTICOLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK (HOLD UP AND TOWARD LIGHT TO VIEW).

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

Check Number: 100153

DATE: 12/22/2025

PAY TO THE ORDER OF: American Heritage Landscape Lp
Six Hundred Fifty-Nine Dollars and Zero Cents

AMOUNT: \$ 659.00

MEMO: Act 10311, inv. 10/2025

#100153 01/07/2026 \$659.00

20311988

THIS CHECK IS VOID WITHOUT A MULTICOLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK (HOLD UP AND TOWARD LIGHT TO VIEW).

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

Check Number: 100154

DATE: 12/22/2025

PAY TO THE ORDER OF: Gothic Landscape Maintenance Division
Twenty-Nine Thousand Seven Hundred Dollars and zero Cents

AMOUNT: \$ 29,700.00

MEMO: Act 10391, inv. 4/2026

#100154 01/06/2026 \$29,700.00

20311988

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	100158 DATE: 12/22/2025
PAY TO THE ORDER OF: Garage Door Doctor \$ 85.00 DOLLARS memo: inv 13210		
MICR: ⑈100158⑈ ⑈122228003⑈ 4410002137⑈		

#100158 01/13/2026 \$85.00

For Deposit Only - JPMC	20311656
MICR: ⑈100158⑈ ⑈122228003⑈ 4410002137⑈	

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	100159 DATE: 12/22/2025
PAY TO THE ORDER OF: Garage Door Doctor \$ 2,391.68 DOLLARS memo: inv 13218		
MICR: ⑈100159⑈ ⑈122228003⑈ 4410002137⑈		

#100159 01/13/2026 \$2,391.68

For Deposit Only - JPMC	20311957
MICR: ⑈100159⑈ ⑈122228003⑈ 4410002137⑈	

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	100161 DATE: 12/23/2025
PAY TO THE ORDER OF: Kastle Kare Inc \$ 550.00 DOLLARS memo: inv 88665119		
MICR: ⑈100161⑈ ⑈122228003⑈ 4410002137⑈		

#100161 01/07/2026 \$550.00

For Deposit Only - JPMC	20324624
MICR: ⑈100161⑈ ⑈122228003⑈ 4410002137⑈	

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	100162 DATE: 12/22/2025
PAY TO THE ORDER OF: Gothic Landscape Maintenance Division \$ 27,312.00 DOLLARS memo: inv 399404		
MICR: ⑈100162⑈ ⑈122228003⑈ 4410002137⑈		

#100162 01/06/2026 \$27,312.00

For Deposit Only - JPMC	20324624
MICR: ⑈100162⑈ ⑈122228003⑈ 4410002137⑈	

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	100163 DATE: 12/26/2025
PAY TO THE ORDER OF: Southern California Edison Co. \$ 2,058.26 DOLLARS memo: ACT 704465-0020/Inv 121628-485052876		
MICR: ⑈100163⑈ ⑈122228003⑈ 4410002137⑈		

#100163 01/07/2026 \$2,058.26

For Deposit Only - JPMC	2033
MICR: ⑈100163⑈ ⑈122228003⑈ 4410002137⑈	

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	100164 DATE: 12/30/2025
PAY TO THE ORDER OF: Vega cleaning service inc. \$ 1,280.00 DOLLARS memo: inv 1370		
MICR: ⑈100164⑈ ⑈122228003⑈ 4410002137⑈		

#100164 01/07/2026 \$1,280.00

For Deposit Only - JPMC	20354367
MICR: ⑈100164⑈ ⑈122228003⑈ 4410002137⑈	

University of California State University Channel Islands
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 01/06/2026

100167

PAY TO THE ORDER OF Vega cleaning service inc.

\$ 1,150.00

DOLLARS

memo: inv 1371

#100167 01/14/2026 \$1,150.00

20394324

BOA CC:3180000912 CashID:719 Date:01/13/26 Seq:0004

LIPS:DAL PT

University of California State University Channel Islands
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 01/06/2026

100168

PAY TO THE ORDER OF Vega cleaning service inc.

\$ 1,280.00

DOLLARS

memo: inv 1372

#100168 01/14/2026 \$1,280.00

20394325

BOA CC:3180000912 CashID:719 Date:01/13/26 Seq:0005

LIPS:DAL PT

University of California State University Channel Islands
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 01/06/2026

100172

PAY TO THE ORDER OF Gothic Landscape Maintenance Division

\$ 1,425.00

DOLLARS

memo: ACT 10059-11; inv 4-10059

#100172 01/13/2026 \$1,425.00

20394326

BOA CC:3180000912 CashID:719 Date:01/13/26 Seq:0006

LIPS:DAL PT

University of California State University Channel Islands
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 01/06/2026

100174

PAY TO THE ORDER OF American Heritage Landscape LP

\$ 3,000.00

DOLLARS

memo: ACT 10311; inv 10047304

#100174 01/14/2026 \$3,000.00

20394358

AMERICAN HERITAGE LANDSCAPE LP

01/14/2026

University of California State University Channel Islands
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 01/06/2026

100175

PAY TO THE ORDER OF American Heritage Landscape LP

\$ 3,000.00

DOLLARS

memo: ACT 10311; inv 10047305

#100175 01/14/2026 \$3,000.00

20394359

AMERICAN HERITAGE LANDSCAPE LP

01/14/2026

University of California State University Channel Islands
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 01/06/2026

100176

PAY TO THE ORDER OF American Heritage Landscape LP

\$ 2,361.00

DOLLARS

memo: ACT 10311; inv 10047306

#100176 01/14/2026 \$2,361.00

20394360

AMERICAN HERITAGE LANDSCAPE LP

01/14/2026

University Glen (Cal State University Channel Island) c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656		Sunwest Bank 2550 Main Street Irvine, CA 92614	100177 DATE: 01/06/2026
PAY TO THE ORDER OF American Heritage Landscape Lp Two Thousand Eight Hundred Sixty-One Dollars and Zero Cents		\$ 2,861.00 DOLLARS	
memo: Act 1031 (Inv. 10047707)			

#100177 01/14/2026 \$2,861.00

20394361 AMERICAN HERITAGE LANDSCAPE LP 01-14-2026 01-14-2026
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University Glen (Cal State University Channel Island) c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656		Sunwest Bank 2550 Main Street Irvine, CA 92614	100178 DATE: 01/06/2026
PAY TO THE ORDER OF American Heritage Landscape Lp Four Hundred Sixty-Two Dollars and Zero Cents		\$ 462.00 DOLLARS	
memo: Act 1031 (Inv. 1004779)			

#100178 01/14/2026 \$462.00

20394362 AMERICAN HERITAGE LANDSCAPE LP 01-14-2026 01-14-2026
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University Glen (Cal State University Channel Island) c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656		Sunwest Bank 2550 Main Street Irvine, CA 92614	100179 DATE: 01/06/2026
PAY TO THE ORDER OF Garage Door Doctor Two Hundred Twenty-Five Dollars and Zero Cents		\$ 225.00 DOLLARS	
memo: Inv 13192			

#100179 01/14/2026 \$225.00

20394414 For Deposit Only - JPMC 01-14-2026 01-14-2026

University Glen (Cal State University Channel Island) c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656		Sunwest Bank 2550 Main Street Irvine, CA 92614	100186 DATE: 01/09/2026
PAY TO THE ORDER OF Applied Reserve Analysis Three Thousand Four Hundred Twenty-Five Dollars and Zero Cents		\$ 3,425.00 DOLLARS	
memo: Act 10345 (Inv 16723)			

#100186 01/20/2026 \$3,425.00

20429886 5142739063 01-20-2026 01-20-2026
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University Glen (Cal State University Channel Island) c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656		Sunwest Bank 2550 Main Street Irvine, CA 92614	100187 DATE: 01/09/2026
PAY TO THE ORDER OF Applied Reserve Analysis One Thousand Five Hundred Dollars and Zero Cents		\$ 1,500.00 DOLLARS	
memo: Act 10673 (Inv 16724)			

#100187 01/20/2026 \$1,500.00

20429887 5142739065 01-20-2026 01-20-2026
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University Glen (Cal State University Channel Island) c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656		Sunwest Bank 2550 Main Street Irvine, CA 92614	100188 DATE: 01/09/2026
PAY TO THE ORDER OF Applied Reserve Analysis Four Hundred Twenty-Five Dollars and Zero Cents		\$ 425.00 DOLLARS	
memo: Act 10683 (Inv 16725)			

#100188 01/20/2026 \$425.00

20429888 5142739064 01-20-2026 01-20-2026
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University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2500 Main Street
Irvine, CA 92614

DATE: 01/09/2026

100189

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

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

memo: inv-1172

#100189 01/21/2026 \$1,280.00

20429880

DO NOT WRITE IN THESE SPACES

1/16/2026 4:49 PM
Premier America CU
322283990
951300000012042
LOC #16
TELLER #2781
SEQ # 410552

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
2500 Main Street
Irvine, CA 92614

DATE: 01/09/2026

100192

PAY TO: Eastman Electric \$ 1,836.58

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

memo: inv-89

#100192 01/20/2026 \$1,836.58

20429920

1/16/2026 4:49 PM
Premier America CU
322283990
951300000012042
LOC #16
TELLER #2781
SEQ # 410552

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
2500 Main Street
Irvine, CA 92614

DATE: 01/09/2026

100193

PAY TO: Eastman Electric \$ 4,109.28

THE ORDER OF: Four Thousand One Hundred Nine Dollars and Twenty Eight Cents

memo: inv-193

#100193 01/20/2026 \$4,109.28

20429930

1/16/2026 4:49 PM
Premier America CU
322283990
951300000012041
LOC #16
TELLER #2781
SEQ # 410552

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
2500 Main Street
Irvine, CA 92614

DATE: 01/12/2026

100195

PAY TO: Signarama-Camarillo \$ 1,451.52

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

memo: inv-1951

#100195 01/22/2026 \$1,451.52

DO NOT WRITE IN THESE SPACES

ENCLOSURE: IF CACHED OF
WELLS FARGO BANK, N.A. CA CALIFORNIA
FOR DEPOSIT ONLY
SIGNARAMA MANAGEMENT SERVICES, LLC
SIGNARAMA MANAGEMENT SERVICES, LLC
SIGNARAMA MANAGEMENT SERVICES, LLC
DO NOT WRITE IN THESE SPACES

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
2500 Main Street
Irvine, CA 92614

DATE: 01/15/2026

100197

PAY TO: California State University \$ 15,933.34

THE ORDER OF: Fifteen Thousand Nine Hundred Thirty Three Dollars and Thirty Four Cents

memo: Act 10002475; inv-11234

#100197 01/27/2026 \$15,933.34

20479588

DO NOT WRITE IN THESE SPACES

1/16/2026 4:49 PM
Premier America CU
322283990
951300000012041
LOC #16
TELLER #2781
SEQ # 410552

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
2500 Main Street
Irvine, CA 92614

DATE: 01/15/2026

100200

PAY TO: Gothic Landscape Maintenance Division \$ 29,700.00

THE ORDER OF: Twenty Nine Thousand Seven Hundred Dollars and Zero Cents

memo: Act 10002475; inv-11234

#100200 01/26/2026 \$29,700.00

20479667

DO NOT WRITE IN THESE SPACES

1/16/2026 4:49 PM
Premier America CU
322283990
951300000012041
LOC #16
TELLER #2781
SEQ # 410552



Statement Ending 01/30/2026

CALIFORNIA STATE UNIVERISTY

Page 11 of 14

Account Number: XXXXXX2137

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: 01/16/2026

100201

PAY TO THE ORDER OF: California State University, Channel Islands

AMOUNT: \$52,702.98

MEMO: A/C 1000246, IV: 312137

Signature: [Handwritten Signature]

⑈000201⑈ ⑆122228003⑆ 440002137⑈

#100201 01/30/2026 \$52,702.98

20103343

Pay to the order of
M/S [Handwritten Name]
[Handwritten Address]
[Handwritten City, State, Zip]
[Handwritten Phone Number]
[Handwritten Email Address]

51,702.98

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: 01/16/2026

100202

PAY TO THE ORDER OF: Vega cleaning service inc.

AMOUNT: \$1,280.00

MEMO: IV: 1374

Signature: [Handwritten Signature]

⑈000202⑈ ⑆122228003⑆ 440002137⑈

#100202 01/27/2026 \$1,280.00

20490388

PAY TO THE ORDER OF
[Handwritten Name]
[Handwritten Address]
[Handwritten City, State, Zip]
[Handwritten Phone Number]
[Handwritten Email Address]

BOA: 003180000912, CashID: 702, Date: 01/26/26, Seq: 0007
CorrelationID: 05850126213343, DeviceID: DCA31149, TransID: 1538
LTPS: CAL - FI

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

Sunwest Bank - 8003 Irvine, CA

Check Number: 500000

PAY: Five Hundred Thirty-Two And 77/100 Dollars

DATE: 11/19/2025

AMOUNT: ****\$532.77

TO THE ORDER OF: Dorothy Patten and Sean Patten
332 Anacapa Island Dr
Camarillo, CA 93012-9116

MEMO: Refund after GOS Acct: 124525874757

Signature: [Handwritten Signature]

⑈00050000⑈ ⑆122228003⑆ 440002137⑈ ⑈0000053277⑈

#500000 01/20/2026 \$532.77

⑈00050000⑈ ⑆122228003⑆ 440002137⑈ ⑈0000053277⑈

Signature: [Handwritten Signature]

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

Sunwest Bank - 8003 Irvine, CA

Check Number: 500001

PAY: Three Hundred Forty-Three And 04/100 Dollars

DATE: 11/19/2025

AMOUNT: ****\$343.04

TO THE ORDER OF: Dorothy Patten and Sean Patten
332 Anacapa Island Dr
Camarillo, CA 93012-9116

MEMO: Reconciliation Fund

Signature: [Handwritten Signature]

⑈00050000⑈ ⑆122228003⑆ 440002137⑈ ⑈0000034304⑈

#500001 01/20/2026 \$343.04

⑈00050000⑈ ⑆122228003⑆ 440002137⑈ ⑈0000034304⑈

Signature: [Handwritten Signature]

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

Sunwest Bank - 8003 Irvine, CA

Check Number: 500003

PAY: Five Hundred Thirty-Two And 77/100 Dollars

DATE: 01/05/2026

AMOUNT: ****\$532.77

TO THE ORDER OF: Bryan Smith
4722 Stable View Drive
Woodbury, MN 55129

MEMO: Refund Credit Balance C/A 23822683 Acct: 124525874759 Acct: 115 Channel Islands Drive

Signature: [Handwritten Signature]

⑈00050000⑈ ⑆122228003⑆ 440002137⑈ ⑈0000053277⑈

#500003 01/15/2026 \$532.77

⑈00050000⑈ ⑆122228003⑆ 440002137⑈ ⑈0000053277⑈

Signature: [Handwritten Signature]

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

Sunwest Bank - 8003 Irvine, CA

Check Number: 500004

PAY: Two Hundred Six And 30/100 Dollars

DATE: 01/05/2026

AMOUNT: ****\$206.30

TO THE ORDER OF: Bryan Smith
4722 Stable View Drive
Woodbury, MN 55129

MEMO: Refund Credit Balance C/A 23822683 Acct: 124525874759 Acct: 115 Channel Islands Drive

Signature: [Handwritten Signature]

⑈00050000⑈ ⑆122228003⑆ 440002137⑈ ⑈0000020630⑈

#500004 01/15/2026 \$206.30

⑈00050000⑈ ⑆122228003⑆ 440002137⑈ ⑈0000020630⑈

Signature: [Handwritten Signature]

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

Check Number: 500008

PAY Forty-Four And 72/100 Dollars

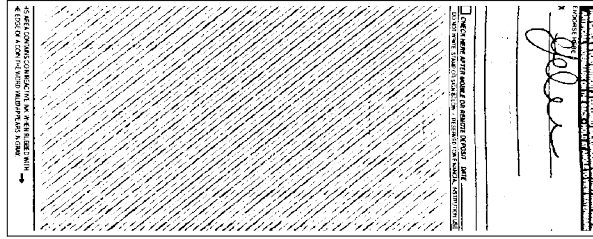
DATE 01/05/2026

AMOUNT ****\$44.72

TO THE ORDER OF Christina Krouff
4405 Camino De Las Estrellas
Newbury Park, CA 91320

Memo: 24-25 Fiscal Reconciliation refund Acct: 124525874597 Acct: 330 Landing Cove

#500006 01/13/2026 \$44.72



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

Check Number: 500007

PAY One Hundred Forty-Four And 31/100 Dollars

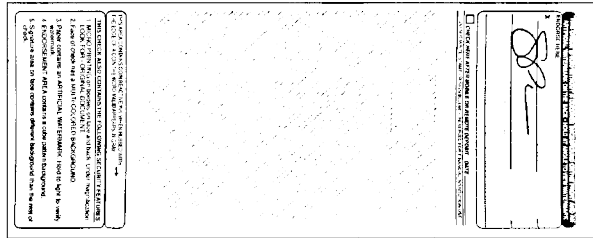
DATE 01/05/2026

AMOUNT ****\$144.31

TO THE ORDER OF Susan Park
185 S. State College Blvd.
Apt 4032
Brea, CA 92821

Memo: 24-25 Fiscal Reconciliation refund Acct: 124525874756 Acct: 347 Landing Cove

#500007 01/28/2026 \$144.31



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

Check Number: 500009

PAY Two Hundred Eleven And 38/100 Dollars

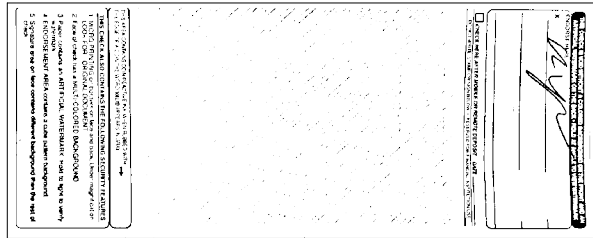
DATE 01/05/2026

AMOUNT ****\$211.38

TO THE ORDER OF Kris Yeager
380 Cuyler Harbor Drive
Cammarillo, CA 93012

Memo: 24-25 Fiscal Reconciliation refund Acct: 124525874701 Acct: 388 Smuggler's Cove

#500009 01/14/2026 \$211.38



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

Check Number: 500010

PAY Three Hundred Sixty-Five And 85/100 Dollars

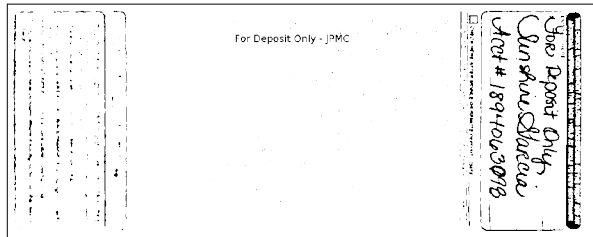
DATE 01/05/2026

AMOUNT ****\$365.85

TO THE ORDER OF Sunshine Garcia
450 Meyer Place
Upland, CA 91788

Memo: 24-25 Fiscal Reconciliation refund Acct: 124525874845 Acct: 218 Smuggler's Cove

#500010 01/26/2026 \$365.85



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

Check Number: 500013

PAY One Hundred Fifty-One And 23/100 Dollars

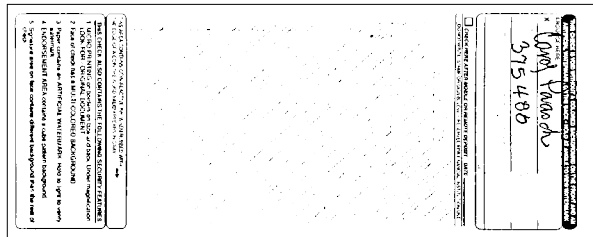
DATE 01/05/2026

AMOUNT ****\$151.23

TO THE ORDER OF Carol Pasch
5640 N. Nilesdale Dr.
Salisbury, MD 21801

Memo: 24-25 Fiscal Reconciliation refund Acct: 124525874852 Acct: 330 E. Cuyler Harbor Drive

#500013 01/14/2026 \$151.23



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

Check Number: 500014

PAY Twenty-Eight And 36/100 Dollars

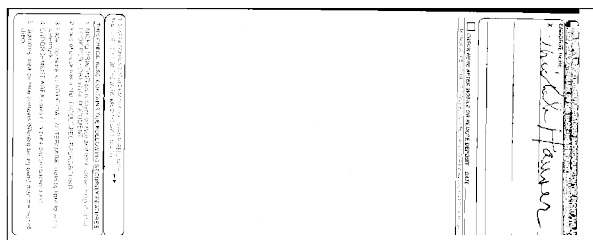
DATE 01/06/2026

AMOUNT ****\$28.36

TO THE ORDER OF Steve Hauser
3480 Streamside Lane #213
Thousand Oaks, CA 91380

Memo: 24-25 Fiscal Reconciliation refund Acct: 124525874868 Acct: 3480 Streamside Lane

#500014 01/16/2026 \$28.36





Statement Ending 01/30/2026

CALIFORNIA STATE UNIVERISTY

Page 13 of 14

Account Number: XXXXXX2137

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND SITE AUTHORITY) (1245)
26840 ALISO VIEJO PARKWAY
SUITE 100
ALISO VIEJO, CA 92656

Check Number: 500017

PAY Three Hundred Sixty-Five And 85/100 Dollars

DATE 01/06/2026

AMOUNT ****\$365.85

TO THE ORDER OF Tyler Ripley
225 Mariposa Drive
Newbury Park, CA 91320

Memo: 24.25 Fiscal Reconciliation refund Acct: 124525874771 Acct: 214 E. Twin Harbor Drive

10000500017 1222260031440002137 0000036585

#500017 01/13/2026 \$365.85

Front of check #500017, dated 01/06/2026, payable to Tyler Ripley for \$365.85. The back of the check shows a signature and a MICR line.

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND SITE AUTHORITY) (1245)
26840 ALISO VIEJO PARKWAY
SUITE 100
ALISO VIEJO, CA 92656

Check Number: 500018

PAY Three Hundred Sixty-Five And 85/100 Dollars

DATE 01/06/2026

AMOUNT ****\$365.85

TO THE ORDER OF Toni Rice
185 Flora Vista
Camarillo, CA 93012

Memo: Refund after CDE Acct: 124525874771

10000500018 1222260031440002137 0000036585

#500018 01/20/2026 \$365.85

Front of check #500018, dated 01/06/2026, payable to Toni Rice for \$365.85. The back of the check shows a signature and a MICR line.

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND SITE AUTHORITY) (1245)
26840 ALISO VIEJO PARKWAY
SUITE 100
ALISO VIEJO, CA 92656

Check Number: 500019

PAY One Hundred Sixty-Eight And 70/100 Dollars

DATE 01/06/2026

AMOUNT ****\$168.70

TO THE ORDER OF Keith Heron and Jennifer Heron
7762 Wheeler Canyon Rd
Santa Paula, CA 93060

Memo: Refund after CDE Acct: 124525874771

10000500019 1222260031440002137 0000016870

#500019 01/21/2026 \$168.70

Front of check #500019, dated 01/06/2026, payable to Keith Heron and Jennifer Heron for \$168.70. The back of the check shows a signature and a MICR line.

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND SITE AUTHORITY) (1245)
26840 ALISO VIEJO PARKWAY
SUITE 100
ALISO VIEJO, CA 92656

Check Number: 500020

PAY Two Hundred Thirty-Two And 22/100 Dollars

DATE 01/06/2026

AMOUNT ****\$232.22

TO THE ORDER OF Paulette Koenig
21398 W. Mariposa St
Buckeye, AZ 85396

Memo: Refund after CDE Acct: 124525874771

10000500020 1222260031440002137 0000023222

#500020 01/21/2026 \$232.22

Front of check #500020, dated 01/06/2026, payable to Paulette Koenig for \$232.22. The back of the check shows a signature and a MICR line.

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND SITE AUTHORITY) (1245)
26840 ALISO VIEJO PARKWAY
SUITE 100
ALISO VIEJO, CA 92656

Check Number: 500021

PAY Two Hundred Thirty-Two And 22/100 Dollars

DATE 01/06/2026

AMOUNT ****\$232.22

TO THE ORDER OF Sean Higdon
407 Los Alamos Drive
Ojai, CA 93023

Memo: Acct: 124525874771

10000500021 1222260031440002137 0000023222

#500021 01/14/2026 \$232.22

Front of check #500021, dated 01/06/2026, payable to Sean Higdon for \$232.22. The back of the check shows a signature and a MICR line.

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

Investment Account Summary

12/01/2025 through 12/31/2025

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on Dec 31 (\$)	Value on Dec 31 (\$)	Average Cost Amount (\$)	Cumulative Change In Value (\$)
CSU CHANNEL ISLANDS SITE AUTHORITY						
CalTRUST Short Term Fund		323,311.770	10.08	3,258,982.64	3,243,613.44	15,369.20
CalTRUST Medium Term Fund		551,201.061	9.93	5,473,426.54	5,373,054.90	100,371.64
CalTRUST Liquidity Fund		1,627,091.020	1.00	1,627,091.02	1,627,091.02	0.00
Total For Account -				10,359,500.20		
CSU CHANNEL ISLANDS TOWNHOUSE						
CalTRUST Short Term Fund		55,216.698	10.08	556,584.32	555,499.36	1,084.96
CalTRUST Medium Term Fund		164,503.903	9.93	1,633,523.76	1,656,321.56	(22,797.80)
CalTRUST Liquidity Fund		732,477.360	1.00	732,477.36	732,477.36	0.00
Total For Account -				2,922,585.44		
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE						
CalTRUST Short Term Fund		17,667.568	10.08	178,089.09	177,835.93	253.16
CalTRUST Medium Term Fund		112,053.216	9.93	1,112,688.43	1,121,745.90	(9,057.47)
CalTRUST Liquidity Fund		458,164.480	1.00	458,164.48	458,164.48	0.00
Total For Account -				1,748,942.00		
CSU CHANNEL ISLANDS SINGLE FAMILY						
CalTRUST Short Term Fund		1,277.376	10.08	12,875.95	12,857.67	18.28
CalTRUST Medium Term Fund		8,927.877	9.93	88,653.82	89,081.41	(427.59)
CalTRUST Liquidity Fund		27,477.670	1.00	27,477.67	27,477.67	0.00
Total For Account -				129,007.44		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 TOWNHOMES						
CalTRUST Medium Term Fund		4,008.306	9.93	39,802.48	39,516.94	285.54
Total For Account -				39,802.48		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 SINGLE FAMILY						
CalTRUST Medium Term Fund		809.494	9.93	8,038.28	7,980.32	57.96
Total For Account -				8,038.28		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 CAM						
CalTRUST Medium Term Fund		19,513.206	9.93	193,766.14	192,378.09	1,388.05
Total For Account -				193,766.14		
Portfolios Total value as of 12/31/2025				15,401,641.98		

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	12/01/2025			322,160.892	10.07	3,244,160.18		
Accrual Income Div Reinvestment	12/31/2025	11,600.85	1,150.878	323,311.770	10.08	3,258,982.64	0.00	0.00
Change in Value						3,221.61		
Closing Balance as of	Dec 31			323,311.770	10.08	3,258,982.64		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	12/01/2025			55,020.145	10.07	554,052.86		
Accrual Income Div Reinvestment	12/31/2025	1,981.25	196.553	55,216.698	10.08	556,584.32	0.00	0.00
Change in Value						550.21		
Closing Balance as of	Dec 31			55,216.698	10.08	556,584.32		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	12/01/2025			17,604.677	10.07	177,279.10		
Accrual Income Div Reinvestment	12/31/2025	633.94	62.891	17,667.568	10.08	178,089.09	0.00	0.00
Change in Value						176.05		
Closing Balance as of	Dec 31			17,667.568	10.08	178,089.09		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	12/01/2025			1,272.829	10.07	12,817.39		
Accrual Income Div Reinvestment	12/31/2025	45.83	4.547	1,277.376	10.08	12,875.95	0.00	0.00
Change in Value						12.73		
Closing Balance as of	Dec 31			1,277.376	10.08	12,875.95		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY Account Number: [REDACTED]								
Beginning Balance	12/01/2025			549,254.083	9.93	5,454,093.04		
Accrual Income Div Reinvestment	12/31/2025	19,333.49	1,946.978	551,201.061	9.93	5,473,426.54	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Dec 31			551,201.061	9.93	5,473,426.54		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	12/01/2025			163,922.835	9.93	1,627,753.75		
Accrual Income Div Reinvestment	12/31/2025	5,770.01	581.068	164,503.903	9.93	1,633,523.76	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Dec 31			164,503.903	9.93	1,633,523.76		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	12/01/2025			111,657.416	9.93	1,108,758.14		
Accrual Income Div Reinvestment	12/31/2025	3,930.29	395.800	112,053.216	9.93	1,112,688.43	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Dec 31			112,053.216	9.93	1,112,688.43		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	12/01/2025			8,896.341	9.93	88,340.67		
Accrual Income Div Reinvestment	12/31/2025	313.15	31.536	8,927.877	9.93	88,653.82	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Dec 31			8,927.877	9.93	88,653.82		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 TOWNHOMES Account Number: [REDACTED]								
Beginning Balance	12/01/2025			3,994.148	9.93	39,661.89		
Accrual Income Div Reinvestment	12/31/2025	140.59	14.158	4,008.306	9.93	39,802.48	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Dec 31			4,008.306	9.93	39,802.48		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	12/01/2025			806.635	9.93	8,009.89		
Accrual Income Div Reinvestment	12/31/2025	28.39	2.859	809.494	9.93	8,038.28	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Dec 31			809.494	9.93	8,038.28		

DETAIL OF TRANSACTION ACTIVITY

Activity Description	Activity Date	Amount (\$)	Amount in Shares	Balance in Shares	Price per Share (\$)	Balance (\$)	Average Cost Amt (\$)	Realized Gain/(Loss) (\$)
CalTRUST Medium Term Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY ANACA		Account Number: [REDACTED]		
				PA UG PHASE 2 CAM				
Beginning Balance	12/01/2025			19,444.281	9.93	193,081.71		
Accrual Income Div Reinvestment	12/31/2025	684.43	68.925	19,513.206	9.93	193,766.14	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Dec 31			19,513.206	9.93	193,766.14		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY		Account Number: [REDACTED]		
Beginning Balance	12/01/2025			1,621,715.430	1.00	1,621,715.43		
Accrual Income Div Reinvestment	12/31/2025	5,375.59	5,375.590	1,627,091.020	1.00	1,627,091.02	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Dec 31			1,627,091.020	1.00	1,627,091.02		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS TOWNHOUSE		Account Number: [REDACTED]		
Beginning Balance	12/01/2025			730,057.400	1.00	730,057.40		
Accrual Income Div Reinvestment	12/31/2025	2,419.96	2,419.960	732,477.360	1.00	732,477.36	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Dec 31			732,477.360	1.00	732,477.36		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE		Account Number: [REDACTED]		
Beginning Balance	12/01/2025			456,650.790	1.00	456,650.79		
Accrual Income Div Reinvestment	12/31/2025	1,513.69	1,513.690	458,164.480	1.00	458,164.48	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Dec 31			458,164.480	1.00	458,164.48		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SINGLE FAMILY		Account Number: [REDACTED]		
Beginning Balance	12/01/2025			27,386.890	1.00	27,386.89		
Accrual Income Div Reinvestment	12/31/2025	90.78	90.780	27,477.670	1.00	27,477.67	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Dec 31			27,477.670	1.00	27,477.67		

Govt Advantage Int Ckg - State/Muni

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

**WELLS
FARGO**

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

Questions?

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

Online: wellsfargo.com

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

Account summary

Govt Advantage Int Ckg - State/Muni

Account number	Beginning balance	Total credits	Total debits	Ending balance
[REDACTED]	\$213,148.19	\$39.85	\$0.00	\$213,188.04

Interest summary

Year to date interest and bonuses paid \$1,012.70

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	12/08	39.85	Analysis Int Earned 1125 Interest 251208
		\$39.85	Total electronic deposits/bank credits
		\$39.85	Total credits

Daily ledger balance summary

Date	Balance	Date	Balance
11/30	213,148.19	12/08	213,188.04
Average daily ledger balance		\$213,179.04	