



University Glen PROPERTY MANAGEMENT REPORT

February 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 New Executive Director of Operations for the Site Authority, Troy Brown, and the Site Authority Resource Specialist, Christina Sotelo.
 - the Budget Advisory Group (BAG). As Chair of the BAG, UGlen Common Area Property Manager, Friesen called a meeting of the BAG on Tuesday, February 17th at 3:30. UGlen Common Area Management continued discussion about the budget for fiscal year 2026-2027 which was submitted to the General Manager of the Site Authority by February 1, 2026
Meeting minutes for the January BAG meeting were reviewed by members of the BAG as approved by acclimation.
 - The Homeowners Advisory Council (HAC) met on Thursday, February 26th at 6:00 PM. Friesen provided an update to the community on the activities of the Common Area Property Management Office.
 - The Community Advisory Group (CAG) met on Thursday, 26, 2026. Friesen attended and chaired this meeting of the CAG.

- worked with various Site Authority and CSUCI Facility Services personnel to process building permits and Site Authority authorizations for reserve spending.
- 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 Common Area Management completed 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.
- UGlen Common Area Management 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 January 2026 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
 - 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 presented the cost overruns with the member of the BAG at their February 17th meeting.
- 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 townhouse gutter cleaning project is now complete.
- 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. In February, we continued to reach out to SCE to determine whose is responsible for the removal of the abandoned electrical cabinet.
- Community Events:
 - No community events were scheduled during the month of February 2026.
- Meetings:
 - The Budget Advisory Group (BAG) meet on Tuesday, February 17th at 3:30 PM.
 - The Community Advisory Council (CAC) met on Thursday, February 26th in one of the Community Center Conference Rooms at 4:00-5:00 PM.
 - The Homeowners Advisory Council (HAC) met on Thursday, February 26th at 6:00 PM in the Town Center Community Room.

- Landscaping

- Gothic Landscape Service modified their regular mowing and trimming schedule due to rains and winds.
- 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

- Work continued through the month of February on the slab leak in the 300-block of E Twin Harbor Drive. The work to reroute the water lines around the affected water line was completed. During the rerouting of the piping the vendor inadvertently caused a flooding incident from the second floor to the ceiling of the first floor living room. The additional remediation and drywall repair work is the responsibility of our plumbing vendor, Mike Kimble Plumbing, to pay when the invoices are available.
- 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 (broken globers) were submitted to SCE.
- The remainder of the repipin at the townhouse in the 200-block of Smugglers Cove which had experienced two previous slab-leak was repiped by Mike Kimble Plumbing. A signed building permit was issued and the final inspection is pending. All costs associated with this BAG reviewed and Site Authority authorized work will be from the townhouse reserves.

- Notifications:
 - Notification of the townhouse gutter cleaning project's remaining townhouse patios' gutters for which require the owner to provide access to the vendor on February 14th.
 - Notification Of the Catering Meet & Greet on February 19th at the Coastal Cup Patio.
- Work Orders
 - The following is a list by CINC category of the work orders (WO) placed during the month of February:

4 WO submitted via Seabreeze Portal (CINC).

27 WO submitted via Text.

31 Total Work Orders

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

WORK ORDERS SENT BY TEXT	In Progress	Cancelled	Completed	Totals
Electrical (includes streetlights)			3	3
Landscaping	1		15	16
Roofing/Waterproofing	1			1
TH Garage Doors	1			1
Fitness Equipment Repair	1			1
Other-TH Windows/Sliding Drs	2			2

Pest Control			3	3
Subtotal				27

TOTAL Work Orders for the Month				31
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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	1	0	0	0	0	10
Bldg. Permit Apps	2	5	1	0	0	0	1	1	0	0	0	0	10
Total Apps/Month	4	5	3	0	0	0	4	2	0	0	0	0	20

University Glen -- Work Orders for February 2026

	Created Date	WorkOrder	Address1	Status	Description	WO Type	Notes
1	02/09/2026	89175	251 Landing Cove	Pending	Owner reports window needing to be repaired	Windows	Status Change From: Open To: Pending Reason :Emailed Quality Windows directing them to make contact with the Burgans.
2	02/10/2026	89354	346 Smuggler's Cove	Pending	Possible water leak	Miscellaneous	The DG planter just outside. The front patio fence appears to be saturated and has been so for at least a week now.
3	02/10/2026	89355	346 Smuggler's Cove	Closed	Possible water leak	Miscellaneous	Status Change From: Open To: Pending Reason :Owner request reviewed and water was no longer present. Will give to Gothic Landscape to review drain in the area.
4	02/18/2026	90124	701 N. Santa Cruz Island Drive	Pending	Garage Door Repair	Garage Door	Status Change From: Open To: Pending Reason :Garage Door determined garage door needed to be replaced. Management received estimate from Garage Door Doctor. Obtained approval from Site Authority, GDD reported ordering the replacement garage door.

Balance Sheet Comparative - Combined

University Glen (Cal State University Channel Island Site Authority)

End Date: 02/28/2026

	Current Balance at 2/28/2026	Prior Month Balance at 01/31/2026	Change
Assets			
CASH - OPERATING			
01-1003-00 Sunwest Oper - Acct 2137	\$ 688,518.75	\$ 594,322.61	\$ 94,196.14
Total CASH - OPERATING:	\$ 688,518.75	\$ 594,322.61	\$ 94,196.14
ACCOUNTS RECEIVABLE			
12-1280-00 Accounts Receivable	\$ 47,341.19	\$ 44,688.99	\$ 2,652.20
12-1281-00 A/R-Miscellaneous	1,222.07	-	1,222.07
Total ACCOUNTS RECEIVABLE:	\$ 48,563.26	\$ 44,688.99	\$ 3,874.27
OTHER ASSETS			
13-1300-00 Prepaid Insurance	\$ 16,942.67	\$ 21,178.35	\$ (4,235.68)
Total OTHER ASSETS:	\$ 16,942.67	\$ 21,178.35	\$ (4,235.68)
Total Assets:	\$ 754,024.68	\$ 660,189.95	\$ 93,834.73
Liabilities & Equity			
ACCOUNTS PAYABLE			
20-2001-00 Prepaid Dues	\$ 21,242.19	\$ 30,227.58	\$ (8,985.39)
20-2795-00 Accrued Operating Expenses	226,723.40	200,109.75	26,613.65
20-2796-00 Accounts Payable - Misc	-	1,211.07	(1,211.07)
Total ACCOUNTS PAYABLE:	\$ 247,965.59	\$ 231,548.40	\$ 16,417.19
RESERVES			
40-4000-00 Reserve Liability	\$ 166,445.87	\$ 123,459.55	\$ 42,986.32
Total RESERVES:	\$ 166,445.87	\$ 123,459.55	\$ 42,986.32
EQUITY			
49-4998-00 Prior Year Equity	\$ 375,828.46	\$ 375,828.46	\$ -
Total EQUITY:	\$ 375,828.46	\$ 375,828.46	\$ -
Net Income / (Loss)	\$ (36,215.24)	\$ (70,646.46)	\$ 34,431.22
Total Liabilities & Equity:	\$ 754,024.68	\$ 660,189.95	\$ 93,834.73

Income Statement

University Glen (Cal State University Channel Island Site Authority)

From 02/01/2026 to 02/28/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
TOTAL OPERATING INCOME	\$ 261,603.26	\$ 258,631.67	\$ 2,971.59	\$2,073,183.36	\$2,069,053.36	\$4,130.00	\$3,103,580.00
TOTAL INCOME	\$ 261,603.26	\$258,631.67	\$ 2,971.59	\$2,073,183.36	\$2,069,053.36	\$ 4,130.00	\$3,103,580.00
EXPENSES AND RESERVE FUNDING							
TOTAL ADMINISTRATION	\$ 16,363.75	\$ 19,976.08	\$ 3,612.33	\$150,218.23	\$159,808.64	\$9,590.41	\$239,713.00
TOTAL PROPERTY PROTECTION	\$ 7,966.67	\$ 7,966.67	\$ -	\$ 63,733.36	\$ 63,733.36	\$0.00	\$ 95,600.00
TOTAL LANDSCAPE	\$ 50,749.44	\$ 37,666.66	(\$ 13,082.78)	\$328,552.29	\$301,333.28	(\$27,219.01)	\$452,000.00
TOTAL COMMON AREA MAINTENANCE	\$ 11,733.72	\$ 23,044.35	\$ 11,310.63	\$187,757.33	\$184,354.80	(\$3,402.53)	\$276,532.00
TOTAL TOWNHOUSE MAINTENANCE	\$ 1,001.31	\$ 7,337.49	\$ 6,336.18	\$ 36,838.58	\$ 58,699.92	\$21,861.34	\$ 88,050.00
TOTAL UTILITIES	\$ 66,559.72	\$ 85,837.00	\$ 19,277.28	\$667,394.65	\$686,696.00	\$19,301.35	\$1,030,044.00
TOTAL INSURANCE	\$ 18,363.43	\$ 22,369.42	\$ 4,005.99	\$146,907.44	\$178,955.36	\$32,047.92	\$268,433.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$ -	\$ -	\$ -	\$ 92,524.72	\$ -	(\$92,524.72)	\$ -
TOTAL RESERVE ALLOCATION	\$ 54,434.00	\$ 54,434.00	\$ -	\$435,472.00	\$435,472.00	\$0.00	\$653,208.00
TOTAL DISBURSEMENTS	\$ 227,172.04	\$258,631.67	\$ 31,459.63	\$2,109,398.60	\$2,069,053.36	(\$ 40,345.24)	\$3,103,580.00
	\$ 34,431.22	\$ 0.00	\$ 34,431.22	(\$ 36,215.24)	\$ 0.00	(\$ 36,215.24)	\$ 0.00
NET INCREASE (DECREASE)	\$ 34,431.22	\$ 0.00	\$ 34,431.22	(\$ 36,215.24)	\$ 0.00	(\$ 36,215.24)	\$ 0.00

Income Statement - Operating
University Glen (Cal State University Channel Island Site Authority)
From 02/01/2026 to 02/28/2026

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	\$920,048.00	\$920,048.00	\$0.00	\$1,380,072.00
5013-00 Single family homes	\$23,095.44	\$23,095.42	\$0.02	\$184,763.52	\$184,763.36	\$0.16	\$277,145.00
5015-00 Apartment Assessment	\$120,530.29	\$120,530.25	\$0.04	\$964,242.32	\$964,242.00	\$0.32	\$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	\$50.00	\$0.00	\$50.00	\$300.00	\$0.00	\$300.00	\$0.00
5060-00 Gate/Pool Keys/Remotes	\$75.00	\$0.00	\$75.00	\$150.00	\$0.00	\$150.00	\$0.00
5100-00 Miscellaneous Income	\$2,846.53	\$0.00	\$2,846.53	\$3,402.02	\$0.00	\$3,402.02	\$0.00
5105-00 Attorney/Collection Fees	\$0.00	\$0.00	\$0.00	(\$60.00)	\$0.00	(\$60.00)	\$0.00
TOTAL OPERATING INCOME	\$261,603.26	\$258,631.67	\$2,971.59	\$2,073,183.36	\$2,069,053.36	\$4,130.00	\$3,103,580.00
TOTAL OPERATING INCOME	\$261,603.26	\$258,631.67	\$2,971.59	\$2,073,183.36	\$2,069,053.36	\$4,130.00	\$3,103,580.00
OPERATING EXPENSE							
ADMINISTRATION							
6015-00 Reserve Study	\$0.00	\$526.08	\$526.08	\$5,350.00	\$4,208.64	(\$1,141.36)	\$6,313.00
6035-00 Mgmt Billback - Office & Postage	\$604.27	\$1,000.00	\$395.73	\$7,323.49	\$8,000.00	\$676.51	\$12,000.00
6036-00 Office Telephone/WiFi	\$0.00	\$325.00	\$325.00	\$0.00	\$2,600.00	\$2,600.00	\$3,900.00
6037-00 Onsite Mgmt-Contingency	\$0.00	\$816.67	\$816.67	\$0.00	\$6,533.36	\$6,533.36	\$9,800.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$15,351.89	\$15,375.00	\$23.11	\$129,728.85	\$123,000.00	(\$6,728.85)	\$184,500.00
6041-00 Office Rent & Maintenance	\$0.00	\$543.33	\$543.33	\$3,743.95	\$4,346.64	\$602.69	\$6,520.00
6045-00 Records Storage	\$0.00	\$40.00	\$40.00	\$0.00	\$320.00	\$320.00	\$480.00
6052-00 Collection Costs/Billback	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	(\$150.00)	\$0.00
6085-00 Misc Admin (Office Supplies/Cellphone)	\$407.59	\$516.67	\$109.08	\$3,921.94	\$4,133.36	\$211.42	\$6,200.00
6090-00 Parking Management	\$0.00	\$833.33	\$833.33	\$0.00	\$6,666.64	\$6,666.64	\$10,000.00
TOTAL ADMINISTRATION	\$16,363.75	\$19,976.08	\$3,612.33	\$150,218.23	\$159,808.64	\$9,590.41	\$239,713.00
PROPERTY PROTECTION							
6320-00 Security Services	\$7,966.67	\$7,966.67	\$0.00	\$63,733.36	\$63,733.36	\$0.00	\$95,600.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.67	\$0.00	\$63,733.36	\$63,733.36	\$0.00	\$95,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 02/01/2026 to 02/28/2026

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	\$237,600.00	\$238,666.64	\$1,066.64	\$358,000.00
6420-00 Irrigation Repairs	\$8,784.44	\$2,833.33	(\$5,951.11)	\$13,517.35	\$22,666.64	\$9,149.29	\$34,000.00
6425-00 Tree Maintenance	\$12,265.00	\$5,000.00	(\$7,265.00)	\$77,434.94	\$40,000.00	(\$37,434.94)	\$60,000.00
TOTAL LANDSCAPE	\$50,749.44	\$37,666.66	(\$13,082.78)	\$328,552.29	\$301,333.28	(\$27,219.01)	\$452,000.00
COMMON AREA MAINTENANCE							
6509-00 Plumbing Repair (Common Area)	\$0.00	\$166.67	\$166.67	\$1,122.50	\$1,333.36	\$210.86	\$2,000.00
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$0.00	\$1,291.67	\$1,291.67	\$21,684.33	\$10,333.36	(\$11,350.97)	\$15,500.00
6532-00 Tot Lot Inspection	\$0.00	\$100.00	\$100.00	\$0.00	\$800.00	\$800.00	\$1,200.00
6534-00 Roof Repairs (Common Area)	\$0.00	\$166.67	\$166.67	\$0.00	\$1,333.36	\$1,333.36	\$2,000.00
6543-00 Pet Waste Supplies	\$0.00	\$683.33	\$683.33	\$0.00	\$5,466.64	\$5,466.64	\$8,200.00
6550-00 Janitorial Service	\$5,120.00	\$5,596.00	\$476.00	\$47,065.00	\$44,768.00	(\$2,297.00)	\$67,152.00
6553-00 Common Area Maintenance	\$965.07	\$1,400.00	\$434.93	\$10,536.47	\$11,200.00	\$663.53	\$16,800.00
6554-00 Common Area Supplies	\$833.65	\$740.00	(\$93.65)	\$11,901.94	\$5,920.00	(\$5,981.94)	\$8,880.00
6555-00 Pest Control (Pest & Gopher)	\$1,000.00	\$2,650.00	\$1,650.00	\$11,905.00	\$21,200.00	\$9,295.00	\$31,800.00
6570-00 Pool/Fountain Contract Services	\$2,550.00	\$3,266.67	\$716.67	\$24,150.00	\$26,133.36	\$1,983.36	\$39,200.00
6572-00 Pool/Fountain Extras	\$1,265.00	\$2,250.00	\$985.00	\$11,179.36	\$18,000.00	\$6,820.64	\$27,000.00
6588-00 Fitness Equipment	\$0.00	\$666.67	\$666.67	\$3,297.75	\$5,333.36	\$2,035.61	\$8,000.00
6590-00 Sidewalk Trip Hazard Project (Annual)	\$0.00	\$3,416.67	\$3,416.67	\$40,923.16	\$27,333.36	(\$13,589.80)	\$41,000.00
6595-00 Misc Maintenance (DG Path Repairs)	\$0.00	\$400.00	\$400.00	\$3,991.82	\$3,200.00	(\$791.82)	\$4,800.00
6596-00 Common Area Maint Contingency	\$0.00	\$250.00	\$250.00	\$0.00	\$2,000.00	\$2,000.00	\$3,000.00
TOTAL COMMON AREA MAINTENANCE	\$11,733.72	\$23,044.35	\$11,310.63	\$187,757.33	\$184,354.80	(\$3,402.53)	\$276,532.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 02/01/2026 to 02/28/2026

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
TOWNHOUSE MAINTENANCE							
6627-00 Lighting - Townhomes Sconce Repairs	\$0.00	\$2,333.33	\$2,333.33	\$20,378.88	\$18,666.64	(\$1,712.24)	\$28,000.00
6630-00 Windows & Doors	\$0.00	\$833.33	\$833.33	\$6,052.50	\$6,666.64	\$614.14	\$10,000.00
6633-00 Roofing/Waterproofing (Townhomes)	\$0.00	\$666.67	\$666.67	\$2,750.00	\$5,333.36	\$2,583.36	\$8,000.00
6638-00 Gutter Cleaning	\$0.00	\$750.00	\$750.00	\$0.00	\$6,000.00	\$6,000.00	\$9,000.00
6640-00 Fencing/Trash Enclosure/Gates	\$0.00	\$625.00	\$625.00	\$825.00	\$5,000.00	\$4,175.00	\$7,500.00
6645-00 Plumbing (Townhouse)	\$550.00	\$333.33	(\$216.67)	\$2,060.89	\$2,666.64	\$605.75	\$4,000.00
6650-00 Garage Doors	\$451.31	\$200.00	(\$251.31)	\$1,331.31	\$1,600.00	\$268.69	\$2,400.00
6655-00 Pest Control/Termites	\$0.00	\$145.83	\$145.83	\$2,190.00	\$1,166.64	(\$1,023.36)	\$1,750.00
6660-00 Heaters	\$0.00	\$133.33	\$133.33	\$0.00	\$1,066.64	\$1,066.64	\$1,600.00
6665-00 Stucco Drywall Repair	\$0.00	\$400.00	\$400.00	\$1,250.00	\$3,200.00	\$1,950.00	\$4,800.00
6670-00 Dryer Vent Cleaning	\$0.00	\$916.67	\$916.67	\$0.00	\$7,333.36	\$7,333.36	\$11,000.00
TOTAL TOWNHOUSE MAINTENANCE	\$1,001.31	\$7,337.49	\$6,336.18	\$36,838.58	\$58,699.92	\$21,861.34	\$88,050.00
UTILITIES							
6700-00 Water - Reclaimed (Landscape)	\$5,545.96	\$6,643.50	\$1,097.54	\$53,791.76	\$53,148.00	(\$643.76)	\$79,722.00
6701-00 Water-(Potable/Common Area Pools)	\$14,748.31	\$14,852.00	\$103.69	\$130,547.23	\$118,816.00	(\$11,731.23)	\$178,224.00
6702-00 Sewer	\$27,025.14	\$21,031.50	(\$5,993.64)	\$204,213.84	\$168,252.00	(\$35,961.84)	\$252,378.00
6703-00 Water/Sewer Infrastructue Fee	\$8,080.72	\$8,080.75	\$0.03	\$69,477.35	\$64,646.00	(\$4,831.35)	\$96,969.00
6705-00 Electricity	\$5,018.70	\$9,757.50	\$4,738.80	\$55,213.42	\$78,060.00	\$22,846.58	\$117,090.00
6710-00 Gas	\$2,537.59	\$3,361.50	\$823.91	\$17,189.97	\$26,892.00	\$9,702.03	\$40,338.00
6720-00 Cable/Telephone	\$761.56	\$325.00	(\$436.56)	\$5,877.07	\$2,600.00	(\$3,277.07)	\$3,900.00
6725-00 Trash Removal	\$2,841.74	\$20,360.00	\$17,518.26	\$131,084.01	\$162,880.00	\$31,795.99	\$244,320.00
6730-00 Trash Extras	\$0.00	\$1,425.25	\$1,425.25	\$0.00	\$11,402.00	\$11,402.00	\$17,103.00
TOTAL UTILITIES	\$66,559.72	\$85,837.00	\$19,277.28	\$667,394.65	\$686,696.00	\$19,301.35	\$1,030,044.00
INSURANCE							
6800-00 Insurance Master Policy	\$14,127.75	\$14,127.75	\$0.00	\$113,022.00	\$113,022.00	\$0.00	\$169,533.00
6810-00 Earthquake Insurance	\$4,235.68	\$8,241.67	\$4,005.99	\$33,885.44	\$65,933.36	\$32,047.92	\$98,900.00
TOTAL INSURANCE	\$18,363.43	\$22,369.42	\$4,005.99	\$146,907.44	\$178,955.36	\$32,047.92	\$268,433.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 02/01/2026 to 02/28/2026

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	\$224,000.00	\$224,000.00	\$0.00	\$336,000.00
9008-00 Reserves-Single Family	\$1,400.00	\$1,400.00	\$0.00	\$11,200.00	\$11,200.00	\$0.00	\$16,800.00
9009-00 Reserves-Townhouse	\$25,034.00	\$25,034.00	\$0.00	\$200,272.00	\$200,272.00	\$0.00	\$300,408.00
TOTAL RESERVE ALLOCATION	\$54,434.00	\$54,434.00	\$0.00	\$435,472.00	\$435,472.00	\$0.00	\$653,208.00
TOTAL OPERATING EXPENSE	\$227,172.04	\$258,631.67	\$31,459.63	\$2,109,398.60	\$2,069,053.36	(\$40,345.24)	\$3,103,580.00
Net Income:	\$34,431.22	\$0.00	\$34,431.22	(\$36,215.24)	\$0.00	(\$36,215.24)	\$0.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 02/28/2026

	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	115,006.00	-	-	-	-	920,048.00	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	115,006.00	-	-	-	-	920,048.00	
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	23,095.42	-	-	-	-	184,763.36	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	23,095.44	-	-	-	-	184,763.52	
Variance	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	-	-	-	-	0.16	
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	120,530.25	-	-	-	-	964,242.00	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	120,530.29	-	-	-	-	964,242.32	
Variance	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	-	-	-	-	0.32	
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	-	-	50.00	-	-	-	-	300.00	
Variance	-	-	-	175.00	75.00	-	-	50.00	-	-	-	-	300.00	
5060-00 Gate/Pool Keys/Remotes														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	(75.00)	-	-	75.00	-	75.00	-	75.00	-	-	-	-	150.00	
Variance	(75.00)	-	-	75.00	-	75.00	-	75.00	-	-	-	-	150.00	
5100-00 Miscellaneous Income														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	555.49	2,846.53	-	-	-	-	3,402.02	
Variance	-	-	-	-	-	-	555.49	2,846.53	-	-	-	-	3,402.02	
5105-00 Attorney/Collection Fees														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 02/28/2026

	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	258,631.67	0.00	0.00	0.00	0.00	2,069,053.36	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	261,603.26	0.00	0.00	0.00	0.00	2,073,183.36	
Variance	(99.94)	30.06	60.06	342.56	165.06	105.06	555.55	2,971.59	0.00	0.00	0.00	0.00	4,130.00	
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	258,631.67	0.00	0.00	0.00	0.00	2,069,053.36	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	261,603.26	0.00	0.00	0.00	0.00	2,073,183.36	
Variance	(99.94)	30.06	60.06	342.56	165.06	105.06	555.55	2,971.59	0.00	0.00	0.00	0.00	4,130.00	
OPERATING EXPENSE														
ADMINISTRATION														
6015-00 Reserve Study														
Budget	526.08	526.08	526.08	526.08	526.08	526.08	526.08	526.08	-	-	-	-	4,208.64	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)	526.08	-	-	-	-	(1,141.36)	
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	1,000.00	-	-	-	-	8,000.00	12,000.00
Actual	1,255.93	471.08	1,317.64	1,207.42	545.84	1,440.72	480.59	604.27	-	-	-	-	7,323.49	
Variance	(255.93)	528.92	(317.64)	(207.42)	454.16	(440.72)	519.41	395.73	-	-	-	-	676.51	
6036-00 Office Telephone/WiFi														
Budget	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	-	-	-	-	2,600.00	3,900.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	-	-	-	-	2,600.00	
6037-00 Onsite Mgmt-Contingency														
Budget	816.67	816.67	816.67	816.67	816.67	816.67	816.67	816.67	-	-	-	-	6,533.36	9,800.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	816.67	816.67	816.67	816.67	816.67	816.67	816.67	816.67	-	-	-	-	6,533.36	
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	15,375.00	-	-	-	-	123,000.00	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	15,351.89	-	-	-	-	129,728.85	
Variance	(112.42)	(112.42)	87.48	(5,692.17)	5,352.61	(5,706.21)	(568.83)	23.11	-	-	-	-	(6,728.85)	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 02/28/2026

	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	543.33	-	-	-	-	4,346.64	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	543.33	-	-	-	-	602.69	
6045-00 Records Storage														
Budget	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	-	-	-	-	320.00	480.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	-	-	-	-	320.00	
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	516.67	-	-	-	-	4,133.36	6,200.00
Actual	-	1,916.89	516.14	1,081.32	-	-	-	407.59	-	-	-	-	3,921.94	
Variance	516.67	(1,400.22)	0.53	(564.65)	516.67	516.67	516.67	109.08	-	-	-	-	211.42	
6090-00 Parking Management														
Budget	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	-	-	-	-	6,666.64	10,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	-	-	-	-	6,666.64	
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	19,976.08	0.00	0.00	0.00	0.00	159,808.64	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	16,363.75	0.00	0.00	0.00	0.00	150,218.23	
Variance	2,697.88	1,565.84	2,319.93	(4,449.53)	8,843.00	(3,170.70)	(1,828.34)	3,612.33	0.00	0.00	0.00	0.00	9,590.41	
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	7,966.67	-	-	-	-	63,733.36	95,600.00
Actual	7,966.67	-	7,966.67	15,933.34	7,966.67	7,966.67	7,966.67	7,966.67	-	-	-	-	63,733.36	
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	7,966.67	0.00	0.00	0.00	0.00	63,733.36	95,600.00
Actual	7,966.67	0.00	7,966.67	15,933.34	7,966.67	7,966.67	7,966.67	7,966.67	0.00	0.00	0.00	0.00	63,733.36	
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: 02/28/2026

	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	29,833.33	-	-	-	-	238,666.64	358,000.00
Actual	-	61,788.00	-	29,700.00	29,833.33	56,878.67	29,700.00	29,700.00	-	-	-	-	237,600.00	
Variance	29,833.33	(31,954.67)	29,833.33	133.33	-	(27,045.34)	133.33	133.33	-	-	-	-	1,066.64	
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	2,833.33	-	-	-	-	22,666.64	34,000.00
Actual	-	1,822.65	1,455.00	-	600.00	855.26	-	8,784.44	-	-	-	-	13,517.35	
Variance	2,833.33	1,010.68	1,378.33	2,833.33	2,233.33	1,978.07	2,833.33	(5,951.11)	-	-	-	-	9,149.29	
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	5,000.00	-	-	-	-	40,000.00	60,000.00
Actual	-	-	-	500.00	-	47,179.00	17,490.94	12,265.00	-	-	-	-	77,434.94	
Variance	5,000.00	5,000.00	5,000.00	4,500.00	5,000.00	(42,179.00)	(12,490.94)	(7,265.00)	-	-	-	-	(37,434.94)	
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	37,666.66	0.00	0.00	0.00	0.00	301,333.28	452,000.00
Actual	0.00	63,610.65	1,455.00	30,200.00	30,433.33	104,912.93	47,190.94	50,749.44	0.00	0.00	0.00	0.00	328,552.29	
Variance	37,666.66	(25,943.99)	36,211.66	7,466.66	7,233.33	(67,246.27)	(9,524.28)	(13,082.78)	0.00	0.00	0.00	0.00	(27,219.01)	
COMMON AREA MAINTENANCE														
6509-00 Plumbing Repair (Common Area)														
Budget	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	-	-	-	-	1,333.36	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)	166.67	-	-	-	-	210.86	
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	1,291.67	-	-	-	-	10,333.36	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)	1,291.67	-	-	-	-	(11,350.97)	
6532-00 Tot Lot Inspection														
Budget	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	-	-	-	-	800.00	1,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	-	-	-	-	800.00	
6534-00 Roof Repairs (Common Area)														
Budget	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	-	-	-	-	1,333.36	2,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	-	-	-	-	1,333.36	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 02/28/2026

	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	683.33	-	-	-	-	5,466.64	8,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	683.33	683.33	683.33	683.33	683.33	683.33	683.33	683.33	-	-	-	-	5,466.64	
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	5,596.00	-	-	-	-	44,768.00	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	5,120.00	-	-	-	-	47,065.00	
Variance	(764.00)	1,756.00	(2,084.00)	(1,279.00)	476.00	276.00	(1,154.00)	476.00	-	-	-	-	(2,297.00)	
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	1,400.00	-	-	-	-	11,200.00	16,800.00
Actual	150.00	3,950.00	1,535.00	500.00	234.88	325.00	2,876.52	965.07	-	-	-	-	10,536.47	
Variance	1,250.00	(2,550.00)	(135.00)	900.00	1,165.12	1,075.00	(1,476.52)	434.93	-	-	-	-	663.53	
6554-00 Common Area Supplies														
Budget	740.00	740.00	740.00	740.00	740.00	740.00	740.00	740.00	-	-	-	-	5,920.00	8,880.00
Actual	1,222.14	1,440.90	1,906.62	1,379.06	2,376.58	664.36	2,078.63	833.65	-	-	-	-	11,901.94	
Variance	(482.14)	(700.90)	(1,166.62)	(639.06)	(1,636.58)	75.64	(1,338.63)	(93.65)	-	-	-	-	(5,981.94)	
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	2,650.00	-	-	-	-	21,200.00	31,800.00
Actual	550.00	2,250.00	305.00	2,900.00	1,000.00	3,350.00	550.00	1,000.00	-	-	-	-	11,905.00	
Variance	2,100.00	400.00	2,345.00	(250.00)	1,650.00	(700.00)	2,100.00	1,650.00	-	-	-	-	9,295.00	
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	3,266.67	-	-	-	-	26,133.36	39,200.00
Actual	2,550.00	650.00	5,700.00	3,175.00	3,175.00	3,175.00	3,175.00	2,550.00	-	-	-	-	24,150.00	
Variance	716.67	2,616.67	(2,433.33)	91.67	91.67	91.67	91.67	716.67	-	-	-	-	1,983.36	
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	2,250.00	-	-	-	-	18,000.00	27,000.00
Actual	1,602.09	2,464.54	3,473.00	992.50	195.00	962.28	224.95	1,265.00	-	-	-	-	11,179.36	
Variance	647.91	(214.54)	(1,223.00)	1,257.50	2,055.00	1,287.72	2,025.05	985.00	-	-	-	-	6,820.64	
6588-00 Fitness Equipment														
Budget	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	-	-	-	-	5,333.36	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	666.67	-	-	-	-	2,035.61	
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	3,416.67	-	-	-	-	27,333.36	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	3,416.67	-	-	-	-	(13,589.80)	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 02/28/2026

	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	400.00	-	-	-	-	3,200.00	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	400.00	-	-	-	-	(791.82)	
6596-00 Common Area Maint Contingency														
Budget	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	-	-	-	-	2,000.00	3,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	-	-	-	-	2,000.00	
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	23,044.35	0.00	0.00	0.00	0.00	184,354.80	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	11,733.72	0.00	0.00	0.00	0.00	187,757.33	
Variance	9,615.12	(33,435.50)	824.70	4,109.26	7,915.79	(3,940.07)	197.54	11,310.63	0.00	0.00	0.00	0.00	(3,402.53)	
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	2,333.33	-	-	-	-	18,666.64	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)	2,333.33	-	-	-	-	(1,712.24)	
6630-00 Windows & Doors														
Budget	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	-	-	-	-	6,666.64	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	833.33	-	-	-	-	614.14	
6633-00 Roofing/Waterproofing (Townhomes)														
Budget	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	-	-	-	-	5,333.36	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)	666.67	-	-	-	-	2,583.36	
6638-00 Gutter Cleaning														
Budget	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	-	-	-	-	6,000.00	9,000.00
Actual	-	-	-	-	-	(400.00)	400.00	-	-	-	-	-	-	
Variance	750.00	750.00	750.00	750.00	750.00	1,150.00	350.00	750.00	-	-	-	-	6,000.00	
6640-00 Fencing/Trash Enclosure/Gates														
Budget	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	-	-	-	-	5,000.00	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	625.00	-	-	-	-	4,175.00	
6645-00 Plumbing (Townhouse)														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 02/28/2026

	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	333.33	-	-	-	-	2,666.64	4,000.00
Actual	379.36	-	-	-	-	247.50	884.03	550.00	-	-	-	-	2,060.89	
Variance	(46.03)	333.33	333.33	333.33	333.33	85.83	(550.70)	(216.67)	-	-	-	-	605.75	
6650-00 Garage Doors														
Budget	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	-	-	-	-	1,600.00	2,400.00
Actual	85.00	-	175.00	85.00	225.00	85.00	225.00	451.31	-	-	-	-	1,331.31	
Variance	115.00	200.00	25.00	115.00	(25.00)	115.00	(25.00)	(251.31)	-	-	-	-	268.69	
6655-00 Pest Control/Termites														
Budget	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.83	-	-	-	-	1,166.64	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	145.83	-	-	-	-	(1,023.36)	
6660-00 Heaters														
Budget	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	-	-	-	-	1,066.64	1,600.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	-	-	-	-	1,066.64	
6665-00 Stucco Drywall Repair														
Budget	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	-	-	-	-	3,200.00	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	400.00	-	-	-	-	1,950.00	
6670-00 Dryer Vent Cleaning														
Budget	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	-	-	-	-	7,333.36	11,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	-	-	-	-	7,333.36	
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	7,337.49	0.00	0.00	0.00	0.00	58,699.92	88,050.00
Actual	614.36	3,476.09	5,811.85	4,491.86	3,323.91	6,677.57	11,441.63	1,001.31	0.00	0.00	0.00	0.00	36,838.58	
Variance	6,723.13	3,861.40	1,525.64	2,845.63	4,013.58	659.92	(4,104.14)	6,336.18	0.00	0.00	0.00	0.00	21,861.34	
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	6,643.50	-	-	-	-	53,148.00	79,722.00
Actual	-	-	1,189.42	28,870.84	8,029.55	6,559.55	3,596.44	5,545.96	-	-	-	-	53,791.76	
Variance	6,643.50	6,643.50	5,454.08	(22,227.34)	(1,386.05)	83.95	3,047.06	1,097.54	-	-	-	-	(643.76)	
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	14,852.00	-	-	-	-	118,816.00	178,224.00
Actual	-	-	983.31	59,946.97	22,950.68	17,917.28	14,000.68	14,748.31	-	-	-	-	130,547.23	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 02/28/2026

	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	103.69	-	-	-	-	(11,731.23)	
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	21,031.50	-	-	-	-	168,252.00	252,378.00
Actual	-	-	-	96,113.28	27,025.14	27,025.14	27,025.14	27,025.14	-	-	-	-	204,213.84	
Variance	21,031.50	21,031.50	21,031.50	(75,081.78)	(5,993.64)	(5,993.64)	(5,993.64)	(5,993.64)	-	-	-	-	(35,961.84)	
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	8,080.75	-	-	-	-	64,646.00	96,969.00
Actual	7,366.79	(7,366.79)	-	32,322.94	8,080.72	12,912.25	8,080.72	8,080.72	-	-	-	-	69,477.35	
Variance	713.96	15,447.54	8,080.75	(24,242.19)	0.03	(4,831.50)	0.03	0.03	-	-	-	-	(4,831.35)	
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	9,757.50	-	-	-	-	78,060.00	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	5,018.70	-	-	-	-	55,213.42	
Variance	(501.48)	4,043.34	(331.09)	7,773.17	(420.26)	7,699.24	(155.14)	4,738.80	-	-	-	-	22,846.58	
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	3,361.50	-	-	-	-	26,892.00	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	2,537.59	-	-	-	-	17,189.97	
Variance	1,120.96	1,473.47	1,572.93	1,330.79	1,474.85	1,094.37	810.75	823.91	-	-	-	-	9,702.03	
6720-00 Cable/Telephone														
Budget	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	-	-	-	-	2,600.00	3,900.00
Actual	237.53	1,143.75	470.69	807.22	807.22	1,034.44	614.66	761.56	-	-	-	-	5,877.07	
Variance	87.47	(818.75)	(145.69)	(482.22)	(482.22)	(709.44)	(289.66)	(436.56)	-	-	-	-	(3,277.07)	
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	20,360.00	-	-	-	-	162,880.00	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	2,841.74	-	-	-	-	131,084.01	
Variance	790.10	2,157.80	12,453.80	(12,096.96)	12,420.42	7,495.22	(8,942.65)	17,518.26	-	-	-	-	31,795.99	
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	1,425.25	-	-	-	-	11,402.00	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	1,425.25	-	-	-	-	11,402.00	
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	85,837.00	0.00	0.00	0.00	0.00	686,696.00	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	66,559.72	0.00	0.00	0.00	0.00	667,394.65	
Variance	46,163.26	66,255.65	63,410.22	(168,696.25)	(1,060.30)	3,198.17	(9,246.68)	19,277.28	0.00	0.00	0.00	0.00	19,301.35	

INSURANCE

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 02/28/2026

	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	14,127.75	-	-	-	-	113,022.00	169,533.00
Actual	-	-	-	56,511.00	14,127.75	14,127.75	14,127.75	14,127.75	-	-	-	-	113,022.00	
Variance	14,127.75	14,127.75	14,127.75	(42,383.25)	-	-	-	-	-	-	-	-	-	
6810-00 Earthquake Insurance														
Budget	8,241.67	8,241.67	8,241.67	8,241.67	8,241.67	8,241.67	8,241.67	8,241.67	-	-	-	-	65,933.36	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	4,235.68	-	-	-	-	33,885.44	
Variance	4,005.99	4,005.99	4,005.99	4,005.99	4,005.99	4,005.99	4,005.99	4,005.99	-	-	-	-	32,047.92	
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	22,369.42	0.00	0.00	0.00	0.00	178,955.36	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	18,363.43	0.00	0.00	0.00	0.00	146,907.44	
Variance	18,133.74	18,133.74	18,133.74	(38,377.26)	4,005.99	4,005.99	4,005.99	4,005.99	0.00	0.00	0.00	0.00	32,047.92	
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	28,000.00	-	-	-	-	224,000.00	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	28,000.00	-	-	-	-	224,000.00	
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	1,400.00	-	-	-	-	11,200.00	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	1,400.00	-	-	-	-	11,200.00	
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	25,034.00	-	-	-	-	200,272.00	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	25,034.00	-	-	-	-	200,272.00	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 02/28/2026

	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	54,434.00	0.00	0.00	0.00	0.00	435,472.00	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	54,434.00	0.00	0.00	0.00	0.00	435,472.00	
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	258,631.67	0.00	0.00	0.00	0.00	2,069,053.36	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	227,172.04	0.00	0.00	0.00	0.00	2,109,398.60	
Variance	120,999.79	38,403.81	122,425.89	(208,931.66)	(57,709.83)	(66,492.96)	(20,499.91)	31,459.63	0.00	0.00	0.00	0.00	(40,345.24)	
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)	34,431.22	0.00	0.00	0.00	0.00	(36,215.24)	
Variance	120,899.85	38,433.87	122,485.95	(208,589.10)	(57,544.77)	(66,387.90)	(19,944.36)	34,431.22	0.00	0.00	0.00	0.00	(36,215.24)	

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

02/01/2026 - 02/28/2026

Date	Check #	Payee	Amount
01-1003-00 Sunwest Oper - Acct 2137			
02/02/2026	100227	Seabreeze Management Company, Inc.	\$4,500.00
		Invoice #: 3719162	
		60-6040-00 Seabreeze Management Company, Inc.	\$4,500.00
02/02/2026	100228	Seabreeze Management Company, Inc.	\$43.26
		Invoice #: 3720492	
		60-6035-00 November 2025 Admin Billing-Seabreeze Management Company, Inc.	\$43.26
02/03/2026	100229	Better Pools LA	\$375.00
		Invoice #: 92953	
		65-6572-00 Hillcrest Pool Spa Filter Cleaning	\$375.00
02/03/2026	100230	Better Pools LA	\$250.00
		Invoice #: 92954	
		65-6572-00 Townside Spa Pool Filter Cleaning	\$250.00
02/04/2026	300038	Charter Communications	\$569.69
		Invoice #: 0033385012126	
		67-6720-00 8448 20 041 0380181	\$569.69
02/05/2026	100231	Gothic Landscape Maintenance Division	\$2,800.00
		Invoice #: 413235	
		40-4001-00 Phase 2 Landscape Refurbishing	\$2,800.00
02/05/2026	100232	SoCalGas	\$2,518.71
		Invoice #: 020226-085881513	
		67-6710-00 100 858 8151 3-SoCalGas	\$2,518.71
02/05/2026	100233	SoCalGas	\$18.88
		Invoice #: 020226-337810871	
		67-6710-00 153 378 1087 1-SoCalGas	\$18.88
02/05/2026	100234	American Heritage Landscape Lp	\$2,940.00
		Invoice #: 10047708	
		40-4001-00 Landscape Refurbishing Phase 2 TH Portion	\$2,940.00
02/05/2026	100235	Seabreeze Management Company, Inc.	\$5,810.49
		Invoice #: 3720619	
		60-6035-00 December 2025 Admin Billing-Seabreeze Management Company, Inc.	\$80.42
		Invoice #: 3720653	
		60-6085-00 Reimbursable Expenses	\$407.59
		Invoice #: 3720658	
		60-6040-00 PR Reimb 1/11-1/24-Seabreeze Management Company, Inc.	\$5,322.48
02/05/2026	100236	Environmental Testing Associates	\$935.00
		Invoice #: UN-010626	
		40-4003-00 Slab Leak issue at 314 E Twin Harbor	\$935.00
02/05/2026	100237	Environmental Testing Associates	\$1,660.00
		Invoice #: UN-010926-02	
		40-4003-00 Slab Leak issue at 314 E Twin Harbor	\$1,660.00
02/06/2026	100238	Gothic Landscape Maintenance Division	\$29,700.00
		Invoice #: 414501	
		64-6405-00 Contract service for Feb 2026	\$29,700.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

02/01/2026 - 02/28/2026

Date	Check #	Payee	Amount
02/09/2026	100239	American Heritage Landscape Lp	\$10,415.00
		Invoice #: 10047843	
		64-6425-00 Emergency Tree Removals Dec 24, 2025	\$10,415.00
02/09/2026	100240	Remedy Pest Elimination	\$1,000.00
		Invoice #: 1030	
		65-6555-00 Pest Control for January 2026	\$1,000.00
02/10/2026	100241	Better Pools LA	\$2,395.00
		Invoice #: 93057	
		40-4001-00 Line Item 1110	\$2,395.00
02/11/2026	0	Reclass	\$1,211.07
		20-2796-00 Bank Adjustment - Reclass site authority ck - deposit batches posted 2/11/26 to owners; Reclass site authority ck - deposit batches posted 2/11/26 to owners	\$1,211.07
02/11/2026	0	Reclass	\$1,222.07
		12-1281-00 Bank Adjustment - Offset CAM escrow payment due from Site Authority; Offset CAM escrow payment due from Site Authority	\$1,222.07
02/11/2026	100242	Garage Door Doctor	\$85.00
		Invoice #: 13556	
		66-6650-00 Garage Dr Repairs at 314 E Twin Harbor	\$85.00
02/11/2026	100243	Garage Door Doctor	\$241.31
		Invoice #: 13537	
		66-6650-00 Garage Door Repairs at 385 CI Drive	\$241.31
02/11/2026	100244	Garage Door Doctor	\$125.00
		Invoice #: 13587	
		66-6650-00 Garage Dr Repairs at 229 Smugglers Cove	\$125.00
02/11/2026	100245	Signarama-Camarilo	\$965.07
		Invoice #: INV-6035	
		65-6553-00 Signage on Somis Street	\$965.07
02/11/2026	100246	Better Pools LA	\$650.00
		Invoice #: 92852	
		65-6570-00 Monthly Contract for Fountains Feb 2026	\$650.00
02/11/2026	100247	Better Pools LA	\$1,900.00
		Invoice #: 92851	
		65-6570-00 Contract service for Feb 2026	\$1,900.00
02/11/2026	100248	HD Supply	\$833.65
		Invoice #: 9245681354	
		65-6554-00 Common Area Supplies	\$833.65
02/11/2026	500034	Dorothy Patten and Sean Patten	\$315.27
		20-2001-00 Refund after COE Acct: 124525874757	\$315.27
02/12/2026	100249	California State University, Channel Islands	\$56,000.90
		Invoice #: 512206	
		67-6700-00 Reclaimed water for December 2025	\$6,094.73
		67-6701-00 Portable Water for December 2025	\$14,800.31
		67-6702-00 Sewer for December 2025	\$27,025.14
		67-6703-00 Infrastructure fee for December 2025	\$8,080.72

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

02/01/2026 - 02/28/2026

Date	Check #	Payee	Amount
02/13/2026	100250	Southern California Edison Co.	\$2,484.80
		Invoice #: 020426-239238016	
		67-6705-00 700239238016-Southern California Edison Co.	\$2,484.80
02/20/2026	300039	Charter Communications	\$51.51
		Invoice #: 0293780020926	
		67-6720-00 8448 20 041 0293780	\$51.51
02/23/2026	100251	Better Pools LA	\$250.00
		Invoice #: 93158	
		65-6572-00 Townside Pool/Spa Filter Cleaning	\$250.00
02/23/2026	100252	Better Pools LA	\$195.00
		Invoice #: 93149	
		65-6572-00 Hillcrest Spa Drain & Refill	\$195.00
02/23/2026	100253	Better Pools LA	\$195.00
		Invoice #: 93170	
		65-6572-00 Townside Spa Drain & Refill	\$195.00
02/23/2026	100254	Southern California Edison Co.	\$3.09
		Invoice #: 021226-788593068	
		67-6705-00 700788593068-Southern California Edison Co.	\$3.09
02/23/2026	100255	Southern California Edison Co.	\$7.10
		Invoice #: 021226-788555985	
		67-6705-00 700788555985-Southern California Edison Co.	\$7.10
02/23/2026	100256	Southern California Edison Co.	\$10.09
		Invoice #: 021226-984323914	
		67-6705-00 700984323914-Southern California Edison Co.	\$10.09
02/23/2026	100257	American Heritage Landscape Lp	\$1,850.00
		Invoice #: 10048482	
		64-6425-00 Emergency Tree Trimming	\$1,850.00
02/23/2026	100258	Telsco Industries, Inc.	\$8,784.44
		Invoice #: 853163	
		64-6420-00 Annual License for Irrigation Controllers	\$8,784.44
02/24/2026	100259	Southern California Edison Co.	\$2,219.42
		Invoice #: 021726-466262876	
		67-6705-00 700466262876-Southern California Edison Co.	\$2,219.42
02/24/2026	100260	BluSky Restoration Contractors, LLC	\$7,969.05
		Invoice #: 264028- 24	
		40-4003-00 270 Landing Cove Remediation Services	\$7,969.05
02/24/2026	100261	BluSky Restoration Contractors, LLC	\$2,630.45
		Invoice #: 267650- 24	
		40-4003-00 270 Landing Cove Restoration work	\$2,630.45
02/24/2026	100262	BluSky Restoration Contractors, LLC	\$550.00
		Invoice #: 270202- 24	
		66-6645-00 270 Landing Cove Repairs	\$550.00
02/24/2026	100263	Charter Communications	\$140.36
		Invoice #: 0380181021226	
		67-6720-00 8448 20 041 0380181 - not enrolled on autopay	\$140.36

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

02/01/2026 - 02/28/2026

Date	Check #	Payee	Amount		
02/26/2026	100264	Southern California Edison Co.	\$294.20		
		Invoice #: 021226-305875602			
		67-6705-00 700305875602-Southern California Edison Co.	\$294.20		
02/27/2026	100265	Seabreeze Management Company, Inc.	\$6,010.00		
		Invoice #: 3721596			
		60-6035-00 JAN Admin 2026-Seabreeze Management Company, Inc.	\$480.59		
		Invoice #: 3722944			
		60-6040-00 Pay Period: 01/25/26-02/07/26 Pd 2/13/26-Seabreeze Management Company, Inc.	\$5,529.41		
02/17/2026	0	E.J. Harrison	\$827.64		
		67-6725-00 EFT - Autopayment; Autopayment	\$827.64		
02/17/2026	0	E.J. Harrison	\$2,014.10		
		67-6725-00 EFT - Autopayment; Autopayment	\$2,014.10		
		Account Totals	# Checks:	46	\$165,966.62
		Association Totals	# Checks:	46	\$165,966.62

University Glen - AR Other due from Cal State University, Channel Islands

DATE	Amount	Description
Feb-26	1,222.07	Channel Islands Site Authority for escrows
Total	1,222.07	

University Glen
Prepaid Insurance # 1300
As of February 28, 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 - 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	1,400.00	28,000.00	25,034.00	54,434.00	-	(8,135.00)	(3,312.68)	(11,447.68)	1,400.00	19,865.00	21,721.32	42,986.32
Mar-26				-	-	-	-	-	-	-	-	-
Apr-26				-	-	-	-	-	-	-	-	-
May-26				-	-	-	-	-	-	-	-	-
Jun-26				-	-	-	-	-	-	-	-	-
YTD	11,200.00	224,000.00	200,272.00	435,472.00	-	(339,449.84)	(46,212.50)	(385,662.34)	11,200.00	(115,449.84)	154,059.50	166,445.87

University Glen

For the Month Ending: February 28, 2026

GL 2795 - Accrued Operating Expenses

GL Code	Description	Month	Amount
6320	Security Services	Feb-26	7,966.67
6550	Janitorial Service	Feb-26	5,120.00
6700	Water-Reclaimed	Jan-26	6,643.50
6700	Water-Reclaimed	Feb-26	6,094.73
6701	Water-Potable	Jan-26	14,852.00
6701	Water-Potable	Feb-26	14,800.00
6702	Water-Sewer	Jan-26	21,031.50
6702	Water-Sewer	Feb-26	21,031.50
6703	Water/Sewer Infrastructure	Jan-26	8,080.75
6703	Water/Sewer Infrastructure	Feb-26	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
6800	TH Insurance Master	Feb-26	14,127.75
		Total:	226,723.40

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University Glen Reserve Balance

January 31, 2026

Preliminary Unaudited

Reserve Type	Balance as of 12/31/25	Jan 2026 Contributions	Jan 2026 Expenses	Jan 2026 Adjustments	Investment Activity	Balance as of 1/31/26
Common Area	1,648,515.56	28,000.00			4,315.58	1,680,831.14
Single Family Homes	140,962.35	1,400.00			311.67	142,674.02
Townhomes	3,102,546.62	25,034.00	(1,825.72)		7,180.66	3,132,935.56
Total	4,892,024.53	54,434.00	(1,825.72)	-	11,807.91	4,956,440.72

Activity Jan-26	
Contributions	54,434.00
Expenses	(1,825.72)
Adjustments	-
Investments	11,807.91
Total Activity	\$ 64,416.19
Net Change in Balance	
CAM - 9CSA11	32,315.58
Single Family - 9CSA05	1,711.67
Townhomes 9CSA14	30,388.94
Total Activity by Type	\$ 64,416.19

Due from UGCAM for Apr-Sep 2025	16,750.77
Due from UGCAM for Oct-Dec 2025	54,100.50
Due from UGCAM for Jan 2026	52,608.28
Total Due to UGCAM	123,459.55
<i>(accounts receivable)</i>	
Wells Fargo	20,641.90
CalTRUST	4,812,339.27
Acct Balances as of 1/31/26	4,832,981.17
Reserve Total as of 1/31/26	4,956,440.72

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 plumbing 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				
Feb-26	54,434.00			Reserve Contribution		
Feb-26	9,881.82		Townhomes	Insurance Claim Ck - Reimb 379 Smugglers Cove slab leak	Nat'l Fire & Marine Insurance Company	
Feb-26	(2,800.00)		Common Space	Landscape refurbishing project, phase 2	Gothic Landscape	413235
Feb-26	(2,940.00)		Common Space	Landscape refurbishing project, phase 2 TH Portion	American Heritage Landscape	10047708
Feb-26	(2,395.00)		Common Space	Pump installation for spa circulation	Better Pools	93057
Feb-26	(1,660.00)		Townhomes	Slab leak issue 314 E Twin Harbor	Environmental Testing	UN-010926-02
Feb-26	(935.00)		Townhomes	Slab leak issue 314 E Twin Harbor	Environmental Testing	UN-010626
Feb-26	(7,969.05)		Townhomes	270 Landing Cove remediation services	BluSky Restoration	264028-24
Feb-26	(2,630.45)		Townhomes	270 Landing Cove restoration work	BluSky Restoration	267650-24
		42,986.32				
Total	166,445.87	166,445.87				

University Glen Reserve Balance

December 31, 2025

Preliminary Unaudited

Reserve Type	Balance as of 11/30/25	Dec 2025 Contributions	Dec 2025 Expenses	Dec 2025 Adjustments	Investment Activity	Balance as of 12/31/25
Common Area	1,616,809.30	28,000.00	(2,549.00)		6,255.26	1,648,515.56
Single Family Homes	139,099.75	1,400.00			462.60	140,962.35
Townhomes	3,082,591.04	25,034.00	(15,802.31)		10,723.89	3,102,546.62
Total	4,838,500.09	54,434.00	(18,351.31)	-	17,441.75	4,892,024.53

Activity Dec-25	
Contributions	54,434.00
Expenses	(18,351.31)
Adjustments	-
Investments	17,441.75
Total Activity	\$ 53,524.44
Net Change in Balance	
CAM - 9CSA11	31,706.26
Single Family - 9CSA05	1,862.60
Townhomes 9CSA14	19,955.58
Total Activity by Type	\$ 53,524.44

Due from UGCAM for Apr-Sep 2025	16,750.77
Due from UGCAM for Oct 2025	51,064.81
Due from UGCAM for Nov 2025	(33,047.00)
Due from UGCAM for Dec 2025	36,082.69
Total Due to UGCAM	70,851.27
<i>(accounts receivable)</i>	
Wells Fargo	20,638.38
CalTRUST	4,800,534.88
Acct Balances as of 12/31/25	4,821,173.26
Reserve Total as of 12/31/25	4,892,024.53

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2026 - 2/28/2026

Account No	Description				Prior Balance	Current Debit	Current Credit	End Balance
01-1003-00	Sunwest Oper - Acct 2137				\$594,322.61	\$260,162.76	\$165,966.62	\$688,518.75
Date	GL Ref #	Debit	Credit	Description				
02/02/2026	12765109	\$ 1,359.24	\$ -	Deposit from batch 374369				
02/02/2026	12769481	6,080.88	-	Deposit from batch 373631				
02/02/2026	12786671	-	4,500.00	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100227				
02/02/2026	12786673	-	43.26	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100228				
02/02/2026	12802762	4,098.01	-	Deposit from batch 375290				
02/03/2026	12790816	3,823.92	-	Deposit from batch 374875				
02/03/2026	12792238	575.03	-	Deposit from batch 374414				
02/03/2026	12799197	-	375.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100229				
02/03/2026	12799199	-	250.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100230				
02/03/2026	12806906	1,750.06	-	Deposit from batch 375296				
02/04/2026	12814794	575.03	-	Deposit from batch 374974				
02/04/2026	12821535	-	569.69	Sunwest Oper - Acct 2137; Charter Communications Chk # 300038				
02/04/2026	12825618	1,150.06	-	Deposit from batch 376530				
02/05/2026	12828602	2,045.86	-	Deposit from batch 376821				
02/05/2026	12829987	2,045.86	-	Deposit from batch 376266				
02/05/2026	12836123	-	2,800.00	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100231				
02/05/2026	12836125	-	2,518.71	Sunwest Oper - Acct 2137; SoCalGas Chk # 100232				
02/05/2026	12836127	-	18.88	Sunwest Oper - Acct 2137; SoCalGas Chk # 100233				
02/05/2026	12836129	-	2,940.00	Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100234				
02/05/2026	12836131	-	80.42	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100235				
02/05/2026	12836131	-	407.59	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100235				
02/05/2026	12836131	-	5,322.48	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100235				
02/05/2026	12836137	-	935.00	Sunwest Oper - Acct 2137; Environmental Testing Associates Chk # 100236				
02/05/2026	12836139	-	1,660.00	Sunwest Oper - Acct 2137; Environmental Testing Associates Chk # 100237				
02/05/2026	12841293	2,734.78	-	Deposit from batch 377125				
02/06/2026	12845564	320.77	-	Deposit from batch 376899				
02/06/2026	12940614	171,942.83	-	Deposit from batch 376482				
02/06/2026	12955582	-	29,700.00	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100238				
02/06/2026	12959699	1,150.06	-	Deposit from batch 377656				
02/09/2026	12964567	1,470.83	-	Deposit from batch 378143				
02/09/2026	12966248	3,852.31	-	Deposit from batch 377463				
02/09/2026	12973525	-	10,415.00	Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100239				
02/09/2026	12973527	-	1,000.00	Sunwest Oper - Acct 2137; Remedy Pest Elimination Chk # 100240				
02/09/2026	12977511	1,470.83	-	Deposit from batch 378629				
02/10/2026	12980526	9,881.82	-	Misc Scanned Deposit				
02/10/2026	12981525	784.21	-	Deposit from batch 378855				
02/10/2026	12982678	1,155.03	-	Deposit from batch 378232				
02/10/2026	12990078	-	2,395.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100241				
02/10/2026	12996121	6,173.70	-	Deposit from batch 379269				
02/10/2026	13017945	532.77	-	Deposit from batch 381284				
02/11/2026	12999550	-	1,211.07	Reclass site authority ck - deposit batches posted 2/11/26 to owners; Reclass Chk # 0				
02/11/2026	12999552	-	1,222.07	Offset CAM escrow payment due from Site Authority; Reclass Chk # 0				
02/11/2026	13000812	575.03	-	Deposit from batch 379694				
02/11/2026	13001151	1,211.07	-	Deposit from batch 379759				
02/11/2026	13002018	2,620.89	-	Deposit from batch 378957				
02/11/2026	13008293	-	85.00	Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100242				

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2026 - 2/28/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/11/2026	13008295	\$ -	\$ 241.31	Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100243	
02/11/2026	13008297	-	125.00	Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100244	
02/11/2026	13008299	-	965.07	Sunwest Oper - Acct 2137; Signarama-Camarilo Chk # 100245	
02/11/2026	13008301	-	650.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100246	
02/11/2026	13008303	-	1,900.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100247	
02/11/2026	13008305	-	833.65	Sunwest Oper - Acct 2137; HD Supply Chk # 100248	
02/11/2026	13008933	-	315.27	Refund after COE Acct: 124525874757; Dorothy Patten and Sean Patten Chk # 500034	
02/11/2026	13012864	3,343.50	-	Deposit from batch 380179	
02/12/2026	13018534	575.03	-	Deposit from batch 380593	
02/12/2026	13019433	895.80	-	Deposit from batch 379876	
02/12/2026	13027219	-	56,000.90	Sunwest Oper - Acct 2137; California State University, Channel Islands Chk # 100249	
02/12/2026	13031289	2,145.86	-	Deposit from batch 381979	
02/13/2026	13033943	575.03	-	Deposit from batch 382056	
02/13/2026	13035016	2,484.33	-	Deposit from batch 381377	
02/13/2026	13040440	-	2,484.80	Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 100250	
02/13/2026	13042639	532.77	-	Deposit from batch 382851	
02/17/2026	13050142	575.03	-	Deposit from batch 383326	
02/17/2026	13052657	3,450.18	-	Deposit from batch 382283	
02/17/2026	13065336	575.03	-	Deposit from batch 384016	
02/17/2026	13289704	-	827.64	Autopayment; E.J. Harrison Chk # 0	
02/17/2026	13289706	-	2,014.10	Autopayment; E.J. Harrison Chk # 0	
02/18/2026	13070504	320.77	-	Deposit from batch 384676	
02/18/2026	13071060	800.00	-	Deposit from batch 383437	
02/19/2026	13081301	600.00	-	Deposit from batch 384685	
02/19/2026	13091079	893.64	-	Deposit from batch 385591	
02/20/2026	13092975	25.00	-	Deposit from batch 385780	
02/20/2026	13093634	575.03	-	Deposit from batch 385218	
02/20/2026	13099607	-	51.51	Sunwest Oper - Acct 2137; Charter Communications Chk # 300039	
02/20/2026	13100933	419.82	-	Deposit from batch 386009	
02/23/2026	13103110	1,150.06	-	Deposit from batch 386299	
02/23/2026	13104221	575.03	-	Deposit from batch 385821	
02/23/2026	13110733	-	250.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100251	
02/23/2026	13110735	-	195.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100252	
02/23/2026	13110737	-	195.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100253	
02/23/2026	13110739	-	3.09	Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 100254	
02/23/2026	13110741	-	7.10	Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 100255	
02/23/2026	13110743	-	10.09	Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 100256	
02/23/2026	13110745	-	1,850.00	Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100257	
02/23/2026	13110747	-	8,784.44	Sunwest Oper - Acct 2137; Telsco Industries, Inc. Chk # 100258	
02/23/2026	13113031	1,150.06	-	Deposit from batch 386658	
02/24/2026	13115370	573.03	-	Deposit from batch 386888	
02/24/2026	13122318	-	2,219.42	Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 100259	
02/24/2026	13122320	-	7,969.05	Sunwest Oper - Acct 2137; BluSky Restoration Contractors, LLC Chk # 100260	
02/24/2026	13122322	-	2,630.45	Sunwest Oper - Acct 2137; BluSky Restoration Contractors, LLC Chk # 100261	
02/24/2026	13122324	-	550.00	Sunwest Oper - Acct 2137; BluSky Restoration Contractors, LLC Chk # 100262	
02/24/2026	13122326	-	140.36	Sunwest Oper - Acct 2137; Charter Communications Chk # 100263	
02/24/2026	13124873	1,021.30	-	Deposit from batch 387369	
02/25/2026	13126111	2,046.83	-	Deposit from batch 387553	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2026 - 2/28/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/25/2026	13126658	\$ 1,750.06	\$ -	Deposit from batch 386942	
02/25/2026	13134785	575.03	-	Deposit from batch 387921	
02/26/2026	13136619	575.03	-	Deposit from batch 388078	
02/26/2026	13141515	-	294.20	Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 100264	
02/26/2026	13143716	575.03	-	Deposit from batch 388385	
02/27/2026	13146501	575.03	-	Deposit from batch 388128	
02/27/2026	13156414	-	480.59	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100265	
02/27/2026	13156414	-	5,529.41	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100265	
02/27/2026	13163059	1,428.57	-	Deposit from batch 388970	
12-1280-00	Accounts Receivable		44,688.99	261,603.26	258,951.06
					47,341.19
Date	GL Ref #	Debit	Credit	Description	
02/01/2026	9390210	\$ 23,095.44	\$ -	Assessment - A - Batch 259640	
02/01/2026	9390234	115,006.00	-	Assessment - A - Batch 259641	
02/01/2026	9390258	98,834.75	-	Apartment Assessment - A - Batch 259757	
02/01/2026	9390282	17,476.92	-	Apartment Assessment - A - Batch 259758	
02/01/2026	9390306	4,218.62	-	Commercial Assessment - A - Batch 259759	
02/01/2026	12723339	-	320.77	Applied Prepaid 124525874629	
02/01/2026	12723346	-	9.93	Applied Prepaid 124525874620	
02/01/2026	12723350	-	2.16	Applied Prepaid 124525874583	
02/01/2026	12723355	-	320.77	Applied Prepaid 124525874659	
02/01/2026	12723359	-	320.77	Applied Prepaid 124525874657	
02/01/2026	12723364	-	320.77	Applied Prepaid 124525874636	
02/01/2026	12723376	-	320.77	Applied Prepaid 124525874838	
02/01/2026	12723383	-	362.32	Applied Prepaid 124525874758	
02/01/2026	12723389	-	377.14	Applied Prepaid 124525874679	
02/01/2026	12723398	-	575.03	Applied Prepaid 124525874817	
02/01/2026	12723403	-	575.03	Applied Prepaid 124525874836	
02/01/2026	12723410	-	575.03	Applied Prepaid 124525874651	
02/01/2026	12723416	-	575.03	Applied Prepaid 124525874735	
02/01/2026	12723425	-	320.77	Applied Prepaid 124525874647	
02/01/2026	12723429	-	320.77	Applied Prepaid 124525874747	
02/01/2026	12723434	-	1.77	Applied Prepaid 124525874652	
02/01/2026	12723439	-	0.78	Applied Prepaid 124525874702	
02/01/2026	12723443	-	320.77	Applied Prepaid 124525874634	
02/01/2026	12723450	-	320.77	Applied Prepaid 124525874589	
02/01/2026	12723456	-	320.77	Applied Prepaid 124525874656	
02/01/2026	12723461	-	575.03	Applied Prepaid 124525874599	
02/01/2026	12723464	-	575.03	Applied Prepaid 124525874671	
02/01/2026	12723471	-	365.85	Applied Prepaid 124525874593	
02/01/2026	12723475	-	575.03	Applied Prepaid 124525874703	
02/01/2026	12723480	-	365.85	Applied Prepaid 124525874793	
02/01/2026	12723484	-	575.03	Applied Prepaid 124525874710	
02/01/2026	12723487	-	333.24	Applied Prepaid 124525874796	
02/01/2026	12723492	-	521.44	Applied Prepaid 124525874805	
02/01/2026	12723497	-	575.03	Applied Prepaid 124525874762	
02/01/2026	12723502	-	465.68	Applied Prepaid 124525874774	
02/01/2026	12723508	-	575.03	Applied Prepaid 124525874770	
02/01/2026	12723513	-	575.03	Applied Prepaid 124525874644	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2026 - 2/28/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/01/2026	12723515	\$ -	\$ 419.40	Applied Prepaid 124525874664	
02/01/2026	12723517	-	216.26	Applied Prepaid 124525874616	
02/01/2026	12723519	-	216.26	Applied Prepaid 124525874744	
02/01/2026	12723521	-	42.26	Applied Prepaid 124525874830	
02/01/2026	12723523	-	575.03	Applied Prepaid 124525874733	
02/01/2026	12723525	-	168.41	Applied Prepaid 124525874824	
02/01/2026	12723527	-	225.81	Applied Prepaid 124525874698	
02/01/2026	12723530	-	365.85	Applied Prepaid 124525874810	
02/01/2026	12723533	-	366.85	Applied Prepaid 124525874630	
02/01/2026	12723537	-	575.03	Applied Prepaid 124525874706	
02/01/2026	12723541	-	487.08	Applied Prepaid 124525874752	
02/01/2026	12723545	-	575.03	Applied Prepaid 124525874639	
02/01/2026	12723551	-	575.03	Applied Prepaid 124525874637	
02/01/2026	12723554	-	575.03	Applied Prepaid 124525874640	
02/01/2026	12723560	-	323.59	Applied Prepaid 124525874709	
02/01/2026	12723563	-	365.85	Applied Prepaid 124525874692	
02/01/2026	12723569	-	197.15	Applied Prepaid 124525874670	
02/01/2026	12723576	-	5.00	Applied Prepaid 124525874701	
02/01/2026	12723581	-	320.77	Applied Prepaid 124525874623	
02/01/2026	12723585	-	80.28	Applied Prepaid 124525874813	
02/01/2026	12723590	-	76.78	Applied Prepaid 124525874741	
02/02/2026	12765109	-	575.03	Deposit from batch 374369	
02/02/2026	12765109	-	209.18	Deposit from batch 374369	
02/02/2026	12765109	-	575.03	Deposit from batch 374369	
02/02/2026	12769481	-	320.77	Deposit from batch 373631	
02/02/2026	12769481	-	319.00	Deposit from batch 373631	
02/02/2026	12769481	-	575.03	Deposit from batch 373631	
02/02/2026	12769481	-	575.03	Deposit from batch 373631	
02/02/2026	12769481	-	575.03	Deposit from batch 373631	
02/02/2026	12769481	-	532.77	Deposit from batch 373631	
02/02/2026	12769481	-	575.03	Deposit from batch 373631	
02/02/2026	12769481	-	575.03	Deposit from batch 373631	
02/02/2026	12769481	-	570.03	Deposit from batch 373631	
02/02/2026	12769481	-	494.75	Deposit from batch 373631	
02/02/2026	12802762	-	320.77	Deposit from batch 375290	
02/02/2026	12802762	-	320.77	Deposit from batch 375290	
02/02/2026	12802762	-	575.03	Deposit from batch 375290	
02/02/2026	12802762	-	575.03	Deposit from batch 375290	
02/02/2026	12802762	-	575.03	Deposit from batch 375290	
02/02/2026	12802762	-	575.03	Deposit from batch 375290	
02/02/2026	12802762	-	406.62	Deposit from batch 375290	
02/02/2026	12802762	-	251.44	Deposit from batch 375290	
02/03/2026	12790816	-	2,360.00	Deposit from batch 374875	
02/03/2026	12790816	-	575.03	Deposit from batch 374875	
02/03/2026	12790816	-	575.03	Deposit from batch 374875	
02/03/2026	12792238	-	575.03	Deposit from batch 374414	
02/03/2026	12806906	-	575.03	Deposit from batch 375296	
02/03/2026	12806906	-	575.03	Deposit from batch 375296	

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2026 - 2/28/2026

Page 5 of 17

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2026 - 2/28/2026

Page 7 of 17

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2026 - 2/28/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/10/2026	12984424	\$ -	\$ 300.00	Applied Prepaid 124525874726	
02/10/2026	12984426	-	480.49	Applied Prepaid 124525874638	
02/10/2026	12984428	-	232.22	Applied Prepaid 124525874833	
02/10/2026	12996121	-	320.77	Deposit from batch 379269	
02/10/2026	12996121	-	320.77	Deposit from batch 379269	
02/10/2026	12996121	-	575.03	Deposit from batch 379269	
02/10/2026	12996121	-	575.03	Deposit from batch 379269	
02/10/2026	12996121	-	190.00	Deposit from batch 379269	
02/10/2026	12996121	-	575.03	Deposit from batch 379269	
02/10/2026	12996121	-	53.59	Deposit from batch 379269	
02/10/2026	12996121	-	575.03	Deposit from batch 379269	
02/10/2026	12996121	-	349.22	Deposit from batch 379269	
02/10/2026	12996121	-	575.03	Deposit from batch 379269	
02/10/2026	12996121	-	208.18	Deposit from batch 379269	
02/10/2026	12996121	-	575.03	Deposit from batch 379269	
02/10/2026	12996121	-	209.18	Deposit from batch 379269	
02/11/2026	13000812	-	575.03	Deposit from batch 379694	
02/11/2026	13001151	-	575.03	Deposit from batch 379759	
02/11/2026	13002018	-	320.77	Deposit from batch 378957	
02/11/2026	13002018	-	575.03	Deposit from batch 378957	
02/11/2026	13002018	-	575.03	Deposit from batch 378957	
02/11/2026	13002018	-	575.03	Deposit from batch 378957	
02/11/2026	13012864	-	320.77	Deposit from batch 380179	
02/11/2026	13012864	-	320.77	Deposit from batch 380179	
02/11/2026	13012864	-	575.03	Deposit from batch 380179	
02/11/2026	13012864	-	575.03	Deposit from batch 380179	
02/11/2026	13012864	-	575.06	Deposit from batch 380179	
02/11/2026	13012864	-	87.95	Deposit from batch 380179	
02/12/2026	13018534	-	575.03	Deposit from batch 380593	
02/12/2026	13019433	-	320.77	Deposit from batch 379876	
02/12/2026	13019433	-	575.03	Deposit from batch 379876	
02/12/2026	13031289	-	320.77	Deposit from batch 381979	
02/12/2026	13031289	-	209.18	Deposit from batch 381979	
02/12/2026	13031289	-	575.03	Deposit from batch 381979	
02/12/2026	13031289	-	575.03	Deposit from batch 381979	
02/12/2026	13031289	-	100.00	Deposit from batch 381979	
02/13/2026	13033943	-	575.03	Deposit from batch 382056	
02/13/2026	13035016	-	2,484.33	Deposit from batch 381377	
02/13/2026	13042639	-	532.77	Deposit from batch 382851	
02/17/2026	13050142	-	575.03	Deposit from batch 383326	
02/17/2026	13052657	-	575.03	Deposit from batch 382283	
02/17/2026	13052657	-	575.03	Deposit from batch 382283	
02/17/2026	13052657	-	575.03	Deposit from batch 382283	
02/17/2026	13052657	-	1,725.09	Deposit from batch 382283	
02/17/2026	13065336	-	575.03	Deposit from batch 384016	
02/18/2026	13070504	-	319.99	Deposit from batch 384676	
02/18/2026	13071060	-	800.00	Deposit from batch 383437	
02/19/2026	13081301	-	600.00	Deposit from batch 384685	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2026 - 2/28/2026

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
02/19/2026	13084568	\$ 25.00	\$ -	Parking Permit/ Pass Fee - Batch 385420		
02/19/2026	13084624	25.00	-	Parking Permit/ Pass Fee - Batch 385480		
02/19/2026	13091079	-	318.61	Deposit from batch 385591		
02/19/2026	13091079	-	197.89	Deposit from batch 385591		
02/20/2026	13092975	-	25.00	Deposit from batch 385780		
02/20/2026	13093634	-	575.03	Deposit from batch 385218		
02/20/2026	13100933	-	419.82	Deposit from batch 386009		
02/23/2026	13103110	-	575.03	Deposit from batch 386299		
02/23/2026	13103110	-	575.03	Deposit from batch 386299		
02/23/2026	13104221	-	575.03	Deposit from batch 385821		
02/23/2026	13113031	-	575.03	Deposit from batch 386658		
02/23/2026	13113031	-	575.03	Deposit from batch 386658		
02/24/2026	13115370	-	573.03	Deposit from batch 386888		
02/24/2026	13124873	-	1,021.30	Deposit from batch 387369		
02/25/2026	13126111	-	320.77	Deposit from batch 387553		
02/25/2026	13126111	-	109.35	Deposit from batch 387553		
02/25/2026	13126111	-	575.03	Deposit from batch 387553		
02/25/2026	13126111	-	575.03	Deposit from batch 387553		
02/25/2026	13126658	-	600.00	Deposit from batch 386942		
02/25/2026	13126658	-	1,150.06	Deposit from batch 386942		
02/25/2026	13129355	75.00	-	Key Fob / Remotes - Batch 387794		
02/26/2026	13136619	-	575.03	Deposit from batch 388078		
02/27/2026	13146501	-	575.03	Deposit from batch 388128		
12-1281-00	A/R-Miscellaneous			-	1,222.07	-
						1,222.07
Date	GL Ref #	Debit	Credit	Description		
02/11/2026	12999552	\$ 1,222.07	\$ -	Offset CAM escrow payment due from Site Authority; Reclass Chk # 0		
13-1300-00	Prepaid Insurance			21,178.35	-	4,235.68
						16,942.67
Date	GL Ref #	Debit	Credit	Description		
02/28/2026	13289712	\$ -	\$ 4,235.68	Amortize prepaid EQ insurance 7/1/25-26		
20-2001-00	Prepaid Dues			(30,227.58)	22,253.74	13,268.35
						(21,242.19)
Date	GL Ref #	Debit	Credit	Description		
02/01/2026	12723339	\$ 320.77	\$ -	Adjust Prepaid		
02/01/2026	12723346	9.93	-	Adjust Prepaid		
02/01/2026	12723350	2.16	-	Adjust Prepaid		
02/01/2026	12723355	320.77	-	Adjust Prepaid		
02/01/2026	12723359	320.77	-	Adjust Prepaid		
02/01/2026	12723364	320.77	-	Adjust Prepaid		
02/01/2026	12723376	320.77	-	Adjust Prepaid		
02/01/2026	12723383	362.32	-	Adjust Prepaid		
02/01/2026	12723389	377.14	-	Adjust Prepaid		
02/01/2026	12723398	575.03	-	Adjust Prepaid		
02/01/2026	12723403	575.03	-	Adjust Prepaid		
02/01/2026	12723410	575.03	-	Adjust Prepaid		
02/01/2026	12723416	575.03	-	Adjust Prepaid		
02/01/2026	12723425	320.77	-	Adjust Prepaid		
02/01/2026	12723429	320.77	-	Adjust Prepaid		
02/01/2026	12723434	1.77	-	Adjust Prepaid		
02/01/2026	12723439	0.78	-	Adjust Prepaid		
02/01/2026	12723443	320.77	-	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: 2/1/2026 - 2/28/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/01/2026	12723450	\$ 320.77	\$ -	Adjust Prepaid	
02/01/2026	12723456	320.77	-	Adjust Prepaid	
02/01/2026	12723461	575.03	-	Adjust Prepaid	
02/01/2026	12723464	575.03	-	Adjust Prepaid	
02/01/2026	12723471	365.85	-	Adjust Prepaid	
02/01/2026	12723475	575.03	-	Adjust Prepaid	
02/01/2026	12723480	365.85	-	Adjust Prepaid	
02/01/2026	12723484	575.03	-	Adjust Prepaid	
02/01/2026	12723487	333.24	-	Adjust Prepaid	
02/01/2026	12723492	521.44	-	Adjust Prepaid	
02/01/2026	12723497	575.03	-	Adjust Prepaid	
02/01/2026	12723502	465.68	-	Adjust Prepaid	
02/01/2026	12723508	575.03	-	Adjust Prepaid	
02/01/2026	12723513	575.03	-	Adjust Prepaid	
02/01/2026	12723515	419.40	-	Adjust Prepaid	
02/01/2026	12723517	216.26	-	Adjust Prepaid	
02/01/2026	12723519	216.26	-	Adjust Prepaid	
02/01/2026	12723521	42.26	-	Adjust Prepaid	
02/01/2026	12723523	575.03	-	Adjust Prepaid	
02/01/2026	12723525	168.41	-	Adjust Prepaid	
02/01/2026	12723527	225.81	-	Adjust Prepaid	
02/01/2026	12723530	365.85	-	Adjust Prepaid	
02/01/2026	12723533	366.85	-	Adjust Prepaid	
02/01/2026	12723537	575.03	-	Adjust Prepaid	
02/01/2026	12723541	487.08	-	Adjust Prepaid	
02/01/2026	12723545	575.03	-	Adjust Prepaid	
02/01/2026	12723551	575.03	-	Adjust Prepaid	
02/01/2026	12723554	575.03	-	Adjust Prepaid	
02/01/2026	12723560	323.59	-	Adjust Prepaid	
02/01/2026	12723563	365.85	-	Adjust Prepaid	
02/01/2026	12723569	197.15	-	Adjust Prepaid	
02/01/2026	12723576	5.00	-	Adjust Prepaid	
02/01/2026	12723581	320.77	-	Adjust Prepaid	
02/01/2026	12723585	80.28	-	Adjust Prepaid	
02/01/2026	12723590	76.78	-	Adjust Prepaid	
02/02/2026	12769481	-	313.10	Deposit from batch 373631	
02/02/2026	12769481	-	575.03	Deposit from batch 373631	
02/02/2026	12769481	-	80.28	Deposit from batch 373631	
02/02/2026	12802762	-	323.59	Deposit from batch 375290	
02/02/2026	12802762	-	174.70	Deposit from batch 375290	
02/03/2026	12790816	-	313.86	Deposit from batch 374875	
02/03/2026	12806906	-	600.00	Deposit from batch 375296	
02/05/2026	12829987	-	575.03	Deposit from batch 376266	
02/05/2026	12829987	-	575.03	Deposit from batch 376266	
02/05/2026	12841293	-	0.94	Deposit from batch 377125	
02/05/2026	12841293	-	174.00	Deposit from batch 377125	
02/06/2026	12845564	-	320.77	Deposit from batch 376899	
02/06/2026	12959699	-	575.03	Deposit from batch 377656	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2026 - 2/28/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/09/2026	12966248	\$ -	\$ 174.00	Deposit from batch 377463	
02/10/2026	12981525	-	419.40	Deposit from batch 378855	
02/10/2026	12982678	-	580.00	Deposit from batch 378232	
02/10/2026	12984412	289.74	-	Adjust Prepaid	
02/10/2026	12984414	203.84	-	Adjust Prepaid	
02/10/2026	12984416	376.50	-	Adjust Prepaid	
02/10/2026	12984418	232.22	-	Adjust Prepaid	
02/10/2026	12984420	362.18	-	Adjust Prepaid	
02/10/2026	12984422	369.34	-	Adjust Prepaid	
02/10/2026	12984424	300.00	-	Adjust Prepaid	
02/10/2026	12984426	480.49	-	Adjust Prepaid	
02/10/2026	12984428	232.22	-	Adjust Prepaid	
02/10/2026	12996121	-	183.55	Deposit from batch 379269	
02/10/2026	12996121	-	522.41	Deposit from batch 379269	
02/10/2026	12996121	-	365.85	Deposit from batch 379269	
02/10/2026	13017945	-	532.77	Deposit from batch 381284	
02/11/2026	13001151	-	315.27	Deposit from batch 379759	
02/11/2026	13001151	-	320.77	Deposit from batch 379759	
02/11/2026	13002018	-	575.03	Deposit from batch 378957	
02/11/2026	13008933	315.27	-	Refund after COE Acct: 124525874757; Dorothy Patten and Sean Patten Chk # 500034	
02/11/2026	13012864	-	313.86	Deposit from batch 380179	
02/11/2026	13012864	-	575.03	Deposit from batch 380179	
02/12/2026	13031289	-	365.85	Deposit from batch 381979	
02/18/2026	13070504	-	0.78	Deposit from batch 384676	
02/19/2026	13091079	-	377.14	Deposit from batch 385591	
02/25/2026	13126111	-	466.65	Deposit from batch 387553	
02/25/2026	13134785	-	575.03	Deposit from batch 387921	
02/26/2026	13143716	-	575.03	Deposit from batch 388385	
02/27/2026	13163059	-	320.77	Deposit from batch 388970	
02/27/2026	13163059	-	575.03	Deposit from batch 388970	
02/27/2026	13163059	-	532.77	Deposit from batch 388970	
20-2795-00	Accrued Operating Expenses	(200,109.75)	200,109.75	226,723.40	(226,723.40)
Date	GL Ref #	Debit	Credit	Description	
02/01/2026	12967857	\$ 200,109.75	\$ -	Monthly Accrual (Reversal)	
02/28/2026	13289714	-	226,723.40	Monthly Accrual	
20-2796-00	Accounts Payable - Misc		(1,211.07)	1,211.07	-
Date	GL Ref #	Debit	Credit	Description	
02/11/2026	12999550	\$ 1,211.07	\$ -	Reclass site authority ck - deposit batches posted 2/11/26 to owners; Reclass Chk # 0	
20-2799-00	Accounts Payable		-	160,376.47	160,376.47
Date	GL Ref #	Debit	Credit	Description	
02/02/2026	12786667	\$ -	\$ 4,500.00	Accounts Payable Inv # 3719162	
02/02/2026	12786669	-	43.26	Accounts Payable Inv # 3720492	
02/02/2026	12786671	4,500.00	-	Accounts Payable Inv # 3719162; Seabreeze Management Company, Inc. Chk # 100227	
02/02/2026	12786673	43.26	-	Accounts Payable Inv # 3720492; Seabreeze Management Company, Inc. Chk # 100228	
02/03/2026	12799193	-	250.00	Accounts Payable Inv # 92954	
02/03/2026	12799195	-	375.00	Accounts Payable Inv # 92953	
02/03/2026	12799197	375.00	-	Accounts Payable Inv # 92953; Better Pools LA Chk # 100229	
02/03/2026	12799199	250.00	-	Accounts Payable Inv # 92954; Better Pools LA Chk # 100230	
02/04/2026	12821533	-	569.69	Accounts Payable Inv # 0033385012126	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2026 - 2/28/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/04/2026	12821535	\$ 569.69	\$ -	Accounts Payable Inv # 0033385012126; Charter Communications Chk # 300038	
02/05/2026	12836105	-	1,660.00	Accounts Payable Inv # UN-010926-02	
02/05/2026	12836107	-	935.00	Accounts Payable Inv # UN-010626	
02/05/2026	12836109	-	2,800.00	Accounts Payable Inv # 413235	
02/05/2026	12836111	-	2,940.00	Accounts Payable Inv # 10047708	
02/05/2026	12836113	-	2,518.71	Accounts Payable Inv # 020226-085881513	
02/05/2026	12836115	-	18.88	Accounts Payable Inv # 020226-337810871	
02/05/2026	12836117	-	80.42	Accounts Payable Inv # 3720619	
02/05/2026	12836119	-	407.59	Accounts Payable Inv # 3720653	
02/05/2026	12836121	-	5,322.48	Accounts Payable Inv # 3720658	
02/05/2026	12836123	2,800.00	-	Accounts Payable Inv # 413235; Gothic Landscape Maintenance Division Chk # 100231	
02/05/2026	12836125	2,518.71	-	Accounts Payable Inv # 020226-085881513; SoCalGas Chk # 100232	
02/05/2026	12836127	18.88	-	Accounts Payable Inv # 020226-337810871; SoCalGas Chk # 100233	
02/05/2026	12836129	2,940.00	-	Accounts Payable Inv # 10047708; American Heritage Landscape Lp Chk # 100234	
02/05/2026	12836131	80.42	-	Accounts Payable Inv # 3720619; Seabreeze Management Company, Inc. Chk # 100235	
02/05/2026	12836131	407.59	-	Accounts Payable Inv # 3720653; Seabreeze Management Company, Inc. Chk # 100235	
02/05/2026	12836131	5,322.48	-	Accounts Payable Inv # 3720658; Seabreeze Management Company, Inc. Chk # 100235	
02/05/2026	12836137	935.00	-	Accounts Payable Inv # UN-010626; Environmental Testing Associates Chk # 100236	
02/05/2026	12836139	1,660.00	-	Accounts Payable Inv # UN-010926-02; Environmental Testing Associates Chk # 100237	
02/06/2026	12955580	-	29,700.00	Accounts Payable Inv # 414501	
02/06/2026	12955582	29,700.00	-	Accounts Payable Inv # 414501; Gothic Landscape Maintenance Division Chk # 100238	
02/09/2026	12973521	-	1,000.00	Accounts Payable Inv # 1030	
02/09/2026	12973523	-	10,415.00	Accounts Payable Inv # 10047843	
02/09/2026	12973525	10,415.00	-	Accounts Payable Inv # 10047843; American Heritage Landscape Lp Chk # 100239	
02/09/2026	12973527	1,000.00	-	Accounts Payable Inv # 1030; Remedy Pest Elimination Chk # 100240	
02/10/2026	12990076	-	2,395.00	Accounts Payable Inv # 93057	
02/10/2026	12990078	2,395.00	-	Accounts Payable Inv # 93057; Better Pools LA Chk # 100241	
02/11/2026	13008277	-	965.07	Accounts Payable Inv # INV-6035	
02/11/2026	13008281	-	125.00	Accounts Payable Inv # 13587	
02/11/2026	13008283	-	650.00	Accounts Payable Inv # 92852	
02/11/2026	13008285	-	85.00	Accounts Payable Inv # 13556	
02/11/2026	13008287	-	241.31	Accounts Payable Inv # 13537	
02/11/2026	13008289	-	1,900.00	Accounts Payable Inv # 92851	
02/11/2026	13008291	-	833.65	Accounts Payable Inv # 9245681354	
02/11/2026	13008293	85.00	-	Accounts Payable Inv # 13556; Garage Door Doctor Chk # 100242	
02/11/2026	13008295	241.31	-	Accounts Payable Inv # 13537; Garage Door Doctor Chk # 100243	
02/11/2026	13008297	125.00	-	Accounts Payable Inv # 13587; Garage Door Doctor Chk # 100244	
02/11/2026	13008299	965.07	-	Accounts Payable Inv # INV-6035; Signarama-Camarilo Chk # 100245	
02/11/2026	13008301	650.00	-	Accounts Payable Inv # 92852; Better Pools LA Chk # 100246	
02/11/2026	13008303	1,900.00	-	Accounts Payable Inv # 92851; Better Pools LA Chk # 100247	
02/11/2026	13008305	833.65	-	Accounts Payable Inv # 9245681354; HD Supply Chk # 100248	
02/12/2026	13027214	-	56,000.90	Accounts Payable Inv # 512206	
02/12/2026	13027219	56,000.90	-	Accounts Payable Inv # 512206; California State University, Channel Islands Chk # 100249	
02/13/2026	13040438	-	2,484.80	Accounts Payable Inv # 020426-239238016	
02/13/2026	13040440	2,484.80	-	Accounts Payable Inv # 020426-239238016; Southern California Edison Co. Chk # 100250	
02/20/2026	13099605	-	51.51	Accounts Payable Inv # 0293780020926	
02/20/2026	13099607	51.51	-	Accounts Payable Inv # 0293780020926; Charter Communications Chk # 300039	
02/23/2026	13110717	-	8,784.44	Accounts Payable Inv # 853163	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2026 - 2/28/2026

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
02/23/2026	13110719	\$ -	\$ 10.09	Accounts Payable Inv # 021226-984323914		
02/23/2026	13110721	-	250.00	Accounts Payable Inv # 93158		
02/23/2026	13110723	-	195.00	Accounts Payable Inv # 93149		
02/23/2026	13110725	-	195.00	Accounts Payable Inv # 93170		
02/23/2026	13110727	-	3.09	Accounts Payable Inv # 021226-788593068		
02/23/2026	13110729	-	7.10	Accounts Payable Inv # 021226-788555985		
02/23/2026	13110731	-	1,850.00	Accounts Payable Inv # 10048482		
02/23/2026	13110733	250.00	-	Accounts Payable Inv # 93158; Better Pools LA Chk # 100251		
02/23/2026	13110735	195.00	-	Accounts Payable Inv # 93149; Better Pools LA Chk # 100252		
02/23/2026	13110737	195.00	-	Accounts Payable Inv # 93170; Better Pools LA Chk # 100253		
02/23/2026	13110739	3.09	-	Accounts Payable Inv # 021226-788593068; Southern California Edison Co. Chk # 100254		
02/23/2026	13110741	7.10	-	Accounts Payable Inv # 021226-788555985; Southern California Edison Co. Chk # 100255		
02/23/2026	13110743	10.09	-	Accounts Payable Inv # 021226-984323914; Southern California Edison Co. Chk # 100256		
02/23/2026	13110745	1,850.00	-	Accounts Payable Inv # 10048482; American Heritage Landscape Lp Chk # 100257		
02/23/2026	13110747	8,784.44	-	Accounts Payable Inv # 853163; Telsco Industries, Inc. Chk # 100258		
02/24/2026	13122308	-	2,219.42	Accounts Payable Inv # 021726-466262876		
02/24/2026	13122310	-	550.00	Accounts Payable Inv # 270202- 24		
02/24/2026	13122312	-	7,969.05	Accounts Payable Inv # 264028- 24		
02/24/2026	13122314	-	2,630.45	Accounts Payable Inv # 267650- 24		
02/24/2026	13122316	-	140.36	Accounts Payable Inv # 0380181021226		
02/24/2026	13122318	2,219.42	-	Accounts Payable Inv # 021726-466262876; Southern California Edison Co. Chk # 100259		
02/24/2026	13122320	7,969.05	-	Accounts Payable Inv # 264028- 24; BluSky Restoration Contractors, LLC Chk # 100260		
02/24/2026	13122322	2,630.45	-	Accounts Payable Inv # 267650- 24; BluSky Restoration Contractors, LLC Chk # 100261		
02/24/2026	13122324	550.00	-	Accounts Payable Inv # 270202- 24; BluSky Restoration Contractors, LLC Chk # 100262		
02/24/2026	13122326	140.36	-	Accounts Payable Inv # 0380181021226; Charter Communications Chk # 100263		
02/26/2026	13141513	-	294.20	Accounts Payable Inv # 021226-305875602		
02/26/2026	13141515	294.20	-	Accounts Payable Inv # 021226-305875602; Southern California Edison Co. Chk # 100264		
02/27/2026	13156410	-	480.59	Accounts Payable Inv # 3721596		
02/27/2026	13156412	-	5,529.41	Accounts Payable Inv # 3722944		
02/27/2026	13156414	480.59	-	Accounts Payable Inv # 3721596; Seabreeze Management Company, Inc. Chk # 100265		
02/27/2026	13156414	5,529.41	-	Accounts Payable Inv # 3722944; Seabreeze Management Company, Inc. Chk # 100265		
40-4000-00	Reserve Liability		(123,459.55)	11,447.68	54,434.00	(166,445.87)
Date	GL Ref #	Debit	Credit	Description		
02/28/2026	13167012	\$ -	\$ 28,000.00	Monthly Reserve Contribution		
02/28/2026	13167012	-	1,400.00	Monthly Reserve Contribution		
02/28/2026	13167012	-	25,034.00	Monthly Reserve Contribution		
02/28/2026	13289760	8,135.00	-	Reallocate reserve exp to GL 4000 liability		
02/28/2026	13289760	3,312.68	-	Reallocate reserve exp to GL 4000 liability		
40-4001-00	Reserve Expenses - Common Space		-	8,135.00	8,135.00	-
Date	GL Ref #	Debit	Credit	Description		
02/05/2026	12836109	\$ 2,800.00	\$ -	Phase 2 Landscape Refurbishing		
02/05/2026	12836111	2,940.00	-	Landscape Refurbishing Phase 2 TH Portion		
02/10/2026	12990076	2,395.00	-	Line Item 1110		
02/28/2026	13289760	-	8,135.00	Reallocate reserve exp to GL 4000 liability		
40-4003-00	Reserve Expenses - Townhouse		-	13,194.50	13,194.50	-
Date	GL Ref #	Debit	Credit	Description		
02/05/2026	12836105	\$ 1,660.00	\$ -	Slab Leak issue at 314 E Twin Harbor		
02/05/2026	12836107	935.00	-	Slab Leak issue at 314 E Twin Harbor		
02/10/2026	13289708	-	9,881.82	Reclass insurance claim ck 379 Smugglers Cover slab leak		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2026 - 2/28/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/24/2026	13122312	\$ 7,969.05	\$ -	270 Landing Cove Remediation Services	
02/24/2026	13122314	2,630.45	-	270 Landing Cove Restoration work	
02/28/2026	13289760	-	3,312.68	Reallocate reserve exp to GL 4000 liability	
49-4998-00	Prior Year Equity	(375,828.46)	-	-	(375,828.46)
Date	GL Ref #	Debit	Credit	Description	
50-5010-00	Townhomes Assessments	(805,042.00)	23,095.44	138,101.44	(920,048.00)
Date	GL Ref #	Debit	Credit	Description	
02/01/2026	9390210	\$ -	\$ 23,095.44	Assessment - A - Batch 259640	
02/01/2026	9390234	-	115,006.00	Assessment - A - Batch 259641	
02/01/2026	10121655	23,095.44	-	Reclass single family home assessments	
50-5013-00	Single family homes	(161,668.08)	-	23,095.44	(184,763.52)
Date	GL Ref #	Debit	Credit	Description	
02/01/2026	10121655	\$ -	\$ 23,095.44	Reclass single family home assessments	
50-5015-00	Apartment Assessment	(843,712.03)	-	120,530.29	(964,242.32)
Date	GL Ref #	Debit	Credit	Description	
02/01/2026	9390258	\$ -	\$ 98,834.75	Apartment Assessment - A - Batch 259757	
02/01/2026	9390282	-	17,476.92	Apartment Assessment - A - Batch 259758	
02/01/2026	9390306	-	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)	-	50.00	(300.00)
Date	GL Ref #	Debit	Credit	Description	
02/19/2026	13084568	\$ -	\$ 25.00	Parking Permit/ Pass Fee - Batch 385420	
02/19/2026	13084624	-	25.00	Parking Permit/ Pass Fee - Batch 385480	
50-5060-00	Gate/Pool Keys/Remotes	(75.00)	-	75.00	(150.00)
Date	GL Ref #	Debit	Credit	Description	
02/25/2026	13129355	\$ -	\$ 75.00	Key Fob / Remotes - Batch 387794	
50-5100-00	Miscellaneous Income	(555.49)	-	2,846.53	(3,402.02)
Date	GL Ref #	Debit	Credit	Description	
02/09/2026	12968311	\$ -	\$ 2,846.53	Miscellaneous Fee - A - Batch 378514	
50-5105-00	Attorney/Collection Fees	60.00	-	-	60.00
Date	GL Ref #	Debit	Credit	Description	
60-6000-00	PLEASE SELECT PROPER GL CODE	-	9,881.82	9,881.82	-
Date	GL Ref #	Debit	Credit	Description	
02/10/2026	12980526	\$ -	\$ 9,881.82	Nat'l Fire Insurance - townhouse reserves GL 4003	
02/10/2026	13289708	9,881.82	-	Reclass insurance claim ck 379 Smugglers Cover slab leak	
60-6015-00	Reserve Study	5,350.00	-	-	5,350.00
Date	GL Ref #	Debit	Credit	Description	
60-6035-00	Mgmt Billback - Office & Postage	6,719.22	604.27	-	7,323.49
Date	GL Ref #	Debit	Credit	Description	
02/02/2026	12786669	\$ 43.26	\$ -	November 2025 Admin Billing-Seabreeze Management Company, Inc.	
02/05/2026	12836117	80.42	-	December 2025 Admin Billing-Seabreeze Management Company, Inc.	
02/27/2026	13156410	480.59	-	JAN Admin 2026-Seabreeze Management Company, Inc.	
60-6040-00	Mgmt Services & On-Site Staff Payroll	114,376.96	15,351.89	-	129,728.85
Date	GL Ref #	Debit	Credit	Description	
02/02/2026	12786667	\$ 4,500.00	\$ -	Seabreeze Management Company, Inc.	
02/05/2026	12836121	5,322.48	-	PR Reimb 1/11-1/24-Seabreeze Management Company, Inc.	
02/27/2026	13156412	5,529.41	-	Pay Period: 01/25/26-02/07/26 Pd 2/13/26-Seabreeze Management Company, Inc.	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2026 - 2/28/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
60-6041-00	Office Rent & Maintenance	\$3,743.95	\$-	\$-	\$3,743.95
Date	GL Ref #	Debit	Credit	Description	
60-6052-00	Collection Costs/Billback	150.00	-	-	150.00
Date	GL Ref #	Debit	Credit	Description	
60-6085-00	Misc Admin (Office Supplies/Cellphone)	3,514.35	407.59	-	3,921.94
Date	GL Ref #	Debit	Credit	Description	
02/05/2026	12836119	\$ 407.59	\$ -	Reimbursable Expenses	
63-6320-00	Security Services	55,766.69	7,966.67	-	63,733.36
Date	GL Ref #	Debit	Credit	Description	
02/28/2026	13289714	\$ 7,966.67	\$ -	Monthly Accrual	
64-6405-00	Landscape Contract	207,900.00	29,700.00	-	237,600.00
Date	GL Ref #	Debit	Credit	Description	
02/06/2026	12955580	\$ 29,700.00	\$ -	Contract service for Feb 2026	
64-6420-00	Irrigation Repairs	4,732.91	8,784.44	-	13,517.35
Date	GL Ref #	Debit	Credit	Description	
02/23/2026	13110717	\$ 8,784.44	\$ -	Annual License for Irrigation Controllers	
64-6425-00	Tree Maintenance	65,169.94	12,265.00	-	77,434.94
Date	GL Ref #	Debit	Credit	Description	
02/09/2026	12973523	\$ 10,415.00	\$ -	Emergency Tree Removals Dec 24, 2025	
02/23/2026	13110731	1,850.00	-	Emergency Tree Trimming	
65-6509-00	Plumbing Repair (Common Area)	1,122.50	-	-	1,122.50
Date	GL Ref #	Debit	Credit	Description	
65-6528-00	Electrical/Lighting Rpr - Common Area Bollards	21,684.33	-	-	21,684.33
Date	GL Ref #	Debit	Credit	Description	
65-6550-00	Janitorial Service	41,945.00	5,120.00	-	47,065.00
Date	GL Ref #	Debit	Credit	Description	
02/28/2026	13289714	\$ 5,120.00	\$ -	Monthly Accrual	
65-6553-00	Common Area Maintenance	9,571.40	965.07	-	10,536.47
Date	GL Ref #	Debit	Credit	Description	
02/11/2026	13008277	\$ 965.07	\$ -	Signage on Somis Street	
65-6554-00	Common Area Supplies	11,068.29	833.65	-	11,901.94
Date	GL Ref #	Debit	Credit	Description	
02/11/2026	13008291	\$ 833.65	\$ -	Common Area Supplies	
65-6555-00	Pest Control (Pest & Gopher)	10,905.00	1,000.00	-	11,905.00
Date	GL Ref #	Debit	Credit	Description	
02/09/2026	12973521	\$ 1,000.00	\$ -	Pest Control for January 2026	
65-6570-00	Pool/Fountain Contract Services	21,600.00	2,550.00	-	24,150.00
Date	GL Ref #	Debit	Credit	Description	
02/11/2026	13008283	\$ 650.00	\$ -	Monthly Contract for Fountains Feb 2026	
02/11/2026	13008289	1,900.00	-	Contract service for Feb 2026	
65-6572-00	Pool/Fountain Extras	9,914.36	1,265.00	-	11,179.36
Date	GL Ref #	Debit	Credit	Description	
02/03/2026	12799193	\$ 250.00	\$ -	Townside Spa Pool Filter Cleaning	
02/03/2026	12799195	375.00	-	Hillcrest Pool Spa Filter Cleaning	
02/23/2026	13110721	250.00	-	Townside Pool/Spa Filter Cleaning	
02/23/2026	13110723	195.00	-	Hillcrest Spa Drain & Refill	
02/23/2026	13110725	195.00	-	Townside Spa Drain & Refill	
65-6588-00	Fitness Equipment	3,297.75	-	-	3,297.75
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: 2/1/2026 - 2/28/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
65-6590-00	Sidewalk Trip Hazard Project (Annual)	40,923.16	-	-	40,923.16
Date	GL Ref #	Debit	Credit	Description	
65-6595-00	Misc Maintenance (DG Path Repairs)	3,991.82	-	-	3,991.82
Date	GL Ref #	Debit	Credit	Description	
66-6627-00	Lighting - Townhomes Sconce Repairs	20,378.88	-	-	20,378.88
Date	GL Ref #	Debit	Credit	Description	
66-6630-00	Windows & Doors	6,052.50	-	-	6,052.50
Date	GL Ref #	Debit	Credit	Description	
66-6633-00	Roofing/Waterproofing (Townhomes)	2,750.00	-	-	2,750.00
Date	GL Ref #	Debit	Credit	Description	
66-6640-00	Fencing/Trash Enclosure/Gates	825.00	-	-	825.00
Date	GL Ref #	Debit	Credit	Description	
66-6645-00	Plumbing (Townhouse)	1,510.89	550.00	-	2,060.89
Date	GL Ref #	Debit	Credit	Description	
02/24/2026	13122310	\$ 550.00	\$ -	270 Landing Cove Repairs	
66-6650-00	Garage Doors	880.00	451.31	-	1,331.31
Date	GL Ref #	Debit	Credit	Description	
02/11/2026	13008281	\$ 125.00	\$ -	Garage Dr Repairs at 229 Smugglers Cove	
02/11/2026	13008285	85.00	-	Garage Dr Repairs at 314 E Twin Harbor	
02/11/2026	13008287	241.31	-	Garage Door Repairs at 385 CI Drive	
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)	48,245.80	18,832.96	13,287.00	53,791.76
Date	GL Ref #	Debit	Credit	Description	
02/01/2026	12967857	\$ -	\$ 6,643.50	Monthly Accrual (Reversal)	
02/01/2026	12967857	-	6,643.50	Monthly Accrual (Reversal)	
02/12/2026	13027214	6,094.73	-	Reclaimed water for December 2025	
02/28/2026	13289714	6,094.73	-	Monthly Accrual	
02/28/2026	13289714	6,643.50	-	Monthly Accrual	
67-6701-00	Water-(Potable/Common Area Pools)	115,798.92	44,452.31	29,704.00	130,547.23
Date	GL Ref #	Debit	Credit	Description	
02/01/2026	12967857	\$ -	\$ 14,852.00	Monthly Accrual (Reversal)	
02/01/2026	12967857	-	14,852.00	Monthly Accrual (Reversal)	
02/12/2026	13027214	14,800.31	-	Portable Water for December 2025	
02/28/2026	13289714	14,800.00	-	Monthly Accrual	
02/28/2026	13289714	14,852.00	-	Monthly Accrual	
67-6702-00	Sewer	177,188.70	69,088.14	42,063.00	204,213.84
Date	GL Ref #	Debit	Credit	Description	
02/01/2026	12967857	\$ -	\$ 21,031.50	Monthly Accrual (Reversal)	
02/01/2026	12967857	-	21,031.50	Monthly Accrual (Reversal)	
02/12/2026	13027214	27,025.14	-	Sewer for December 2025	
02/28/2026	13289714	21,031.50	-	Monthly Accrual	
02/28/2026	13289714	21,031.50	-	Monthly Accrual	
67-6703-00	Water/Sewer Infrastructrue Fee	61,396.63	24,242.22	16,161.50	69,477.35
Date	GL Ref #	Debit	Credit	Description	
02/01/2026	12967857	\$ -	\$ 8,080.75	Monthly Accrual (Reversal)	
02/01/2026	12967857	-	8,080.75	Monthly Accrual (Reversal)	
02/12/2026	13027214	8,080.72	-	Infrastructure fee for December 2025	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 2/1/2026 - 2/28/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/28/2026	13289714	\$ 8,080.75	\$ -	Monthly Accrual	
02/28/2026	13289714	8,080.75	-	Monthly Accrual	
67-6705-00	Electricity	50,194.72	5,018.70	-	55,213.42
Date	GL Ref #	Debit	Credit	Description	
02/13/2026	13040438	\$ 2,484.80	\$ -	700239238016-Southern California Edison Co.	
02/23/2026	13110719	10.09	-	700984323914-Southern California Edison Co.	
02/23/2026	13110727	3.09	-	700788593068-Southern California Edison Co.	
02/23/2026	13110729	7.10	-	700788555985-Southern California Edison Co.	
02/24/2026	13122308	2,219.42	-	700466262876-Southern California Edison Co.	
02/26/2026	13141513	294.20	-	700305875602-Southern California Edison Co.	
67-6710-00	Gas	14,652.38	2,537.59	-	17,189.97
Date	GL Ref #	Debit	Credit	Description	
02/05/2026	12836113	\$ 2,518.71	\$ -	100 858 8151 3-SoCalGas	
02/05/2026	12836115	18.88	-	153 378 1087 1-SoCalGas	
67-6720-00	Cable/Telephone	5,115.51	761.56	-	5,877.07
Date	GL Ref #	Debit	Credit	Description	
02/04/2026	12821533	\$ 569.69	\$ -	8448 20 041 0380181	
02/20/2026	13099605	51.51	-	8448 20 041 0293780	
02/24/2026	13122316	140.36	-	8448 20 041 0380181 - not enrolled on autopay	
67-6725-00	Trash Removal	128,242.27	2,841.74	-	131,084.01
Date	GL Ref #	Debit	Credit	Description	
02/17/2026	13289704	\$ 827.64	\$ -	Autopayment; E.J. Harrison Chk # 0	
02/17/2026	13289706	2,014.10	-	Autopayment; E.J. Harrison Chk # 0	
68-6800-00	Insurance Master Policy	98,894.25	113,022.00	98,894.25	113,022.00
Date	GL Ref #	Debit	Credit	Description	
02/01/2026	12967857	\$ -	\$ 98,894.25	Monthly Accrual (Reversal)	
02/28/2026	13289714	113,022.00	-	Monthly Accrual	
68-6810-00	Earthquake Insurance	29,649.76	4,235.68	-	33,885.44
Date	GL Ref #	Debit	Credit	Description	
02/28/2026	13289712	\$ 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	196,000.00	28,000.00	-	224,000.00
Date	GL Ref #	Debit	Credit	Description	
02/28/2026	13167012	\$ 28,000.00	\$ -	Monthly Reserve Contribution	
90-9008-00	Reserves-Single Family	9,800.00	1,400.00	-	11,200.00
Date	GL Ref #	Debit	Credit	Description	
02/28/2026	13167012	\$ 1,400.00	\$ -	Monthly Reserve Contribution	
90-9009-00	Reserves-Townhouse	175,238.00	25,034.00	-	200,272.00
Date	GL Ref #	Debit	Credit	Description	
02/28/2026	13167012	\$ 25,034.00	\$ -	Monthly Reserve Contribution	
Totals:		\$0.00	\$1,399,975.35	\$1,399,975.35	\$0.00

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 2137 (End: 02/28/2026)

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)
01/13/2026		Kenneth Ditto	364352 - Move or Return Payme	500033	(\$88.96)
01/29/2026		KW University Glen, LLC		100217	(\$534.85)
02/11/2026		Reclass		0	(\$1,222.07)
02/20/2026		Charter Communications		300039	(\$51.51)
02/23/2026		Southern California Edison Co.		100254	(\$3.09)
02/23/2026		Southern California Edison Co.		100255	(\$7.10)
02/23/2026		Southern California Edison Co.		100256	(\$10.09)
02/23/2026		American Heritage Landscape Lp		100257	(\$1,850.00)
02/24/2026		Southern California Edison Co.		100259	(\$2,219.42)
02/24/2026		BluSky Restoration Contractors, LLC		100260	(\$7,969.05)
02/24/2026		BluSky Restoration Contractors, LLC		100261	(\$2,630.45)
02/24/2026		BluSky Restoration Contractors, LLC		100262	(\$550.00)
02/26/2026		Southern California Edison Co.		100264	(\$294.20)
02/27/2026		Seabreeze Management Company, Inc.		100265	(\$6,010.00)
02/27/2026		Deposit from batch 388128	388128 - Online Payment	300	\$575.03
Total Uncleared					(\$23,410.35)

Sunwest - Operating - 2137 Summary

Ending Account Balance:	\$	688,518.75
Uncleared Items:	(\$	23,410.35)
Adjusted Balance:	\$	711,929.10
Sweep Account Balance:	\$	471,929.10
Bank Ending Balance:	\$	240,000.00
Difference:	\$	-

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

Managing Your Accounts

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

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
01/31/2026	Beginning Balance	\$240,000.00
	63 Credit(s) This Period	\$398,538.33
	66 Debit(s) This Period	\$398,538.33
02/27/2026	Ending Balance	\$240,000.00

Deposits

Date	Description	Amount
02/02/2026	RDC DEPOSIT	\$895.77
02/02/2026	RDC DEPOSIT	\$1,359.24
02/03/2026	RDC DEPOSIT	\$3,823.92
02/06/2026	RDC DEPOSIT	\$2,045.86
02/09/2026	RDC DEPOSIT	\$1,470.83
02/10/2026	RDC DEPOSIT	\$784.21
02/10/2026	RDC DEPOSIT	\$9,881.82
02/11/2026	RDC DEPOSIT	\$575.03
02/12/2026	RDC DEPOSIT	\$575.03
02/13/2026	RDC DEPOSIT	\$575.03
02/17/2026	RDC DEPOSIT	\$575.03
02/18/2026	RDC DEPOSIT	\$320.77
02/23/2026	RDC DEPOSIT	\$25.00
02/23/2026	RDC DEPOSIT	\$1,150.06
02/24/2026	RDC DEPOSIT	\$573.03
02/25/2026	RDC DEPOSIT	\$2,046.83
02/27/2026	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
02/02/2026	LOCKBOX DEPOSIT	\$4,098.01
02/03/2026	LOCKBOX DEPOSIT	\$1,750.06
02/04/2026	University Glen OnlinePay -SETT-A211CINC	\$575.03
02/04/2026	LOCKBOX DEPOSIT	\$1,150.06
02/05/2026	University Glen OnlinePay -SETT-A211CINC	\$575.03
02/05/2026	LOCKBOX DEPOSIT	\$2,734.78
02/06/2026	University Glen OnlinePay -SETT-A211CINC	\$2,045.86
02/06/2026	LOCKBOX DEPOSIT	\$1,150.06
02/09/2026	University Glen OnlinePay -SETT-A211CINC	\$320.77
02/09/2026	University Glen OnlinePay -SETT-A211CINC	\$6,080.88
02/09/2026	LOCKBOX DEPOSIT	\$1,470.83
02/10/2026	PAYABLI DEPOSIT TRANSFER 894829090	\$532.77
02/10/2026	University Glen OnlinePay -SETT-A211CINC	\$3,852.31
02/10/2026	LOCKBOX DEPOSIT	\$6,173.70
02/11/2026	University Glen OnlinePay -SETT-A211CINC	\$1,155.03
02/11/2026	University Glen ASSN DUES -SETT-A211CINC	\$171,942.83
02/11/2026	LOCKBOX DEPOSIT	\$3,343.50
02/12/2026	University Glen OnlinePay -SETT-A211CINC	\$2,620.89
02/12/2026	LOCKBOX DEPOSIT	\$2,145.86
02/13/2026	University Glen OnlinePay -SETT-A211CINC	\$895.80
02/13/2026	LOCKBOX DEPOSIT	\$532.77
02/17/2026	PAYABLI DEPOSIT TRANSFER 896618763	\$575.03
02/17/2026	University Glen OnlinePay -SETT-A211CINC	\$2,484.33
02/18/2026	University Glen OnlinePay -SETT-A211CINC	\$3,450.18
02/19/2026	University Glen OnlinePay -SETT-A211CINC	\$800.00
02/19/2026	LOCKBOX DEPOSIT	\$893.64
02/20/2026	University Glen OnlinePay -SETT-A211CINC	\$600.00
02/20/2026	LOCKBOX DEPOSIT	\$419.82
02/23/2026	University Glen OnlinePay -SETT-A211CINC	\$575.03
02/23/2026	LOCKBOX DEPOSIT	\$1,150.06
02/24/2026	University Glen OnlinePay -SETT-A211CINC	\$575.03
02/24/2026	PAYABLI DEPOSIT TRANSFER 898026867	\$1,021.30
02/25/2026	LOCKBOX DEPOSIT	\$575.03
02/26/2026	University Glen OnlinePay -SETT-A211CINC	\$1,750.06
02/26/2026	LOCKBOX DEPOSIT	\$575.03
02/27/2026	LOCKBOX DEPOSIT	\$1,428.57

Other Credits

Date	Description	Amount
02/03/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,030.08
02/04/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,573.85
02/05/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,096.86
02/06/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,701.30
02/12/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$221.87
02/13/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,110.55
02/17/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$48,227.76
02/19/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$9,172.67
02/24/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$63,571.25
02/26/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$559.71

Electronic Debits

Date	Description	Amount
02/02/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100226* 260130* HD Supply\200040645\158193512\2	\$75.42
02/03/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100228* 260202* Seabreeze Management Company \2	\$43.26

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

Date	Description	Amount
02/03/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100227* 260202* Seabreeze Management Company \2	\$4,500.00
02/04/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100230* 260203* Better Pools LA\200262640\15838	\$250.00
02/04/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100229* 260203* Better Pools LA\200262643\15838	\$375.00
02/06/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100233* 260205* SoCalGas\200534806\158703489\20	\$18.88
02/06/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100236* 260205* Environmental Testing Associa\2	\$935.00
02/06/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100237* 260205* Environmental Testing Associa\2	\$1,660.00
02/06/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100232* 260205* SoCalGas\200534855\158703498\20	\$2,518.71
02/06/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100235* 260205* Seabreeze Management Company \2	\$5,810.49
02/10/2026	SPECTRUM SPECTRUM 3920486	\$569.69
02/11/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100241* 260210* Better Pools LA\200945434\15915	\$2,395.00
02/12/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100246* 260211* Better Pools LA\201086507\15930	\$650.00
02/12/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100248* 260211* HD Supply\201086508\159373899\2	\$833.65
02/12/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100247* 260211* Better Pools LA\201086511\15930	\$1,900.00
02/17/2026	E.J. Harrison an D002326730	\$827.64
02/17/2026	E.J. Harrison an D002326730	\$1,701.08
02/17/2026	E.J. Harrison an D002326730	\$2,014.10
02/17/2026	E.J. Harrison an D002326730	\$3,462.01
02/17/2026	E.J. Harrison an D002326730	\$5,180.50
02/17/2026	E.J. Harrison an D002326730	\$6,176.82
02/24/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100252* 260223* Better Pools LA\202155074\16057	\$195.00
02/24/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100253* 260223* Better Pools LA\202154993\16057	\$195.00
02/24/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100251* 260223* Better Pools LA\202154987\16057	\$250.00
02/24/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100258* 260223* Telsco Industries Inc\202155005	\$8,784.44
02/25/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100263* 260224* Charter Communications\20225834	\$140.36

Other Debits

Date	Description	Amount
02/02/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,736.65
02/09/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$9,343.31
02/10/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$9,286.17
02/11/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$174,621.39
02/18/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,770.95
02/20/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$54.75
02/23/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,900.15
02/25/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,481.50
02/27/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,003.60

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100190	02/26/2026	\$400.00	100216*	02/10/2026	\$875.00	100224	02/10/2026	\$3,823.32
100205*	02/03/2026	\$2,060.80	100218*	02/10/2026	\$1,344.00	100225	02/10/2026	\$2,046.63
100207*	02/05/2026	\$440.00	100219	02/10/2026	\$1,398.00	100231*	02/17/2026	\$2,800.00
100208	02/04/2026	\$1,280.00	100220	02/10/2026	\$1,882.00	100234*	02/13/2026	\$2,940.00
100209	02/04/2026	\$850.00	100221	02/12/2026	\$350.00	100238*	02/17/2026	\$29,700.00
100212*	02/04/2026	\$3,543.94	100222	02/12/2026	\$1,280.00	100239	02/19/2026	\$10,415.00
100213	02/05/2026	\$7,966.67	100223	02/12/2026	\$550.00	100240	02/18/2026	\$1,000.00

HOA CHECKING - XXXXXX2137 (continued)
Checks Cleared (continued)

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100242*	02/19/2026	\$85.00	100249*	02/24/2026	\$56,000.90	500022*	02/13/2026	\$174.15
100243	02/19/2026	\$241.31	100250	02/26/2026	\$2,484.80	500034*	02/24/2026	\$315.27
100244	02/19/2026	\$125.00	500005*	02/02/2026	\$288.62			
100245	02/20/2026	\$965.07	500015*	02/02/2026	\$252.33			

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
02/02/2026	\$240,000.00	02/11/2026	\$240,000.00	02/23/2026	\$240,000.00
02/03/2026	\$240,000.00	02/12/2026	\$240,000.00	02/24/2026	\$240,000.00
02/04/2026	\$240,000.00	02/13/2026	\$240,000.00	02/25/2026	\$240,000.00
02/05/2026	\$240,000.00	02/17/2026	\$240,000.00	02/26/2026	\$240,000.00
02/06/2026	\$240,000.00	02/18/2026	\$240,000.00	02/27/2026	\$240,000.00
02/09/2026	\$240,000.00	02/19/2026	\$240,000.00		
02/10/2026	\$240,000.00	02/20/2026	\$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

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

Stewart Bank
2050 Main Street
Irvine, CA 92614

100190
DATE: 01/09/2026

PAY TO Tri County Power Washing \$ 400.00
THE ORDER OF Four Hundred Dollars and Zero Cents DOLLARS

memo: inv 100595

100190 1222280031 4410002137

#100190 02/26/2026 \$400.00

20428910

UNIVERSITY OF CALIFORNIA
PROPERTY MANAGEMENT
20428910

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
PROPERTY MANAGEMENT
20428910

DO NOT WRITE IN THESE SPACES

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

Stewart Bank
2050 Main Street
Irvine, CA 92614

100205
DATE: 01/22/2026

PAY TO Southern California Edison Co. \$ 2,060.80
THE ORDER OF Two Thousand Sixty Dollars and Eighty Cents DOLLARS

memo: AUI/2016020876 inv 01112516602804

100205 1222280031 4410002137

#100205 02/03/2026 \$2,060.80

20531

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
PROPERTY MANAGEMENT
20531

DO NOT WRITE IN THESE SPACES

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

Stewart Bank
2050 Main Street
Irvine, CA 92614

100207
DATE: 01/22/2026

PAY TO Ashley Garcia \$ 440.00
THE ORDER OF Four Hundred Forty Dollars and Zero Cents DOLLARS

memo: inv 011626-000

100207 1222280031 4410002137

#100207 02/05/2026 \$440.00

20533577

UNIVERSITY OF CALIFORNIA
PROPERTY MANAGEMENT
20533577

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
PROPERTY MANAGEMENT
20533577

DO NOT WRITE IN THESE SPACES

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

Stewart Bank
2050 Main Street
Irvine, CA 92614

100208
DATE: 01/23/2026

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

memo: inv 1377

100208 1222280031 4410002137

#100208 02/04/2026 \$1,280.00

2047323

UNIVERSITY OF CALIFORNIA
PROPERTY MANAGEMENT
2047323

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
PROPERTY MANAGEMENT
2047323

DO NOT WRITE IN THESE SPACES

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

Stewart Bank
2050 Main Street
Irvine, CA 92614

100209
DATE: 01/23/2026

PAY TO Vega cleaning service inc. \$ 850.00
THE ORDER OF Eight Hundred Fifty Dollars and Zero Cents DOLLARS

memo: inv 1379

100209 1222280031 4410002137

#100209 02/04/2026 \$850.00

2047310

UNIVERSITY OF CALIFORNIA
PROPERTY MANAGEMENT
2047310

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
PROPERTY MANAGEMENT
2047310

DO NOT WRITE IN THESE SPACES

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

Stewart Bank
2050 Main Street
Irvine, CA 92614

100212
DATE: 01/27/2026

PAY TO American Heritage Landscape Lp \$ 3,543.94
THE ORDER OF Three Thousand Five Hundred FortyThree Dollars and NinetyFour Cents DOLLARS

memo: AUI/13171 inv 1004133

100212 1222280031 4410002137

#100212 02/04/2026 \$3,543.94

2047277

UNIVERSITY OF CALIFORNIA
PROPERTY MANAGEMENT
2047277

PAY TO THE ORDER OF
UNIVERSITY OF CALIFORNIA
PROPERTY MANAGEMENT
2047277

DO NOT WRITE IN THESE SPACES



Statement Ending 02/27/2026

CALIFORNIA STATE UNIVERISTY

Page 7 of 12

Account Number: XXXXXX2137

University Glen (Cal State University Channel Island c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2655 Main Street Irvine, CA 92614	100213 DATE: 01/27/2026
PAY TO THE ORDER OF CSU Channel Islands Site Authority \$ 7,966.67		
THE ORDER OF Seven Thousand Nine Hundred Sixty-Six Dollars and Sixty-Seven Cents DOLLARS		
memo: Act 1002475 Inv 512177		

#100213 02/05/2026 \$7,966.67

20590565
Pay to the order of
CSU Channel Islands Site Authority
7,966.67

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 2655 Main Street Irvine, CA 92614	100216 DATE: 01/29/2026
PAY TO THE ORDER OF Vega cleaning service inc. \$ 875.00		
THE ORDER OF Eight Hundred Seventy-Five Dollars and Zero Cents DOLLARS		
memo: Inv 1378		

#100216 02/10/2026 \$875.00

20590565
Pay to the order of
Vega cleaning service inc.
875.00

University Glen (Cal State University Channel Island c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2655 Main Street Irvine, CA 92614	100218 DATE: 01/30/2026
PAY TO THE ORDER OF American Heritage Landscape LP \$ 1,344.00		
THE ORDER OF One Thousand Three Hundred Forty-Four Dollars and Zero Cents DOLLARS		
memo: Act 10211 Inv 1004845		

#100218 02/10/2026 \$1,344.00

20590590
Pay to the order of
American Heritage Landscape LP
1,344.00

University Glen (Cal State University Channel Island c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2655 Main Street Irvine, CA 92614	100219 DATE: 01/30/2026
PAY TO THE ORDER OF American Heritage Landscape LP \$ 1,398.00		
THE ORDER OF One Thousand Three Hundred Ninety-Eight Dollars and Zero Cents DOLLARS		
memo: Act 10211 Inv 1004845		

#100219 02/10/2026 \$1,398.00

20590991
Pay to the order of
American Heritage Landscape LP
1,398.00

University Glen (Cal State University Channel Island c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2655 Main Street Irvine, CA 92614	100220 DATE: 01/30/2026
PAY TO THE ORDER OF American Heritage Landscape LP \$ 1,882.00		
THE ORDER OF One Thousand Eight Hundred Eighty-Two Dollars and Zero Cents DOLLARS		
memo: Act 10211 Inv 1004845		

#100220 02/10/2026 \$1,882.00

20590992
Pay to the order of
American Heritage Landscape LP
1,882.00

University Glen (Cal State University Channel Island c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2655 Main Street Irvine, CA 92614	100221 DATE: 01/30/2026
PAY TO THE ORDER OF Vega cleaning service inc. \$ 350.00		
THE ORDER OF Three Hundred Fifty Dollars and Zero Cents DOLLARS		
memo: Inv 1381		

#100221 02/12/2026 \$350.00

20590993
Pay to the order of
Vega cleaning service inc.
350.00

University Glen (Cal 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

100222
DATE: 01/30/2026

PAY TO Vega Cleaning Service Inc. \$ 1,280.00
THE ORDER OF One Thousand Two Hundred Eighty Dollars and Zero Cents DOLLARS

memo: INV 1392

#100222 02/12/2026 \$1,280.00

20599132

FOR DEPOSIT ONLY
DO NOT WRITE, SIGN OR STAMP ON FRONT OF CHECK
RECEIVED BY: [Signature]
DATE: 02/11/26

University Glen (Cal 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

100223
DATE: 01/30/2026

PAY TO Kastle Kare Inc. \$ 550.00
THE ORDER OF Five Hundred Fifty Dollars and Zero Cents DOLLARS

memo: INV 1395

#100223 02/12/2026 \$550.00

20599133

FOR DEPOSIT ONLY
DO NOT WRITE, SIGN OR STAMP ON FRONT OF CHECK
RECEIVED BY: [Signature]
DATE: 02/11/26

University Glen (Cal 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

100224
DATE: 01/30/2026

PAY TO Eastman Electric \$ 3,823.32
THE ORDER OF Three Thousand Eight Hundred Twenty Three Dollars and Thirty Two Cents DOLLARS

memo: INV 144

#100224 02/10/2026 \$3,823.32

20599152

2/9/2026 10:46 AM
Premier America CU
322283990
953700000036988
LOC #28
TELLER #2702
SEQ # 350732

University Glen (Cal 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

100225
DATE: 01/30/2026

PAY TO Eastman Electric \$ 2,046.63
THE ORDER OF Two Thousand Forty Six Dollars and Sixty Three Cents DOLLARS

memo: INV 90

#100225 02/10/2026 \$2,046.63

20599153

2/9/2026 10:46 AM
Premier America CU
322283990
953700000036989
LOC #28
TELLER #2702
SEQ # 350732

University Glen (Cal 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

100231
DATE: 02/05/2026

PAY TO Gothic Landscape Maintenance Division \$ 2,800.00
THE ORDER OF Two Thousand Eight Hundred Dollars and Zero Cents DOLLARS

memo: Asst. Dir. 1004741 Inv 13235

#100231 02/17/2026 \$2,800.00

20652904

FOR DEPOSIT ONLY
DO NOT WRITE, SIGN OR STAMP ON FRONT OF CHECK
RECEIVED BY: [Signature]
DATE: 02/17/26

University Glen (Cal 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

100234
DATE: 02/05/2026

PAY TO American Heritage Landscape Lp \$ 2,940.00
THE ORDER OF Two Thousand Nine Hundred Forty Dollars and Zero Cents DOLLARS

memo: Asst. Dir. 1004773 Inv 1004773

#100234 02/13/2026 \$2,940.00

20652905

FOR DEPOSIT ONLY
DO NOT WRITE, SIGN OR STAMP ON FRONT OF CHECK
RECEIVED BY: [Signature]
DATE: 02/13/26

[illegible]

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

Check Number: 100245
DATE: 02/17/2026

PAY TO THE ORDER OF: Signarama-Camarillo
\$ 965.07
DOLLARS

MEMO: INV-4033

#100245 02/20/2026 \$965.07

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Check Number: 100245
DATE: 02/17/2026

PAY TO THE ORDER OF: Signarama-Camarillo
\$ 965.07
DOLLARS

MEMO: INV-4033

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

Check Number: 100249
DATE: 02/12/2026

PAY TO THE ORDER OF: California State University, Channel Islands
\$ 56,000.90
DOLLARS

MEMO: Art: 1002448; Inv: 112226

#100249 02/24/2026 \$56,000.90

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Check Number: 100249
DATE: 02/12/2026

PAY TO THE ORDER OF: California State University, Channel Islands
\$ 56,000.90
DOLLARS

MEMO: Art: 1002448; Inv: 112226

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

Check Number: 100250
DATE: 02/13/2026

PAY TO THE ORDER OF: Southern California Edison Co.
\$ 2,484.80
DOLLARS

MEMO: Art: 1002500; Inv: 020426-23028076

#100250 02/26/2026 \$2,484.80

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Check Number: 100250
DATE: 02/13/2026

PAY TO THE ORDER OF: Southern California Edison Co.
\$ 2,484.80
DOLLARS

MEMO: Art: 1002500; Inv: 020426-23028076

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

Check Number: 500005
DATE: 01/05/2026

PAY TO THE ORDER OF: Karin Gordon
\$ 288.62
DOLLARS

MEMO: 24-25 Fiscal Reconciliation Refund Acct: 124525074054 Acct: 250 Shaw Street

#500005 02/02/2026 \$288.62

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND SITE AUTHORITY) (1245)
26840 Aliso Viejo Parkway
Suite 100
Aliso Viejo, CA 92656

Check Number: 500005
DATE: 01/05/2026

PAY TO THE ORDER OF: Karin Gordon
\$ 288.62
DOLLARS

MEMO: 24-25 Fiscal Reconciliation Refund Acct: 124525074054 Acct: 250 Shaw Street

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

Check Number: 500015
DATE: 01/09/2026

PAY TO THE ORDER OF: Eric Nakamoto
\$ 252.33
DOLLARS

MEMO: 24-25 Fiscal Reconciliation Refund Acct: 124525074741 Acct: 300 E. Pyle's Harbor Drive

#500015 02/02/2026 \$252.33

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND SITE AUTHORITY) (1245)
26840 Aliso Viejo Parkway
Suite 100
Aliso Viejo, CA 92656

Check Number: 500015
DATE: 01/09/2026

PAY TO THE ORDER OF: Eric Nakamoto
\$ 252.33
DOLLARS

MEMO: 24-25 Fiscal Reconciliation Refund Acct: 124525074741 Acct: 300 E. Pyle's Harbor Drive

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

Check Number: 500022
DATE: 01/06/2026

PAY TO THE ORDER OF: Edwin Leoboda
\$ 174.15
DOLLARS

MEMO: Refund after CDS Acct: 124525074531

#500022 02/13/2026 \$174.15

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND SITE AUTHORITY) (1245)
26840 Aliso Viejo Parkway
Suite 100
Aliso Viejo, CA 92656

Check Number: 500022
DATE: 01/06/2026

PAY TO THE ORDER OF: Edwin Leoboda
\$ 174.15
DOLLARS

MEMO: Refund after CDS Acct: 124525074531

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Sunwest Bank
2050 Main Street
Suite 300
Irvine, CA 92614



RETURN SERVICE REQUESTED

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

Contact Us
714-730-4444



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

Date
02/28/2026

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 February 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%	\$451,416.39	\$469,925.50
TOTAL			\$451,416.39	\$469,925.50

DETAILED ACCOUNT OVERVIEW

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

Account Summary - Demand			
Statement Period	2/1-2/28/2026	Average Daily Balance	\$484,484.93
Previous Period Ending Balance	\$451,416.39	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	207,194.87	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(188,685.76)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance		\$469,925.50	

Account Transaction Detail

Date	Activity Type	Amount	Balance
02/02/2026	Withdrawal	(\$49,419.86)	\$401,996.53
02/03/2026	Deposit	5,736.65	407,733.18
02/04/2026	Withdrawal	(1,030.08)	406,703.10
02/05/2026	Withdrawal	(4,573.85)	402,129.25
02/06/2026	Withdrawal	(5,096.86)	397,032.39
02/09/2026	Withdrawal	(5,701.30)	391,331.09
02/10/2026	Deposit	9,343.31	400,674.40
02/11/2026	Deposit	9,286.17	409,960.57
02/12/2026	Deposit	174,621.39	584,581.96
02/13/2026	Withdrawal	(221.87)	584,360.09
02/17/2026	Withdrawal	(1,110.55)	583,249.54
02/18/2026	Withdrawal	(48,227.76)	535,021.78
02/19/2026	Deposit	2,770.95	537,792.73
02/20/2026	Withdrawal	(9,172.67)	528,620.06
02/23/2026	Deposit	54.75	528,674.81
02/24/2026	Deposit	2,900.15	531,574.96
02/25/2026	Withdrawal	(63,571.25)	468,003.71
02/26/2026	Deposit	2,481.50	470,485.21
02/27/2026	Withdrawal	(559.71)	469,925.50

Summary of Balances as of February 28, 2026

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Raymond James Bank	St. Petersburg, FL	33893	\$222,925.50
The Huntington National Bank	Columbus, OH	6560	247,000.00



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

01/01/2026 through 01/31/2026

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on Jan 31 (\$)	Value on Jan 31 (\$)	Average Cost Amount (\$)	Cumulative Change In Value (\$)
CSU CHANNEL ISLANDS SITE AUTHORITY						
CalTRUST Short Term Fund		324,346.037	10.07	3,266,164.59	3,254,028.51	12,136.08
CalTRUST Medium Term Fund		552,964.608	9.92	5,485,408.91	5,390,549.29	94,859.62
CalTRUST Liquidity Fund		1,632,368.430	1.00	1,632,368.43	1,632,368.43	0.00
Total For Account -				10,383,941.93		
CSU CHANNEL ISLANDS TOWNHOUSE						
CalTRUST Short Term Fund		55,393.335	10.07	557,810.88	557,278.09	532.79
CalTRUST Medium Term Fund		165,030.228	9.92	1,637,099.86	1,661,542.70	(24,442.84)
CalTRUST Liquidity Fund		734,853.130	1.00	734,853.13	734,853.13	0.00
Total For Account -				2,929,763.87		
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE						
CalTRUST Short Term Fund		17,724.086	10.07	178,481.55	178,405.07	76.48
CalTRUST Medium Term Fund		112,411.726	9.92	1,115,124.32	1,125,302.32	(10,178.00)
CalTRUST Liquidity Fund		459,650.520	1.00	459,650.52	459,650.52	0.00
Total For Account -				1,753,256.39		
CSU CHANNEL ISLANDS SINGLE FAMILY						
CalTRUST Short Term Fund		1,281.462	10.07	12,904.32	12,898.82	5.50
CalTRUST Medium Term Fund		8,956.442	9.92	88,847.90	89,364.77	(516.87)
CalTRUST Liquidity Fund		27,566.790	1.00	27,566.79	27,566.79	0.00
Total For Account -				129,319.01		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 TOWNHOMES						
CalTRUST Medium Term Fund		4,021.131	9.92	39,889.62	39,644.16	245.46
Total For Account -				39,889.62		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 SINGLE FAMILY						
CalTRUST Medium Term Fund		812.084	9.92	8,055.87	8,006.01	49.86
Total For Account -				8,055.87		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 CAM						
CalTRUST Medium Term Fund		19,575.637	9.92	194,190.32	192,997.41	1,192.91
Total For Account -				194,190.32		
Portfolios Total value as of 01/31/2026				15,438,417.01		

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	01/01/2026			323,311.770	10.08	3,258,982.64		
Accrual Income Div Reinvestment	01/30/2026	10,415.07	1,034.267	324,346.037	10.07	3,266,164.59	0.00	0.00
Change in Value						(3,233.12)		
Closing Balance as of	Jan 31			324,346.037	10.07	3,266,164.59		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	01/01/2026			55,216.698	10.08	556,584.32		
Accrual Income Div Reinvestment	01/30/2026	1,778.73	176.637	55,393.335	10.07	557,810.88	0.00	0.00
Change in Value						(552.17)		
Closing Balance as of	Jan 31			55,393.335	10.07	557,810.88		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	01/01/2026			17,667.568	10.08	178,089.09		
Accrual Income Div Reinvestment	01/30/2026	569.14	56.518	17,724.086	10.07	178,481.55	0.00	0.00
Change in Value						(176.68)		
Closing Balance as of	Jan 31			17,724.086	10.07	178,481.55		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	01/01/2026			1,277.376	10.08	12,875.95		
Accrual Income Div Reinvestment	01/30/2026	41.15	4.086	1,281.462	10.07	12,904.32	0.00	0.00
Change in Value						(12.78)		
Closing Balance as of	Jan 31			1,281.462	10.07	12,904.32		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY Account Number: [REDACTED]								
Beginning Balance	01/01/2026			551,201.061	9.93	5,473,426.54		
Accrual Income Div Reinvestment	01/30/2026	17,494.39	1,763.547	552,964.608	9.92	5,485,408.91	0.00	0.00
Change in Value						(5,512.02)		
Closing Balance as of	Jan 31			552,964.608	9.92	5,485,408.91		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	01/01/2026			164,503.903	9.93	1,633,523.76		
Accrual Income Div Reinvestment	01/30/2026	5,221.14	526.325	165,030.228	9.92	1,637,099.86	0.00	0.00
Change in Value						(1,645.04)		
Closing Balance as of	Jan 31			165,030.228	9.92	1,637,099.86		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	01/01/2026			112,053.216	9.93	1,112,688.43		
Accrual Income Div Reinvestment	01/30/2026	3,556.42	358.510	112,411.726	9.92	1,115,124.32	0.00	0.00
Change in Value						(1,120.53)		
Closing Balance as of	Jan 31			112,411.726	9.92	1,115,124.32		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	01/01/2026			8,927.877	9.93	88,653.82		
Accrual Income Div Reinvestment	01/30/2026	283.36	28.565	8,956.442	9.92	88,847.90	0.00	0.00
Change in Value						(89.28)		
Closing Balance as of	Jan 31			8,956.442	9.92	88,847.90		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 TOWNHOMES Account Number: [REDACTED]								
Beginning Balance	01/01/2026			4,008.306	9.93	39,802.48		
Accrual Income Div Reinvestment	01/30/2026	127.22	12.825	4,021.131	9.92	39,889.62	0.00	0.00
Change in Value						(40.08)		
Closing Balance as of	Jan 31			4,021.131	9.92	39,889.62		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	01/01/2026			809.494	9.93	8,038.28		
Accrual Income Div Reinvestment	01/30/2026	25.69	2.590	812.084	9.92	8,055.87	0.00	0.00
Change in Value						(8.10)		
Closing Balance as of	Jan 31			812.084	9.92	8,055.87		

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	01/01/2026			19,513.206	9.93	193,766.14		
Accrual Income Div Reinvestment	01/30/2026	619.32	62.431	19,575.637	9.92	194,190.32	0.00	0.00
Change in Value						(195.14)		
Closing Balance as of	Jan 31			19,575.637	9.92	194,190.32		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY		Account Number: [REDACTED]		
Beginning Balance	01/01/2026			1,627,091.020	1.00	1,627,091.02		
Accrual Income Div Reinvestment	01/30/2026	5,277.41	5,277.410	1,632,368.430	1.00	1,632,368.43	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jan 31			1,632,368.430	1.00	1,632,368.43		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS TOWNHOUSE		Account Number: [REDACTED]		
Beginning Balance	01/01/2026			732,477.360	1.00	732,477.36		
Accrual Income Div Reinvestment	01/30/2026	2,375.77	2,375.770	734,853.130	1.00	734,853.13	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jan 31			734,853.130	1.00	734,853.13		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE		Account Number: [REDACTED]		
Beginning Balance	01/01/2026			458,164.480	1.00	458,164.48		
Accrual Income Div Reinvestment	01/30/2026	1,486.04	1,486.040	459,650.520	1.00	459,650.52	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jan 31			459,650.520	1.00	459,650.52		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SINGLE FAMILY		Account Number: [REDACTED]		
Beginning Balance	01/01/2026			27,477.670	1.00	27,477.67		
Accrual Income Div Reinvestment	01/30/2026	89.12	89.120	27,566.790	1.00	27,566.79	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jan 31			27,566.790	1.00	27,566.79		

Govt Advantage Int Ckg - State/Muni

Account number: [REDACTED] ■ January 1, 2026 - January 31, 2026 ■ 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]	\$213,188.04	\$36.36	\$0.00	\$213,224.40

Interest summary

Year to date interest and bonuses paid	\$36.36
Total interest and bonuses earned in 2025	\$1,012.70

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	01/09	36.36	Analysis Int Earned 1225 Interest 260109
		\$36.36	Total electronic deposits/bank credits
		\$36.36	Total credits

Daily ledger balance summary

Date	Balance	Date	Balance
12/31	213,188.04	01/09	213,224.40
Average daily ledger balance		\$213,215.01	