



University Glen PROPERTY MANAGEMENT REPORT

March 2026

Overview:

California State University-Channel Islands (CSUCI), which opened its doors in 2002, is located between Camarillo, California to the north and the Pacific Ocean to the south. The CSUCI campus is constructed on land owned by the CSU Board of Trustees and is leased back to the individual owners. The governing body overseeing the CSUCI Campus and University Glen/Anacapa Canyon is the CSUCI Site Authority. The CSUCI Site Authority governs the CSUCI campus through a Ground Sub Lease.

University Glen (UGlen) is an affordable housing residential development adjacent to the academic campus of CSUCI which houses university faculty and staff as well as members of the public. Construction of UGlen was planned in two phases. Phase 1 was completed in three parts – Phase 1.A in 2002, Phase 1.B in 2004 and Phase 1.C in 2006. Phase 1 construction completed a total of 600 residential units – 328 apartments, 200 townhomes (TH), and 72 single family homes (SFH). The THs and SFHs are two stories high; the apartment buildings are 2 and 3-story high structures. Due to adverse economic conditions, Phase 2 construction was halted in 2008. Construction of this area (Anacapa Canyon) commenced again in 2022 by Kennedy Wilson Multi-Family, the corporation that acquired the rights to develop Phase 2 in 2016. Construction of the Villas Apartments and Vintage (55+) Communities are completed and occupied. The townhouses and single-family homes in Anacapa Canyon are also now occupied.

The CSUCI academic campus is the “West Campus” and UGlen is the “East Campus.” The property also has a 3-story Town Center comprised of 30,000 square feet of retail space on the ground floor (14 tenant spaces) and 2 levels of apartments above (58-units which are rented to the university for use as student housing).

Seabreeze Management Company as Agent for the CSUCI Site Authority provides Common Area Property Management Services for the University Glen residential community in the East Campus.

Common Area Property Management:

- Acting as Agent for the CSUCI Site Authority is the Seabreeze Management Company's Team which is comprised of:
 - Jake Friesen, UGlen Common Area Property Manager, is available in the onsite office 9:00-5:00 Monday through Friday*
 - Jessica Oakes, Director of Community Management
 - Courtney Chastain, Senior Vice President Community Management
 - Seabreeze Customer Care contact phone number: 800-232-7517.

*Seabreeze Management Company employee who is a UGlen homeowner and resides in the community.

- The Seabreeze's Team:
 - collected and processed Maintenance Rent (monthly charges) payments through Seabreeze's online community portal and/or with the drop box at the UGlen office in the Town Center.
 - participated in various monthly meetings including:
 - the UGlen Team meeting with the Executive Director of Operations for the Site Authority, 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, March 10th 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 February BAG meeting were reviewed by members of the BAG as approved by acclamation.
 - The Homeowners Advisory Council (HAC) met on Monday, March 16th 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, March 24, 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.
- 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 February 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 Electrical Cabinet at the northwest corner of the roundabout at Anacapa Island Drive was removed following SCE confirming the MCM cables were not active and CSUCI Facility Services determined that this electrical control cabinet was the responsibility of the UGlen Common Area Property Management to remove.
 - The conversation about the Site Authority's request for UGlen's Landscape and Tree Service vendors to maintain the land west of Somis Street to Fillmore and from North Rincon Drive to South Rincon Drive continued. It is understood that the Site Authority will pay for this work and the charges will not be included when determining the monthly charges to the owners of University Glen.
 - UGlen Common Area Property Management continued conversation with the Site Authority and CSUCI Facilities Services

about the reimbursement for the emergency surface drain installation at the Parkview Apartments in the amount of \$4,831.53.

- UGlen CA Property Management notified the community that due to the recent extreme weather conditions and the resulting emergency tree trimming/removals the 2025-2026 line-item for tree trimming is anticipated to exceed the budget by 25%, approximately \$25,000.00.
- Preparations were completed at the Hillcrest Pool/Spa in anticipation of the heaters being turned back "ON" which is scheduled to occur on April 1st.
- Management is securing pricing for the following projects:
 - Life Safety concerns at the in-ground communication vaults along Channel Islands Drive. There are three locations being addressed at this time.
 - Securing pricing for the mock-ups associated with the Townhouse Horizontal Aluminum Fencing replacement project.
- Community Events:
 - On Sunday March 22nd between 11:00 AM & 3:00 PM a community Artisan Market was held. The event was an enormous success and was enjoyed by both attendees and vendors.
- Meetings:
 - The Budget Advisory Group (BAG) meet on Tuesday, March 17th at 3:30 PM.
 - The Community Advisory Council (CAC) met on Thursday, March 24th in one of the Community Center Conference Rooms at 4:00-5:00 PM.
 - The Homeowners Advisory Council (HAC) met on Monday, March 16th at 6:00 PM in the Town Center Community Room.
- Landscaping
 - Gothic Landscape Service continued with regular mowing and trimming schedule.
 - 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.
- On Tuesday March 10th, Management met with Gothic's Project Manager and reviewed a list of landscape items to be addressed during March. This included several drainage issues, specific irrigation issues, the plantings in the Town Center's courtyard pots, and other specific landscape items.
- Gothic Landscape provided a proposal for the refurbishing of the DG path along the south side of Channel Islands Drive immediately west of the 3000-block roundabout heading to Camarillo Street.
- Water Intrusion Events
 - Work continued through the month of March on the slab leak in the 300-block of E Twin Harbor Drive. The drywall restoration work was completed.
 - A roof leak was reported at a townhouse in the 200-block of Smuggler Cove was repaired. The remediation work is being scheduled based on the environmental engineering consultants' recommendations.
 - Roof leak in the 300-block of Santa Cruz Island Court was reported, repairs made, and remediation work is being coordinated based on the environmental engineering consultants' recommendations.
 - The remainder of the repiping 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 was successfully completed. Quotes from vendors for the drywall restoration work were secured from drywall vendors. All costs associated with this water intrusion issue are anticipated to be authorized Site Authority and paid by the townhouse reserves.
- Notifications:
 - Notification of CSUCI hosting 2026 CALPACS Pi Day Talk featuring Dr. Asmeret Asefaw Berhe, Saturday March 7th 11:30 AM to 1:30 PM. In Aliso Hall on the campus.
 - Notification of the upcoming University Glen Artisan Market on Sunday March 22nd from 11:00 AM to 3:00 PM.
 - Music at American Pie Company Pizza by Bella Lucarello on Sunday, March 22nd from 4:00-7:00 PM.

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

12 WO submitted via Seabreeze Portal (CINC).

7 WO submitted via Text.

19 Total Work Orders

WORK ORDERS IN CINC	In Progress	Cancelled	Completed	Totals
Electrical	1		1	2
Landscaping			3	3
Plumbing				
Gutter & Downspouts				
Roofing/Waterproofing				
HVAC/Dryer Vents			1	1
Painting/Stucco Repair/Garage Door				
Janitorial				
Gates/Fences				
TH Garage Doors	1		4	5
Fitness Equipment Repair				
Other-Fire Hardening				
Other-TH Windows/Sliding Drs				
Other- wall/concrete flatwork				
Pest Control			1	1
Subtotal	2		10	12

WORK ORDERS SENT BY TEXT	In Progress	Cancelled	Completed	Totals
Electrical (includes streetlights)				
Landscaping			3	3
Roofing/Waterproofing				
TH Garage Doors				
Fitness Equipment Repair				
Other-TH Windows/Sliding Drs				
Pest Control			4	4
Subtotal				7

TOTAL Work Orders for the Month				19
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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	3	0	0	0	13
Bldg. Permit Apps	2	5	1	0	0	0	1	1	1	0	0	0	11
Total Apps/Month	4	5	3	0	0	0	4	2	4	0	0	0	24

University Glen -- Work Orders for March 2026

	Created Date	WorkOrder	Address1	Status	Description	WO Type	Notes
1	03/05/2026	91760	901 N. Channel Islands Drive	Closed	Fuel/tall brush trimming	Miscellaneous	The mountain side brush has typically been kept trimmed (end of 800, right before 900 Channel Islands Drive). The brush is now tall, almost as tall as the bushes, creating extra fuel for when the Santa Annas arrive.
2	03/08/2026	91983	1051 N. Channel Islands Drive	Closed	Irrigation repair	Miscellaneous	Landscape damaged sprinkler head in parkway on Twin Harbor across from walkway at 1051 Channel Islands Dr.
3	03/10/2026	92161	251 Landing Cove	Closed	Owner reports garage door needs to be repaired	Garage Door	Contacted Garage Door Doctor
4	03/16/2026	92768	346 Smuggler's Cove	Pending	Light on smugglers Cv facing DG path	Miscellaneous	The light on the grassy hill on Smugglers Cove facing the DG path by the apartments has been out for months now. The light fell off during the winds and it was never replaced. There is no light going to the DG path. Can the light be replaced . It is the only source of light on to the path..
5	03/17/2026	92966	165 Channel Islands Drive	Closed	Drip pan relief drain dripping	HVAC/Air Conditioning	Owner reports the overflow drain associated with the HVAC drip pan is dripping near the right side of the garage near the ground.
6	03/18/2026	93055	200 Landing Cove	Closed	Owner reports breaker keeps tripping	Electric/Lighting	Owner reports fuse keeps tripping. Please evaluate the situation and repair.
7	03/24/2026	93741	316 E. Platt's Harbor Drive	Closed	Owner reports termite dropping in their townhouse	Termites	Owner sent photo of what they believe are termite droppings.
8	03/25/2026	93784	310 E. Fry's Harbor Drive	Closed	Broken Sprinkler Head reported	Irrigation	Owner reports broken sprinkler head between 300 & 310 Frys Harbor. Reported geyser shooting into the street.
9	03/26/2026	93919	224 Smuggler's Cove	Closed	Owner reports garage door functioning need evaluation	Garage Door	Owner reports his garage door's functioning needs to be evaluated.
10	03/31/2026	94441	324 Smuggler's Cove	Closed	Garage Door	Miscellaneous	Garage door made a strange door while closing and a piece of plastic fell off, now the garage will not open or close
11	03/31/2026	94535	425 Channel Islands Drive	Closed	Owner reports bottom seal of garage door needs to be replaced	Garage Door	Owner reports there are parts of the bottom seal on the garage door missing and needs to be replaced. Owner reports mice are getting into the garage.
12	03/31/2026	94539	425 Channel Islands Drive	Pending	Sliding Glass screen needs attention	Doors/Door Locks	Owner reports the sliding patio door screen needs to be

Balance Sheet Comparative - Combined

University Glen (Cal State University Channel Island Site Authority)

End Date: 03/31/2026

		Current Balance at 3/31/2026	Prior Month Balance at 02/28/2026	Change
Assets				
CASH - OPERATING				
01-1003-00	Sunwest Oper - Acct 2137	\$ 704,815.50	\$ 688,518.75	\$ 16,296.75
Total CASH - OPERATING:		\$ 704,815.50	\$ 688,518.75	\$ 16,296.75
ACCOUNTS RECEIVABLE				
12-1280-00	Accounts Receivable	\$ 48,364.51	\$ 47,341.19	\$ 1,023.32
12-1281-00	A/R-Miscellaneous	-	1,222.07	(1,222.07)
Total ACCOUNTS RECEIVABLE:		\$ 48,364.51	\$ 48,563.26	\$ (198.75)
OTHER ASSETS				
13-1300-00	Prepaid Insurance	\$ 12,706.99	\$ 16,942.67	\$ (4,235.68)
Total OTHER ASSETS:		\$ 12,706.99	\$ 16,942.67	\$ (4,235.68)
Total Assets:		\$ 765,887.00	\$ 754,024.68	\$ 11,862.32
Liabilities & Equity				
ACCOUNTS PAYABLE				
20-2001-00	Prepaid Dues	\$ 22,594.40	\$ 21,242.19	\$ 1,352.21
20-2795-00	Accrued Operating Expenses	227,764.48	226,723.40	1,041.08
Total ACCOUNTS PAYABLE:		\$ 250,358.88	\$ 247,965.59	\$ 2,393.29
RESERVES				
40-4000-00	Reserve Liability	\$ 193,020.75	\$ 166,445.87	\$ 26,574.88
Total RESERVES:		\$ 193,020.75	\$ 166,445.87	\$ 26,574.88
EQUITY				
49-4998-00	Prior Year Equity	\$ 375,828.46	\$ 375,828.46	\$ -
Total EQUITY:		\$ 375,828.46	\$ 375,828.46	\$ -
Net Income / (Loss)		\$ (53,321.09)	\$ (36,215.24)	\$ (17,105.85)
Total Liabilities & Equity:		\$ 765,887.00	\$ 754,024.68	\$ 11,862.32

Income Statement

University Glen (Cal State University Channel Island Site Authority)

From 03/01/2026 to 03/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
TOTAL OPERATING INCOME	\$ 258,686.73	\$ 258,631.67	\$ 55.06	\$2,331,870.09	\$2,327,685.03	\$4,185.06	\$3,103,580.00
TOTAL INCOME	\$ 258,686.73	\$258,631.67	\$ 55.06	\$2,331,870.09	\$2,327,685.03	\$ 4,185.06	\$3,103,580.00
EXPENSES AND RESERVE FUNDING							
TOTAL ADMINISTRATION	\$ 16,822.13	\$ 19,976.08	\$ 3,153.95	\$167,040.36	\$179,784.72	\$12,744.36	\$239,713.00
TOTAL PROPERTY PROTECTION	\$ 7,966.67	\$ 7,966.67	\$ -	\$ 71,700.03	\$ 71,700.03	\$0.00	\$ 95,600.00
TOTAL LANDSCAPE	\$ 30,437.12	\$ 37,666.66	\$ 7,229.54	\$358,989.41	\$338,999.94	(\$19,989.47)	\$452,000.00
TOTAL COMMON AREA MAINTENANCE	\$ 16,839.38	\$ 23,044.35	\$ 6,204.97	\$204,596.71	\$207,399.15	\$2,802.44	\$276,532.00
TOTAL TOWNHOUSE MAINTENANCE	\$ 12,068.30	\$ 7,337.49	(\$ 4,730.81)	\$ 48,906.88	\$ 66,037.41	\$17,130.53	\$ 88,050.00
TOTAL UTILITIES	\$ 118,861.55	\$ 85,837.00	(\$ 33,024.55)	\$786,256.20	\$772,533.00	(\$13,723.20)	\$1,030,044.00
TOTAL INSURANCE	\$ 18,363.43	\$ 22,369.42	\$ 4,005.99	\$165,270.87	\$201,324.78	\$36,053.91	\$268,433.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$ -	\$ -	\$ -	\$ 92,524.72	\$ -	(\$92,524.72)	\$ -
TOTAL RESERVE ALLOCATION	\$ 54,434.00	\$ 54,434.00	\$ -	\$489,906.00	\$489,906.00	\$0.00	\$653,208.00
TOTAL DISBURSEMENTS	\$ 275,792.58	\$258,631.67	(\$ 17,160.91)	\$2,385,191.18	\$2,327,685.03	(\$ 57,506.15)	\$3,103,580.00
	(\$ 17,105.85)	\$ 0.00	(\$ 17,105.85)	(\$ 53,321.09)	\$ 0.00	(\$ 53,321.09)	\$ 0.00
NET INCREASE (DECREASE)	(\$ 17,105.85)	\$ 0.00	(\$ 17,105.85)	(\$ 53,321.09)	\$ 0.00	(\$ 53,321.09)	\$ 0.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 03/01/2026 to 03/31/2026

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME							
OPERATING INCOME							
5010-00 Townhomes Assessments	\$115,006.00	\$115,006.00	\$0.00	\$1,035,054.00	\$1,035,054.00	\$0.00	\$1,380,072.00
5013-00 Single family homes	\$23,095.44	\$23,095.42	\$0.02	\$207,858.96	\$207,858.78	\$0.18	\$277,145.00
5015-00 Apartment Assessment	\$120,530.29	\$120,530.25	\$0.04	\$1,084,772.61	\$1,084,772.25	\$0.36	\$1,446,363.00
5023-00 Bank Return Check/NSF Fees	\$30.00	\$0.00	\$30.00	\$245.00	\$0.00	\$245.00	\$0.00
5042-00 Late Interest	\$0.00	\$0.00	\$0.00	\$122.50	\$0.00	\$122.50	\$0.00
5045-00 Parking Fees	\$25.00	\$0.00	\$25.00	\$325.00	\$0.00	\$325.00	\$0.00
5060-00 Gate/Pool Keys/Remotes	\$0.00	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00	\$0.00
5100-00 Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$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	\$258,686.73	\$258,631.67	\$55.06	\$2,331,870.09	\$2,327,685.03	\$4,185.06	\$3,103,580.00
TOTAL OPERATING INCOME	\$258,686.73	\$258,631.67	\$55.06	\$2,331,870.09	\$2,327,685.03	\$4,185.06	\$3,103,580.00
OPERATING EXPENSE							
ADMINISTRATION							
6015-00 Reserve Study	\$0.00	\$526.08	\$526.08	\$5,350.00	\$4,734.72	(\$615.28)	\$6,313.00
6035-00 Mgmt Billback - Office & Postage	\$539.45	\$1,000.00	\$460.55	\$7,862.94	\$9,000.00	\$1,137.06	\$12,000.00
6036-00 Office Telephone/WiFi	\$0.00	\$325.00	\$325.00	\$0.00	\$2,925.00	\$2,925.00	\$3,900.00
6037-00 Onsite Mgmt-Contingency	\$723.86	\$816.67	\$92.81	\$723.86	\$7,350.03	\$6,626.17	\$9,800.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$15,558.82	\$15,375.00	(\$183.82)	\$145,287.67	\$138,375.00	(\$6,912.67)	\$184,500.00
6041-00 Office Rent & Maintenance	\$0.00	\$543.33	\$543.33	\$3,743.95	\$4,889.97	\$1,146.02	\$6,520.00
6045-00 Records Storage	\$0.00	\$40.00	\$40.00	\$0.00	\$360.00	\$360.00	\$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)	\$0.00	\$516.67	\$516.67	\$3,921.94	\$4,650.03	\$728.09	\$6,200.00
6090-00 Parking Management	\$0.00	\$833.33	\$833.33	\$0.00	\$7,499.97	\$7,499.97	\$10,000.00
TOTAL ADMINISTRATION	\$16,822.13	\$19,976.08	\$3,153.95	\$167,040.36	\$179,784.72	\$12,744.36	\$239,713.00
PROPERTY PROTECTION							
6320-00 Security Services	\$7,966.67	\$7,966.67	\$0.00	\$71,700.03	\$71,700.03	\$0.00	\$95,600.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.67	\$0.00	\$71,700.03	\$71,700.03	\$0.00	\$95,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 03/01/2026 to 03/31/2026

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
LANDSCAPE							
6405-00 Landscape Contract	\$29,700.00	\$29,833.33	\$133.33	\$267,300.00	\$268,499.97	\$1,199.97	\$358,000.00
6410-00 Landscape Extras	\$737.12	\$0.00	(\$737.12)	\$737.12	\$0.00	(\$737.12)	\$0.00
6420-00 Irrigation Repairs	\$0.00	\$2,833.33	\$2,833.33	\$13,517.35	\$25,499.97	\$11,982.62	\$34,000.00
6425-00 Tree Maintenance	\$0.00	\$5,000.00	\$5,000.00	\$77,434.94	\$45,000.00	(\$32,434.94)	\$60,000.00
TOTAL LANDSCAPE	\$30,437.12	\$37,666.66	\$7,229.54	\$358,989.41	\$338,999.94	(\$19,989.47)	\$452,000.00
COMMON AREA MAINTENANCE							
6509-00 Plumbing Repair (Common Area)	\$0.00	\$166.67	\$166.67	\$1,122.50	\$1,500.03	\$377.53	\$2,000.00
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$2,139.95	\$1,291.67	(\$848.28)	\$23,824.28	\$11,625.03	(\$12,199.25)	\$15,500.00
6532-00 Tot Lot Inspection	\$0.00	\$100.00	\$100.00	\$0.00	\$900.00	\$900.00	\$1,200.00
6534-00 Roof Repairs (Common Area)	\$0.00	\$166.67	\$166.67	\$0.00	\$1,500.03	\$1,500.03	\$2,000.00
6543-00 Pet Waste Supplies	\$0.00	\$683.33	\$683.33	\$0.00	\$6,149.97	\$6,149.97	\$8,200.00
6550-00 Janitorial Service	\$5,120.00	\$5,596.00	\$476.00	\$52,185.00	\$50,364.00	(\$1,821.00)	\$67,152.00
6553-00 Common Area Maintenance	\$72.77	\$1,400.00	\$1,327.23	\$10,609.24	\$12,600.00	\$1,990.76	\$16,800.00
6554-00 Common Area Supplies	\$1,631.66	\$740.00	(\$891.66)	\$13,533.60	\$6,660.00	(\$6,873.60)	\$8,880.00
6555-00 Pest Control (Pest & Gopher)	\$2,350.00	\$2,650.00	\$300.00	\$14,255.00	\$23,850.00	\$9,595.00	\$31,800.00
6570-00 Pool/Fountain Contract Services	\$3,800.00	\$3,266.67	(\$533.33)	\$27,950.00	\$29,400.03	\$1,450.03	\$39,200.00
6572-00 Pool/Fountain Extras	\$1,725.00	\$2,250.00	\$525.00	\$12,904.36	\$20,250.00	\$7,345.64	\$27,000.00
6588-00 Fitness Equipment	\$0.00	\$666.67	\$666.67	\$3,297.75	\$6,000.03	\$2,702.28	\$8,000.00
6590-00 Sidewalk Trip Hazard Project (Annual)	\$0.00	\$3,416.67	\$3,416.67	\$40,923.16	\$30,750.03	(\$10,173.13)	\$41,000.00
6595-00 Misc Maintenance (DG Path Repairs)	\$0.00	\$400.00	\$400.00	\$3,991.82	\$3,600.00	(\$391.82)	\$4,800.00
6596-00 Common Area Maint Contingency	\$0.00	\$250.00	\$250.00	\$0.00	\$2,250.00	\$2,250.00	\$3,000.00
TOTAL COMMON AREA MAINTENANCE	\$16,839.38	\$23,044.35	\$6,204.97	\$204,596.71	\$207,399.15	\$2,802.44	\$276,532.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 03/01/2026 to 03/31/2026

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
TOWNHOUSE MAINTENANCE							
6627-00 Lighting - Townhomes Sconce Repairs	\$2,189.30	\$2,333.33	\$144.03	\$22,568.18	\$20,999.97	(\$1,568.21)	\$28,000.00
6630-00 Windows & Doors	\$0.00	\$833.33	\$833.33	\$6,052.50	\$7,499.97	\$1,447.47	\$10,000.00
6633-00 Roofing/Waterproofing (Townhomes)	\$1,225.00	\$666.67	(\$558.33)	\$3,975.00	\$6,000.03	\$2,025.03	\$8,000.00
6638-00 Gutter Cleaning	\$7,800.00	\$750.00	(\$7,050.00)	\$7,800.00	\$6,750.00	(\$1,050.00)	\$9,000.00
6640-00 Fencing/Trash Enclosure/Gates	\$285.00	\$625.00	\$340.00	\$1,110.00	\$5,625.00	\$4,515.00	\$7,500.00
6645-00 Plumbing (Townhouse)	\$250.00	\$333.33	\$83.33	\$2,310.89	\$2,999.97	\$689.08	\$4,000.00
6650-00 Garage Doors	\$150.00	\$200.00	\$50.00	\$1,481.31	\$1,800.00	\$318.69	\$2,400.00
6655-00 Pest Control/Termites	\$0.00	\$145.83	\$145.83	\$2,190.00	\$1,312.47	(\$877.53)	\$1,750.00
6660-00 Heaters	\$169.00	\$133.33	(\$35.67)	\$169.00	\$1,199.97	\$1,030.97	\$1,600.00
6665-00 Stucco Drywall Repair	\$0.00	\$400.00	\$400.00	\$1,250.00	\$3,600.00	\$2,350.00	\$4,800.00
6670-00 Dryer Vent Cleaning	\$0.00	\$916.67	\$916.67	\$0.00	\$8,250.03	\$8,250.03	\$11,000.00
TOTAL TOWNHOUSE MAINTENANCE	\$12,068.30	\$7,337.49	(\$4,730.81)	\$48,906.88	\$66,037.41	\$17,130.53	\$88,050.00
UTILITIES							
6700-00 Water - Reclaimed (Landscape)	\$5,485.14	\$6,643.50	\$1,158.36	\$59,276.90	\$59,791.50	\$514.60	\$79,722.00
6701-00 Water-(Potable/Common Area Pools)	\$19,096.84	\$14,852.00	(\$4,244.84)	\$149,644.07	\$133,668.00	(\$15,976.07)	\$178,224.00
6702-00 Sewer	\$27,025.14	\$21,031.50	(\$5,993.64)	\$231,238.98	\$189,283.50	(\$41,955.48)	\$252,378.00
6703-00 Water/Sewer Infrastructue Fee	\$8,080.72	\$8,080.75	\$0.03	\$77,558.07	\$72,726.75	(\$4,831.32)	\$96,969.00
6705-00 Electricity	\$17,275.96	\$9,757.50	(\$7,518.46)	\$72,489.38	\$87,817.50	\$15,328.12	\$117,090.00
6710-00 Gas	\$2,387.13	\$3,361.50	\$974.37	\$19,577.10	\$30,253.50	\$10,676.40	\$40,338.00
6720-00 Cable/Telephone	\$786.32	\$325.00	(\$461.32)	\$6,663.39	\$2,925.00	(\$3,738.39)	\$3,900.00
6725-00 Trash Removal	\$38,724.30	\$20,360.00	(\$18,364.30)	\$169,808.31	\$183,240.00	\$13,431.69	\$244,320.00
6730-00 Trash Extras	\$0.00	\$1,425.25	\$1,425.25	\$0.00	\$12,827.25	\$12,827.25	\$17,103.00
TOTAL UTILITIES	\$118,861.55	\$85,837.00	(\$33,024.55)	\$786,256.20	\$772,533.00	(\$13,723.20)	\$1,030,044.00
INSURANCE							
6800-00 Insurance Master Policy	\$14,127.75	\$14,127.75	\$0.00	\$127,149.75	\$127,149.75	\$0.00	\$169,533.00
6810-00 Earthquake Insurance	\$4,235.68	\$8,241.67	\$4,005.99	\$38,121.12	\$74,175.03	\$36,053.91	\$98,900.00
TOTAL INSURANCE	\$18,363.43	\$22,369.42	\$4,005.99	\$165,270.87	\$201,324.78	\$36,053.91	\$268,433.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 03/01/2026 to 03/31/2026

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS							
8900-00 Prior Year Surplus Refunds to Owners	\$0.00	\$0.00	\$0.00	\$92,524.72	\$0.00	(\$92,524.72)	\$0.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$0.00	\$0.00	\$0.00	\$92,524.72	\$0.00	(\$92,524.72)	\$0.00
RESERVE ALLOCATION							
9005-00 Reserves-Common Space	\$28,000.00	\$28,000.00	\$0.00	\$252,000.00	\$252,000.00	\$0.00	\$336,000.00
9008-00 Reserves-Single Family	\$1,400.00	\$1,400.00	\$0.00	\$12,600.00	\$12,600.00	\$0.00	\$16,800.00
9009-00 Reserves-Townhouse	\$25,034.00	\$25,034.00	\$0.00	\$225,306.00	\$225,306.00	\$0.00	\$300,408.00
TOTAL RESERVE ALLOCATION	\$54,434.00	\$54,434.00	\$0.00	\$489,906.00	\$489,906.00	\$0.00	\$653,208.00
TOTAL OPERATING EXPENSE	\$275,792.58	\$258,631.67	(\$17,160.91)	\$2,385,191.18	\$2,327,685.03	(\$57,506.15)	\$3,103,580.00
Net Income:	(\$17,105.85)	\$0.00	(\$17,105.85)	(\$53,321.09)	\$0.00	(\$53,321.09)	\$0.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 03/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
OPERATING INCOME														
OPERATING INCOME														
5010-00 Townhomes Assessments														
Budget	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	-	-	-	1,035,054.00	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	115,006.00	-	-	-	1,035,054.00	
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	23,095.42	-	-	-	207,858.78	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	23,095.44	-	-	-	207,858.96	
Variance	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	-	-	-	0.18	
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	120,530.25	-	-	-	1,084,772.25	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	120,530.29	-	-	-	1,084,772.61	
Variance	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	-	-	-	0.36	
5023-00 Bank Return Check/NSF Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	(25.00)	30.00	60.00	30.00	90.00	30.00	-	-	30.00	-	-	-	245.00	
Variance	(25.00)	30.00	60.00	30.00	90.00	30.00	-	-	30.00	-	-	-	245.00	
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	25.00	-	-	-	325.00	
Variance	-	-	-	175.00	75.00	-	-	50.00	25.00	-	-	-	325.00	
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: 03/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	(60.00)	-	-	-	-	-	-	-	-	(60.00)	-
Variance	-	-	-	(60.00)	-	-	-	-	-	-	-	-	(60.00)	-
Total 50 - OPERATING INCOME														
Budget	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	0.00	0.00	0.00	2,327,685.03	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	258,686.73	0.00	0.00	0.00	2,331,870.09	
Variance	(99.94)	30.06	60.06	342.56	165.06	105.06	555.55	2,971.59	55.06	0.00	0.00	0.00	4,185.06	
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	258,631.67	0.00	0.00	0.00	2,327,685.03	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	258,686.73	0.00	0.00	0.00	2,331,870.09	
Variance	(99.94)	30.06	60.06	342.56	165.06	105.06	555.55	2,971.59	55.06	0.00	0.00	0.00	4,185.06	
OPERATING EXPENSE														
ADMINISTRATION														
6015-00 Reserve Study														
Budget	526.08	526.08	526.08	526.08	526.08	526.08	526.08	526.08	526.08	-	-	-	4,734.72	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	526.08	-	-	-	(615.28)	
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	1,000.00	-	-	-	9,000.00	12,000.00
Actual	1,255.93	471.08	1,317.64	1,207.42	545.84	1,440.72	480.59	604.27	539.45	-	-	-	7,862.94	
Variance	(255.93)	528.92	(317.64)	(207.42)	454.16	(440.72)	519.41	395.73	460.55	-	-	-	1,137.06	
6036-00 Office Telephone/WiFi														
Budget	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	-	-	-	2,925.00	3,900.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	-	-	-	2,925.00	
6037-00 Onsite Mgmt-Contingency														
Budget	816.67	816.67	816.67	816.67	816.67	816.67	816.67	816.67	816.67	-	-	-	7,350.03	9,800.00
Actual	-	-	-	-	-	-	-	-	723.86	-	-	-	723.86	
Variance	816.67	816.67	816.67	816.67	816.67	816.67	816.67	816.67	92.81	-	-	-	6,626.17	
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	15,375.00	-	-	-	138,375.00	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	15,558.82	-	-	-	145,287.67	
Variance	(112.42)	(112.42)	87.48	(5,692.17)	5,352.61	(5,706.21)	(568.83)	23.11	(183.82)	-	-	-	(6,912.67)	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 03/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
6041-00 Office Rent & Maintenance														
Budget	543.33	543.33	543.33	543.33	543.33	543.33	543.33	543.33	543.33	-	-	-	4,889.97	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	543.33	-	-	-	1,146.02	
6045-00 Records Storage														
Budget	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	-	-	-	360.00	480.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	-	-	-	360.00	
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	516.67	-	-	-	4,650.03	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	516.67	-	-	-	728.09	
6090-00 Parking Management														
Budget	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	-	-	-	7,499.97	10,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	-	-	-	7,499.97	
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	19,976.08	0.00	0.00	0.00	179,784.72	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	16,822.13	0.00	0.00	0.00	167,040.36	
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	3,153.95	0.00	0.00	0.00	12,744.36	
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	7,966.67	-	-	-	71,700.03	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	7,966.67	-	-	-	71,700.03	
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	7,966.67	0.00	0.00	0.00	71,700.03	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	7,966.67	0.00	0.00	0.00	71,700.03	
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: 03/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
LANDSCAPE														
6405-00 Landscape Contract														
Budget	29,833.33	29,833.33	29,833.33	29,833.33	29,833.33	29,833.33	29,833.33	29,833.33	29,833.33	-	-	-	268,499.97	358,000.00
Actual	-	61,788.00	-	29,700.00	29,833.33	56,878.67	29,700.00	29,700.00	29,700.00	-	-	-	267,300.00	
Variance	29,833.33	(31,954.67)	29,833.33	133.33	-	(27,045.34)	133.33	133.33	133.33	-	-	-	1,199.97	
6410-00 Landscape Extras														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	737.12	-	-	-	737.12	
Variance	-	-	-	-	-	-	-	-	(737.12)	-	-	-	(737.12)	
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	2,833.33	-	-	-	25,499.97	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)	2,833.33	-	-	-	11,982.62	
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	5,000.00	-	-	-	45,000.00	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)	5,000.00	-	-	-	(32,434.94)	
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	37,666.66	0.00	0.00	0.00	338,999.94	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	30,437.12	0.00	0.00	0.00	358,989.41	
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)	7,229.54	0.00	0.00	0.00	(19,989.47)	
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	166.67	-	-	-	1,500.03	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	166.67	-	-	-	377.53	
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	1,291.67	-	-	-	11,625.03	15,500.00
Actual	-	1,811.50	1,620.03	3,113.53	2,060.10	9,195.96	3,883.21	-	2,139.95	-	-	-	23,824.28	
Variance	1,291.67	(519.83)	(328.36)	(1,821.86)	(768.43)	(7,904.29)	(2,591.54)	1,291.67	(848.28)	-	-	-	(12,199.25)	
6532-00 Tot Lot Inspection														
Budget	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	-	-	-	900.00	1,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	-	-	-	900.00	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 03/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
6534-00 Roof Repairs (Common Area)														
Budget	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	-	-	-	1,500.03	2,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	-	-	-	1,500.03	-
6543-00 Pet Waste Supplies														
Budget	683.33	683.33	683.33	683.33	683.33	683.33	683.33	683.33	683.33	-	-	-	6,149.97	8,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	683.33	683.33	683.33	683.33	683.33	683.33	683.33	683.33	683.33	-	-	-	6,149.97	-
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	5,596.00	-	-	-	50,364.00	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	5,120.00	-	-	-	52,185.00	-
Variance	(764.00)	1,756.00	(2,084.00)	(1,279.00)	476.00	276.00	(1,154.00)	476.00	476.00	-	-	-	(1,821.00)	-
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	1,400.00	-	-	-	12,600.00	16,800.00
Actual	150.00	3,950.00	1,535.00	500.00	234.88	325.00	2,876.52	965.07	72.77	-	-	-	10,609.24	-
Variance	1,250.00	(2,550.00)	(135.00)	900.00	1,165.12	1,075.00	(1,476.52)	434.93	1,327.23	-	-	-	1,990.76	-
6554-00 Common Area Supplies														
Budget	740.00	740.00	740.00	740.00	740.00	740.00	740.00	740.00	740.00	-	-	-	6,660.00	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	1,631.66	-	-	-	13,533.60	-
Variance	(482.14)	(700.90)	(1,166.62)	(639.06)	(1,636.58)	75.64	(1,338.63)	(93.65)	(891.66)	-	-	-	(6,873.60)	-
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	2,650.00	-	-	-	23,850.00	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	2,350.00	-	-	-	14,255.00	-
Variance	2,100.00	400.00	2,345.00	(250.00)	1,650.00	(700.00)	2,100.00	1,650.00	300.00	-	-	-	9,595.00	-
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	3,266.67	-	-	-	29,400.03	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	3,800.00	-	-	-	27,950.00	-
Variance	716.67	2,616.67	(2,433.33)	91.67	91.67	91.67	91.67	716.67	(533.33)	-	-	-	1,450.03	-
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	2,250.00	-	-	-	20,250.00	27,000.00
Actual	1,602.09	2,464.54	3,473.00	992.50	195.00	962.28	224.95	1,265.00	1,725.00	-	-	-	12,904.36	-
Variance	647.91	(214.54)	(1,223.00)	1,257.50	2,055.00	1,287.72	2,025.05	985.00	525.00	-	-	-	7,345.64	-
6588-00 Fitness Equipment														
Budget	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	-	-	-	6,000.03	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	666.67	-	-	-	2,702.28	-

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 03/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
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	3,416.67	-	-	-	30,750.03	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	3,416.67	-	-	-	(10,173.13)	
6595-00 Misc Maintenance (DG Path Repairs)														
Budget	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	-	-	-	3,600.00	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	400.00	-	-	-	(391.82)	
6596-00 Common Area Maint Contingency														
Budget	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	-	-	-	2,250.00	3,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	-	-	-	2,250.00	
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	23,044.35	0.00	0.00	0.00	207,399.15	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	16,839.38	0.00	0.00	0.00	204,596.71	
Variance	9,615.12	(33,435.50)	824.70	4,109.26	7,915.79	(3,940.07)	197.54	11,310.63	6,204.97	0.00	0.00	0.00	2,802.44	
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	2,333.33	-	-	-	20,999.97	28,000.00
Actual	-	2,141.09	2,860.85	2,150.09	2,724.07	2,570.18	7,932.60	-	2,189.30	-	-	-	22,568.18	
Variance	2,333.33	192.24	(527.52)	183.24	(390.74)	(236.85)	(5,599.27)	2,333.33	144.03	-	-	-	(1,568.21)	
6630-00 Windows & Doors														
Budget	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	-	-	-	7,499.97	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	833.33	-	-	-	1,447.47	
6633-00 Roofing/Waterproofing (Townhomes)														
Budget	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	-	-	-	6,000.03	8,000.00
Actual	-	-	-	-	150.00	600.00	2,000.00	-	1,225.00	-	-	-	3,975.00	
Variance	666.67	666.67	666.67	666.67	516.67	66.67	(1,333.33)	666.67	(558.33)	-	-	-	2,025.03	
6638-00 Gutter Cleaning														
Budget	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	-	-	-	6,750.00	9,000.00
Actual	-	-	-	-	-	(400.00)	400.00	-	7,800.00	-	-	-	7,800.00	
Variance	750.00	750.00	750.00	750.00	750.00	1,150.00	350.00	750.00	(7,050.00)	-	-	-	(1,050.00)	
6640-00 Fencing/Trash Enclosure/Gates														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 03/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	-	-	-	5,625.00	7,500.00
Actual	150.00	-	375.00	-	-	300.00	-	-	285.00	-	-	-	1,110.00	
Variance	475.00	625.00	250.00	625.00	625.00	325.00	625.00	625.00	340.00	-	-	-	4,515.00	
6645-00 Plumbing (Townhouse)														
Budget	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	-	-	-	2,999.97	4,000.00
Actual	379.36	-	-	-	-	247.50	884.03	550.00	250.00	-	-	-	2,310.89	
Variance	(46.03)	333.33	333.33	333.33	333.33	85.83	(550.70)	(216.67)	83.33	-	-	-	689.08	
6650-00 Garage Doors														
Budget	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	-	-	-	1,800.00	2,400.00
Actual	85.00	-	175.00	85.00	225.00	85.00	225.00	451.31	150.00	-	-	-	1,481.31	
Variance	115.00	200.00	25.00	115.00	(25.00)	115.00	(25.00)	(251.31)	50.00	-	-	-	318.69	
6655-00 Pest Control/Termites														
Budget	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.83	-	-	-	1,312.47	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	145.83	-	-	-	(877.53)	
6660-00 Heaters														
Budget	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	-	-	-	1,199.97	1,600.00
Actual	-	-	-	-	-	-	-	-	169.00	-	-	-	169.00	
Variance	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	(35.67)	-	-	-	1,030.97	
6665-00 Stucco Drywall Repair														
Budget	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	-	-	-	3,600.00	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	400.00	-	-	-	2,350.00	
6670-00 Dryer Vent Cleaning														
Budget	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	-	-	-	8,250.03	11,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	-	-	-	8,250.03	
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	7,337.49	0.00	0.00	0.00	66,037.41	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	12,068.30	0.00	0.00	0.00	48,906.88	
Variance	6,723.13	3,861.40	1,525.64	2,845.63	4,013.58	659.92	(4,104.14)	6,336.18	(4,730.81)	0.00	0.00	0.00	17,130.53	
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	6,643.50	-	-	-	59,791.50	79,722.00
Actual	-	-	1,189.42	28,870.84	8,029.55	6,559.55	3,596.44	5,545.96	5,485.14	-	-	-	59,276.90	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 03/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	6,643.50	6,643.50	5,454.08	(22,227.34)	(1,386.05)	83.95	3,047.06	1,097.54	1,158.36	-	-	-	514.60	
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	14,852.00	-	-	-	133,668.00	178,224.00
Actual	-	-	983.31	59,946.97	22,950.68	17,917.28	14,000.68	14,748.31	19,096.84	-	-	-	149,644.07	
Variance	14,852.00	14,852.00	13,868.69	(45,094.97)	(8,098.68)	(3,065.28)	851.32	103.69	(4,244.84)	-	-	-	(15,976.07)	
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	21,031.50	-	-	-	189,283.50	252,378.00
Actual	-	-	-	96,113.28	27,025.14	27,025.14	27,025.14	27,025.14	27,025.14	-	-	-	231,238.98	
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)	(5,993.64)	-	-	-	(41,955.48)	
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	8,080.75	-	-	-	72,726.75	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	8,080.72	-	-	-	77,558.07	
Variance	713.96	15,447.54	8,080.75	(24,242.19)	0.03	(4,831.50)	0.03	0.03	0.03	-	-	-	(4,831.32)	
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	9,757.50	-	-	-	87,817.50	117,090.00
Actual	10,258.98	5,714.16	10,088.59	1,984.33	10,177.76	2,058.26	9,912.64	5,018.70	17,275.96	-	-	-	72,489.38	
Variance	(501.48)	4,043.34	(331.09)	7,773.17	(420.26)	7,699.24	(155.14)	4,738.80	(7,518.46)	-	-	-	15,328.12	
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	3,361.50	-	-	-	30,253.50	40,338.00
Actual	2,240.54	1,888.03	1,788.57	2,030.71	1,886.65	2,267.13	2,550.75	2,537.59	2,387.13	-	-	-	19,577.10	
Variance	1,120.96	1,473.47	1,572.93	1,330.79	1,474.85	1,094.37	810.75	823.91	974.37	-	-	-	10,676.40	
6720-00 Cable/Telephone														
Budget	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	-	-	-	2,925.00	3,900.00
Actual	237.53	1,143.75	470.69	807.22	807.22	1,034.44	614.66	761.56	786.32	-	-	-	6,663.39	
Variance	87.47	(818.75)	(145.69)	(482.22)	(482.22)	(709.44)	(289.66)	(436.56)	(461.32)	-	-	-	(3,738.39)	
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	20,360.00	-	-	-	183,240.00	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	38,724.30	-	-	-	169,808.31	
Variance	790.10	2,157.80	12,453.80	(12,096.96)	12,420.42	7,495.22	(8,942.65)	17,518.26	(18,364.30)	-	-	-	13,431.69	
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	1,425.25	-	-	-	12,827.25	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	1,425.25	-	-	-	12,827.25	
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	85,837.00	0.00	0.00	0.00	772,533.00	1,030,044.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 03/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
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	118,861.55	0.00	0.00	0.00	786,256.20	
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	(33,024.55)	0.00	0.00	0.00	(13,723.20)	
INSURANCE														
6800-00 Insurance Master Policy														
Budget	14,127.75	14,127.75	14,127.75	14,127.75	14,127.75	14,127.75	14,127.75	14,127.75	14,127.75	-	-	-	127,149.75	169,533.00
Actual	-	-	-	56,511.00	14,127.75	14,127.75	14,127.75	14,127.75	14,127.75	-	-	-	127,149.75	
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	8,241.67	-	-	-	74,175.03	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	4,235.68	-	-	-	38,121.12	
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	4,005.99	-	-	-	36,053.91	
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	22,369.42	0.00	0.00	0.00	201,324.78	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	18,363.43	0.00	0.00	0.00	165,270.87	
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	4,005.99	0.00	0.00	0.00	36,053.91	
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	28,000.00	-	-	-	252,000.00	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	28,000.00	-	-	-	252,000.00	
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	1,400.00	-	-	-	12,600.00	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	1,400.00	-	-	-	12,600.00	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 03/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
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	25,034.00	-	-	-	225,306.00	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	25,034.00	-	-	-	225,306.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total 90 - RESERVE ALLOCATION														
Budget	54,434.00	54,434.00	54,434.00	54,434.00	54,434.00	54,434.00	54,434.00	54,434.00	54,434.00	0.00	0.00	0.00	489,906.00	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	54,434.00	0.00	0.00	0.00	489,906.00	
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	258,631.67	0.00	0.00	0.00	2,327,685.03	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	275,792.58	0.00	0.00	0.00	2,385,191.18	
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	(17,160.91)	0.00	0.00	0.00	(57,506.15)	
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	(17,105.85)	0.00	0.00	0.00	(53,321.09)	
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	(17,105.85)	0.00	0.00	0.00	(53,321.09)	

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

03/01/2026 - 03/31/2026

Date	Check #	Payee	Amount
01-1003-00 Sunwest Oper - Acct 2137			
03/02/2026	100266	Seabreeze Management Company, Inc.	\$4,500.00
		Invoice #: 3722309	
		60-6040-00 99911-Seabreeze Management Company, Inc.	\$4,500.00
03/04/2026	300046	Charter Communications	\$594.45
		Invoice #: 0033385022126	
		67-6720-00 8448 20 041 0380181 - not enrolled on autopay	\$594.45
03/05/2026	100267	Gothic Landscape Maintenance Division	\$737.12
		Invoice #: 417272	
		64-6410-00 300 Landing Cove Shrub removal	\$737.12
03/05/2026	100268	Tri County Power Washing	\$7,800.00
		Invoice #: 0005831	
		66-6638-00 Annual Gutter Cleaning	\$7,800.00
03/05/2026	100269	Kastle Kare Inc	\$550.00
		Invoice #: SR-059	
		65-6555-00 Pest control Feb-March 2026	\$550.00
03/05/2026	100270	Seabreeze Management Company, Inc.	\$5,588.27
		Invoice #: 3723673	
		60-6035-00 Electronic Data Storage	\$58.86
		Invoice #: 3723717	
		60-6040-00 PR Reimb 2/8-2/21-Seabreeze Management Company, Inc.	\$5,529.41
03/05/2026	100271	Better Pools LA	\$1,050.00
		Invoice #: 93646	
		65-6572-00 Drain, clean, refill 7-fountains	\$1,050.00
03/05/2026	100272	Eastman Electric	\$2,189.30
		Invoice #: 196	
		66-6627-00 TH Electrical for Feb 2026	\$2,189.30
03/05/2026	300047	E. J. Harrison & Sons, Inc.	\$6,176.82
		Invoice #: 021726-0044384 3-1	
		67-6725-00 1 -0044384 3	\$6,176.82
03/05/2026	300048	E. J. Harrison & Sons, Inc.	\$5,180.50
		Invoice #: 021726-0005617 3-1	
		67-6725-00 1 -0005617 3	\$5,180.50
03/05/2026	300049	E. J. Harrison & Sons, Inc.	\$3,462.01
		Invoice #: 021726-0128958 3-1	
		67-6725-00 1 -0128958 3	\$3,462.01
03/05/2026	300050	E. J. Harrison & Sons, Inc.	\$1,086.12
		Invoice #: 021726 -0119228 2-1	
		67-6725-00 Past Due & FEB 2026-E. J. Harrison & Sons, Inc.	\$1,086.12
03/05/2026	300051	E. J. Harrison & Sons, Inc.	\$1,701.08
		Invoice #: 021726-0127257 1-1	
		67-6725-00 1 -0127257 1	\$1,701.08
03/05/2026	300052	E. J. Harrison & Sons, Inc.	\$2,345.40
		Invoice #: 021726-0044477 5-1	
		67-6725-00 1 -0044477 5	\$2,345.40

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

03/01/2026 - 03/31/2026

Date	Check #	Payee	Amount
03/06/2026	100273	Better Pools LA	\$650.00
		Invoice #: 93496	
		65-6570-00 Fountain Service for March 2026	\$650.00
03/06/2026	100274	Eastman Electric	\$2,139.95
		Invoice #: 91	
		65-6528-00 CA Electrical for Feb 2026	\$2,139.95
03/06/2026	100275	BluSky Restoration Contractors, LLC	\$13,161.62
		Invoice #: 278258- 24	
		40-4003-00 314 Twin Harbor Remediation for Slab Leak	\$13,161.62
03/05/2026	0	E. J. Harrison & Sons,Inc.	\$18,772.37
		67-6725-00 EFT - Misc. Check; Misc. Check	\$18,772.37
03/10/2026	100276	SoCalGas	\$2,364.34
		Invoice #: 030426-085881513	
		67-6710-00 100 858 8151 3-SoCalGas	\$2,364.34
03/12/2026	300053	Southern California Edison Co.	\$7,041.96
		Invoice #: 030426-239238016	
		67-6705-00 700239238016	\$7,041.96
03/12/2026	300054	Southern California Edison Co.	\$7,995.24
		Invoice #: 030326-001512196	
		67-6705-00 600001512196-Southern California Edison Co.	\$7,995.24
03/12/2026	100277	SoCalGas	\$22.79
		Invoice #: 030426-337810871	
		67-6710-00 153 378 1087 1	\$22.79
03/12/2026	100278	California State University, Channel Islands	\$59,687.84
		Invoice #: 512271	
		67-6700-00 Reclaimed water for January 2026	\$5,485.14
		67-6701-00 Potable Water January 2026	\$19,096.84
		67-6702-00 Sewer for January 2026	\$27,025.14
		67-6703-00 Infrastructure Fee for January 2026	\$8,080.72
03/12/2026	100279	Better Pools LA	\$2,525.00
		Invoice #: 93495	
		65-6570-00 Contract Service for March 2026	\$2,525.00
03/12/2026	100280	Better Pools LA	\$625.00
		Invoice #: 93654	
		65-6570-00 Contract Service--Chemical Allowance	\$625.00
03/12/2026	100281	Better Pools LA	\$150.00
		Invoice #: 93688	
		65-6572-00 Townside Spa repair plumbing leak	\$150.00
03/12/2026	100282	Remedy Pest Elimination	\$1,250.00
		Invoice #: 1378	
		65-6555-00 Pest Control for March 2026	\$1,250.00
03/17/2026	100283	Garage Door Doctor	\$150.00
		Invoice #: #13730	
		66-6650-00 251 Landing Cove GD maintenance.	\$150.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

03/01/2026 - 03/31/2026

Date	Check #	Payee	Amount
03/17/2026	100284	HD Supply	\$1,631.66
		Invoice #: 9246946525	
		65-6554-00 CA Supplies	\$1,631.66
03/17/2026	100285	CSU Channel Islands Site Authority	\$7,966.67
		Invoice #: 512268	
		63-6320-00 Police Service for February 2026	\$7,966.67
03/17/2026	100286	California State University	\$7,966.67
		Invoice #: 512269	
		63-6320-00 Police Service for March 2026	\$7,966.67
03/18/2026	100287	Gothic Landscape Maintenance Division	\$29,700.00
		Invoice #: 417043	
		64-6405-00 Service Contract for March 2026	\$29,700.00
03/18/2026	100288	Seabreeze Management Company, Inc.	\$1,204.45
		Invoice #: 3724329	
		60-6035-00 Printing/Postage Fee Reimbursement	\$480.59
		Invoice #: 3725124	
		60-6037-00 Reimbursable Expenses	\$723.86
03/19/2026	300055	Charter Communications	\$51.51
		Invoice #: 0293780030926	
		67-6720-00 8448 20 041 0293780	\$51.51
03/23/2026	100289	Better Pools LA	\$250.00
		Invoice #: 93799	
		65-6572-00 Townside Pool Spa Filter Cleaning	\$250.00
03/24/2026	100290	Southern California Edison Co.	\$2,238.76
		Invoice #: 031826-466262876	
		67-6705-00 700466262876	\$2,238.76
03/24/2026	300056	Charter Communications	\$140.36
		Invoice #: 0380181031226	
		67-6720-00 8448 20 041 0380181 - not enrolled on autopay	\$140.36
03/25/2026	100291	Anderson Refrigeration Inc	\$169.00
		Invoice #: 4555258	
		66-6660-00 TH Heater at 165 CI DR.	\$169.00
03/25/2026	100292	Mike Kimble Plumbing	\$11,872.50
		Invoice #: 77932736	
		40-4003-00 Repiping at 226 Smugglers Cove	\$11,872.50
03/27/2026	100293	Kastle Kare Inc	\$550.00
		Invoice #: SR-04581	
		65-6555-00 Monthly Gopher Service for March 2026	\$550.00
03/27/2026	100294	Seabreeze Management Company, Inc.	\$5,529.41
		Invoice #: 3725227	
		60-6040-00 Payroll	\$5,529.41
03/30/2026	100295	Vega cleaning service inc.	\$250.00
		Invoice #: 1376	
		66-6645-00 Replace hose bib at 322 E Platts Harbor	\$250.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

03/01/2026 - 03/31/2026

Date	Check #	Payee	Amount
03/30/2026	100296	Vega cleaning service inc. Invoice #: 1384 65-6553-00 Reinstallation of sign at Frenchys Cove	\$450.00 \$450.00
03/30/2026	100297	Vega cleaning service inc. Invoice #: 1383 65-6550-00 Contract Service thru Feb 1, 2026	\$1,280.00 \$1,280.00
03/30/2026	100298	Vega cleaning service inc. Invoice #: 1380 65-6553-00 Reimbursed by SA/CSUCI	\$1,950.00 \$1,950.00
03/30/2026	100299	Vega cleaning service inc. Invoice #: 1385 65-6553-00 Repair sign at roundabout	\$550.00 \$550.00
03/30/2026	100300	Vega cleaning service inc. Invoice #: 1386 65-6550-00 Contract Service thru Feb 8, 2026	\$1,280.00 \$1,280.00
03/30/2026	100301	Vega cleaning service inc. Invoice #: 1387 66-6640-00 repair gate at 270 Landing Cove	\$285.00 \$285.00
03/30/2026	100302	Vega cleaning service inc. Invoice #: 1389 65-6550-00 Contract Service thru Feb 15, 2026	\$1,280.00 \$1,280.00
03/30/2026	100303	Vega cleaning service inc. Invoice #: 1390 65-6550-00 Contract Service thru Feb 22, 2026	\$1,280.00 \$1,280.00
03/30/2026	100304	Vega cleaning service inc. Invoice #: 1375 66-6633-00 replace downspout at 332 E Twin Harbor Dr.	\$475.00 \$475.00
03/30/2026	100305	Vega cleaning service inc. Invoice #: 1388 40-4003-00 Paint garage door 304 E Twin Harbor Dr.	\$875.00 \$875.00
03/30/2026	100306	Vega cleaning service inc. Invoice #: 1391 65-6550-00 Contract Service thru March 1, 2026	\$1,280.00 \$1,280.00
03/30/2026	100307	Vega cleaning service inc. Invoice #: 1392 40-4003-00 Drywall Restoration at 314 E Twin Harbor	\$1,950.00 \$1,950.00
03/30/2026	100308	Vega cleaning service inc. Invoice #: 1394 65-6550-00 Contract Service thru March 8, 2026	\$1,280.00 \$1,280.00
03/30/2026	100309	Vega cleaning service inc. Invoice #: 1395 65-6550-00 Contract Service thru March 15, 2026	\$1,280.00 \$1,280.00
03/30/2026	100310	Vega cleaning service inc. Invoice #: 1396 66-6633-00 Roof repair at 399 Smugglers Cove	\$750.00 \$750.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

03/01/2026 - 03/31/2026

Date	Check #	Payee	Amount
03/30/2026	100311	Vega cleaning service inc. Invoice #: 1397 65-6553-00 dispose of electrical box	\$487.84 \$487.84
03/30/2026	100312	Vega cleaning service inc. Invoice #: 1398 65-6550-00 Contract Service Thru March 22, 2026	\$1,280.00 \$1,280.00
03/30/2026	100313	Vega cleaning service inc. Invoice #: 1399 65-6572-00 Hillcrest Pool gate repair	\$275.00 \$275.00
		Account Totals	# Checks: 60
			\$247,306.01
		Association Totals	# Checks: 60
			\$247,306.01

University Glen Reserve Balance

February 28, 2026

Preliminary Unaudited

Reserve Type	Balance as of 1/31/26	Feb 2026 Contributions	Feb 2026 Expenses	Feb 2026 Adjustments	Investment Activity	Balance as of 2/28/26
Common Area	1,680,831.14	28,000.00	(8,135.00)		8,583.49	1,709,279.63
Single Family Homes	142,674.02	1,400.00			653.27	144,727.29
Townhomes	3,132,935.56	25,034.00	(3,312.68)		13,671.25	3,168,328.13
Total	4,956,440.72	54,434.00	(11,447.68)	-	22,908.01	5,022,335.05

Activity Feb-26	
Contributions	54,434.00
Expenses	(11,447.68)
Adjustments	-
Investments	22,908.01
Total Activity	\$ 65,894.33
Net Change in Balance	
CAM - 9CSA11	28,448.49
Single Family - 9CSA05	2,053.27
Townhomes 9CSA14	35,392.57
Total Activity by Type	\$ 65,894.33

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
Due from UGCAM for Feb 2026	42,986.32
Total Due to UGCAM	166,445.87
<i>(accounts receivable)</i>	
Wells Fargo	20,644.17
CalTRUST	4,835,245.01
Acct Balances as of 2/28/26	4,855,889.18
Reserve Total as of 2/28/26	5,022,335.05

DATE	Amount	Monthly Subtotal	Reserve Exp Type	Description	Vendor	Invoice Number
Jun-25	116,636.21			Year End Balance		
		116,636.21				
Jul-25	54,434.00			Reserve Contribution		
Jul-25	(201,635.80)		Common Space	Asphalt project	J B Bostick Company	37762
Jul-25	(2,498.00)		Common Space	Townside pool filter	Better Pools	88239
Jul-25	(70.04)		Common Space	Signs for asphalt project	Seabreeze Management	356813
Jul-25	(39,900.00)		Common Space	Seal coat pavement	Asphalt Consulting Services	61725
		(189,669.84)				
Aug-25	54,434.00			Reserve Contribution		
Aug-25	(13,205.19)		Townhomes	Patio Door & Windows Replaced/Repaired	Quality Windows & Doors	Multiple
		41,228.81				
Sep-25	54,434.00			Reserve Contribution		
Sep-25	(4,001.53)		Townhomes	270 Landing Cove Plumbing Leak Repair	Environmental Testing	Multiple
Sep-25	(1,876.88)		Townhomes	Garage door installation	Garage Door Doctor	12617
		48,555.59				
Oct-25	54,434.00			Reserve Contribution		
Oct-25	(850.00)		Townhomes	Paint garage door at 327 Platts	Vega Cleaning	1348
Oct-25	(2,519.19)		Townhomes	379 Smugglers Cove slab leak repair	Mike Kimble Plumbing	68675215
		51,064.81				
Nov-25	54,434.00			Reserve Contribution		
Nov-25	(84,662.00)		Common Space	Landscape refurbishing project, 1/2 phase 2	Gothic Landscape	407336
Nov-25	(220.00)		Townhomes	270 Landing Cove repairs	Eastman Electric	451
Nov-25	(1,664.00)		Townhomes	379 Smugglers Cove	Environmental Testing	UN-101725
Nov-25	(935.00)		Townhomes	380 Smugglers Cove	Environmental Testing	UN-110725
		(33,047.00)				
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				
Mar-26	54,434.00			Reserve Contribution		
Mar-26	(13,161.62)		Townhomes	314 Twin Harbor - Remediation for slab leak	BluSky Restoration	278258-24
Mar-26	(11,872.50)		Townhomes	226 Smuggler's Cove - repiping	Mike Kimble Plumbing	77932736
Mar-26	(875.00)		Townhomes	304 Twin Harbor - Paint garage	Vega Cleaning Service	1388
Mar-26	(1,950.00)		Townhomes	314 Twin Harbor - Drywall restoration	Vega Cleaning Service	1392
		26,574.88				
Total	193,020.75	193,020.75				

University Glen
GL 2795 - Accrued Operating Expenses

For the Month Ending: March 31, 2026

GL Code	Description	Month	Amount
	6700 Water-Reclaimed	Mar-26	6,643.50
	6700 Water-Reclaimed	Feb-26	6,094.73
	6701 Water-Potable	Mar-26	14,852.00
	6701 Water-Potable	Feb-26	14,800.00
	6702 Water-Sewer	Mar-26	21,031.50
	6702 Water-Sewer	Feb-26	21,031.50
	6703 Water/Sewer Infrastructure	Mar-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
	6800 TH Insurance Master	Mar-26	14,127.75
Total:			227,764.48

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University Glen - Reserve Account Income & Expenses

CONTRIBUTION: CAM Income				
	9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
Beg Bal	-	-	-	-
Jul-25	1,400.00	28,000.00	25,034.00	54,434.00
Aug-25	1,400.00	28,000.00	25,034.00	54,434.00
Sep-25	1,400.00	28,000.00	25,034.00	54,434.00
Oct-25	1,400.00	28,000.00	25,034.00	54,434.00
Nov-25	1,400.00	28,000.00	25,034.00	54,434.00
Dec-25	1,400.00	28,000.00	25,034.00	54,434.00
Jan-26	1,400.00	28,000.00	25,034.00	54,434.00
Feb-26	1,400.00	28,000.00	25,034.00	54,434.00
Mar-26	1,400.00	28,000.00	25,034.00	54,434.00
Apr-26				-
May-26				-
Jun-26				-
YTD	12,600.00	252,000.00	225,306.00	489,906.00

EXPENDITURES			
4002	4001	4003	
9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
-	-	-	-
-	(244,103.84)	-	(244,103.84)
-	-	(13,205.19)	(13,205.19)
-	-	(5,878.41)	(5,878.41)
-	-	(3,369.19)	(3,369.19)
-	(84,662.00)	(2,819.00)	(87,481.00)
-	(2,549.00)	(15,802.31)	(18,351.31)
-	-	(1,825.72)	(1,825.72)
-	(8,135.00)	(3,312.68)	(11,447.68)
-	-	(27,859.12)	(27,859.12)
-	-	-	-
-	-	-	-
-	-	-	-
-	(339,449.84)	(74,071.62)	(413,521.46)

NET TOTALS			
9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
-	-	-	116,636.21
1,400.00	(216,103.84)	25,034.00	(189,669.84)
1,400.00	28,000.00	11,828.81	41,228.81
1,400.00	28,000.00	19,155.59	48,555.59
1,400.00	28,000.00	21,664.81	51,064.81
1,400.00	(56,662.00)	22,215.00	(33,047.00)
1,400.00	25,451.00	9,231.69	36,082.69
1,400.00	28,000.00	23,208.28	52,608.28
1,400.00	19,865.00	21,721.32	42,986.32
1,400.00	28,000.00	(2,825.12)	26,574.88
-	-	-	-
-	-	-	-
-	-	-	-
12,600.00	(87,449.84)	151,234.38	193,020.75

Homeowner Aging Report

University Glen (Cal State University Channel Island Site Authority)

End Date: 03/31/2026

Description	Current	Over 30	Over 60	Over 90	Balance
Description		Total			
Assessment - A (Delinquent Interest) 2025			\$115.86		
Assessment - A 2025			\$7,615.07		
Assessment - A 2026			\$39,976.08		
Key Fob / Remotes 2026			\$75.00		
Miscellaneous Fee - A 2026			\$100.00		
NSF/Returned Check Fee 2025			\$25.00		
NSF/Returned Check Fee 2026			\$85.00		
Parking Permit/ Pass Fee 2026			\$125.00		
PrePaid			(\$22,594.40)		
Reimbursement Assessment 2026			\$247.50		
Total:			\$25,770.11		
AR Total (Exclude Prepaid Assessments):			\$48,364.51		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 3/1/2026 - 3/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01-1003-00	Sunwest Oper - Acct 2137	\$688,518.75	\$302,902.09	\$286,605.34	\$704,815.50
Date	GL Ref #	Debit	Credit	Description	
03/02/2026	13222030	\$ 4,615.95	\$ -	Deposit from batch 389296	
03/02/2026	13226631	7,516.45	-	Deposit from batch 388683	
03/02/2026	13239911	-	4,500.00	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100266	
03/02/2026	13243719	1,470.83	-	Deposit from batch 389749	
03/03/2026	13247468	2,867.82	-	Deposit from batch 390009	
03/03/2026	13249054	3,110.03	-	Deposit from batch 389373	
03/03/2026	13256148	-	6,924.02	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300040	
03/03/2026	13256150	-	10,361.00	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300041	
03/03/2026	13256152	-	3,402.16	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300042	
03/03/2026	13256154	-	1,655.28	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300043	
03/03/2026	13256156	-	4,028.20	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300044	
03/03/2026	13256158	-	12,353.64	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300045	
03/03/2026	13260618	2,052.15	-	Deposit from batch 390536	
03/04/2026	13267952	2,620.89	-	Deposit from batch 391356	
03/04/2026	13269029	1,150.06	-	Deposit from batch 390106	
03/04/2026	13275983	-	594.45	Sunwest Oper - Acct 2137; Charter Communications Chk # 300046	
03/04/2026	13281626	2,579.60	-	Deposit from batch 391955	
03/04/2026	13283666	750.00	-	Deposit from batch 392059	
03/05/2026	13285943	575.03	-	Deposit from batch 392268	
03/05/2026	13287276	5,739.95	-	Deposit from batch 391498	
03/05/2026	13293250	-	737.12	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100267	
03/05/2026	13293252	-	7,800.00	Sunwest Oper - Acct 2137; Tri County Power Washing Chk # 100268	
03/05/2026	13293254	-	550.00	Sunwest Oper - Acct 2137; Kastle Kare Inc Chk # 100269	
03/05/2026	13293256	-	58.86	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100270	
03/05/2026	13293256	-	5,529.41	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100270	
03/05/2026	13293260	-	1,050.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100271	
03/05/2026	13293262	-	2,189.30	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100272	
03/05/2026	13293276	-	6,176.82	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300047	
03/05/2026	13293278	-	5,180.50	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300048	
03/05/2026	13293280	-	3,462.01	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300049	
03/05/2026	13293282	-	1,086.12	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300050	
03/05/2026	13293284	-	1,701.08	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300051	
03/05/2026	13293286	-	2,345.40	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300052	
03/05/2026	13297466	2,045.86	-	Deposit from batch 392673	
03/05/2026	13418499	-	18,772.37	Misc. Check; E. J. Harrison & Sons, Inc. Chk # 0	
03/06/2026	13256158	12,353.64	-	Sunwest Oper - Acct 2137 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300045	
03/06/2026	13256150	10,361.00	-	Sunwest Oper - Acct 2137 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300041	
03/06/2026	13256148	6,924.02	-	Sunwest Oper - Acct 2137 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300040	
03/06/2026	13256154	1,655.28	-	Sunwest Oper - Acct 2137 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300043	
03/06/2026	13256152	3,402.16	-	Sunwest Oper - Acct 2137 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300042	
03/06/2026	13256156	4,028.20	-	Sunwest Oper - Acct 2137 (Reversal); E. J. Harrison & Sons, Inc. Chk # 300044	
03/06/2026	13300728	575.03	-	Deposit from batch 392974	
03/06/2026	13301586	1,470.83	-	Deposit from batch 392331	
03/06/2026	13389637	2,620.89	-	Deposit from batch 393353	
03/06/2026	13394786	-	650.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100273	
03/06/2026	13394788	-	2,139.95	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100274	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 3/1/2026 - 3/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/06/2026	13394790	\$ -	\$ 13,161.62	Sunwest Oper - Acct 2137; BluSky Restoration Contractors, LLC Chk # 100275	
03/09/2026	13398002	1,470.83	-	Deposit from batch 393684	
03/09/2026	13399851	2,578.63	-	Deposit from batch 393050	
03/09/2026	13411766	3,472.43	-	Deposit from batch 394140	
03/10/2026	13375219	171,047.03	-	Deposit from batch 391788	
03/10/2026	13414833	2,045.86	-	Deposit from batch 394359	
03/10/2026	13416021	1,150.06	-	Deposit from batch 393761	
03/10/2026	13422807	-	2,364.34	Sunwest Oper - Acct 2137; SoCalGas Chk # 100276	
03/10/2026	13427105	1,470.83	-	Deposit from batch 394801	
03/10/2026	13429404	532.77	-	Deposit from batch 395143	
03/11/2026	13432574	1,470.83	-	Deposit from batch 395238	
03/11/2026	13433412	1,725.09	-	Deposit from batch 394463	
03/11/2026	13445036	6,451.44	-	Deposit from batch 395759	
03/11/2026	13446870	575.03	-	Deposit from batch 395951	
03/12/2026	13449967	575.03	-	Deposit from batch 395346	
03/12/2026	13458999	-	7,041.96	Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 300053	
03/12/2026	13459001	-	7,995.24	Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 300054	
03/12/2026	13459003	-	22.79	Sunwest Oper - Acct 2137; SoCalGas Chk # 100277	
03/12/2026	13459005	-	59,687.84	Sunwest Oper - Acct 2137; California State University, Channel Islands Chk # 100278	
03/12/2026	13459007	-	2,525.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100279	
03/12/2026	13459009	-	625.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100280	
03/12/2026	13459011	-	150.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100281	
03/12/2026	13459013	-	1,250.00	Sunwest Oper - Acct 2137; Remedy Pest Elimination Chk # 100282	
03/12/2026	13461770	1,428.57	-	Deposit from batch 396666	
03/13/2026	13464495	575.03	-	Deposit from batch 396223	
03/13/2026	13473059	575.03	-	Deposit from batch 397464	
03/16/2026	13476712	1,714.22	-	Deposit from batch 397765	
03/16/2026	13478671	575.03	-	Deposit from batch 397001	
03/16/2026	13489041	575.03	-	Deposit from batch 398398	
03/16/2026	13491473	575.03	-	Deposit from batch 398446	
03/17/2026	13492988	575.03	-	Deposit from batch 398527	
03/17/2026	13493603	1,150.06	-	Deposit from batch 397840	
03/17/2026	13499570	-	150.00	Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100283	
03/17/2026	13499572	-	1,631.66	Sunwest Oper - Acct 2137; HD Supply Chk # 100284	
03/17/2026	13499574	-	7,966.67	Sunwest Oper - Acct 2137; CSU Channel Islands Site Authority Chk # 100285	
03/17/2026	13499576	-	7,966.67	Sunwest Oper - Acct 2137; California State University Chk # 100286	
03/18/2026	13514226	-	29,700.00	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100287	
03/18/2026	13514228	-	480.59	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100288	
03/18/2026	13514228	-	723.86	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100288	
03/18/2026	13515336	775.03	-	Deposit from batch 399811	
03/19/2026	13518679	575.03	-	Deposit from batch 399485	
03/19/2026	13526583	-	51.51	Sunwest Oper - Acct 2137; Charter Communications Chk # 300055	
03/20/2026	13533708	321.00	-	Deposit from batch 400731	
03/23/2026	13537304	1,375.03	-	Deposit from batch 400569	
03/23/2026	13549766	-	250.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100289	
03/23/2026	13552264	575.03	-	Deposit from batch 401486	
03/24/2026	13553831	3,365.07	-	Misc Scanned Deposit	
03/24/2026	13554277	2,299.09	-	Deposit from batch 401670	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 3/1/2026 - 3/31/2026

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance	
03/24/2026	13560415	\$ -	\$ 2,238.76	Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 100290			
03/24/2026	13560417	-	140.36	Sunwest Oper - Acct 2137; Charter Communications Chk # 300056			
03/25/2026	13564394	895.80	-	Deposit from batch 402259			
03/25/2026	13564860	175.00	-	Deposit from batch 401732			
03/25/2026	13572869	-	169.00	Sunwest Oper - Acct 2137; Anderson Refrigeration Inc Chk # 100291			
03/25/2026	13572871	-	11,872.50	Sunwest Oper - Acct 2137; Mike Kimble Plumbing Chk # 100292			
03/25/2026	13576739	-	575.03	Return - 03/21 No Account/Unable to Locate Account			
03/26/2026	13576082	575.03	-	Deposit from batch 402786			
03/26/2026	13576559	1,150.06	-	Deposit from batch 402331			
03/26/2026	13584414	575.03	-	Deposit from batch 403067			
03/27/2026	13586449	500.00	-	Deposit from batch 402880			
03/27/2026	13591574	-	550.00	Sunwest Oper - Acct 2137; Kastle Kare Inc Chk # 100293			
03/27/2026	13591576	-	5,529.41	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100294			
03/27/2026	13594440	320.77	-	Deposit from batch 403585			
03/27/2026	13595152	1,725.09	-	Deposit from batch 403624			
03/30/2026	13598004	853.54	-	Deposit from batch 403382			
03/30/2026	13604806	-	250.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100295			
03/30/2026	13604808	-	450.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100296			
03/30/2026	13604810	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100297			
03/30/2026	13604812	-	1,950.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100298			
03/30/2026	13604814	-	550.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100299			
03/30/2026	13604816	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100300			
03/30/2026	13604818	-	285.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100301			
03/30/2026	13604820	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100302			
03/30/2026	13604822	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100303			
03/30/2026	13604824	-	475.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100304			
03/30/2026	13604826	-	875.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100305			
03/30/2026	13604828	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100306			
03/30/2026	13604830	-	1,950.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100307			
03/30/2026	13604832	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100308			
03/30/2026	13604834	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100309			
03/30/2026	13604836	-	750.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100310			
03/30/2026	13604838	-	487.84	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100311			
03/30/2026	13604840	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100312			
03/30/2026	13604842	-	275.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100313			
03/31/2026	13609625	2,254.83	-	Deposit from batch 404449			
03/31/2026	13620181	575.03	-	Deposit from batch 404709			
03/31/2026	13773801	1,222.07	-	Reclass CAM escrow check #637 Sunwest Oper - Acct 2137			
12-1280-00	Accounts Receivable			47,341.19	259,261.76	258,238.44	48,364.51
Date	GL Ref #	Debit	Credit	Description			
03/01/2026	9390212	\$ 23,095.44	\$ -	Assessment - A - Batch 259640			
03/01/2026	9390236	115,006.00	-	Assessment - A - Batch 259641			
03/01/2026	9390260	98,834.75	-	Apartment Assessment - A - Batch 259757			
03/01/2026	9390284	17,476.92	-	Apartment Assessment - A - Batch 259758			
03/01/2026	9390308	4,218.62	-	Commercial Assessment - A - Batch 259759			
03/01/2026	13182617	-	320.77	Applied Prepaid 124525874659			
03/01/2026	13182627	-	320.77	Applied Prepaid 124525874636			
03/01/2026	13182638	-	320.77	Applied Prepaid 124525874838			

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 3/1/2026 - 3/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/01/2026	13182643	\$ -	\$ 377.14	Applied Prepaid 124525874679	
03/01/2026	13182650	-	575.03	Applied Prepaid 124525874817	
03/01/2026	13182655	-	575.03	Applied Prepaid 124525874836	
03/01/2026	13182661	-	575.03	Applied Prepaid 124525874651	
03/01/2026	13182667	-	575.03	Applied Prepaid 124525874735	
03/01/2026	13182672	-	320.77	Applied Prepaid 124525874647	
03/01/2026	13182676	-	0.16	Applied Prepaid 124525874652	
03/01/2026	13182680	-	0.78	Applied Prepaid 124525874702	
03/01/2026	13182683	-	320.77	Applied Prepaid 124525874634	
03/01/2026	13182688	-	320.77	Applied Prepaid 124525874589	
03/01/2026	13182693	-	320.77	Applied Prepaid 124525874656	
03/01/2026	13182697	-	1.11	Applied Prepaid 124525874671	
03/01/2026	13182701	-	365.85	Applied Prepaid 124525874593	
03/01/2026	13182706	-	0.94	Applied Prepaid 124525874825	
03/01/2026	13182712	-	575.03	Applied Prepaid 124525874710	
03/01/2026	13182720	-	522.41	Applied Prepaid 124525874805	
03/01/2026	13182727	-	466.65	Applied Prepaid 124525874774	
03/01/2026	13182735	-	575.03	Applied Prepaid 124525874687	
03/01/2026	13182743	-	79.92	Applied Prepaid 124525874770	
03/01/2026	13182751	-	575.03	Applied Prepaid 124525874644	
03/01/2026	13182758	-	419.40	Applied Prepaid 124525874664	
03/01/2026	13182764	-	174.00	Applied Prepaid 124525874616	
03/01/2026	13182771	-	174.00	Applied Prepaid 124525874744	
03/01/2026	13182776	-	42.26	Applied Prepaid 124525874830	
03/01/2026	13182782	-	575.03	Applied Prepaid 124525874733	
03/01/2026	13182785	-	174.70	Applied Prepaid 124525874824	
03/01/2026	13182792	-	183.55	Applied Prepaid 124525874698	
03/01/2026	13182795	-	575.03	Applied Prepaid 124525874706	
03/01/2026	13182800	-	575.03	Applied Prepaid 124525874752	
03/01/2026	13182808	-	400.24	Applied Prepaid 124525874637	
03/01/2026	13182813	-	575.03	Applied Prepaid 124525874640	
03/01/2026	13182819	-	323.59	Applied Prepaid 124525874709	
03/01/2026	13182825	-	365.85	Applied Prepaid 124525874692	
03/01/2026	13182829	-	9.64	Applied Prepaid 124525874623	
03/01/2026	13182835	-	80.28	Applied Prepaid 124525874813	
03/01/2026	13182841	-	320.77	Applied Prepaid 124525874681	
03/02/2026	13222030	-	320.17	Deposit from batch 389296	
03/02/2026	13222030	-	575.03	Deposit from batch 389296	
03/02/2026	13222030	-	574.00	Deposit from batch 389296	
03/02/2026	13222030	-	575.03	Deposit from batch 389296	
03/02/2026	13222030	-	575.03	Deposit from batch 389296	
03/02/2026	13222030	-	174.79	Deposit from batch 389296	
03/02/2026	13222030	-	575.03	Deposit from batch 389296	
03/02/2026	13222030	-	575.03	Deposit from batch 389296	
03/02/2026	13226631	-	320.77	Deposit from batch 388683	
03/02/2026	13226631	-	320.77	Deposit from batch 388683	
03/02/2026	13226631	-	575.03	Deposit from batch 388683	
03/02/2026	13226631	-	575.03	Deposit from batch 388683	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 3/1/2026 - 3/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/02/2026	13226631	\$ -	\$ 532.77	Deposit from batch 388683	
03/02/2026	13226631	-	1,150.06	Deposit from batch 388683	
03/02/2026	13226631	-	575.03	Deposit from batch 388683	
03/02/2026	13226631	-	575.03	Deposit from batch 388683	
03/02/2026	13226631	-	575.03	Deposit from batch 388683	
03/02/2026	13226631	-	494.75	Deposit from batch 388683	
03/02/2026	13230271	-	320.61	Applied Prepaid 124525874652	
03/02/2026	13230273	-	495.11	Applied Prepaid 124525874770	
03/02/2026	13230275	-	575.03	Applied Prepaid 124525874797	
03/02/2026	13243719	-	320.77	Deposit from batch 389749	
03/02/2026	13243719	-	575.03	Deposit from batch 389749	
03/02/2026	13243719	-	575.03	Deposit from batch 389749	
03/03/2026	13247468	-	575.03	Deposit from batch 390009	
03/03/2026	13247468	-	1,728.03	Deposit from batch 390009	
03/03/2026	13247468	-	564.76	Deposit from batch 390009	
03/03/2026	13249054	-	631.61	Deposit from batch 389373	
03/03/2026	13249054	-	311.13	Deposit from batch 389373	
03/03/2026	13249054	-	600.00	Deposit from batch 389373	
03/03/2026	13249054	-	575.03	Deposit from batch 389373	
03/03/2026	13260618	-	320.77	Deposit from batch 390536	
03/03/2026	13260618	-	575.03	Deposit from batch 390536	
03/03/2026	13260618	-	400.33	Deposit from batch 390536	
03/03/2026	13260618	-	251.44	Deposit from batch 390536	
03/04/2026	13267952	-	320.77	Deposit from batch 391356	
03/04/2026	13267952	-	1,725.09	Deposit from batch 391356	
03/04/2026	13267952	-	575.03	Deposit from batch 391356	
03/04/2026	13269029	-	575.03	Deposit from batch 390106	
03/04/2026	13269029	-	575.03	Deposit from batch 390106	
03/04/2026	13281626	-	320.77	Deposit from batch 391955	
03/04/2026	13281626	-	52.62	Deposit from batch 391955	
03/04/2026	13281626	-	575.03	Deposit from batch 391955	
03/04/2026	13281626	-	401.03	Deposit from batch 391955	
03/04/2026	13281626	-	575.03	Deposit from batch 391955	
03/04/2026	13283666	-	742.07	Deposit from batch 392059	
03/05/2026	13285943	-	575.03	Deposit from batch 392268	
03/05/2026	13287276	-	320.77	Deposit from batch 391498	
03/05/2026	13287276	-	3,659.36	Deposit from batch 391498	
03/05/2026	13297466	-	320.77	Deposit from batch 392673	
03/05/2026	13297466	-	575.03	Deposit from batch 392673	
03/05/2026	13297466	-	575.03	Deposit from batch 392673	
03/05/2026	13297466	-	575.03	Deposit from batch 392673	
03/06/2026	13300728	-	575.03	Deposit from batch 392974	
03/06/2026	13301586	-	575.03	Deposit from batch 392331	
03/06/2026	13301586	-	575.03	Deposit from batch 392331	
03/06/2026	13389637	-	320.77	Deposit from batch 393353	
03/06/2026	13389637	-	575.03	Deposit from batch 393353	
03/06/2026	13389637	-	575.03	Deposit from batch 393353	
03/06/2026	13389637	-	575.03	Deposit from batch 393353	

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Accts: 01-1001-00 To: 99-9920-55 Dates: 3/1/2026 - 3/31/2026

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
03/10/2026	13375219	\$ -	\$ 575.03	Deposit from batch 391788		
03/10/2026	13375219	-	575.03	Deposit from batch 391788		
03/10/2026	13375219	-	575.03	Deposit from batch 391788		
03/10/2026	13375219	-	575.03	Deposit from batch 391788		
03/10/2026	13375219	-	575.03	Deposit from batch 391788		
03/10/2026	13375219	-	575.03	Deposit from batch 391788		
03/10/2026	13375219	-	575.03	Deposit from batch 391788		
03/10/2026	13375219	-	575.03	Deposit from batch 391788		
03/10/2026	13375219	-	575.03	Deposit from batch 391788		
03/10/2026	13375219	-	575.03	Deposit from batch 391788		
03/10/2026	13375219	-	575.03	Deposit from batch 391788		
03/10/2026	13375219	-	575.03	Deposit from batch 391788		
03/10/2026	13375219	-	575.03	Deposit from batch 391788		
03/10/2026	13375219	-	575.03	Deposit from batch 391788		
03/10/2026	13375219	-	575.03	Deposit from batch 391788		
03/10/2026	13375219	-	575.03	Deposit from batch 391788		
03/10/2026	13375219	-	575.03	Deposit from batch 391788		
03/10/2026	13375219	-	575.03	Deposit from batch 391788		
03/10/2026	13375219	-	575.03	Deposit from batch 391788		
03/10/2026	13375219	-	116,311.67	Deposit from batch 391788		
03/10/2026	13375219	-	4,218.62	Deposit from batch 391788		
03/10/2026	13414833	-	575.03	Deposit from batch 394359		
03/10/2026	13414833	-	575.03	Deposit from batch 394359		
03/10/2026	13414833	-	155.63	Deposit from batch 394359		
03/10/2026	13414833	-	320.77	Deposit from batch 394359		
03/10/2026	13416021	-	575.03	Deposit from batch 393761		
03/10/2026	13416021	-	575.03	Deposit from batch 393761		
03/10/2026	13427105	-	320.77	Deposit from batch 394801		
03/10/2026	13427105	-	573.92	Deposit from batch 394801		
03/10/2026	13427105	-	575.03	Deposit from batch 394801		
03/11/2026	13432574	-	319.99	Deposit from batch 395238		
03/11/2026	13432574	-	575.03	Deposit from batch 395238		
03/11/2026	13432574	-	575.03	Deposit from batch 395238		
03/11/2026	13433412	-	575.03	Deposit from batch 394463		
03/11/2026	13433412	-	575.03	Deposit from batch 394463		
03/11/2026	13445036	-	320.77	Deposit from batch 395759		
03/11/2026	13445036	-	320.77	Deposit from batch 395759		
03/11/2026	13445036	-	320.77	Deposit from batch 395759		
03/11/2026	13445036	-	575.03	Deposit from batch 395759		
03/11/2026	13445036	-	575.03	Deposit from batch 395759		
03/11/2026	13445036	-	575.03	Deposit from batch 395759		
03/11/2026	13445036	-	575.03	Deposit from batch 395759		
03/11/2026	13445036	-	575.03	Deposit from batch 395759		
03/11/2026	13445036	-	575.03	Deposit from batch 395759		
03/11/2026	13445036	-	575.03	Deposit from batch 395759		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 3/1/2026 - 3/31/2026

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
03/11/2026	13445036	\$ -	\$ 575.03	Deposit from batch 395759		
03/11/2026	13446870	-	575.03	Deposit from batch 395951		
03/12/2026	13449967	-	575.03	Deposit from batch 395346		
03/12/2026	13461770	-	320.77	Deposit from batch 396666		
03/12/2026	13461770	-	532.77	Deposit from batch 396666		
03/12/2026	13461770	-	575.03	Deposit from batch 396666		
03/13/2026	13464495	-	575.03	Deposit from batch 396223		
03/13/2026	13473059	-	209.18	Deposit from batch 397464		
03/16/2026	13476712	-	564.16	Deposit from batch 397765		
03/16/2026	13476712	-	575.03	Deposit from batch 397765		
03/16/2026	13476712	-	575.03	Deposit from batch 397765		
03/16/2026	13478671	-	575.03	Deposit from batch 397001		
03/16/2026	13489041	-	465.54	Deposit from batch 398398		
03/16/2026	13489041	-	109.49	Deposit from batch 398398		
03/16/2026	13491473	-	575.03	Deposit from batch 398446		
03/17/2026	13492988	-	575.03	Deposit from batch 398527		
03/17/2026	13493603	-	575.03	Deposit from batch 397840		
03/17/2026	13493603	-	575.03	Deposit from batch 397840		
03/18/2026	13515336	-	197.89	Deposit from batch 399811		
03/18/2026	13515336	-	200.00	Deposit from batch 399811		
03/19/2026	13518679	-	575.03	Deposit from batch 399485		
03/20/2026	13533708	-	320.77	Deposit from batch 400731		
03/23/2026	13537304	-	800.00	Deposit from batch 400569		
03/23/2026	13537304	-	575.03	Deposit from batch 400569		
03/24/2026	13554277	-	108.38	Deposit from batch 401670		
03/24/2026	13554277	-	575.03	Deposit from batch 401670		
03/24/2026	13554277	-	575.03	Deposit from batch 401670		
03/24/2026	13554277	-	573.03	Deposit from batch 401670		
03/25/2026	13564394	-	320.77	Deposit from batch 402259		
03/25/2026	13564394	-	575.03	Deposit from batch 402259		
03/25/2026	13576739	575.03	-	Return - 03/21 No Account/Unable to Locate Account		
03/25/2026	13577097	30.00	-	NSF/Returned Check Fee - Batch 402882		
03/26/2026	13576082	-	575.03	Deposit from batch 402786		
03/26/2026	13576559	-	1,150.06	Deposit from batch 402331		
03/26/2026	13576975	25.00	-	Parking Permit/ Pass Fee - Batch 402778		
03/27/2026	13586449	-	500.00	Deposit from batch 402880		
03/27/2026	13595152	-	575.03	Deposit from batch 403624		
03/30/2026	13598004	-	320.77	Deposit from batch 403382		
03/31/2026	13609625	-	213.74	Deposit from batch 404449		
03/31/2026	13609625	-	575.03	Deposit from batch 404449		
03/31/2026	13620181	-	575.03	Deposit from batch 404709		
12-1281-00	A/R-Miscellaneous		1,222.07	-	1,222.07	-
Date	GL Ref #	Debit	Credit	Description		
03/31/2026	13773801	\$ -	\$ 1,222.07	Reclass CAM escrow check #637 A/R-Miscellaneous		
13-1300-00	Prepaid Insurance		16,942.67	-	4,235.68	12,706.99
Date	GL Ref #	Debit	Credit	Description		
03/31/2026	13968378	\$ -	\$ 4,235.68	Amortize prepaid EQ insurance 7/1/25-26		
20-2001-00	Prepaid Dues		(21,242.19)	14,444.71	15,796.92	(22,594.40)
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: 3/1/2026 - 3/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/01/2026	13182617	\$ 320.77	\$ -	Adjust Prepaid	
03/01/2026	13182627	320.77	-	Adjust Prepaid	
03/01/2026	13182638	320.77	-	Adjust Prepaid	
03/01/2026	13182643	377.14	-	Adjust Prepaid	
03/01/2026	13182650	575.03	-	Adjust Prepaid	
03/01/2026	13182655	575.03	-	Adjust Prepaid	
03/01/2026	13182661	575.03	-	Adjust Prepaid	
03/01/2026	13182667	575.03	-	Adjust Prepaid	
03/01/2026	13182672	320.77	-	Adjust Prepaid	
03/01/2026	13182676	0.16	-	Adjust Prepaid	
03/01/2026	13182680	0.78	-	Adjust Prepaid	
03/01/2026	13182683	320.77	-	Adjust Prepaid	
03/01/2026	13182688	320.77	-	Adjust Prepaid	
03/01/2026	13182693	320.77	-	Adjust Prepaid	
03/01/2026	13182697	1.11	-	Adjust Prepaid	
03/01/2026	13182701	365.85	-	Adjust Prepaid	
03/01/2026	13182706	0.94	-	Adjust Prepaid	
03/01/2026	13182712	575.03	-	Adjust Prepaid	
03/01/2026	13182720	522.41	-	Adjust Prepaid	
03/01/2026	13182727	466.65	-	Adjust Prepaid	
03/01/2026	13182735	575.03	-	Adjust Prepaid	
03/01/2026	13182743	79.92	-	Adjust Prepaid	
03/01/2026	13182751	575.03	-	Adjust Prepaid	
03/01/2026	13182758	419.40	-	Adjust Prepaid	
03/01/2026	13182764	174.00	-	Adjust Prepaid	
03/01/2026	13182771	174.00	-	Adjust Prepaid	
03/01/2026	13182776	42.26	-	Adjust Prepaid	
03/01/2026	13182782	575.03	-	Adjust Prepaid	
03/01/2026	13182785	174.70	-	Adjust Prepaid	
03/01/2026	13182792	183.55	-	Adjust Prepaid	
03/01/2026	13182795	575.03	-	Adjust Prepaid	
03/01/2026	13182800	575.03	-	Adjust Prepaid	
03/01/2026	13182808	400.24	-	Adjust Prepaid	
03/01/2026	13182813	575.03	-	Adjust Prepaid	
03/01/2026	13182819	323.59	-	Adjust Prepaid	
03/01/2026	13182825	365.85	-	Adjust Prepaid	
03/01/2026	13182829	9.64	-	Adjust Prepaid	
03/01/2026	13182835	80.28	-	Adjust Prepaid	
03/01/2026	13182841	320.77	-	Adjust Prepaid	
03/02/2026	13222030	-	313.86	Deposit from batch 389296	
03/02/2026	13222030	-	357.98	Deposit from batch 389296	
03/02/2026	13226631	-	321.00	Deposit from batch 388683	
03/02/2026	13226631	-	532.77	Deposit from batch 388683	
03/02/2026	13226631	-	313.10	Deposit from batch 388683	
03/02/2026	13226631	-	575.03	Deposit from batch 388683	
03/02/2026	13226631	-	80.28	Deposit from batch 388683	
03/02/2026	13230271	320.61	-	Adjust Prepaid	
03/02/2026	13230273	495.11	-	Adjust Prepaid	

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Accts: 01-1001-00 To: 99-9920-55 Dates: 3/1/2026 - 3/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/02/2026	13230275	\$ 575.03	\$ -	Adjust Prepaid	
03/03/2026	13249054	-	3.39	Deposit from batch 389373	
03/03/2026	13249054	-	988.87	Deposit from batch 389373	
03/03/2026	13260618	-	323.59	Deposit from batch 390536	
03/03/2026	13260618	-	180.99	Deposit from batch 390536	
03/04/2026	13281626	-	523.38	Deposit from batch 391955	
03/04/2026	13281626	-	131.74	Deposit from batch 391955	
03/04/2026	13283666	-	7.93	Deposit from batch 392059	
03/05/2026	13287276	-	569.12	Deposit from batch 391498	
03/05/2026	13287276	-	40.64	Deposit from batch 391498	
03/05/2026	13287276	-	575.03	Deposit from batch 391498	
03/05/2026	13287276	-	575.03	Deposit from batch 391498	
03/06/2026	13301586	-	320.77	Deposit from batch 392331	
03/09/2026	13399851	-	131.74	Deposit from batch 393050	
03/09/2026	13411766	-	141.29	Deposit from batch 394140	
03/09/2026	13411766	-	365.85	Deposit from batch 394140	
03/10/2026	13414833	-	419.40	Deposit from batch 394359	
03/10/2026	13427105	-	1.11	Deposit from batch 394801	
03/10/2026	13429404	-	532.77	Deposit from batch 395143	
03/11/2026	13432574	-	0.78	Deposit from batch 395238	
03/11/2026	13433412	-	575.03	Deposit from batch 394463	
03/11/2026	13445036	-	313.86	Deposit from batch 395759	
03/11/2026	13445036	-	575.03	Deposit from batch 395759	
03/13/2026	13473059	-	365.85	Deposit from batch 397464	
03/18/2026	13515336	-	377.14	Deposit from batch 399811	
03/20/2026	13533708	-	0.23	Deposit from batch 400731	
03/23/2026	13552264	-	575.03	Deposit from batch 401486	
03/24/2026	13554277	-	467.62	Deposit from batch 401670	
03/25/2026	13564860	-	175.00	Deposit from batch 401732	
03/26/2026	13584414	-	575.03	Deposit from batch 403067	
03/27/2026	13594440	-	320.77	Deposit from batch 403585	
03/27/2026	13595152	-	1,150.06	Deposit from batch 403624	
03/30/2026	13598004	-	532.77	Deposit from batch 403382	
03/31/2026	13609625	-	532.77	Deposit from batch 404449	
03/31/2026	13609625	-	358.26	Deposit from batch 404449	
03/31/2026	13609625	-	575.03	Deposit from batch 404449	
20-2795-00	Accrued Operating Expenses	(226,723.40)	226,723.40	227,764.48	(227,764.48)
Date	GL Ref #	Debit	Credit	Description	
03/01/2026	13289714	\$ 226,723.40	\$ -	Monthly Accrual (Reversal)	
03/31/2026	13968538	-	227,764.48	Monthly Accrual	
20-2799-00	Accounts Payable	-	305,982.24	305,982.24	-
Date	GL Ref #	Debit	Credit	Description	
03/02/2026	13239909	\$ -	\$ 4,500.00	Accounts Payable Inv # 3722309	
03/02/2026	13239911	4,500.00	-	Accounts Payable Inv # 3722309; Seabreeze Management Company, Inc. Chk # 100266	
03/03/2026	13256136	-	4,028.20	Accounts Payable Inv # 021726-0044477 5	
03/03/2026	13256138	-	6,924.02	Accounts Payable Inv # 021726-0128958 3	
03/03/2026	13256140	-	10,361.00	Accounts Payable Inv # 021726-0005617 3	
03/03/2026	13256142	-	3,402.16	Accounts Payable Inv # 021726-0127257 1	

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Accts: 01-1001-00 To: 99-9920-55 Dates: 3/1/2026 - 3/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/03/2026	13256144	\$ -	\$ 1,655.28	Accounts Payable Inv # 021726 -0119228 2	
03/03/2026	13256146	-	12,353.64	Accounts Payable Inv # 021726-0044384 3	
03/03/2026	13256148	6,924.02	-	Accounts Payable Inv # 021726-0128958 3; E. J. Harrison & Sons,Inc. Chk # 300040	
03/03/2026	13256150	10,361.00	-	Accounts Payable Inv # 021726-0005617 3; E. J. Harrison & Sons,Inc. Chk # 300041	
03/03/2026	13256152	3,402.16	-	Accounts Payable Inv # 021726-0127257 1; E. J. Harrison & Sons,Inc. Chk # 300042	
03/03/2026	13256154	1,655.28	-	Accounts Payable Inv # 021726 -0119228 2; E. J. Harrison & Sons,Inc. Chk # 300043	
03/03/2026	13256156	4,028.20	-	Accounts Payable Inv # 021726-0044477 5; E. J. Harrison & Sons,Inc. Chk # 300044	
03/03/2026	13256158	12,353.64	-	Accounts Payable Inv # 021726-0044384 3; E. J. Harrison & Sons,Inc. Chk # 300045	
03/04/2026	13275981	-	594.45	Accounts Payable Inv # 0033385022126	
03/04/2026	13275983	594.45	-	Accounts Payable Inv # 0033385022126; Charter Communications Chk # 300046	
03/05/2026	13293224	-	2,189.30	Accounts Payable Inv # 196	
03/05/2026	13293226	-	550.00	Accounts Payable Inv # SR-059	
03/05/2026	13293228	-	7,800.00	Accounts Payable Inv # 0005831	
03/05/2026	13293230	-	1,050.00	Accounts Payable Inv # 93646	
03/05/2026	13293232	-	3,462.01	Accounts Payable Inv # 021726-0128958 3-1	
03/05/2026	13293234	-	1,701.08	Accounts Payable Inv # 021726-0127257 1-1	
03/05/2026	13293236	-	2,345.40	Accounts Payable Inv # 021726-0044477 5-1	
03/05/2026	13293238	-	737.12	Accounts Payable Inv # 417272	
03/05/2026	13293240	-	58.86	Accounts Payable Inv # 3723673	
03/05/2026	13293242	-	5,529.41	Accounts Payable Inv # 3723717	
03/05/2026	13293244	-	6,176.82	Accounts Payable Inv # 021726-0044384 3-1	
03/05/2026	13293246	-	5,180.50	Accounts Payable Inv # 021726-0005617 3-1	
03/05/2026	13293248	-	1,086.12	Accounts Payable Inv # 021726 -0119228 2-1	
03/05/2026	13293250	737.12	-	Accounts Payable Inv # 417272; Gothic Landscape Maintenance Division Chk # 100267	
03/05/2026	13293252	7,800.00	-	Accounts Payable Inv # 0005831; Tri County Power Washing Chk # 100268	
03/05/2026	13293254	550.00	-	Accounts Payable Inv # SR-059; Kastle Kare Inc Chk # 100269	
03/05/2026	13293256	58.86	-	Accounts Payable Inv # 3723673; Seabreeze Management Company, Inc. Chk # 100270	
03/05/2026	13293256	5,529.41	-	Accounts Payable Inv # 3723717; Seabreeze Management Company, Inc. Chk # 100270	
03/05/2026	13293260	1,050.00	-	Accounts Payable Inv # 93646; Better Pools LA Chk # 100271	
03/05/2026	13293262	2,189.30	-	Accounts Payable Inv # 196; Eastman Electric Chk # 100272	
03/05/2026	13293276	6,176.82	-	Accounts Payable Inv # 021726-0044384 3-1; E. J. Harrison & Sons,Inc. Chk # 300047	
03/05/2026	13293278	5,180.50	-	Accounts Payable Inv # 021726-0005617 3-1; E. J. Harrison & Sons,Inc. Chk # 300048	
03/05/2026	13293280	3,462.01	-	Accounts Payable Inv # 021726-0128958 3-1; E. J. Harrison & Sons,Inc. Chk # 300049	
03/05/2026	13293282	1,086.12	-	Accounts Payable Inv # 021726 -0119228 2-1; E. J. Harrison & Sons,Inc. Chk # 300050	
03/05/2026	13293284	1,701.08	-	Accounts Payable Inv # 021726-0127257 1-1; E. J. Harrison & Sons,Inc. Chk # 300051	
03/05/2026	13293286	2,345.40	-	Accounts Payable Inv # 021726-0044477 5-1; E. J. Harrison & Sons,Inc. Chk # 300052	
03/06/2026	13256158	-	12,353.64	Accounts Payable Inv # 021726-0044384 3 (Reversal); E. J. Harrison & Sons,Inc. Chk # 3000	
03/06/2026	13256150	-	10,361.00	Accounts Payable Inv # 021726-0005617 3 (Reversal); E. J. Harrison & Sons,Inc. Chk # 3000	
03/06/2026	13256148	-	6,924.02	Accounts Payable Inv # 021726-0128958 3 (Reversal); E. J. Harrison & Sons,Inc. Chk # 3000	
03/06/2026	13256154	-	1,655.28	Accounts Payable Inv # 021726 -0119228 2 (Reversal); E. J. Harrison & Sons,Inc. Chk # 3000	
03/06/2026	13256152	-	3,402.16	Accounts Payable Inv # 021726-0127257 1 (Reversal); E. J. Harrison & Sons,Inc. Chk # 3000	
03/06/2026	13256156	-	4,028.20	Accounts Payable Inv # 021726-0044477 5 (Reversal); E. J. Harrison & Sons,Inc. Chk # 3000	
03/06/2026	13394780	-	2,139.95	Accounts Payable Inv # 91	
03/06/2026	13394782	-	13,161.62	Accounts Payable Inv # 278258- 24	
03/06/2026	13394784	-	650.00	Accounts Payable Inv # 93496	
03/06/2026	13394786	650.00	-	Accounts Payable Inv # 93496; Better Pools LA Chk # 100273	
03/06/2026	13394788	2,139.95	-	Accounts Payable Inv # 91; Eastman Electric Chk # 100274	
03/06/2026	13394790	13,161.62	-	Accounts Payable Inv # 278258- 24; BluSky Restoration Contractors, LLC Chk # 100275	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 3/1/2026 - 3/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/10/2026	13422805	\$ -	\$ 2,364.34	Accounts Payable Inv # 030426-085881513	
03/10/2026	13422807	2,364.34	-	Accounts Payable Inv # 030426-085881513; SoCalGas Chk # 100276	
03/12/2026	13458980	-	1,250.00	Accounts Payable Inv # 1378	
03/12/2026	13458982	-	59,687.84	Accounts Payable Inv # 512271	
03/12/2026	13458987	-	625.00	Accounts Payable Inv # 93654	
03/12/2026	13458989	-	7,041.96	Accounts Payable Inv # 030426-239238016	
03/12/2026	13458991	-	7,995.24	Accounts Payable Inv # 030326-001512196	
03/12/2026	13458993	-	2,525.00	Accounts Payable Inv # 93495	
03/12/2026	13458995	-	150.00	Accounts Payable Inv # 93688	
03/12/2026	13458997	-	22.79	Accounts Payable Inv # 030426-337810871	
03/12/2026	13458999	7,041.96	-	Accounts Payable Inv # 030426-239238016; Southern California Edison Co. Chk # 300053	
03/12/2026	13459001	7,995.24	-	Accounts Payable Inv # 030326-001512196; Southern California Edison Co. Chk # 300054	
03/12/2026	13459003	22.79	-	Accounts Payable Inv # 030426-337810871; SoCalGas Chk # 100277	
03/12/2026	13459005	59,687.84	-	Accounts Payable Inv # 512271; California State University, Channel Islands Chk # 100278	
03/12/2026	13459007	2,525.00	-	Accounts Payable Inv # 93495; Better Pools LA Chk # 100279	
03/12/2026	13459009	625.00	-	Accounts Payable Inv # 93654; Better Pools LA Chk # 100280	
03/12/2026	13459011	150.00	-	Accounts Payable Inv # 93688; Better Pools LA Chk # 100281	
03/12/2026	13459013	1,250.00	-	Accounts Payable Inv # 1378; Remedy Pest Elimination Chk # 100282	
03/17/2026	13499562	-	150.00	Accounts Payable Inv # #13730	
03/17/2026	13499564	-	1,631.66	Accounts Payable Inv # 9246946525	
03/17/2026	13499566	-	7,966.67	Accounts Payable Inv # 512268	
03/17/2026	13499568	-	7,966.67	Accounts Payable Inv # 512269	
03/17/2026	13499570	150.00	-	Accounts Payable Inv # #13730; Garage Door Doctor Chk # 100283	
03/17/2026	13499572	1,631.66	-	Accounts Payable Inv # 9246946525; HD Supply Chk # 100284	
03/17/2026	13499574	7,966.67	-	Accounts Payable Inv # 512268; CSU Channel Islands Site Authority Chk # 100285	
03/17/2026	13499576	7,966.67	-	Accounts Payable Inv # 512269; California State University Chk # 100286	
03/18/2026	13514220	-	29,700.00	Accounts Payable Inv # 417043	
03/18/2026	13514222	-	480.59	Accounts Payable Inv # 3724329	
03/18/2026	13514224	-	723.86	Accounts Payable Inv # 3725124	
03/18/2026	13514226	29,700.00	-	Accounts Payable Inv # 417043; Gothic Landscape Maintenance Division Chk # 100287	
03/18/2026	13514228	480.59	-	Accounts Payable Inv # 3724329; Seabreeze Management Company, Inc. Chk # 100288	
03/18/2026	13514228	723.86	-	Accounts Payable Inv # 3725124; Seabreeze Management Company, Inc. Chk # 100288	
03/19/2026	13526581	-	51.51	Accounts Payable Inv # 0293780030926	
03/19/2026	13526583	51.51	-	Accounts Payable Inv # 0293780030926; Charter Communications Chk # 300055	
03/23/2026	13549764	-	250.00	Accounts Payable Inv # 93799	
03/23/2026	13549766	250.00	-	Accounts Payable Inv # 93799; Better Pools LA Chk # 100289	
03/24/2026	13560411	-	2,238.76	Accounts Payable Inv # 031826-466262876	
03/24/2026	13560413	-	140.36	Accounts Payable Inv # 0380181031226	
03/24/2026	13560415	2,238.76	-	Accounts Payable Inv # 031826-466262876; Southern California Edison Co. Chk # 100290	
03/24/2026	13560417	140.36	-	Accounts Payable Inv # 0380181031226; Charter Communications Chk # 300056	
03/25/2026	13572865	-	11,872.50	Accounts Payable Inv # 77932736	
03/25/2026	13572867	-	169.00	Accounts Payable Inv # 4555258	
03/25/2026	13572869	169.00	-	Accounts Payable Inv # 4555258; Anderson Refrigeration Inc Chk # 100291	
03/25/2026	13572871	11,872.50	-	Accounts Payable Inv # 77932736; Mike Kimble Plumbing Chk # 100292	
03/27/2026	13591570	-	550.00	Accounts Payable Inv # SR-04581	
03/27/2026	13591572	-	5,529.41	Accounts Payable Inv # 3725227	
03/27/2026	13591574	550.00	-	Accounts Payable Inv # SR-04581; Kastle Kare Inc Chk # 100293	
03/27/2026	13591576	5,529.41	-	Accounts Payable Inv # 3725227; Seabreeze Management Company, Inc. Chk # 100294	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 3/1/2026 - 3/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/30/2026	13604768	\$ -	\$ 275.00	Accounts Payable Inv # 1399	
03/30/2026	13604770	-	1,280.00	Accounts Payable Inv # 1398	
03/30/2026	13604772	-	1,280.00	Accounts Payable Inv # 1394	
03/30/2026	13604774	-	1,280.00	Accounts Payable Inv # 1395	
03/30/2026	13604776	-	750.00	Accounts Payable Inv # 1396	
03/30/2026	13604778	-	487.84	Accounts Payable Inv # 1397	
03/30/2026	13604780	-	550.00	Accounts Payable Inv # 1385	
03/30/2026	13604782	-	1,280.00	Accounts Payable Inv # 1386	
03/30/2026	13604784	-	285.00	Accounts Payable Inv # 1387	
03/30/2026	13604786	-	1,280.00	Accounts Payable Inv # 1389	
03/30/2026	13604788	-	1,280.00	Accounts Payable Inv # 1390	
03/30/2026	13604790	-	875.00	Accounts Payable Inv # 1388	
03/30/2026	13604792	-	1,280.00	Accounts Payable Inv # 1391	
03/30/2026	13604794	-	1,950.00	Accounts Payable Inv # 1392	
03/30/2026	13604796	-	250.00	Accounts Payable Inv # 1376	
03/30/2026	13604798	-	450.00	Accounts Payable Inv # 1384	
03/30/2026	13604800	-	1,280.00	Accounts Payable Inv # 1383	
03/30/2026	13604802	-	1,950.00	Accounts Payable Inv # 1380	
03/30/2026	13604804	-	475.00	Accounts Payable Inv # 1375	
03/30/2026	13604806	250.00	-	Accounts Payable Inv # 1376; Vega cleaning service inc. Chk # 100295	
03/30/2026	13604808	450.00	-	Accounts Payable Inv # 1384; Vega cleaning service inc. Chk # 100296	
03/30/2026	13604810	1,280.00	-	Accounts Payable Inv # 1383; Vega cleaning service inc. Chk # 100297	
03/30/2026	13604812	1,950.00	-	Accounts Payable Inv # 1380; Vega cleaning service inc. Chk # 100298	
03/30/2026	13604814	550.00	-	Accounts Payable Inv # 1385; Vega cleaning service inc. Chk # 100299	
03/30/2026	13604816	1,280.00	-	Accounts Payable Inv # 1386; Vega cleaning service inc. Chk # 100300	
03/30/2026	13604818	285.00	-	Accounts Payable Inv # 1387; Vega cleaning service inc. Chk # 100301	
03/30/2026	13604820	1,280.00	-	Accounts Payable Inv # 1389; Vega cleaning service inc. Chk # 100302	
03/30/2026	13604822	1,280.00	-	Accounts Payable Inv # 1390; Vega cleaning service inc. Chk # 100303	
03/30/2026	13604824	475.00	-	Accounts Payable Inv # 1375; Vega cleaning service inc. Chk # 100304	
03/30/2026	13604826	875.00	-	Accounts Payable Inv # 1388; Vega cleaning service inc. Chk # 100305	
03/30/2026	13604828	1,280.00	-	Accounts Payable Inv # 1391; Vega cleaning service inc. Chk # 100306	
03/30/2026	13604830	1,950.00	-	Accounts Payable Inv # 1392; Vega cleaning service inc. Chk # 100307	
03/30/2026	13604832	1,280.00	-	Accounts Payable Inv # 1394; Vega cleaning service inc. Chk # 100308	
03/30/2026	13604834	1,280.00	-	Accounts Payable Inv # 1395; Vega cleaning service inc. Chk # 100309	
03/30/2026	13604836	750.00	-	Accounts Payable Inv # 1396; Vega cleaning service inc. Chk # 100310	
03/30/2026	13604838	487.84	-	Accounts Payable Inv # 1397; Vega cleaning service inc. Chk # 100311	
03/30/2026	13604840	1,280.00	-	Accounts Payable Inv # 1398; Vega cleaning service inc. Chk # 100312	
03/30/2026	13604842	275.00	-	Accounts Payable Inv # 1399; Vega cleaning service inc. Chk # 100313	
03/31/2026	13968493	38,724.30	-	Reclass E.J. Harrison accrual	
40-4000-00	Reserve Liability		(166,445.87)	27,859.12	54,434.00 (193,020.75)
Date	GL Ref #	Debit	Credit	Description	
03/31/2026	13613171	\$ -	\$ 28,000.00	Monthly Reserve Contribution	
03/31/2026	13613171	-	1,400.00	Monthly Reserve Contribution	
03/31/2026	13613171	-	25,034.00	Monthly Reserve Contribution	
03/31/2026	13968482	27,859.12	-	Reallocate reserve exp to GL 4000 liability	
40-4003-00	Reserve Expenses - Townhouse		-	27,859.12	27,859.12 -
Date	GL Ref #	Debit	Credit	Description	
03/06/2026	13394782	\$ 13,161.62	\$ -	314 Twin Harbor Remediation for 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: 3/1/2026 - 3/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/25/2026	13572865	\$ 11,872.50	\$ -	Repiping at 226 Smugglers Cove	
03/30/2026	13604790	875.00	-	Paint garage door 304 E Twin Harbor Dr.	
03/30/2026	13604794	1,950.00	-	Drywall Restoration at 314 E Twin Harbor	
03/31/2026	13968482	-	27,859.12	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	(920,048.00)	23,095.44	138,101.44	(1,035,054.00)
Date	GL Ref #	Debit	Credit	Description	
03/01/2026	9390212	\$ -	\$ 23,095.44	Assessment - A - Batch 259640	
03/01/2026	9390236	-	115,006.00	Assessment - A - Batch 259641	
03/01/2026	10121659	23,095.44	-	Reclass single family home assessments	
50-5013-00	Single family homes	(184,763.52)	-	23,095.44	(207,858.96)
Date	GL Ref #	Debit	Credit	Description	
03/01/2026	10121659	\$ -	\$ 23,095.44	Reclass single family home assessments	
50-5015-00	Apartment Assessment	(964,242.32)	-	120,530.29	(1,084,772.61)
Date	GL Ref #	Debit	Credit	Description	
03/01/2026	9390260	\$ -	\$ 98,834.75	Apartment Assessment - A - Batch 259757	
03/01/2026	9390284	-	17,476.92	Apartment Assessment - A - Batch 259758	
03/01/2026	9390308	-	4,218.62	Commercial Assessment - A - Batch 259759	
50-5023-00	Bank Return Check/NSF Fees	(215.00)	-	30.00	(245.00)
Date	GL Ref #	Debit	Credit	Description	
03/25/2026	13577097	\$ -	\$ 30.00	NSF/Returned Check Fee - Batch 402882	
50-5042-00	Late Interest	(122.50)	-	-	(122.50)
Date	GL Ref #	Debit	Credit	Description	
50-5045-00	Parking Fees	(300.00)	-	25.00	(325.00)
Date	GL Ref #	Debit	Credit	Description	
03/26/2026	13576975	\$ -	\$ 25.00	Parking Permit/ Pass Fee - Batch 402778	
50-5060-00	Gate/Pool Keys/Remotes	(150.00)	-	-	(150.00)
Date	GL Ref #	Debit	Credit	Description	
50-5100-00	Miscellaneous Income	(3,402.02)	-	-	(3,402.02)
Date	GL Ref #	Debit	Credit	Description	
50-5105-00	Attorney/Collection Fees	60.00	-	-	60.00
Date	GL Ref #	Debit	Credit	Description	
60-6015-00	Reserve Study	5,350.00	-	-	5,350.00
Date	GL Ref #	Debit	Credit	Description	
60-6035-00	Mgmt Billback - Office & Postage	7,323.49	539.45	-	7,862.94
Date	GL Ref #	Debit	Credit	Description	
03/05/2026	13293240	\$ 58.86	\$ -	Electronic Data Storage	
03/18/2026	13514222	480.59	-	Printing/Postage Fee Reimbursement	
60-6037-00	Onsite Mgmt-Contingency	-	723.86	-	723.86
Date	GL Ref #	Debit	Credit	Description	
03/18/2026	13514224	\$ 723.86	\$ -	Reimbursable Expenses	
60-6040-00	Mgmt Services & On-Site Staff Payroll	129,728.85	15,558.82	-	145,287.67
Date	GL Ref #	Debit	Credit	Description	
03/02/2026	13239909	\$ 4,500.00	\$ -	99911-Seabreeze Management Company, Inc.	
03/05/2026	13293242	5,529.41	-	PR Reimb 2/8-2/21-Seabreeze Management Company, Inc.	
03/27/2026	13591572	5,529.41	-	Payroll	
60-6041-00	Office Rent & Maintenance	3,743.95	-	-	3,743.95
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: 3/1/2026 - 3/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
60-6052-00	Collection Costs/Billback	150.00	-	-	150.00
Date	GL Ref #	Debit	Credit	Description	
60-6085-00	Misc Admin (Office Supplies/Cellphone)	3,921.94	-	-	3,921.94
Date	GL Ref #	Debit	Credit	Description	
63-6320-00	Security Services	63,733.36	15,933.34	7,966.67	71,700.03
Date	GL Ref #	Debit	Credit	Description	
03/01/2026	13289714	\$ -	\$ 7,966.67	Monthly Accrual (Reversal)	
03/17/2026	13499566	7,966.67	-	Police Service for February 2026	
03/17/2026	13499568	7,966.67	-	Police Service for March 2026	
64-6405-00	Landscape Contract	237,600.00	29,700.00	-	267,300.00
Date	GL Ref #	Debit	Credit	Description	
03/18/2026	13514220	\$ 29,700.00	\$ -	Service Contract for March 2026	
64-6410-00	Landscape Extras	-	737.12	-	737.12
Date	GL Ref #	Debit	Credit	Description	
03/05/2026	13293238	\$ 737.12	\$ -	300 Landing Cove Shrub removal	
64-6420-00	Irrigation Repairs	13,517.35	-	-	13,517.35
Date	GL Ref #	Debit	Credit	Description	
64-6425-00	Tree Maintenance	77,434.94	-	-	77,434.94
Date	GL Ref #	Debit	Credit	Description	
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	2,139.95	-	23,824.28
Date	GL Ref #	Debit	Credit	Description	
03/06/2026	13394780	\$ 2,139.95	\$ -	CA Electrical for Feb 2026	
65-6550-00	Janitorial Service	47,065.00	10,240.00	5,120.00	52,185.00
Date	GL Ref #	Debit	Credit	Description	
03/01/2026	13289714	\$ -	\$ 5,120.00	Monthly Accrual (Reversal)	
03/30/2026	13604770	1,280.00	-	Contract Service Thru March 22, 2026	
03/30/2026	13604772	1,280.00	-	Contract Service thru March 8, 2026	
03/30/2026	13604774	1,280.00	-	Contract Service thru March 15, 2026	
03/30/2026	13604782	1,280.00	-	Contract Service thru Feb 8, 2026	
03/30/2026	13604786	1,280.00	-	Contract Service thru Feb 15, 2026	
03/30/2026	13604788	1,280.00	-	Contract Service thru Feb 22, 2026	
03/30/2026	13604792	1,280.00	-	Contract Service thru March 1, 2026	
03/30/2026	13604800	1,280.00	-	Contract Service thru Feb 1, 2026	
65-6553-00	Common Area Maintenance	10,536.47	3,437.84	3,365.07	10,609.24
Date	GL Ref #	Debit	Credit	Description	
03/24/2026	13553831	\$ -	\$ 3,365.07	Common Area Maintenance	
03/30/2026	13604778	487.84	-	dispose of electrical box	
03/30/2026	13604780	550.00	-	Repair sign at roundabout	
03/30/2026	13604798	450.00	-	Reinstallation of sign at Frenchys Cove	
03/30/2026	13604802	1,950.00	-	Reimbursed by SA/CSUCI	
65-6554-00	Common Area Supplies	11,901.94	1,631.66	-	13,533.60
Date	GL Ref #	Debit	Credit	Description	
03/17/2026	13499564	\$ 1,631.66	\$ -	CA Supplies	
65-6555-00	Pest Control (Pest & Gopher)	11,905.00	2,350.00	-	14,255.00
Date	GL Ref #	Debit	Credit	Description	
03/05/2026	13293226	\$ 550.00	\$ -	Pest control Feb-March 2026	
03/12/2026	13458980	1,250.00	-	Pest Control for March 2026	
03/27/2026	13591570	550.00	-	Monthly Gopher Service for March 2026	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 3/1/2026 - 3/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
65-6570-00	Pool/Fountain Contract Services	\$24,150.00	\$3,800.00	\$-	\$27,950.00
Date	GL Ref #	Debit	Credit	Description	
03/06/2026	13394784	\$ 650.00	\$ -	Fountain Service for March 2026	
03/12/2026	13458987	625.00	-	Contract Service--Chemical Allowance	
03/12/2026	13458993	2,525.00	-	Contract Service for March 2026	
65-6572-00	Pool/Fountain Extras	11,179.36	1,725.00	-	12,904.36
Date	GL Ref #	Debit	Credit	Description	
03/05/2026	13293230	\$ 1,050.00	\$ -	Drain, clean, refill 7-fountains	
03/12/2026	13458995	150.00	-	Townside Spa repair plumbing leak	
03/23/2026	13549764	250.00	-	Townside Pool Spa Filter Cleaning	
03/30/2026	13604768	275.00	-	Hillcrest Pool gate repair	
65-6588-00	Fitness Equipment	3,297.75	-	-	3,297.75
Date	GL Ref #	Debit	Credit	Description	
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	2,189.30	-	22,568.18
Date	GL Ref #	Debit	Credit	Description	
03/05/2026	13293224	\$ 2,189.30	\$ -	TH Electrical for Feb 2026	
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	1,225.00	-	3,975.00
Date	GL Ref #	Debit	Credit	Description	
03/30/2026	13604776	\$ 750.00	\$ -	Roof repair at 399 Smugglers Cove	
03/30/2026	13604804	475.00	-	replace downspout at 332 E Twin Harbor Dr.	
66-6638-00	Gutter Cleaning	-	7,800.00	-	7,800.00
Date	GL Ref #	Debit	Credit	Description	
03/05/2026	13293228	\$ 7,800.00	\$ -	Annual Gutter Cleaning	
66-6640-00	Fencing/Trash Enclosure/Gates	825.00	285.00	-	1,110.00
Date	GL Ref #	Debit	Credit	Description	
03/30/2026	13604784	\$ 285.00	\$ -	repair gate at 270 Landing Cove	
66-6645-00	Plumbing (Townhouse)	2,060.89	250.00	-	2,310.89
Date	GL Ref #	Debit	Credit	Description	
03/30/2026	13604796	\$ 250.00	\$ -	Replace hose bib at 322 E Platts Harbor	
66-6650-00	Garage Doors	1,331.31	150.00	-	1,481.31
Date	GL Ref #	Debit	Credit	Description	
03/17/2026	13499562	\$ 150.00	\$ -	251 Landing Cove GD maintenance.	
66-6655-00	Pest Control/Termites	2,190.00	-	-	2,190.00
Date	GL Ref #	Debit	Credit	Description	
66-6660-00	Heaters	-	169.00	-	169.00
Date	GL Ref #	Debit	Credit	Description	
03/25/2026	13572867	\$ 169.00	\$ -	TH Heater at 165 CI DR.	
66-6665-00	Stucco Drywall Repair	1,250.00	-	-	1,250.00
Date	GL Ref #	Debit	Credit	Description	
67-6700-00	Water - Reclaimed (Landscape)	53,791.76	18,223.37	12,738.23	59,276.90
Date	GL Ref #	Debit	Credit	Description	
03/01/2026	13289714	\$ -	\$ 6,094.73	Monthly Accrual (Reversal)	
03/01/2026	13289714	-	6,643.50	Monthly Accrual (Reversal)	
03/12/2026	13458982	5,485.14	-	Reclaimed water for January 2026	
03/31/2026	13968538	6,094.73	-	Monthly Accrual	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 3/1/2026 - 3/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/31/2026	13968538	\$ 6,643.50	\$ -	Monthly Accrual	
67-6701-00	Water-(Potable/Common Area Pools)	130,547.23	48,748.84	29,652.00	149,644.07
Date	GL Ref #	Debit	Credit	Description	
03/01/2026	13289714	\$ -	\$ 14,800.00	Monthly Accrual (Reversal)	
03/01/2026	13289714	-	14,852.00	Monthly Accrual (Reversal)	
03/12/2026	13458982	19,096.84	-	Potable Water January 2026	
03/31/2026	13968538	14,800.00	-	Monthly Accrual	
03/31/2026	13968538	14,852.00	-	Monthly Accrual	
67-6702-00	Sewer	204,213.84	69,088.14	42,063.00	231,238.98
Date	GL Ref #	Debit	Credit	Description	
03/01/2026	13289714	\$ -	\$ 21,031.50	Monthly Accrual (Reversal)	
03/01/2026	13289714	-	21,031.50	Monthly Accrual (Reversal)	
03/12/2026	13458982	27,025.14	-	Sewer for January 2026	
03/31/2026	13968538	21,031.50	-	Monthly Accrual	
03/31/2026	13968538	21,031.50	-	Monthly Accrual	
67-6703-00	Water/Sewer Infrastructue Fee	69,477.35	24,242.22	16,161.50	77,558.07
Date	GL Ref #	Debit	Credit	Description	
03/01/2026	13289714	\$ -	\$ 8,080.75	Monthly Accrual (Reversal)	
03/01/2026	13289714	-	8,080.75	Monthly Accrual (Reversal)	
03/12/2026	13458982	8,080.72	-	Infrastructure Fee for January 2026	
03/31/2026	13968538	8,080.75	-	Monthly Accrual	
03/31/2026	13968538	8,080.75	-	Monthly Accrual	
67-6705-00	Electricity	55,213.42	17,275.96	-	72,489.38
Date	GL Ref #	Debit	Credit	Description	
03/12/2026	13458989	\$ 7,041.96	\$ -	700239238016	
03/12/2026	13458991	7,995.24	-	600001512196-Southern California Edison Co.	
03/24/2026	13560411	2,238.76	-	700466262876	
67-6710-00	Gas	17,189.97	2,387.13	-	19,577.10
Date	GL Ref #	Debit	Credit	Description	
03/10/2026	13422805	\$ 2,364.34	\$ -	100 858 8151 3-SoCalGas	
03/12/2026	13458997	22.79	-	153 378 1087 1	
67-6720-00	Cable/Telephone	5,877.07	786.32	-	6,663.39
Date	GL Ref #	Debit	Credit	Description	
03/04/2026	13275981	\$ 594.45	\$ -	8448 20 041 0380181 - not enrolled on autopay	
03/19/2026	13526581	51.51	-	8448 20 041 0293780	
03/24/2026	13560413	140.36	-	8448 20 041 0380181 - not enrolled on autopay	
67-6725-00	Trash Removal	131,084.01	77,448.60	38,724.30	169,808.31
Date	GL Ref #	Debit	Credit	Description	
03/03/2026	13256136	\$ 4,028.20	\$ -	1 -0044477 5	
03/03/2026	13256138	6,924.02	-	1 -0128958 3	
03/03/2026	13256140	10,361.00	-	1 -0005617 3	
03/03/2026	13256142	3,402.16	-	1 -0127257 1	
03/03/2026	13256144	1,655.28	-	Past Due & FEB 2026-E. J. Harrison & Sons,Inc.	
03/03/2026	13256146	12,353.64	-	1 -0044384 3	
03/05/2026	13293232	3,462.01	-	1 -0128958 3	
03/05/2026	13293234	1,701.08	-	1 -0127257 1	
03/05/2026	13293236	2,345.40	-	1 -0044477 5	
03/05/2026	13293244	6,176.82	-	1 -0044384 3	
03/05/2026	13293246	5,180.50	-	1 -0005617 3	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 3/1/2026 - 3/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
03/05/2026	13293248	\$ 1,086.12	\$ -	Past Due & FEB 2026-E. J. Harrison & Sons, Inc.	
03/05/2026	13418499	18,772.37	-	Misc. Check; E. J. Harrison & Sons, Inc. Chk # 0	
03/31/2026	13968493	-	38,724.30	Reclass E.J. Harrison accrual	
68-6800-00	Insurance Master Policy	113,022.00	127,149.75	113,022.00	127,149.75
Date	GL Ref #	Debit	Credit	Description	
03/01/2026	13289714	\$ -	\$ 113,022.00	Monthly Accrual (Reversal)	
03/31/2026	13968538	127,149.75	-	Monthly Accrual	
68-6810-00	Earthquake Insurance	33,885.44	4,235.68	-	38,121.12
Date	GL Ref #	Debit	Credit	Description	
03/31/2026	13968378	\$ 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	224,000.00	28,000.00	-	252,000.00
Date	GL Ref #	Debit	Credit	Description	
03/31/2026	13613171	\$ 28,000.00	\$ -	Monthly Reserve Contribution	
90-9008-00	Reserves-Single Family	11,200.00	1,400.00	-	12,600.00
Date	GL Ref #	Debit	Credit	Description	
03/31/2026	13613171	\$ 1,400.00	\$ -	Monthly Reserve Contribution	
90-9009-00	Reserves-Townhouse	200,272.00	25,034.00	-	225,306.00
Date	GL Ref #	Debit	Credit	Description	
03/31/2026	13613171	\$ 25,034.00	\$ -	Monthly Reserve Contribution	
Totals:		\$0.00	\$1,732,733.23	\$1,732,733.23	\$0.00

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 2137 (End: 03/31/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
01/05/2026		Charles Karp	360146 - Move or Return Payme	500008	(\$181.79)
01/13/2026		Kenneth Ditto	364352 - Move or Return Payme	500033	(\$88.96)
01/29/2026		KW University Glen, LLC		100217	(\$534.85)
03/17/2026		Garage Door Doctor		100283	(\$150.00)
03/24/2026		Southern California Edison Co.		100290	(\$2,238.76)
03/27/2026		Kastle Kare Inc		100293	(\$550.00)
03/30/2026		Vega cleaning service inc.		100295	(\$250.00)
03/30/2026		Vega cleaning service inc.		100296	(\$450.00)
03/30/2026		Vega cleaning service inc.		100297	(\$1,280.00)
03/30/2026		Vega cleaning service inc.		100298	(\$1,950.00)
03/30/2026		Vega cleaning service inc.		100299	(\$550.00)
03/30/2026		Vega cleaning service inc.		100300	(\$1,280.00)
03/30/2026		Vega cleaning service inc.		100301	(\$285.00)
03/30/2026		Vega cleaning service inc.		100302	(\$1,280.00)
03/30/2026		Vega cleaning service inc.		100303	(\$1,280.00)
03/30/2026		Vega cleaning service inc.		100304	(\$475.00)
03/30/2026		Vega cleaning service inc.		100305	(\$875.00)
03/30/2026		Vega cleaning service inc.		100306	(\$1,280.00)
03/30/2026		Vega cleaning service inc.		100307	(\$1,950.00)
03/30/2026		Vega cleaning service inc.		100308	(\$1,280.00)
03/30/2026		Vega cleaning service inc.		100309	(\$1,280.00)
03/30/2026		Vega cleaning service inc.		100310	(\$750.00)
03/30/2026		Vega cleaning service inc.		100311	(\$487.84)
03/30/2026		Vega cleaning service inc.		100312	(\$1,280.00)
03/30/2026		Vega cleaning service inc.		100313	(\$275.00)
Total Uncleared					(\$22,282.20)

Sunwest - Operating - 2137 Summary

Ending Account Balance:	\$	704,815.50
Uncleared Items:	(\$	22,282.20)
Adjusted Balance:	\$	727,097.70
Sweep Account Balance:	\$	487,097.70
Bank Ending Balance:	\$	240,000.00
Difference:	\$	-

Sunwest Bank
2050 Main Street
Suite 300
Irvine, CA 92614



RETURN SERVICE REQUESTED

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

Contact Us
714-730-4444



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

Date
03/31/2026

Page
1 of 2

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

The following information is a summary of activity in your account(s) for the month of March 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%	\$469,925.50	\$491,214.30
TOTAL			\$469,925.50	\$491,214.30

DETAILED ACCOUNT OVERVIEW

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

Account Summary - Demand			
Statement Period	3/1-3/31/2026	Average Daily Balance	\$533,797.93
Previous Period Ending Balance	\$469,925.50	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	226,691.45	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(205,402.65)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance		\$491,214.30	

Account Transaction Detail

Date	Activity Type	Amount	Balance
03/02/2026	Deposit	\$2,003.60	\$471,929.10
03/03/2026	Deposit	237.50	472,166.60
03/04/2026	Deposit	7,936.42	480,103.02
03/05/2026	Deposit	7,210.52	487,313.54
03/06/2026	Withdrawal	(48,322.27)	438,991.27
03/09/2026	Deposit	2,297.60	441,288.87
03/10/2026	Deposit	5,449.61	446,738.48
03/11/2026	Deposit	6,033.64	452,772.12
03/12/2026	Deposit	180,694.39	633,466.51
03/13/2026	Deposit	789.32	634,255.83
03/16/2026	Withdrawal	(21,539.18)	612,716.65
03/17/2026	Withdrawal	(12,723.65)	599,993.00
03/18/2026	Deposit	2,864.28	602,857.28
03/19/2026	Deposit	293.43	603,150.71
03/20/2026	Withdrawal	(1,204.45)	601,946.26
03/23/2026	Deposit	896.03	602,842.29
03/24/2026	Withdrawal	(59,112.81)	543,729.48
03/25/2026	Deposit	6,789.19	550,518.67
03/26/2026	Withdrawal	(30,415.39)	520,103.28
03/27/2026	Withdrawal	(11,070.64)	509,032.64
03/30/2026	Deposit	3,195.92	512,228.56
03/31/2026	Withdrawal	(21,014.26)	491,214.30

Summary of Balances as of March 31, 2026

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Goldman Sachs Bank USA	New York, NY	33124	\$247,000.00
The Huntington National Bank	Columbus, OH	6560	244,214.30

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

Managing Your Accounts

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

Summary of Accounts



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

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

HOA CHECKING - XXXXXX2137

Account Summary

Date	Description	Amount
02/28/2026	Beginning Balance	\$240,000.00
	66 Credit(s) This Period	\$473,050.00
	63 Debit(s) This Period	\$473,050.00
03/31/2026	Ending Balance	\$240,000.00

Deposits

Date	Description	Amount
03/02/2026	RDC DEPOSIT	\$4,615.95
03/03/2026	RDC DEPOSIT	\$2,867.82
03/04/2026	RDC DEPOSIT	\$2,620.89
03/05/2026	RDC DEPOSIT	\$575.03
03/06/2026	RDC DEPOSIT	\$575.03
03/09/2026	RDC DEPOSIT	\$1,470.83
03/10/2026	RDC DEPOSIT	\$2,045.86
03/11/2026	RDC DEPOSIT	\$1,470.83
03/17/2026	RDC DEPOSIT	\$575.03
03/17/2026	RDC DEPOSIT	\$1,714.22
03/24/2026	RDC DEPOSIT	\$2,299.09
03/24/2026	RDC DEPOSIT	\$3,365.07
03/26/2026	RDC DEPOSIT	\$575.03
03/26/2026	RDC DEPOSIT	\$895.80
03/31/2026	RDC DEPOSIT	\$2,254.83

Electronic Credits

Date	Description	Amount
03/02/2026	University Glen OnlinePay -SETT-A211CINC	\$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 (continued)

Date	Description	Amount
03/02/2026	LOCKBOX DEPOSIT	\$1,470.83
03/03/2026	University Glen OnlinePay -SETT-A211CINC	\$7,516.45
03/03/2026	LOCKBOX DEPOSIT	\$2,052.15
03/04/2026	PAYABLI DEPOSIT TRANSFER 901145158	\$750.00
03/04/2026	University Glen OnlinePay -SETT-A211CINC	\$3,110.03
03/04/2026	LOCKBOX DEPOSIT	\$2,579.60
03/05/2026	University Glen OnlinePay -SETT-A211CINC	\$1,150.06
03/05/2026	LOCKBOX DEPOSIT	\$2,045.86
03/06/2026	University Glen OnlinePay -SETT-A211CINC	\$5,739.95
03/06/2026	LOCKBOX DEPOSIT	\$2,620.89
03/09/2026	University Glen OnlinePay -SETT-A211CINC	\$1,470.83
03/09/2026	LOCKBOX DEPOSIT	\$3,472.43
03/10/2026	PAYABLI DEPOSIT TRANSFER 902610864	\$532.77
03/10/2026	University Glen OnlinePay -SETT-A211CINC	\$2,578.63
03/10/2026	LOCKBOX DEPOSIT	\$1,470.83
03/11/2026	PAYABLI DEPOSIT TRANSFER 903019284	\$575.03
03/11/2026	University Glen OnlinePay -SETT-A211CINC	\$1,150.06
03/11/2026	University Glen ASSN DUES -SETT-A211CINC	\$171,047.03
03/11/2026	LOCKBOX DEPOSIT	\$6,451.44
03/12/2026	University Glen OnlinePay -SETT-A211CINC	\$1,725.09
03/12/2026	LOCKBOX DEPOSIT	\$1,428.57
03/13/2026	University Glen OnlinePay -SETT-A211CINC	\$575.03
03/13/2026	LOCKBOX DEPOSIT	\$575.03
03/16/2026	University Glen OnlinePay -SETT-A211CINC	\$575.03
03/16/2026	PAYABLI DEPOSIT TRANSFER 903807142	\$575.03
03/16/2026	LOCKBOX DEPOSIT	\$575.03
03/17/2026	University Glen OnlinePay -SETT-A211CINC	\$575.03
03/18/2026	University Glen OnlinePay -SETT-A211CINC	\$1,150.06
03/18/2026	LOCKBOX DEPOSIT	\$775.03
03/20/2026	University Glen OnlinePay -SETT-A211CINC	\$575.03
03/20/2026	LOCKBOX DEPOSIT	\$321.00
03/23/2026	LOCKBOX DEPOSIT	\$575.03
03/24/2026	University Glen OnlinePay -SETT-A211CINC	\$1,375.03
03/26/2026	University Glen OnlinePay -SETT-A211CINC	\$175.00
03/26/2026	LOCKBOX DEPOSIT	\$575.03
03/27/2026	University Glen OnlinePay -SETT-A211CINC	\$1,150.06
03/27/2026	PAYABLI DEPOSIT TRANSFER 906624854	\$1,725.09
03/27/2026	LOCKBOX DEPOSIT	\$320.77
03/30/2026	University Glen OnlinePay -SETT-A211CINC	\$500.00
03/31/2026	University Glen OnlinePay -SETT-A211CINC	\$853.54
03/31/2026	LOCKBOX DEPOSIT	\$575.03

Other Credits

Date	Description	Amount
03/05/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$48,322.27
03/13/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$21,539.18
03/16/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$12,723.65
03/19/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$1,204.45
03/23/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$59,112.81
03/25/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$30,415.39
03/26/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$11,070.64
03/30/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$21,014.26
03/31/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$4,116.60

Electronic Debits

Date	Description	Amount
03/02/2026	SPECTRUM SPECTRUM 9871893	\$51.51

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

Date	Description	Amount
03/02/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100265* 260227* Seabreeze Management Company \2	\$6,010.00
03/03/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100266* 260302* Seabreeze Management Company \2	\$4,500.00
03/05/2026	E.J. Harrison an D002371521	\$1,655.28
03/05/2026	E.J. Harrison an D002371521	\$3,402.16
03/05/2026	E.J. Harrison an D002371521	\$4,028.20
03/05/2026	E.J. Harrison an D002371521	\$6,924.02
03/05/2026	E.J. Harrison an D002371521	\$10,361.00
03/05/2026	E.J. Harrison an D002371521	\$12,353.64
03/06/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100271* 260305* Better Pools LA\203200629\16180	\$1,050.00
03/06/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100270* 260305* Seabreeze Management Company \2	\$5,588.27
03/09/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100273* 260306* Better Pools LA\203308495\16199	\$650.00
03/10/2026	SPECTRUM SPECTRUM 3740080	\$594.45
03/12/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100276* 260310* SoCalGas\203655897\162590673\20	\$2,364.34
03/13/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100277* 260312* SoCalGas\203956772\162836144\20	\$22.79
03/13/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100281* 260312* Better Pools LA\203956788\16278	\$150.00
03/13/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100280* 260312* Better Pools LA\203956787\16278	\$625.00
03/13/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100279* 260312* Better Pools LA\203956811\16278	\$2,525.00
03/13/2026	SO CAL EDISON CO BILL PAYMT 700239238016	\$7,041.96
03/13/2026	SO CAL EDISON CO BILL PAYMT 600001512196	\$7,995.24
03/18/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100284* 260317* HD Supply\204363592\163438908\2	\$1,631.66
03/19/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100288* 260318* Seabreeze Management Company \2	\$1,204.45
03/24/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100289* 260323* Better Pools LA\204903587\16406	\$250.00
03/25/2026	SPECTRUM SPECTRUM 8897058	\$140.36
03/25/2026	ACH CHARGEBACK RETURN 416394	\$575.03
03/26/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100291* 260325* Anderson Refrigeration Inc\2051	\$169.00
03/26/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100292* 260325* Mike Kimble Plumbing\205137126\	\$11,872.50
03/30/2026	SPECTRUM SPECTRUM 9847207	\$51.51
03/30/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100294* 260327* Seabreeze Management Company \2	\$5,529.41

Other Debits

Date	Description	Amount
03/02/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$237.50
03/03/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$7,936.42
03/04/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$7,210.52
03/06/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,297.60
03/09/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,449.61
03/10/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,033.64
03/11/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$180,694.39
03/12/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$789.32
03/17/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,864.28
03/18/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$293.43
03/20/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$896.03
03/24/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,789.19
03/27/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,195.92

HOA CHECKING - XXXXXX2137 (continued)
Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100254	03/09/2026	\$3.09	100262	03/05/2026	\$550.00	100275	03/16/2026	\$13,161.62
100255	03/09/2026	\$7.10	100264*	03/09/2026	\$294.20	100278*	03/23/2026	\$59,687.84
100256	03/09/2026	\$10.09	100267*	03/16/2026	\$737.12	100282*	03/26/2026	\$1,250.00
100257	03/04/2026	\$1,850.00	100268	03/31/2026	\$7,800.00	100285*	03/30/2026	\$7,966.67
100259*	03/05/2026	\$2,219.42	100269	03/16/2026	\$550.00	100286	03/30/2026	\$7,966.67
100260	03/05/2026	\$7,969.05	100272*	03/13/2026	\$2,189.30	100287	03/25/2026	\$29,700.00
100261	03/05/2026	\$2,630.45	100274*	03/13/2026	\$2,139.95	500011*	03/02/2026	\$362.80

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
03/02/2026	\$240,000.00	03/12/2026	\$240,000.00	03/24/2026	\$240,000.00
03/03/2026	\$240,000.00	03/13/2026	\$240,000.00	03/25/2026	\$240,000.00
03/04/2026	\$240,000.00	03/16/2026	\$240,000.00	03/26/2026	\$240,000.00
03/05/2026	\$240,000.00	03/17/2026	\$240,000.00	03/27/2026	\$240,000.00
03/06/2026	\$240,000.00	03/18/2026	\$240,000.00	03/30/2026	\$240,000.00
03/09/2026	\$240,000.00	03/19/2026	\$240,000.00	03/31/2026	\$240,000.00
03/10/2026	\$240,000.00	03/20/2026	\$240,000.00		
03/11/2026	\$240,000.00	03/23/2026	\$240,000.00		

Overdraft and Returned Item Fees

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

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

Payroll Bank
200 Main Street
Folsom, CA 95614

DATE: 02/23/2026

100254

PAY TO THE ORDER OF: Southern California Edison Co.
Three Dollars and Nine Cents

MEMO: Art 10078853586, Inv 02126-9853586

\$ 3.09 DOLLARS

#100254 03/09/2026 \$3.09

20798

PAY TO THE ORDER OF: SOUTHERN CALIFORNIA EDISON CO.
WILLIAMSON, CA
FOR DEPOSIT ONLY

NO POST-DATED CHECKS
NO CHECKS FOR DEPOSIT ONLY

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

Payroll Bank
200 Main Street
Folsom, CA 95614

DATE: 02/23/2026

100255

PAY TO THE ORDER OF: Southern California Edison Co.
Seven Dollars and Ten Cents

MEMO: Art 79078853586, Inv 02126-9853586

\$ 7.10 DOLLARS

#100255 03/09/2026 \$7.10

20798

PAY TO THE ORDER OF: SOUTHERN CALIFORNIA EDISON CO.
WILLIAMSON, CA
FOR DEPOSIT ONLY

NO POST-DATED CHECKS
NO CHECKS FOR DEPOSIT ONLY

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

Payroll Bank
200 Main Street
Folsom, CA 95614

DATE: 02/23/2026

100256

PAY TO THE ORDER OF: Southern California Edison Co.
Ten Dollars and Nine Cents

MEMO: Art 70086323918, Inv 02126-986323918

\$ 10.09 DOLLARS

#100256 03/09/2026 \$10.09

20798

PAY TO THE ORDER OF: SOUTHERN CALIFORNIA EDISON CO.
WILLIAMSON, CA
FOR DEPOSIT ONLY

NO POST-DATED CHECKS
NO CHECKS FOR DEPOSIT ONLY

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

Payroll Bank
200 Main Street
Folsom, CA 95614

DATE: 02/23/2026

100257

PAY TO THE ORDER OF: American Heritage Landscape Lp
One Thousand Eight Hundred Fifty Dollars and Zero Cents

MEMO: Art 10311, Inv 1008462

\$ 1,850.00 DOLLARS

#100257 03/04/2026 \$1,850.00

20798803

PAY TO THE ORDER OF: AMERICAN HERITAGE LANDSCAPE LP
A CALIFORNIA LIMITED PARTNERSHIP
01/16/17

NO POST-DATED CHECKS
NO CHECKS FOR DEPOSIT ONLY

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

Payroll Bank
200 Main Street
Folsom, CA 95614

DATE: 02/24/2026

100259

PAY TO THE ORDER OF: Southern California Edison Co.
Two Thousand Two Hundred Nineteen Dollars and Forty Two Cents

MEMO: Art 10066262676, Inv 02126-986262676

\$ 2,219.42 DOLLARS

#100259 03/05/2026 \$2,219.42

208C

PAY TO THE ORDER OF: SOUTHERN CALIFORNIA EDISON CO.
WILLIAMSON, CA
FOR DEPOSIT ONLY

NO POST-DATED CHECKS
NO CHECKS FOR DEPOSIT ONLY

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

Payroll Bank
200 Main Street
Folsom, CA 95614

DATE: 02/24/2026

100260

PAY TO THE ORDER OF: Blusky Restoration Contractors, LLC
Seven Thousand Nine Hundred Sixty Nine Dollars and Five Cents

MEMO: Art 1003204018 Seabreeze 210 Landing Court 72624 MEVO, Inv 290126 24

\$ 7,969.05 DOLLARS

#100260 03/05/2026 \$7,969.05

20806364

For Deposit only to account 802627243
Cust: Blusky Restoration Contractors INC
Loc: Headquarters
Seq: 23
Dep: 012744
Location Code: 1

NO POST-DATED CHECKS
NO CHECKS FOR DEPOSIT ONLY

IF DISHONORED RETURN TO
40310-0005
Date: 2026-03-04

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

100261
DATE: 02/24/2026

PAY TO THE ORDER OF: Blusky Restoration Contractors, LLC
Two Thousand Six Hundred Thirty Dollars and Forty Five Cents

MEMO: Art: 1050260453 Seabreeze 270 Landing Cove 7/29/25 IR, Inc.
2/6/25: 24

\$ 2,630.45 DOLLARS

IF DISHONORED RETURN TO:
4-0310-0005
Date: 2026-03-04

#100261 03/05/2026 \$2,630.45

For Deposit only to
account: 8026327243
Cust: Blusky Restoration Contractors INC
Loc: Headquarters
Sec: 22
Dep: 012744
Location Code: 1

20806385

IF DISHONORED RETURN TO:
4-0310-0005
Date: 2026-03-04

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

100262
DATE: 02/24/2026

PAY TO THE ORDER OF: Blusky Restoration Contractors, LLC
Five Hundred Fifty Dollars and Zero Cents

MEMO: Art: 1050260453 Seabreeze 270 Landing Cove 7/29/25 IR, Inc.
2/20/25: 24

\$ 550.00 DOLLARS

IF DISHONORED RETURN TO:
4-0310-0005
Date: 2026-03-04

#100262 03/05/2026 \$550.00

For Deposit only to
account: 8026327243
Cust: Blusky Restoration Contractors INC
Loc: Headquarters
Sec: 21
Dep: 012744
Location Code: 1

20806386

IF DISHONORED RETURN TO:
4-0310-0005
Date: 2026-03-04

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

100264
DATE: 02/26/2026

PAY TO THE ORDER OF: Southern California Edison Co.
Two Hundred Ninety-Four Dollars and Twenty Cents

MEMO: Art: 7033597563, Inv: 02-128-359479-002

\$ 294.20 DOLLARS

IF DISHONORED RETURN TO:
4-0310-0005
Date: 2026-03-04

#100264 03/09/2026 \$294.20

2092

PAY TO THE ORDER OF:
FOUR HUNDRED CENTS

IF DISHONORED RETURN TO:
4-0310-0005
Date: 2026-03-04

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

100267
DATE: 03/05/2026

PAY TO THE ORDER OF: Gothic Landscape Maintenance Division
Seven Hundred Thirty-Seven Dollars and Twelve Cents

MEMO: Art: UNIS9741 Inv: 417272

\$ 737.12 DOLLARS

IF DISHONORED RETURN TO:
4-0310-0005
Date: 2026-03-04

#100267 03/16/2026 \$737.12

20883251

PAY TO THE ORDER OF:
SEVEN HUNDRED THIRTY SEVEN DOLLARS AND TWELVE CENTS

IF DISHONORED RETURN TO:
4-0310-0005
Date: 2026-03-04

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

100268
DATE: 03/05/2026

PAY TO THE ORDER OF: Tri County Power Washing
Seven Thousand Eight Hundred Dollars and Zero Cents

MEMO: Inv: 0000551

\$ 7,800.00 DOLLARS

IF DISHONORED RETURN TO:
4-0310-0005
Date: 2026-03-04

#100268 03/31/2026 \$7,800.00

20883252

PAY TO THE ORDER OF:
SEVEN THOUSAND EIGHT HUNDRED DOLLARS AND ZERO CENTS

IF DISHONORED RETURN TO:
4-0310-0005
Date: 2026-03-04

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

100269
DATE: 03/05/2026

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

MEMO: Art: 1050260453 Seabreeze 270 Landing Cove 7/29/25 IR, Inc.
2/20/25: 24

\$ 550.00 DOLLARS

IF DISHONORED RETURN TO:
4-0310-0005
Date: 2026-03-04

#100269 03/16/2026 \$550.00

Seq: 28
Dep: 000628
Date: 03/13/26

20883253

PAY TO THE ORDER OF:
FIVE HUNDRED FIFTY DOLLARS AND ZERO CENTS

IF DISHONORED RETURN TO:
4-0310-0005
Date: 2026-03-04

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
2000 Main Street
Irvine, CA 92614

100272
DATE: 03/05/2026

PAY TO THE ORDER OF Eastman Electric \$ 2,189.30
Two Thousand One Hundred Eighty-Nine Dollars and Thirty Cents

memo: inv 126

#100272 03/13/2026 \$2,189.30

20883296

3/12/2026 3:47 PM
Premier America CU
322283990
956800000005063
LOC #16
TELLER #2781
SEQ # 411285

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
2000 Main Street
Irvine, CA 92614

100274
DATE: 03/05/2026

PAY TO THE ORDER OF Eastman Electric \$ 2,139.95
Two Thousand One Hundred Thirty-Nine Dollars and Ninety-Five Cents

memo: inv 91

#100274 03/13/2026 \$2,139.95

20897804

3/12/2026 3:47 PM
Premier America CU
322283990
956800000005064
LOC #16
TELLER #2781
SEQ # 411285

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
2000 Main Street
Irvine, CA 92614

100275
DATE: 03/06/2026

PAY TO THE ORDER OF BlueSky Restoration Contractors, LLC \$ 13,161.62
Thirteen Thousand One Hundred Sixty-One Dollars and Sixty-Two Cents

memo: Act 103022001 Seabreeze Management Co (11/4/21) (MOW)
inv 22828-24

#100275 03/16/2026 \$13,161.62

For Deposit only to
account: 8026327243
Cust: BlueSky Restoration Contractors INC
Loc: Headquarters
Seq: 7
Dep: C12803
Location Code: 1

20897892

IF DISHONORED RETURN TO:
«0310-0005»
Date: 2026-03-13

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
2000 Main Street
Irvine, CA 92614

100278
DATE: 03/12/2026

PAY TO THE ORDER OF California State University, Channel Islands \$ 59,687.84
Fifty-Nine Thousand Six Hundred Eighty-Seven Dollars and Eighty-Four Cents

memo: Act 1002448, inv 512274

#100278 03/23/2026 \$59,687.84

20945757

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
FOR DEPOSIT ONLY
DATE: 03/23/2026

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
2000 Main Street
Irvine, CA 92614

100282
DATE: 03/12/2026

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

memo: Act 1006174, inv 1378

#100282 03/26/2026 \$1,250.00

20945812

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
FOR DEPOSIT ONLY
DATE: 03/26/2026

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
2000 Main Street
Irvine, CA 92614

100285
DATE: 03/17/2026

PAY TO THE ORDER OF CSU Channel Islands Site Authority \$ 7,966.67
Seven Thousand Nine Hundred Sixty-Six Dollars and Sixty-Seven Cents

memo: Act 1006214, inv 512266

#100285 03/30/2026 \$7,966.67

20979505

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
FOR DEPOSIT ONLY
DATE: 03/30/2026



Statement Ending 03/31/2026

CALIFORNIA STATE UNIVERISTY

Page 9 of 10

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 2000 Main Street Irvine, CA 92614	100286 DATE: 03/17/2026
PAY TO THE ORDER OF California State University Seven Thousand Nine Hundred Sixty-Six Dollars and Sixty-Seven Cents		\$ 7,966.67 DOLLARS
memo: Adj: 1002473, inv: 912269		

#100286 03/30/2026 \$7,966.67

20979526
Per to the order of California State University Channel Island Site Authority 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656
1,966.67

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 2000 Main Street Irvine, CA 92614	100287 DATE: 03/18/2026
PAY TO THE ORDER OF Gothic Landscape Maintenance Division Twenty-Nine Thousand Seven Hundred Dollars and Zero Cents		\$ 29,700.00 DOLLARS
memo: Adj: UN94741, inv: 417943		

#100287 03/25/2026 \$29,700.00

21005387
GO TO THE ORDER OF GO TO THE ORDER OF GO TO THE ORDER OF

University Glen (Cal State University Channel Island Site Authority) (1245) 26840 Aliso Viejo Parkway Suite 100 Aliso Viejo, CA 92656	Check Number: 500011	
PAY Three Hundred Sixty-Two And 80/100 Dollars	DATE 01/05/2026	AMOUNT ****\$362.80
TO THE ORDER OF Ramon Chavez 220 Frenchys Cove, Apt 22 Camarillo, CA 93602	memo: 24-25 Fiscal Reconciliation refund Acct: 12452574802 Adj: 701 N. Channel Islands Drive	

#500011 03/02/2026 \$362.80

THE CHECK IS VOID WITHOUT THE SIGNATURE OF THE SIGNER OF THE CHECK AND THE SIGNATURE OF THE SIGNER OF THE CHECK IS VOID WITHOUT THE SIGNATURE OF THE SIGNER OF THE CHECK.
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5. SIGNATURE OF THE SIGNER OF THE CHECK IS REQUIRED FOR THE CHECK TO BE VALID.

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

Investment Account Summary

02/01/2026 through 02/28/2026

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on Feb 28 (\$)	Value on Feb 28 (\$)	Average Cost Amount (\$)	Cumulative Change In Value (\$)
CSU CHANNEL ISLANDS SITE AUTHORITY						
CalTRUST Short Term Fund		325,325.103	10.07	3,276,023.79	3,263,887.70	12,136.09
CalTRUST Medium Term Fund		554,605.182	9.95	5,518,321.56	5,406,873.00	111,448.56
CalTRUST Liquidity Fund		1,637,174.000	1.00	1,637,174.00	1,637,174.00	0.00
Total For Account				10,431,519.35		
CSU CHANNEL ISLANDS TOWNHOUSE						
CalTRUST Short Term Fund		55,560.545	10.07	559,494.69	558,961.89	532.80
CalTRUST Medium Term Fund		165,519.851	9.95	1,646,922.52	1,666,414.45	(19,491.93)
CalTRUST Liquidity Fund		737,016.480	1.00	737,016.48	737,016.48	0.00
Total For Account				2,943,433.69		
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE						
CalTRUST Short Term Fund		17,777.587	10.07	179,020.30	178,943.83	76.47
CalTRUST Medium Term Fund		112,745.237	9.95	1,121,815.11	1,128,620.75	(6,805.64)
CalTRUST Liquidity Fund		461,003.700	1.00	461,003.70	461,003.70	0.00
Total For Account				1,761,839.11		
CSU CHANNEL ISLANDS SINGLE FAMILY						
CalTRUST Short Term Fund		1,285.330	10.07	12,943.27	12,937.77	5.50
CalTRUST Medium Term Fund		8,983.015	9.95	89,381.00	89,629.17	(248.17)
CalTRUST Liquidity Fund		27,647.940	1.00	27,647.94	27,647.94	0.00
Total For Account				129,972.21		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 TOWNHOMES						
CalTRUST Medium Term Fund		4,033.062	9.95	40,128.97	39,762.87	366.10
Total For Account				40,128.97		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 SINGLE FAMILY						
CalTRUST Medium Term Fund		814.493	9.95	8,104.21	8,029.98	74.23
Total For Account				8,104.21		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 CAM						
CalTRUST Medium Term Fund		19,633.715	9.95	195,355.46	193,575.29	1,780.17
Total For Account				195,355.46		
Portfolios Total value as of 02/28/2026				15,510,353.00		

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	02/01/2026			324,346.037	10.07	3,266,164.59		
Accrual Income Div Reinvestment	02/27/2026	9,859.19	979.066	325,325.103	10.07	3,276,023.79	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Feb 28			325,325.103	10.07	3,276,023.79		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	02/01/2026			55,393.335	10.07	557,810.88		
Accrual Income Div Reinvestment	02/27/2026	1,683.80	167.210	55,560.545	10.07	559,494.69	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Feb 28			55,560.545	10.07	559,494.69		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	02/01/2026			17,724.086	10.07	178,481.55		
Accrual Income Div Reinvestment	02/27/2026	538.76	53.501	17,777.587	10.07	179,020.30	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Feb 28			17,777.587	10.07	179,020.30		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	02/01/2026			1,281.462	10.07	12,904.32		
Accrual Income Div Reinvestment	02/27/2026	38.95	3.868	1,285.330	10.07	12,943.27	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Feb 28			1,285.330	10.07	12,943.27		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY Account Number: [REDACTED]								
Beginning Balance	02/01/2026			552,964.608	9.92	5,485,408.91		
Accrual Income Div Reinvestment	02/27/2026	16,323.71	1,640.574	554,605.182	9.95	5,518,321.56	0.00	0.00
Change in Value						16,588.94		
Closing Balance as of	Feb 28			554,605.182	9.95	5,518,321.56		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	02/01/2026			165,030.228	9.92	1,637,099.86		
Accrual Income Div Reinvestment	02/27/2026	4,871.75	489.623	165,519.851	9.95	1,646,922.52	0.00	0.00
Change in Value						4,950.91		
Closing Balance as of	Feb 28			165,519.851	9.95	1,646,922.52		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	02/01/2026			112,411.726	9.92	1,115,124.32		
Accrual Income Div Reinvestment	02/27/2026	3,318.43	333.511	112,745.237	9.95	1,121,815.11	0.00	0.00
Change in Value						3,372.36		
Closing Balance as of	Feb 28			112,745.237	9.95	1,121,815.11		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	02/01/2026			8,956.442	9.92	88,847.90		
Accrual Income Div Reinvestment	02/27/2026	264.40	26.573	8,983.015	9.95	89,381.00	0.00	0.00
Change in Value						268.70		
Closing Balance as of	Feb 28			8,983.015	9.95	89,381.00		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 TOWNHOMES Account Number: [REDACTED]								
Beginning Balance	02/01/2026			4,021.131	9.92	39,889.62		
Accrual Income Div Reinvestment	02/27/2026	118.71	11.931	4,033.062	9.95	40,128.97	0.00	0.00
Change in Value						120.64		
Closing Balance as of	Feb 28			4,033.062	9.95	40,128.97		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	02/01/2026			812.084	9.92	8,055.87		
Accrual Income Div Reinvestment	02/27/2026	23.97	2.409	814.493	9.95	8,104.21	0.00	0.00
Change in Value						24.37		
Closing Balance as of	Feb 28			814.493	9.95	8,104.21		

DETAIL OF TRANSACTION ACTIVITY

Activity Description	Activity Date	Amount (\$)	Amount in Shares	Balance in Shares	Price per Share (\$)	Balance (\$)	Average Cost Amt (\$)	Realized Gain/(Loss) (\$)
CalTRUST Medium Term Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY ANACA		Account Number:		
				PA UG PHASE 2 CAM				
Beginning Balance	02/01/2026			19,575.637	9.92	194,190.32		
Accrual Income Div Reinvestment	02/27/2026	577.88	58.078	19,633.715	9.95	195,355.46	0.00	0.00
Change in Value						587.26		
Closing Balance as of	Feb 28			19,633.715	9.95	195,355.46		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY		Account Number:		
Beginning Balance	02/01/2026			1,632,368.430	1.00	1,632,368.43		
Accrual Income Div Reinvestment	02/27/2026	4,805.57	4,805.570	1,637,174.000	1.00	1,637,174.00	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Feb 28			1,637,174.000	1.00	1,637,174.00		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS TOWNHOUSE		Account Number:		
Beginning Balance	02/01/2026			734,853.130	1.00	734,853.13		
Accrual Income Div Reinvestment	02/27/2026	2,163.35	2,163.350	737,016.480	1.00	737,016.48	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Feb 28			737,016.480	1.00	737,016.48		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE		Account Number:		
Beginning Balance	02/01/2026			459,650.520	1.00	459,650.52		
Accrual Income Div Reinvestment	02/27/2026	1,353.18	1,353.180	461,003.700	1.00	461,003.70	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Feb 28			461,003.700	1.00	461,003.70		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SINGLE FAMILY		Account Number:		
Beginning Balance	02/01/2026			27,566.790	1.00	27,566.79		
Accrual Income Div Reinvestment	02/27/2026	81.15	81.150	27,647.940	1.00	27,647.94	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Feb 28			27,647.940	1.00	27,647.94		



2026 CalTRUST Closures

The CalTRUST Funds will be closed for trading on the following days:

Date	Holiday
January 1, 2026	New Year's Day
January 19, 2026	Martin Luther King, Jr. Day
February 16, 2026	Washington's Birthday
April 3, 2026	Good Friday
May 25, 2026	Memorial Day
June 19, 2026	Juneteenth National Independence Day
July 3, 2026	Independence Day
September 7, 2026	Labor Day
October 12, 2026	Indigenous Peoples Day
November 11, 2026	Veterans Day
November 26, 2026	Thanksgiving Day
December 25, 2026	Christmas Day

The CalTRUST Funds will have early closures with a 7:45am PT cut-off time, on the following days:

Date	Holiday
April 2, 2026	Day Before Good Friday
May 22, 2026	Friday Before Memorial Day
July 2, 2026	Day Before Independence Day
November 27, 2026	Day Following Thanksgiving
December 24, 2026	Christmas Eve
December 31, 2026	New Year's Eve

Govt Advantage Int Ckg - State/Muni

Account number: [REDACTED] ■ February 1, 2026 - February 28, 2026 ■ Page 1 of 1

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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]	\$213,224.40	\$116,736.34	\$0.00	\$329,960.74

Interest summary

Year to date interest and bonuses paid	\$72.70
Total interest and bonuses earned in 2025	\$1,012.70

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	02/09	36.34	Analysis Int Earned 0126 Interest 260209
	02/10	116,700.00	Ug2 MR, LLC (Ana Avidpay 260210 Ck100644 Ref*Ck*100644*Ug2 MR LLC Anacapa Canyon\200702608
		\$116,736.34	Total electronic deposits/bank credits
		\$116,736.34	Total credits

Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
01/31	213,224.40	02/09	213,260.74	02/10	329,960.74
Average daily ledger balance		\$292,439.64			