



University Glen PROPERTY MANAGEMENT REPORT

April 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.
The Site Authority's General Manager authorized the Seabreeze Team to develop a delinquency policy per the ground sublease for future review and implementation.
 - participated in various monthly meetings including:
 - the UGlen Team meeting with the Site Authority's General Manager, 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, April 14th 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 March BAG meeting were reviewed by members of the BAG as approved by acclamation.
 - The Homeowners Advisory Council (HAC) met on Monday, April 20th 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, April 28, 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 interest or late fee continues for maintenance rent balances beyond the 10th of the month.
 - The Summary of the March 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.
 - **Reimbursement of Infrastructure Fee**
Gothic's Proposal 2511ZB1K for \$4,831.53 is for a surface drain which is not shown on the original construction documents in the common area. Troy Brown directed CAM office to submit an invoice with supporting documentation for reimbursement by the Site Authority/CSUCI Facility Services
- Projects
 - **Water main repairs at 317 E Platts Harbor Drive**
The repair to the water main in front of 317 E Platts Harbor Drive was completed on March 17, 2026.
 - **Townhouse Fencing Project--Mock-ups**
The BAG reviewed the pricing on March 10th. The three bids are within \$1,500 of each other. The bid from Fence Factory was in the amount of \$10,495.70. This work will be paid for by the Townhouse Maintenance Reserves
The mock-ups are for the following.
Townhouse patios w access gates to trash alley 435-445 Channel Island

Townhouse mid-block trash enclosure replacement at 239 Smugglers Cove.

Townhouse gates in stucco walls at 336 E Platts Harbor Drive and 302 Twin Harbor Drive.

- **Repiping project at townhouse in the 200-block of Smugglers Cove - UPDATE**

The repiping was inspected and approved on March 18, 2026. Two quotes for the drywall restoration were secured. The contract was given to Vega Cleaning/Handyman in the amount of \$4,950.00.

- **Remediation work at townhouse in 200-block of Smugglers Cove due to water pipe leak. UPDATE.**

UGlen CA Prop Management offers that the remediation work at the ceiling is complete. Environmental Testing Associates (ETA) is scheduled to perform their Post Testing. The drywall restoration work will proceed after procuring drywall vendor bids.

- **DG Path repairs along Channel Islands Drive near the 3000-block roundabout.**

At the BAG meeting on March 10th the members reviewed Gothic Landscape's proposal 2602XXL for refurbishing of 250-feet of DG path which is rutted out and a trip hazard. The 20252-2026 CAM Budget Common Area Reserves Component 1801 has \$24,700.00 budgeted for DG Path refurbishing. The amount of this proposal is \$24,597.40. This work is being scheduled. This work will be paid from Common Area Reserves Component 1801.

- **Painting Common Area Bollards**

At the March 10th BAG meeting, members reviewed the bids for the painting of the 144-bollards in the common areas of University Glen. The contract was awarded to Vega Cleaning/Handyman for \$3,900.00. This work will be paid for by Common Area Reserves, Component 212.

- **Common Area Amenity Wrought Iron Painting**

At the March 10th BAG meeting, members reviewed the bids for the painting of the wrought iron at the common area amenities of the Townhouse Pool/Spa, Hillcrest Pool/Spa, and the Playground. The contract was awarded to Vega Cleaning/Handyman for \$11,300.00. This work will be paid by the Common Area Reserves, Component 207.

- **Wrought Iron Replacement**

At the March 10th BAG meeting, members reviewed the bids for the wrought iron replacements in the vicinity of the townhouses. This contract was awarded to Precision Construction for \$10,700.00. This work will be paid by the Townhouse Maintenance Reserves.

- **Repair & Repaint Single-Family Home Retaining Walls**

At the March 10th BAG meeting, members representing the SFH's reviewed the bids for the repair and painting of the SFH retaining walls. The contract was awarded to Austin's Painting for \$46,800.00. This work

will be paid for by the SFH Reserves combining Components 202 and 1005.

This project includes Gothic's proposal 115251407 for \$2,640.00 to relocate agaves to provide 12-inches clear from the front of the SFH's retaining walls.

- **Repair/Rebuild Portion of Single-Family Home Retaining wall in 300-block of Anacapa Island Drive.**

At the March 10th BAG meeting, members representing the SFH's reviewed the bids for this retaining wall replacement work. The contract was awarded to Cedar and Stone Construction for \$19,577.64. This work will be paid by the SFH Reserves component 1005.

- **Townhouse Dryer Vent Cleaning Project Phase 1**

At the April 14th BAG meeting, the members representing the townhouses reviewed the bids for the Phase 1 of the townhouse dryer vent cleaning project. The budgeted amount for this work is \$11,000. Channel Islands Carpet Cleaning was awarded the contract.

- Community Updates/Events:

- **Hillcrest Pool/Spa heaters turned back "ON" Wednesday, April 1, 2026.**

On Wednesday April 1st the heaters at the Hillcrest Pool/Spa were turned back "ON" for the season. Prior to the heaters being turned on UGlen's handyman stained the wood on the cabanas, coffee tables, and chairs. The slipcovers on the sofa pillows were also mended.

- Meetings:

- The Budget Advisory Group (BAG) meet on Tuesday, April 14th at 3:30 PM.

The BAG members continued reviewing the 2026-2027 CAM budget.

- The Community Advisory Council (CAC) met on Tuesday, April 28th in one of the Community Center Conference Rooms at 4:00-5:00 PM.

- The Homeowners Advisory Council (HAC) met on Monday, April 20th 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 April 7th, Management met with Gothic's Project Manager and reviewed a list of landscape items to be addressed during April. This included reiterating owners/residents' concerns about the excessive use of blowers by the landscape crew.
- **Annual Tree Trimming Project-Spring Portion**
The spring portion of the annual tree trimming/building clearance work is scheduled to begin the week of April 20, 2026.
- **100-foot Brush Clearance Schedule.**
The 100-foot brush clearance is required by law to be completed by June 1, 2026. Gothic landscape is planning to have their crews complete the entire community in May 2026. Areas which become overgrown prior to the May time schedule will be addressed on an individual basis.
- **Site Authority requested Landscape services.**
Site Authority authorized landscape and tree trimming cleanup be completed between Somis Street, Fillmore Street and Rinon Streets in preparation for Graduation. The costs for this work to be reimbursed to UGlen CAM are \$30,888.39.
- **Landscape Refurbishing Project- Phase 2-Townhouses. UPDATE.**
In order to move the conversation forward about the best way to move forward with the Phase 2 Landscape Refurbishing Project at 100-400 Channel Islands Drive and Smugglers Cove management is working with the HAC's landscape committee to place green ribbons on the 69-trees which it was determined have root growth which could potentially affect the post-tension concrete slabs of the corresponding townhouses. These trees are also considered as potential 0-Zone fire hazards.
- **Trip Hazard Project--Sidewalk Replacement Project.**
Management suggests tying orange ribbons around the 15-trees designated trees. These trees were designated by Precision Concrete Cutting as trees needing to be removed to facilitate the removal and replacement of the concrete sidewalk to alleviate the trip hazards which shave the concrete sidewalks will no longer address.
- Water Intrusion Events
 - A roof leak was reported at a townhouse in the 200-block Smugglers Cove was repaired. The remediation work was completed, the environmental engineering firm completed their post testing, and the drywall restoration work is being scheduled.
 - Roof leak in the 300-block of Santa Cruz Island Court was reported, repairs made, and remediation work was scheduled.

- The water line leak in the wall of the first-floor townhouse in the 200- block is ready for the remediation work to proceed.
- The remainder of the repiping at the townhouse in the 200-block of Smugglers Cove was completed and inspection completed. The drywall restoration work was completed during the month of April 2026.
- Notifications:
 - Notification of CSUCI' STEAM Carnival Event on Saturday, May 9th, 1-5 PM on Campus.
 - Notification of the Mission Hills Blood Drive on April 18th from 11:00 AM to 3:00 PM in the north parking lot of the Town Center.
 - Notification of rattlesnake sighting in the area and that residents should stay alert and take appropriate precautions.
- Work Orders
 - The following is a list by CINC category of the work orders (WO) placed during the month of April:

7 WO submitted via Seabreeze Portal (CINC).

16 WO submitted via Text.

23 Total Work Orders

WORK ORDERS IN CINC	PENDING	Cancelled	CLOSED	Totals
Electrical				
Landscaping				
Plumbing			2	2
Gutter & Downspouts				
Roofing/Waterproofing				
HVAC/Dryer Vents				
Painting/Stucco Repair/Garage Door	1			1
Janitorial				
Gates/Fences	1			1
TH Garage Doors				
Fitness Equipment Repair				
Other-Fire Hardening				
Other-TH Windows/Sliding Drs	2			2
Other- wall/concrete flatwork				
Pest Control			1	1
Subtotal	4		3	7

WORK ORDERS SENT BY TEXT	PENDING	Cancelled	CLOSED	Totals
Electrical (includes streetlights)	2		2	4
Landscaping	5		6	11
Roofing/Waterproofing				
TH Garage Doors				
Fitness Equipment Repair				
Other-TH Windows/Sliding Drs				
Pest Control	1			1
Subtotal				16

TOTAL Work Orders for the Month				23
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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	2	0	0	15
Bldg. Permit Apps	2	5	1	0	0	0	1	1	1	0	0	0	11
Total Apps/Month	4	5	3	0	2	0	4	2	4	2	0	0	26

University Glen -- Work Orders April 2026

	Created Date	WorkOrder	Address1	Status	Description	WO Type	Notes
1	04/02/2026	94757	279 Smuggler's Cove	Pending	Repair/Replace wrought iron fencing a	Gates/Fences	Status Change From: Open To: Pending Reason :Working with Fence Factory to address the corrosion at the front patio wrought iron.
2	04/07/2026	95224	345 Channel Islands Drive	Closed	Owner reports evidence of termites	Termites	Work Order Completed Reason :Just Termites completed the treatment required to address the dry wood termites found at this townhouse.
3	04/15/2026	95940	355 Channel Islands Drive	Closed	Replace hose bib	Plumbing	Work Order Completed Reason :Handyman replaced hose bib on alley side of 355 CI Drive.
4	04/15/2026	95982	328 Smuggler's Cove	Pending	Owner report repairs needed to windows and screens	Windows	Status Change From: Open To: Pending Reason :Working to set up an appointment for Quality Windows to come out to their townhouse.
5	04/20/2026	96328	201 Smuggler's Cove	Pending	Touch up exterior paint	Exterior Maintenance	Status Change From: Open To: Pending Reason :Request for touch up paint has been given to community's handyman to address.
6	04/23/2026	96651	307 Landing Cove	Pending	Owner reports screens need to be repaired	Windows	Status Change From: Open To: Pending Reason :Quality Windows went to property, presented proposal, and CAM office signed proposal and returned proposal to QW for work to proceed.
7	04/28/2026	97050	329 Smuggler's Cove	Closed	Clogged drain issue reported	Plumbing	Work Order Completed Reason :Mike Kimble plumbing snaked the drain clog in the wall of the townhouse upstairs master bathroom. This work is complete.

Balance Sheet Comparative - Combined

University Glen (Cal State University Channel Island Site Authority)

End Date: 04/30/2026

		Current Balance at 4/30/2026	Prior Month Balance at 03/31/2026	Change
Assets				
CASH - OPERATING				
01-1003-00	Sunwest Oper - Acct 2137	\$ 587,163.34	\$ 704,815.50	\$ (117,652.16)
Total CASH - OPERATING:		\$ 587,163.34	\$ 704,815.50	\$ (117,652.16)
ACCOUNTS RECEIVABLE				
12-1280-00	Accounts Receivable	\$ 54,188.94	\$ 48,364.51	\$ 5,824.43
Total ACCOUNTS RECEIVABLE:		\$ 54,188.94	\$ 48,364.51	\$ 5,824.43
OTHER ASSETS				
13-1300-00	Prepaid Insurance	\$ 8,471.31	\$ 12,706.99	\$ (4,235.68)
Total OTHER ASSETS:		\$ 8,471.31	\$ 12,706.99	\$ (4,235.68)
Total Assets:		\$ 649,823.59	\$ 765,887.00	\$ (116,063.41)
Liabilities & Equity				
ACCOUNTS PAYABLE				
20-2001-00	Prepaid Dues	\$ 22,780.71	\$ 22,594.40	\$ 186.31
20-2795-00	Accrued Operating Expenses	122,542.48	227,764.48	(105,222.00)
Total ACCOUNTS PAYABLE:		\$ 145,323.19	\$ 250,358.88	\$ (105,035.69)
RESERVES				
40-4000-00	Reserve Liability	\$ 164,532.97	\$ 193,020.75	\$ (28,487.78)
Total RESERVES:		\$ 164,532.97	\$ 193,020.75	\$ (28,487.78)
EQUITY				
49-4998-00	Prior Year Equity	\$ 375,828.46	\$ 375,828.46	\$ -
Total EQUITY:		\$ 375,828.46	\$ 375,828.46	\$ -
Net Income / (Loss)		\$ (35,861.03)	\$ (53,321.09)	\$ 17,460.06
Total Liabilities & Equity:		\$ 649,823.59	\$ 765,887.00	\$ (116,063.41)

Income Statement

University Glen (Cal State University Channel Island Site Authority)

From 04/01/2026 to 04/30/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
TOTAL OPERATING INCOME	\$ 258,928.82	\$ 258,631.67	\$ 297.15	\$2,590,798.91	\$2,586,316.70	\$4,482.21	\$3,103,580.00
TOTAL INCOME	\$ 258,928.82	\$258,631.67	\$ 297.15	\$2,590,798.91	\$2,586,316.70	\$ 4,482.21	\$3,103,580.00
EXPENSES AND RESERVE FUNDING							
TOTAL ADMINISTRATION	\$ 17,777.49	\$ 19,976.08	\$ 2,198.59	\$184,817.85	\$199,760.80	\$14,942.95	\$239,713.00
TOTAL PROPERTY PROTECTION	\$ 7,966.67	\$ 7,966.67	\$ -	\$ 79,666.70	\$ 79,666.70	\$0.00	\$ 95,600.00
TOTAL LANDSCAPE	\$ 30,947.84	\$ 37,666.66	\$ 6,718.82	\$389,937.25	\$376,666.60	(\$13,270.65)	\$452,000.00
TOTAL COMMON AREA MAINTENANCE	\$ 22,027.66	\$ 23,044.35	\$ 1,016.69	\$226,624.37	\$230,443.50	\$3,819.13	\$276,532.00
TOTAL TOWNHOUSE MAINTENANCE	\$ 4,560.63	\$ 7,337.49	\$ 2,776.86	\$ 53,467.51	\$ 73,374.90	\$19,907.39	\$ 88,050.00
TOTAL UTILITIES	\$ 83,750.79	\$ 85,837.00	\$ 2,086.21	\$870,006.99	\$858,370.00	(\$11,636.99)	\$1,030,044.00
TOTAL INSURANCE	\$ 20,003.68	\$ 22,369.42	\$ 2,365.74	\$185,274.55	\$223,694.20	\$38,419.65	\$268,433.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$ -	\$ -	\$ -	\$ 92,524.72	\$ -	(\$92,524.72)	\$ -
TOTAL RESERVE ALLOCATION	\$ 54,434.00	\$ 54,434.00	\$ -	\$544,340.00	\$544,340.00	\$0.00	\$653,208.00
TOTAL DISBURSEMENTS	\$ 241,468.76	\$258,631.67	\$ 17,162.91	\$2,626,659.94	\$2,586,316.70	(\$ 40,343.24)	\$3,103,580.00
	\$ 17,460.06	\$ 0.00	\$ 17,460.06	(\$ 35,861.03)	\$ 0.00	(\$ 35,861.03)	\$ 0.00
NET INCREASE (DECREASE)	\$ 17,460.06	\$ 0.00	\$ 17,460.06	(\$ 35,861.03)	\$ 0.00	(\$ 35,861.03)	\$ 0.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 04/01/2026 to 04/30/2026

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	\$1,150,060.00	\$1,150,060.00	\$0.00	\$1,380,072.00
5013-00 Single family homes	\$23,095.44	\$23,095.42	\$0.02	\$230,954.40	\$230,954.20	\$0.20	\$277,145.00
5015-00 Apartment Assessment	\$120,530.29	\$120,530.25	\$0.04	\$1,205,302.90	\$1,205,302.50	\$0.40	\$1,446,363.00
5023-00 Bank Return Check/NSF Fees	\$30.00	\$0.00	\$30.00	\$275.00	\$0.00	\$275.00	\$0.00
5042-00 Late Interest	\$0.00	\$0.00	\$0.00	\$122.50	\$0.00	\$122.50	\$0.00
5045-00 Parking Fees	\$100.00	\$0.00	\$100.00	\$425.00	\$0.00	\$425.00	\$0.00
5060-00 Gate/Pool Keys/Remotes	\$150.00	\$0.00	\$150.00	\$300.00	\$0.00	\$300.00	\$0.00
5100-00 Miscellaneous Income	\$17.09	\$0.00	\$17.09	\$3,419.11	\$0.00	\$3,419.11	\$0.00
5105-00 Attorney/Collection Fees	\$0.00	\$0.00	\$0.00	(\$60.00)	\$0.00	(\$60.00)	\$0.00
TOTAL OPERATING INCOME	\$258,928.82	\$258,631.67	\$297.15	\$2,590,798.91	\$2,586,316.70	\$4,482.21	\$3,103,580.00
TOTAL OPERATING INCOME	\$258,928.82	\$258,631.67	\$297.15	\$2,590,798.91	\$2,586,316.70	\$4,482.21	\$3,103,580.00
OPERATING EXPENSE							
ADMINISTRATION							
6015-00 Reserve Study	\$0.00	\$526.08	\$526.08	\$5,350.00	\$5,260.80	(\$89.20)	\$6,313.00
6035-00 Mgmt Billback - Office & Postage	\$584.12	\$1,000.00	\$415.88	\$8,447.06	\$10,000.00	\$1,552.94	\$12,000.00
6036-00 Office Telephone/WiFi	\$0.00	\$325.00	\$325.00	\$0.00	\$3,250.00	\$3,250.00	\$3,900.00
6037-00 Onsite Mgmt-Contingency	\$0.00	\$816.67	\$816.67	\$723.86	\$8,166.70	\$7,442.84	\$9,800.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$15,558.82	\$15,375.00	(\$183.82)	\$160,846.49	\$153,750.00	(\$7,096.49)	\$184,500.00
6041-00 Office Rent & Maintenance	\$1,604.55	\$543.33	(\$1,061.22)	\$5,348.50	\$5,433.30	\$84.80	\$6,520.00
6045-00 Records Storage	\$0.00	\$40.00	\$40.00	\$0.00	\$400.00	\$400.00	\$480.00
6052-00 Collection Costs/Billback	\$30.00	\$0.00	(\$30.00)	\$180.00	\$0.00	(\$180.00)	\$0.00
6085-00 Misc Admin (Office Supplies/Cellphone)	\$0.00	\$516.67	\$516.67	\$3,921.94	\$5,166.70	\$1,244.76	\$6,200.00
6090-00 Parking Management	\$0.00	\$833.33	\$833.33	\$0.00	\$8,333.30	\$8,333.30	\$10,000.00
TOTAL ADMINISTRATION	\$17,777.49	\$19,976.08	\$2,198.59	\$184,817.85	\$199,760.80	\$14,942.95	\$239,713.00
PROPERTY PROTECTION							
6320-00 Security Services	\$7,966.67	\$7,966.67	\$0.00	\$79,666.70	\$79,666.70	\$0.00	\$95,600.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.67	\$0.00	\$79,666.70	\$79,666.70	\$0.00	\$95,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 04/01/2026 to 04/30/2026

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	\$297,000.00	\$298,333.30	\$1,333.30	\$358,000.00
6410-00 Landscape Extras	\$0.00	\$0.00	\$0.00	\$737.12	\$0.00	(\$737.12)	\$0.00
6420-00 Irrigation Repairs	\$2,783.50	\$2,833.33	\$49.83	\$16,300.85	\$28,333.30	\$12,032.45	\$34,000.00
6425-00 Tree Maintenance	(\$1,535.66)	\$5,000.00	\$6,535.66	\$75,899.28	\$50,000.00	(\$25,899.28)	\$60,000.00
TOTAL LANDSCAPE	\$30,947.84	\$37,666.66	\$6,718.82	\$389,937.25	\$376,666.60	(\$13,270.65)	\$452,000.00
COMMON AREA MAINTENANCE							
6509-00 Plumbing Repair (Common Area)	\$0.00	\$166.67	\$166.67	\$1,122.50	\$1,666.70	\$544.20	\$2,000.00
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$1,670.97	\$1,291.67	(\$379.30)	\$25,495.25	\$12,916.70	(\$12,578.55)	\$15,500.00
6532-00 Tot Lot Inspection	\$0.00	\$100.00	\$100.00	\$0.00	\$1,000.00	\$1,000.00	\$1,200.00
6534-00 Roof Repairs (Common Area)	\$0.00	\$166.67	\$166.67	\$0.00	\$1,666.70	\$1,666.70	\$2,000.00
6543-00 Pet Waste Supplies	\$0.00	\$683.33	\$683.33	\$0.00	\$6,833.30	\$6,833.30	\$8,200.00
6550-00 Janitorial Service	\$6,550.00	\$5,596.00	(\$954.00)	\$58,735.00	\$55,960.00	(\$2,775.00)	\$67,152.00
6553-00 Common Area Maintenance	\$0.00	\$1,400.00	\$1,400.00	\$10,609.24	\$14,000.00	\$3,390.76	\$16,800.00
6554-00 Common Area Supplies	\$1,904.00	\$740.00	(\$1,164.00)	\$15,437.60	\$7,400.00	(\$8,037.60)	\$8,880.00
6555-00 Pest Control (Pest & Gopher)	\$2,800.00	\$2,650.00	(\$150.00)	\$17,055.00	\$26,500.00	\$9,445.00	\$31,800.00
6570-00 Pool/Fountain Contract Services	\$3,800.00	\$3,266.67	(\$533.33)	\$31,750.00	\$32,666.70	\$916.70	\$39,200.00
6572-00 Pool/Fountain Extras	\$4,269.00	\$2,250.00	(\$2,019.00)	\$17,173.36	\$22,500.00	\$5,326.64	\$27,000.00
6588-00 Fitness Equipment	\$525.00	\$666.67	\$141.67	\$3,822.75	\$6,666.70	\$2,843.95	\$8,000.00
6590-00 Sidewalk Trip Hazard Project (Annual)	\$0.00	\$3,416.67	\$3,416.67	\$40,923.16	\$34,166.70	(\$6,756.46)	\$41,000.00
6595-00 Misc Maintenance (DG Path Repairs)	\$508.69	\$400.00	(\$108.69)	\$4,500.51	\$4,000.00	(\$500.51)	\$4,800.00
6596-00 Common Area Maint Contingency	\$0.00	\$250.00	\$250.00	\$0.00	\$2,500.00	\$2,500.00	\$3,000.00
TOTAL COMMON AREA MAINTENANCE	\$22,027.66	\$23,044.35	\$1,016.69	\$226,624.37	\$230,443.50	\$3,819.13	\$276,532.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 04/01/2026 to 04/30/2026

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
TOWNHOUSE MAINTENANCE							
6627-00 Lighting - Townhomes Sconce Repairs	\$2,792.50	\$2,333.33	(\$459.17)	\$25,360.68	\$23,333.30	(\$2,027.38)	\$28,000.00
6630-00 Windows & Doors	\$0.00	\$833.33	\$833.33	\$6,052.50	\$8,333.30	\$2,280.80	\$10,000.00
6633-00 Roofing/Waterproofing (Townhomes)	\$200.00	\$666.67	\$466.67	\$4,175.00	\$6,666.70	\$2,491.70	\$8,000.00
6638-00 Gutter Cleaning	\$0.00	\$750.00	\$750.00	\$7,800.00	\$7,500.00	(\$300.00)	\$9,000.00
6640-00 Fencing/Trash Enclosure/Gates	\$0.00	\$625.00	\$625.00	\$1,110.00	\$6,250.00	\$5,140.00	\$7,500.00
6645-00 Plumbing (Townhouse)	\$200.00	\$333.33	\$133.33	\$2,510.89	\$3,333.30	\$822.41	\$4,000.00
6650-00 Garage Doors	\$578.13	\$200.00	(\$378.13)	\$2,059.44	\$2,000.00	(\$59.44)	\$2,400.00
6655-00 Pest Control/Termites	\$790.00	\$145.83	(\$644.17)	\$2,980.00	\$1,458.30	(\$1,521.70)	\$1,750.00
6660-00 Heaters	\$0.00	\$133.33	\$133.33	\$169.00	\$1,333.30	\$1,164.30	\$1,600.00
6665-00 Stucco Drywall Repair	\$0.00	\$400.00	\$400.00	\$1,250.00	\$4,000.00	\$2,750.00	\$4,800.00
6670-00 Dryer Vent Cleaning	\$0.00	\$916.67	\$916.67	\$0.00	\$9,166.70	\$9,166.70	\$11,000.00
TOTAL TOWNHOUSE MAINTENANCE	\$4,560.63	\$7,337.49	\$2,776.86	\$53,467.51	\$73,374.90	\$19,907.39	\$88,050.00
UTILITIES							
6700-00 Water - Reclaimed (Landscape)	\$3,116.02	\$6,643.50	\$3,527.48	\$62,392.92	\$66,435.00	\$4,042.08	\$79,722.00
6701-00 Water-(Potable/Common Area Pools)	\$15,114.54	\$14,852.00	(\$262.54)	\$164,758.61	\$148,520.00	(\$16,238.61)	\$178,224.00
6702-00 Sewer	\$27,025.14	\$21,031.50	(\$5,993.64)	\$258,264.12	\$210,315.00	(\$47,949.12)	\$252,378.00
6703-00 Water/Sewer Infrastructue Fee	\$8,080.72	\$8,080.75	\$0.03	\$85,638.79	\$80,807.50	(\$4,831.29)	\$96,969.00
6705-00 Electricity	\$7,800.00	\$9,757.50	\$1,957.50	\$80,289.38	\$97,575.00	\$17,285.62	\$117,090.00
6710-00 Gas	\$1,840.32	\$3,361.50	\$1,521.18	\$21,417.42	\$33,615.00	\$12,197.58	\$40,338.00
6720-00 Cable/Telephone	\$1,411.90	\$325.00	(\$1,086.90)	\$8,075.29	\$3,250.00	(\$4,825.29)	\$3,900.00
6725-00 Trash Removal	\$19,362.15	\$20,360.00	\$997.85	\$189,170.46	\$203,600.00	\$14,429.54	\$244,320.00
6730-00 Trash Extras	\$0.00	\$1,425.25	\$1,425.25	\$0.00	\$14,252.50	\$14,252.50	\$17,103.00
TOTAL UTILITIES	\$83,750.79	\$85,837.00	\$2,086.21	\$870,006.99	\$858,370.00	(\$11,636.99)	\$1,030,044.00
INSURANCE							
6800-00 Insurance Master Policy	\$15,768.00	\$14,127.75	(\$1,640.25)	\$142,917.75	\$141,277.50	(\$1,640.25)	\$169,533.00
6810-00 Earthquake Insurance	\$4,235.68	\$8,241.67	\$4,005.99	\$42,356.80	\$82,416.70	\$40,059.90	\$98,900.00
TOTAL INSURANCE	\$20,003.68	\$22,369.42	\$2,365.74	\$185,274.55	\$223,694.20	\$38,419.65	\$268,433.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 04/01/2026 to 04/30/2026

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	\$280,000.00	\$280,000.00	\$0.00	\$336,000.00
9008-00 Reserves-Single Family	\$1,400.00	\$1,400.00	\$0.00	\$14,000.00	\$14,000.00	\$0.00	\$16,800.00
9009-00 Reserves-Townhouse	\$25,034.00	\$25,034.00	\$0.00	\$250,340.00	\$250,340.00	\$0.00	\$300,408.00
TOTAL RESERVE ALLOCATION	\$54,434.00	\$54,434.00	\$0.00	\$544,340.00	\$544,340.00	\$0.00	\$653,208.00
TOTAL OPERATING EXPENSE	\$241,468.76	\$258,631.67	\$17,162.91	\$2,626,659.94	\$2,586,316.70	(\$40,343.24)	\$3,103,580.00
Net Income:	\$17,460.06	\$0.00	\$17,460.06	(\$35,861.03)	\$0.00	(\$35,861.03)	\$0.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 04/30/2026

	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	115,006.00	-	-	1,150,060.00	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	115,006.00	-	-	1,150,060.00	
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	23,095.42	-	-	230,954.20	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	23,095.44	-	-	230,954.40	
Variance	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	-	-	0.20	
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	120,530.25	-	-	1,205,302.50	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	120,530.29	-	-	1,205,302.90	
Variance	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	-	-	0.40	
5023-00 Bank Return Check/NSF Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	(25.00)	30.00	60.00	30.00	90.00	30.00	-	-	30.00	30.00	-	-	275.00	
Variance	(25.00)	30.00	60.00	30.00	90.00	30.00	-	-	30.00	30.00	-	-	275.00	
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	100.00	-	-	425.00	
Variance	-	-	-	175.00	75.00	-	-	50.00	25.00	100.00	-	-	425.00	
5060-00 Gate/Pool Keys/Remotes														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	(75.00)	-	-	75.00	-	75.00	-	75.00	-	150.00	-	-	300.00	
Variance	(75.00)	-	-	75.00	-	75.00	-	75.00	-	150.00	-	-	300.00	
5100-00 Miscellaneous Income														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	555.49	2,846.53	-	17.09	-	-	3,419.11	
Variance	-	-	-	-	-	-	555.49	2,846.53	-	17.09	-	-	3,419.11	
5105-00 Attorney/Collection Fees														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 04/30/2026

	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	258,631.67	0.00	0.00	2,586,316.70	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	258,928.82	0.00	0.00	2,590,798.91	
Variance	(99.94)	30.06	60.06	342.56	165.06	105.06	555.55	2,971.59	55.06	297.15	0.00	0.00	4,482.21	
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	258,631.67	0.00	0.00	2,586,316.70	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	258,928.82	0.00	0.00	2,590,798.91	
Variance	(99.94)	30.06	60.06	342.56	165.06	105.06	555.55	2,971.59	55.06	297.15	0.00	0.00	4,482.21	
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	526.08	-	-	5,260.80	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	526.08	-	-	(89.20)	
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	1,000.00	-	-	10,000.00	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	584.12	-	-	8,447.06	
Variance	(255.93)	528.92	(317.64)	(207.42)	454.16	(440.72)	519.41	395.73	460.55	415.88	-	-	1,552.94	
6036-00 Office Telephone/WiFi														
Budget	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	-	-	3,250.00	3,900.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	-	-	3,250.00	
6037-00 Onsite Mgmt-Contingency														
Budget	816.67	816.67	816.67	816.67	816.67	816.67	816.67	816.67	816.67	816.67	-	-	8,166.70	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	816.67	-	-	7,442.84	
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	15,375.00	-	-	153,750.00	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	15,558.82	-	-	160,846.49	
Variance	(112.42)	(112.42)	87.48	(5,692.17)	5,352.61	(5,706.21)	(568.83)	23.11	(183.82)	(183.82)	-	-	(7,096.49)	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 04/30/2026

	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	543.33	-	-	5,433.30	6,520.00
Actual	534.85	534.85	534.85	1,069.70	534.85	534.85	-	-	-	1,604.55	-	-	5,348.50	
Variance	8.48	8.48	8.48	(526.37)	8.48	8.48	543.33	543.33	543.33	(1,061.22)	-	-	84.80	
6045-00 Records Storage														
Budget	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	-	-	400.00	480.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	-	-	400.00	
6052-00 Collection Costs/Billback														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	30.00	90.00	30.00	-	-	30.00	-	-	180.00	
Variance	-	-	-	-	(30.00)	(90.00)	(30.00)	-	-	(30.00)	-	-	(180.00)	
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	516.67	-	-	5,166.70	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	516.67	-	-	1,244.76	
6090-00 Parking Management														
Budget	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	-	-	8,333.30	10,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	-	-	8,333.30	
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	19,976.08	0.00	0.00	199,760.80	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	17,777.49	0.00	0.00	184,817.85	
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	2,198.59	0.00	0.00	14,942.95	
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	7,966.67	-	-	79,666.70	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	7,966.67	-	-	79,666.70	
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	7,966.67	0.00	0.00	79,666.70	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	7,966.67	0.00	0.00	79,666.70	
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: 04/30/2026

	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	29,833.33	-	-	298,333.30	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	29,700.00	-	-	297,000.00	
Variance	29,833.33	(31,954.67)	29,833.33	133.33	-	(27,045.34)	133.33	133.33	133.33	133.33	-	-	1,333.30	
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	2,833.33	-	-	28,333.30	34,000.00
Actual	-	1,822.65	1,455.00	-	600.00	855.26	-	8,784.44	-	2,783.50	-	-	16,300.85	
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	49.83	-	-	12,032.45	
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	5,000.00	-	-	50,000.00	60,000.00
Actual	-	-	-	500.00	-	47,179.00	17,490.94	12,265.00	-	(1,535.66)	-	-	75,899.28	
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	6,535.66	-	-	(25,899.28)	
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	37,666.66	0.00	0.00	376,666.60	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	30,947.84	0.00	0.00	389,937.25	
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	6,718.82	0.00	0.00	(13,270.65)	
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	166.67	-	-	1,666.70	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	166.67	-	-	544.20	
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	1,291.67	-	-	12,916.70	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	1,670.97	-	-	25,495.25	
Variance	1,291.67	(519.83)	(328.36)	(1,821.86)	(768.43)	(7,904.29)	(2,591.54)	1,291.67	(848.28)	(379.30)	-	-	(12,578.55)	
6532-00 Tot Lot Inspection														
Budget	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	-	-	1,000.00	1,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	-	-	1,000.00	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 04/30/2026

	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	166.67	-	-	1,666.70	2,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	-	-	1,666.70	
6543-00 Pet Waste Supplies														
Budget	683.33	683.33	683.33	683.33	683.33	683.33	683.33	683.33	683.33	683.33	-	-	6,833.30	8,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	683.33	683.33	683.33	683.33	683.33	683.33	683.33	683.33	683.33	683.33	-	-	6,833.30	
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	5,596.00	-	-	55,960.00	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	6,550.00	-	-	58,735.00	
Variance	(764.00)	1,756.00	(2,084.00)	(1,279.00)	476.00	276.00	(1,154.00)	476.00	476.00	(954.00)	-	-	(2,775.00)	
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	1,400.00	-	-	14,000.00	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	1,400.00	-	-	3,390.76	
6554-00 Common Area Supplies														
Budget	740.00	740.00	740.00	740.00	740.00	740.00	740.00	740.00	740.00	740.00	-	-	7,400.00	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	1,904.00	-	-	15,437.60	
Variance	(482.14)	(700.90)	(1,166.62)	(639.06)	(1,636.58)	75.64	(1,338.63)	(93.65)	(891.66)	(1,164.00)	-	-	(8,037.60)	
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	2,650.00	-	-	26,500.00	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	2,800.00	-	-	17,055.00	
Variance	2,100.00	400.00	2,345.00	(250.00)	1,650.00	(700.00)	2,100.00	1,650.00	300.00	(150.00)	-	-	9,445.00	
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	3,266.67	-	-	32,666.70	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	3,800.00	-	-	31,750.00	
Variance	716.67	2,616.67	(2,433.33)	91.67	91.67	91.67	91.67	716.67	(533.33)	(533.33)	-	-	916.70	
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	2,250.00	-	-	22,500.00	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	4,269.00	-	-	17,173.36	
Variance	647.91	(214.54)	(1,223.00)	1,257.50	2,055.00	1,287.72	2,025.05	985.00	525.00	(2,019.00)	-	-	5,326.64	
6588-00 Fitness Equipment														
Budget	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	-	-	6,666.70	8,000.00
Actual	445.00	1,360.75	-	-	967.00	-	525.00	-	-	525.00	-	-	3,822.75	
Variance	221.67	(694.08)	666.67	666.67	(300.33)	666.67	141.67	666.67	666.67	141.67	-	-	2,843.95	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 04/30/2026

	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	3,416.67	-	-	34,166.70	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	3,416.67	-	-	(6,756.46)	
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	400.00	-	-	4,000.00	4,800.00
Actual	-	-	-	-	-	3,991.82	-	-	-	508.69	-	-	4,500.51	
Variance	400.00	400.00	400.00	400.00	400.00	(3,591.82)	400.00	400.00	400.00	(108.69)	-	-	(500.51)	
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	250.00	-	-	2,500.00	3,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	-	-	2,500.00	
Total 65 - COMMON AREA MAINTENANCE														
Budget	23,044.35	23,044.35	23,044.35	23,044.35	23,044.35	23,044.35	23,044.35	23,044.35	23,044.35	23,044.35	0.00	0.00	230,443.50	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	22,027.66	0.00	0.00	226,624.37	
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	1,016.69	0.00	0.00	3,819.13	
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	2,333.33	-	-	23,333.30	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	2,792.50	-	-	25,360.68	
Variance	2,333.33	192.24	(527.52)	183.24	(390.74)	(236.85)	(5,599.27)	2,333.33	144.03	(459.17)	-	-	(2,027.38)	
6630-00 Windows & Doors														
Budget	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	-	-	8,333.30	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	833.33	-	-	2,280.80	
6633-00 Roofing/Waterproofing (Townhomes)														
Budget	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	-	-	6,666.70	8,000.00
Actual	-	-	-	-	150.00	600.00	2,000.00	-	1,225.00	200.00	-	-	4,175.00	
Variance	666.67	666.67	666.67	666.67	516.67	66.67	(1,333.33)	666.67	(558.33)	466.67	-	-	2,491.70	
6638-00 Gutter Cleaning														
Budget	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	750.00	-	-	7,500.00	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)	750.00	-	-	(300.00)	
6640-00 Fencing/Trash Enclosure/Gates														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 04/30/2026

	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	625.00	-	-	6,250.00	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	625.00	-	-	5,140.00	
6645-00 Plumbing (Townhouse)														
Budget	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	-	-	3,333.30	4,000.00
Actual	379.36	-	-	-	-	247.50	884.03	550.00	250.00	200.00	-	-	2,510.89	
Variance	(46.03)	333.33	333.33	333.33	333.33	85.83	(550.70)	(216.67)	83.33	133.33	-	-	822.41	
6650-00 Garage Doors														
Budget	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	-	-	2,000.00	2,400.00
Actual	85.00	-	175.00	85.00	225.00	85.00	225.00	451.31	150.00	578.13	-	-	2,059.44	
Variance	115.00	200.00	25.00	115.00	(25.00)	115.00	(25.00)	(251.31)	50.00	(378.13)	-	-	(59.44)	
6655-00 Pest Control/Termites														
Budget	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.83	145.83	-	-	1,458.30	1,750.00
Actual	-	-	-	1,795.00	-	395.00	-	-	-	790.00	-	-	2,980.00	
Variance	145.83	145.83	145.83	(1,649.17)	145.83	(249.17)	145.83	145.83	145.83	(644.17)	-	-	(1,521.70)	
6660-00 Heaters														
Budget	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	-	-	1,333.30	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)	133.33	-	-	1,164.30	
6665-00 Stucco Drywall Repair														
Budget	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	-	-	4,000.00	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	400.00	-	-	2,750.00	
6670-00 Dryer Vent Cleaning														
Budget	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	-	-	9,166.70	11,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	-	-	9,166.70	
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	7,337.49	0.00	0.00	73,374.90	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	4,560.63	0.00	0.00	53,467.51	
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)	2,776.86	0.00	0.00	19,907.39	
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	6,643.50	-	-	66,435.00	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	3,116.02	-	-	62,392.92	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 04/30/2026

	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	3,527.48	-	-	4,042.08	
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	14,852.00	-	-	148,520.00	178,224.00
Actual	-	-	983.31	59,946.97	22,950.68	17,917.28	14,000.68	14,748.31	19,096.84	15,114.54	-	-	164,758.61	
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)	(262.54)	-	-	(16,238.61)	
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	21,031.50	-	-	210,315.00	252,378.00
Actual	-	-	-	96,113.28	27,025.14	27,025.14	27,025.14	27,025.14	27,025.14	27,025.14	-	-	258,264.12	
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)	(5,993.64)	-	-	(47,949.12)	
6703-00 Water/Sewer Infrastructue 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	8,080.75	-	-	80,807.50	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	8,080.72	-	-	85,638.79	
Variance	713.96	15,447.54	8,080.75	(24,242.19)	0.03	(4,831.50)	0.03	0.03	0.03	0.03	-	-	(4,831.29)	
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	9,757.50	-	-	97,575.00	117,090.00
Actual	10,258.98	5,714.16	10,088.59	1,984.33	10,177.76	2,058.26	9,912.64	5,018.70	17,275.96	7,800.00	-	-	80,289.38	
Variance	(501.48)	4,043.34	(331.09)	7,773.17	(420.26)	7,699.24	(155.14)	4,738.80	(7,518.46)	1,957.50	-	-	17,285.62	
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	3,361.50	-	-	33,615.00	40,338.00
Actual	2,240.54	1,888.03	1,788.57	2,030.71	1,886.65	2,267.13	2,550.75	2,537.59	2,387.13	1,840.32	-	-	21,417.42	
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	1,521.18	-	-	12,197.58	
6720-00 Cable/Telephone														
Budget	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	325.00	-	-	3,250.00	3,900.00
Actual	237.53	1,143.75	470.69	807.22	807.22	1,034.44	614.66	761.56	786.32	1,411.90	-	-	8,075.29	
Variance	87.47	(818.75)	(145.69)	(482.22)	(482.22)	(709.44)	(289.66)	(436.56)	(461.32)	(1,086.90)	-	-	(4,825.29)	
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	20,360.00	-	-	203,600.00	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	19,362.15	-	-	189,170.46	
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)	997.85	-	-	14,429.54	
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	1,425.25	-	-	14,252.50	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	1,425.25	-	-	14,252.50	
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	85,837.00	0.00	0.00	858,370.00	1,030,044.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 04/30/2026

	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	83,750.79	0.00	0.00	870,006.99	
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)	2,086.21	0.00	0.00	(11,636.99)	
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	14,127.75	-	-	141,277.50	169,533.00
Actual	-	-	-	56,511.00	14,127.75	14,127.75	14,127.75	14,127.75	14,127.75	15,768.00	-	-	142,917.75	
Variance	14,127.75	14,127.75	14,127.75	(42,383.25)	-	-	-	-	-	(1,640.25)	-	-	(1,640.25)	
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	8,241.67	-	-	82,416.70	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	4,235.68	-	-	42,356.80	
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	4,005.99	-	-	40,059.90	
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	22,369.42	0.00	0.00	223,694.20	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	20,003.68	0.00	0.00	185,274.55	
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	2,365.74	0.00	0.00	38,419.65	
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	28,000.00	-	-	280,000.00	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	28,000.00	-	-	280,000.00	
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	1,400.00	-	-	14,000.00	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	1,400.00	-	-	14,000.00	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 04/30/2026

	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	25,034.00	-	-	250,340.00	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	25,034.00	-	-	250,340.00	
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	54,434.00	0.00	0.00	544,340.00	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	54,434.00	0.00	0.00	544,340.00	
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	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	258,631.67	0.00	0.00	2,586,316.70	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	241,468.76	0.00	0.00	2,626,659.94	
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)	17,162.91	0.00	0.00	(40,343.24)	
Net Income:														
Budget	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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)	17,460.06	0.00	0.00	(35,861.03)	
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)	17,460.06	0.00	0.00	(35,861.03)	

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

04/01/2026 - 04/30/2026

Date	Check #	Payee	Amount
01-1003-00 Sunwest Oper - Acct 2137			
04/02/2026	300057	Charter Communications	\$610.10
		Invoice #: 0033385032126	
		67-6720-00 8448 20 899 0033385	\$610.10
04/06/2026	100319	Garage Door Doctor	\$225.00
		Invoice #: 13830	
		66-6650-00 Garage Door repair at 324 Smugglers	\$225.00
04/03/2026	100314	Gothic Landscape Maintenance Division	\$508.69
		Invoice #: 419053	
		65-6595-00 Batten board replacement at DG Path	\$508.69
04/03/2026	100315	Seabreeze Management Company, Inc.	\$10,029.41
		Invoice #: 3725525	
		60-6040-00 April Service-Seabreeze Management Company, Inc.	\$4,500.00
		Invoice #: 3726886	
		60-6040-00 Pay Period 3/8/2026 - 3/21/2026 Paid 3/27/2026-Seabreeze Management Company, Inc.	\$5,529.41
04/03/2026	100316	Eastman Electric	\$1,670.97
		Invoice #: 92	
		65-6528-00 CA Electrical for March 2026	\$1,670.97
04/03/2026	100317	Eastman Electric	\$2,792.50
		Invoice #: 196-1	
		66-6627-00 TH Electrical services for March 2026	\$2,792.50
04/03/2026	100318	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1400	
		65-6550-00 Contract Service thru March 29, 2026	\$1,280.00
04/07/2026	100320	SoCalGas	\$1,364.20
		Invoice #: 040226-085881513	
		67-6710-00 100 858 8151 3	\$1,364.20
04/07/2026	100321	SoCalGas	\$476.12
		Invoice #: 040226-337810871	
		67-6710-00 153 378 1087 1	\$476.12
04/07/2026	0	Reclass	\$575.03
		12-1281-00 EFT - Reclass batch 407345 - 305 Channel Islands check #647; Reclass batch 407345 - 305 Channel Islands check #647	\$575.03
04/07/2026	100322	Garage Door Doctor	\$85.00
		Invoice #: 12716	
		66-6650-00 Garage door repair at 201 Smugglers Cove	\$85.00
04/07/2026	100323	Garage Door Doctor	\$2,393.82
		Invoice #: 12950	
		40-4003-00 Garage Door Replacement 306 E Santa Cruz Isl Crt	\$2,393.82
04/07/2026	100324	Garage Door Doctor	\$268.13
		Invoice #: 13832	
		66-6650-00 Garage Door Repair 425 CI Drive	\$268.13
04/07/2026	100325	Garage Door Doctor	\$916.99
		Invoice #: 12853	
		40-4003-00 Spring Conversion at 210 Landing Cove	\$916.99

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

04/01/2026 - 04/30/2026

Date	Check #	Payee	Amount
04/07/2026	100326	Garage Door Doctor	\$2,391.68
		Invoice #: 13399	
		40-4003-00 Garage Door Replacement at 304 E Twin Harbor	\$2,391.68
04/07/2026	100327	Garage Door Doctor	\$3,072.71
		Invoice #: 13800	
		40-4003-00 Replacement Garage Door at 289 Smugglers Cove	\$3,072.71
04/07/2026	100328	Gothic Landscape Maintenance Division	\$29,700.00
		Invoice #: 420057	
		64-6405-00 Contract Service for April 2026	\$29,700.00
04/07/2026	100329	Seabreeze Management Company, Inc.	\$47.94
		Invoice #: 3727100	
		60-6035-00 February Billback-Seabreeze Management Company, Inc.	\$47.94
04/07/2026	100330	Better Pools LA	\$650.00
		Invoice #: 94385	
		65-6570-00 Fountain Contract Service for April 2026	\$650.00
04/07/2026	100331	Better Pools LA	\$625.00
		Invoice #: 94384	
		65-6570-00 Pre Summer Conditioner	\$625.00
04/07/2026	100332	Better Pools LA	\$2,525.00
		Invoice #: 94383	
		65-6570-00 Monthly Pool Maintenance April 2026	\$2,525.00
04/07/2026	100333	Just Termites	\$395.00
		Invoice #: 10092-1	
		66-6655-00 Termite Treatment at 316 E Platts Harbor	\$395.00
04/08/2026	100334	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1401	
		65-6550-00 Weekly Contract Service thru April 5, 2026	\$1,280.00
04/08/2026	100335	Garage Door Doctor	\$670.31
		Invoice #: 13810	
		40-4003-00 Garage Door Repair at 224 Smugglers Cove	\$670.31
04/08/2026	100336	Seabreeze Management Company, Inc.	\$30.00
		Invoice #: 3727218	
		60-6052-00 NSF	\$30.00
04/13/2026	100337	California State University, Channel Islands	\$53,336.42
		Invoice #: 512306	
		67-6700-00 10002448-California State University, Channel Islands	\$3,116.02
		67-6701-00 10002448-California State University, Channel Islands	\$15,114.54
		67-6702-00 10002448-California State University, Channel Islands	\$27,025.14
		67-6703-00 10002448-California State University, Channel Islands	\$8,080.72
04/13/2026	100338	Better Pools LA	\$375.00
		Invoice #: 94697	
		65-6572-00 Clean grids at Hillcrest pool spa	\$375.00
04/13/2026	100339	Better Pools LA	\$250.00
		Invoice #: 94698	
		65-6572-00 Clean pool grids both Townside & Hillcrest	\$250.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

04/01/2026 - 04/30/2026

Date	Check #	Payee	Amount
04/13/2026	100340	Better Pools LA	\$674.00
		Invoice #: 94713	
		65-6572-00 Hillcrest Pool Filter Cartridge Replacement	\$674.00
04/15/2026	100341	Seabreeze Management Company, Inc.	\$479.66
		Invoice #: 3727658	
		60-6035-00 MAR Admin 2026-Seabreeze Management Company, Inc.	\$479.66
04/15/2026	100342	HD Supply	\$873.95
		Invoice #: 9247837683	
		65-6554-00 Janitorial Supplies	\$873.95
04/15/2026	100343	HD Supply	\$456.72
		Invoice #: 9247892894	
		65-6554-00 Janitorial Supplies	\$456.72
04/15/2026	100344	HD Supply	\$573.33
		Invoice #: 9247955251	
		65-6554-00 Janitorial supplies	\$573.33
04/15/2026	100345	Gothic Landscape Maintenance Division	\$1,126.00
		Invoice #: 420710	
		64-6420-00 Valve replacement	\$1,126.00
04/16/2026	100346	Seabreeze Management Company, Inc.	\$5,529.41
		Invoice #: 3728505	
		60-6040-00 Pay Period: 03/22/26-04/04/26 Pd 4/10/2026-Seabreeze Management Company, Inc.	\$5,529.41
04/20/2026	100347	Vega cleaning service inc.	\$1,950.00
		Invoice #: 1402	
		65-6572-00 Prop Hillcrest Pool/Spa for Spring Season	\$1,950.00
04/20/2026	100348	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1403	
		65-6550-00 Contract Janitorial thru April 12, 2026	\$1,280.00
04/20/2026	100349	Vega cleaning service inc.	\$875.00
		Invoice #: 1404	
		40-4003-00 Paint Garage Door 711 Santa Cruz	\$875.00
04/20/2026	100350	Vega cleaning service inc.	\$150.00
		Invoice #: 1406	
		65-6550-00 at 711 CI Drive clean tagging from curb	\$150.00
04/20/2026	100351	Better Pools LA	\$395.00
		Invoice #: 94806	
		65-6572-00 Townside Pool repair water line	\$395.00
04/20/2026	300058	Charter Communications	\$51.39
		Invoice #: 0293780040926	
		67-6720-00 8448 20 041 0293780-Charter Communications	\$51.39
04/22/2026	100352	Kastle Kare Inc	\$550.00
		Invoice #: SR-04928	
		65-6555-00 Gopher service for April May 2026	\$550.00
04/22/2026	100353	Remedy Pest Elimination	\$1,000.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

04/01/2026 - 04/30/2026

Date	Check #	Payee	Amount
		Invoice #: 1193	
		65-6555-00 Pest Control for February 2026	\$1,000.00
04/22/2026	100354	Remedy Pest Elimination	\$1,250.00
		Invoice #: 1612	
		65-6555-00 Pest Control for April 2026	\$1,250.00
04/22/2026	100355	KW University Glen, LLC	\$534.85
		Invoice #: B02-2026	
		60-6041-00 Office Rent for February 2026	\$534.85
04/22/2026	100356	KW University Glen, LLC	\$534.85
		Invoice #: B03-2026	
		60-6041-00 Office Rent for March 2026	\$534.85
04/22/2026	100357	KW University Glen, LLC	\$534.85
		Invoice #: B04-2026	
		60-6041-00 Office Rent for April 2026	\$534.85
04/22/2026	100358	Vega cleaning service inc.	\$200.00
		Invoice #: 1407	
		66-6633-00 At 201 Smugglers reconnect downspout leader downspou	\$200.00
04/22/2026	100359	Xtreme Fitness Service Inc.	\$525.00
		Invoice #: 13401	
		65-6588-00 Quarterly Preventative Maintenance	\$525.00
04/23/2026	300059	Charter Communications	\$140.31
		Invoice #: 0380181041226	
		67-6720-00 8448 20 041 0380181	\$140.31
04/23/2026	300060	E. J. Harrison & Sons, Inc.	\$6,176.82
		Invoice #: 041626-0044384 3	
		67-6725-00 1 -0044384 3	\$6,176.82
04/24/2026	100360	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1408	
		65-6550-00 Contract Service thru April 19, 2026	\$1,280.00
04/24/2026	100361	Vega cleaning service inc.	\$875.00
		Invoice #: 1409	
		40-4003-00 Painting Garage Door at 701 Santa Cruz	\$875.00
04/24/2026	100362	Vega cleaning service inc.	\$200.00
		Invoice #: 1410	
		66-6645-00 Replace Hose Bib at 355 CI Drive	\$200.00
04/24/2026	100363	Gothic Landscape Maintenance Division	\$1,657.50
		Invoice #: 421294	
		64-6420-00 Irrigation Repairs.	\$1,657.50
04/24/2026	100364	CSU Channel Islands Site Authority	\$7,966.67
		Invoice #: 512327	
		63-6320-00 Police Service for April 2026	\$7,966.67
04/24/2026	100365	Just Termites	\$395.00
		Invoice #: 10098-1	
		66-6655-00 Termite Treatment at 345 CI Drive	\$395.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

04/01/2026 - 04/30/2026

Date	Check #	Payee	Amount
04/27/2026	100366	California State (WFB)	\$70,851.27
		Invoice #: 042326-127	
		40-4000-00 4th Quarter Transfer to Reserves - Apr-Dec 2025 less expenses paid (transfer to Cal State Wells Farg	\$70,851.27
04/29/2026	300061	E. J. Harrison & Sons,Inc.	\$2,014.10
		Invoice #: 041626	
		67-6725-00 1 -0044477 5-E. J. Harrison & Sons,Inc.	\$2,014.10
04/29/2026	300062	E. J. Harrison & Sons,Inc.	\$827.64
		Invoice #: 041626.	
		67-6725-00 1 -0119228 2-E. J. Harrison & Sons,Inc.	\$827.64
04/29/2026	100367	CSU Channel Islands Site Authority	\$128,790.00
		Invoice #: 512180	
		68-6800-00 TH Master Policy 2025-2026	\$128,790.00
04/30/2026	300063	E. J. Harrison & Sons,Inc.	\$1,701.08
		Invoice #: 041626-0127257 1	
		67-6725-00 1 -0127257 1	\$1,701.08
04/30/2026	300064	E. J. Harrison & Sons,Inc.	\$5,180.50
		Invoice #: 041626-0005617 3	
		67-6725-00 1 -0005617 3	\$5,180.50
04/30/2026	300065	E. J. Harrison & Sons,Inc.	\$3,462.01
		Invoice #: 041626-0128958 3	
		67-6725-00 1 -0128958 3	\$3,462.01
04/30/2026	300066	Charter Communications	\$610.10
		Invoice #: 0033385042126	
		67-6720-00 8448 20 899 0033385-Charter Communications	\$610.10
04/30/2026	100368	Seabreeze Management Company, Inc.	\$56.52
		Invoice #: 3729139	
		60-6035-00 Seabreeze Management Company, Inc.	\$56.52
04/30/2026	100369	Better Pools LA	\$375.00
		Invoice #: 95325	
		65-6572-00 Hillcrest Pool Spa Grids	\$375.00
04/30/2026	100370	Better Pools LA	\$250.00
		Invoice #: 95326	
		65-6572-00 Townside Pool Spa Filter Cleaning	\$250.00
04/30/2026	100371	Vega cleaning service inc.	\$875.00
		Invoice #: 1405	
		40-4003-00 Paint Garage Door at 289 Smugglers Cove.	\$875.00
04/30/2026	100372	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1411	
		65-6550-00 Contract Service thru April 26, 2026	\$1,280.00
		Account Totals	# Checks: 70
			\$373,053.55
		Association Totals	# Checks: 70
			\$373,053.55

University Glen
Prepaid Insurance # 1300
As of April 30, 2026

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

University Glen
GL 2795 - Accrued Operating Expenses

For the Month Ending: April 30, 2026

GL Code	Description	Month	Amount
	6700 Water-Reclaimed	Mar-26	6,643.50
	6700 Water-Reclaimed	Apr-26	6,094.73
	6701 Water-Potable	Mar-26	14,852.00
	6701 Water-Potable	Apr-26	14,800.00
	6702 Water-Sewer	Mar-26	21,031.50
	6702 Water-Sewer	Apr-26	21,031.50
	6703 Water/Sewer Infrastructure	Mar-26	8,080.75
	6703 Water/Sewer Infrastructure	Apr-26	8,080.75
	6705 Electricity	Apr-26	7,800.00
	6800 TH Insurance Master	Apr-26	14,127.75
Total:			122,542.48

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		Monthly			Description	Vendor	Invoice Number
DATE	Amount	Subtotal	Reserve	Exp Type			
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	Mulitple
		41,228.81					
Sep-25	54,434.00				Reserve Contribution		
Sep-25	(4,001.53)		Townhomes		270 Landing Cove Plumbing Leak Repair	Environmental Testing	Mulitple
Sep-25	(1,876.88)		Townhomes		Garage door installation	Garage Door Doctor	12617
		48,555.59					
Oct-25	54,434.00				Reserve Contribution		
Oct-25	(850.00)		Townhomes		Paint garage door at 327 Platts	Vega Cleaning	1348
Oct-25	(2,519.19)		Townhomes		379 Smugglers Cove slab leak repair	Mike Kimble Plumbing	68675215
		51,064.81					
Nov-25	54,434.00				Reserve Contribution		
Nov-25	(84,662.00)		Common Space		Landscape refurbishing project, 1/2 phase 2	Gothic Landscape	407336
Nov-25	(220.00)		Townhomes		270 Landing Cove repairs	Eastman Electric	451
Nov-25	(1,664.00)		Townhomes		379 Smugglers Cove	Environmental Testing	UN-101725
Nov-25	(935.00)		Townhomes		380 Smugglers Cove	Environmental Testing	UN-110725
		(33,047.00)					
Dec-25	54,434.00				Reserve Contribution		
Dec-25	(2,549.00)		Common Space		Townside spa filter	Better Pools	91828
Dec-25	(6,420.40)		Townhomes		379 Smugglers Cove	BluSky Restoration	272350-24
Dec-25	(1,275.00)		Townhomes		314 E Twin Harbor slab leak	Mike Kimble Plumbing	74164611
Dec-25	(3,343.23)		Townhomes		379 Smugglers restoration	BluSky Restoration	272233-24
Dec-25	(1,522.00)		Townhomes		314 E Twin Harbor slab leak	Environmental Testing	1522
Dec-25	(850.00)		Townhomes		Paint garage door at 304 Santa Cruz	Vega Cleaning	1367
Dec-25	(2,391.68)		Townhomes		Garage door replacement 369 Smugglers Cove	Ventura Garage Door	13218
		36,082.69					
Jan-26	54,434.00				Reserve Contribution		
Jan-26	7,956.50		Townhomes		Insurance Claim Ck - Reimb 270 Landing Cove pluming costs	Nat'l Fire & Marine Insurance Company	Ck 42349
Jan-26	(687.00)		Townhomes		207 Smugglers Cove - Flooding	Environmental Testing	UN-122425
Jan-26	(1,220.12)		Townhomes		207 Smugglers Cove - Flooding	Mike Kimble Plumbing	75638915
Jan-26	(7,000.10)		Townhomes		314 E Twin Harbor slab leak	Mike Kimble Plumbing	74607618
Jan-26	(875.00)		Townhomes		369 Smugglers Cover - Paint garage door	Vega Cleaning	1378
		52,608.28					
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					
Apr-26	(70,851.27)				Quarterly Transfer to Site Authority		
Apr-26	54,434.00				Reserve Contribution		
Apr-26	(2,393.82)		Townhomes		Garage door replacement 306 E Santa Cruz	Garage Door Doctor	12950
Apr-26	(916.99)		Townhomes		Garage door spring conversion at 210 Landing Cove	Garage Door Doctor	12853

		Monthly				
DATE	Amount	Subtotal	Reserve Exp Type	Description	Vendor	Invoice Number
Apr-26	(2,391.68)		Townhomes	Garage door replacement 304 E Twin Harbor	Garage Door Doctor	13399
Apr-26	(3,072.71)		Townhomes	Garage door replacement 289 Smugglers Cove	Garage Door Doctor	13800
Apr-26	(670.31)		Townhomes	Garage door repair 224 Smugglers Cove	Garage Door Doctor	13810
Apr-26	(875.00)		Townhomes	Garage door painting 711 Santa Cruz	Vega Cleaning Service	1404
Apr-26	(875.00)		Townhomes	Garage door painting 701 Santa Cruz	Vega Cleaning Service	1409
Apr-26	(875.00)		Townhomes	Garage door painting 289 Smugglers Cove	Vega Cleaning Service	1405
		(28,487.78)				
Total	164,532.97	164,532.97				

University Glen - Reserve Account Income & Expenses

CONTRIBUTION: CAM Income					EXPENDITURES				NET TOTALS			
	9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL	4002 9CSA05 - Single Family Homes	4001 9CSA11 - CAMS	4003 9CSA14 - Town Homes	TOTAL	9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
Beg Bal	-	-	-	-	-	-	-	-	-	-	-	116,636.21
Jul-25	1,400.00	28,000.00	25,034.00	54,434.00	-	(244,103.84)	-	(244,103.84)	1,400.00	(216,103.84)	25,034.00	(189,669.84)
Aug-25	1,400.00	28,000.00	25,034.00	54,434.00	-	-	(13,205.19)	(13,205.19)	1,400.00	28,000.00	11,828.81	41,228.81
Sep-25	1,400.00	28,000.00	25,034.00	54,434.00	-	-	(5,878.41)	(5,878.41)	1,400.00	28,000.00	19,155.59	48,555.59
Oct-25	1,400.00	28,000.00	25,034.00	54,434.00	-	-	(3,369.19)	(3,369.19)	1,400.00	28,000.00	21,664.81	51,064.81
Nov-25	1,400.00	28,000.00	25,034.00	54,434.00	-	(84,662.00)	(2,819.00)	(87,481.00)	1,400.00	(56,662.00)	22,215.00	(33,047.00)
Dec-25	1,400.00	28,000.00	25,034.00	54,434.00	-	(2,549.00)	(15,802.31)	(18,351.31)	1,400.00	25,451.00	9,231.69	36,082.69
Jan-26	1,400.00	28,000.00	25,034.00	54,434.00	-	-	(1,825.72)	(1,825.72)	1,400.00	28,000.00	23,208.28	52,608.28
Feb-26	1,400.00	28,000.00	25,034.00	54,434.00	-	(8,135.00)	(3,312.68)	(11,447.68)	1,400.00	19,865.00	21,721.32	42,986.32
Mar-26	1,400.00	28,000.00	25,034.00	54,434.00	-	-	(27,859.12)	(27,859.12)	1,400.00	28,000.00	(2,825.12)	26,574.88
Transfer to Site Authority				(70,851.27)				-	-	-	-	(70,851.27)
Apr-26	1,400.00	28,000.00	25,034.00	54,434.00	-	-	(12,070.51)	(12,070.51)	1,400.00	28,000.00	12,963.49	42,363.49
May-26				-	-	-	-	-	-	-	-	-
Jun-26				-	-	-	-	-	-	-	-	-
YTD	14,000.00	280,000.00	250,340.00	473,488.73	-	(339,449.84)	(86,142.13)	(425,591.97)	14,000.00	(59,449.84)	164,197.87	164,532.97

University Glen Reserve Balance

March 31, 2026

Preliminary Unaudited

Reserve Type	Balance as of 2/28/26	Mar 2026 Contributions	Mar 2026 Expenses	Mar 2026 Adjustments	Investment Activity	Balance as of 3/31/26
Common Area	1,709,279.63	28,000.00			(4,587.77)	1,732,691.86
Single Family Homes	144,727.29	1,400.00			(396.41)	145,730.88
Townhomes	3,168,328.13	25,034.00	(27,859.12)		(6,101.40)	3,159,401.61
Total	5,022,335.05	54,434.00	(27,859.12)	-	(11,085.58)	5,037,824.35

Activity Mar-26	
Contributions	54,434.00
Expenses	(27,859.12)
Adjustments	-
Investments	(11,085.58)
Total Activity	\$ 15,489.30
Net Change in Balance	
CAM - 9CSA11	23,412.23
Single Family - 9CSA05	1,003.59
Townhomes 9CSA14	(8,926.52)
Total Activity by Type	\$ 15,489.30

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
Due from UGCAM for Mar 2026	26,574.88
Total Due to UGCAM	193,020.75
<i>(accounts receivable)</i>	
Wells Fargo	20,671.53
CalTRUST	4,824,132.07
Acct Balances as of 3/31/26	4,844,803.60
Reserve Total as of 3/31/26	5,037,824.35

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2026 - 4/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01-1003-00	Sunwest Oper - Acct 2137	\$704,815.50	\$256,626.45	\$374,278.61	\$587,163.34
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	13624015	\$ 1,222.07	\$ -	Deposit from batch 404650	
04/01/2026	13624035	1,471.43	-	Deposit from batch 404792	
04/01/2026	13626735	6,628.81	-	Deposit from batch 404488	
04/01/2026	13710332	1,062.72	-	Deposit from batch 405627	
04/02/2026	13713435	-	610.10	Sunwest Oper - Acct 2137; Charter Communications Chk # 300057	
04/02/2026	13715138	2,543.91	-	Deposit from batch 405871	
04/02/2026	13716802	3,218.25	-	Deposit from batch 404843	
04/02/2026	13726532	4,731.26	-	Deposit from batch 406241	
04/03/2026	13730813	1,538.04	-	Deposit from batch 405902	
04/03/2026	13744309	2,645.86	-	Deposit from batch 406562	
04/03/2026	13746655	1,328.00	-	Deposit from batch 406732	
04/03/2026	13767233	-	508.69	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100314	
04/03/2026	13767235	-	4,500.00	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100315	
04/03/2026	13767235	-	5,529.41	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100315	
04/03/2026	13767239	-	1,670.97	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100316	
04/03/2026	13767241	-	2,792.50	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100317	
04/03/2026	13767243	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100318	
04/06/2026	13749810	895.80	-	Deposit from batch 407258	
04/06/2026	13752082	3,516.69	-	Deposit from batch 406438	
04/06/2026	13761719	-	225.00	Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100319	
04/06/2026	13764771	1,150.06	-	Deposit from batch 407777	
04/06/2026	13768470	641.54	-	Deposit from batch 407987	
04/07/2026	13767247	-	1,364.20	Sunwest Oper - Acct 2137; SoCalGas Chk # 100320	
04/07/2026	13767249	-	476.12	Sunwest Oper - Acct 2137; SoCalGas Chk # 100321	
04/07/2026	13771562	2,038.95	-	Deposit from batch 407611	
04/07/2026	13772658	575.03	-	Deposit from batch 407345	
04/07/2026	13773523	-	650.03	Reclass escrow ck #647 - 305 Channel Islands; Reclass Chk # 0	
04/07/2026	13773523	650.03	-	Reclass escrow ck #647 - 305 Channel Islands (Reversal); Reclass Chk # 0	
04/07/2026	13773763	-	575.03	Reclass batch 407345 - 305 Channel Islands check #647; Reclass Chk # 0	
04/07/2026	13773765	575.03	-	Deposit from batch 408190	
04/07/2026	13777328	-	85.00	Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100322	
04/07/2026	13777330	-	2,393.82	Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100323	
04/07/2026	13777332	-	268.13	Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100324	
04/07/2026	13777334	-	916.99	Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100325	
04/07/2026	13777336	-	2,391.68	Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100326	
04/07/2026	13777338	-	3,072.71	Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100327	
04/07/2026	13777340	-	29,700.00	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100328	
04/07/2026	13777342	-	47.94	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100329	
04/07/2026	13777344	-	650.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100330	
04/07/2026	13777346	-	625.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100331	
04/07/2026	13777348	-	2,525.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100332	
04/07/2026	13777350	-	395.00	Sunwest Oper - Acct 2137; Just Termites Chk # 100333	
04/07/2026	13780465	1,107.80	-	Deposit from batch 408415	
04/07/2026	13787386	-	575.03	Return - 04/03 No Account/Unable to Locate Account	
04/08/2026	13788376	925.03	-	Deposit from batch 408098	
04/08/2026	13789055	575.03	-	Deposit from batch 408935	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2026 - 4/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/08/2026	13793740	\$ -	\$ 1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100334	
04/08/2026	13793742	-	670.31	Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100335	
04/08/2026	13793744	-	30.00	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100336	
04/08/2026	13797354	5,461.04	-	Deposit from batch 409284	
04/08/2026	13798793	532.77	-	Deposit from batch 409396	
04/09/2026	13799860	575.03	-	Deposit from batch 409577	
04/09/2026	13800687	1,932.83	-	Deposit from batch 408989	
04/09/2026	13962014	320.00	-	Deposit from batch 410050	
04/09/2026	13962510	2,620.43	-	Deposit from batch 409898	
04/10/2026	13941668	171,113.54	-	Deposit from batch 407064	
04/10/2026	13966841	1,470.83	-	Deposit from batch 409611	
04/10/2026	13977984	3,516.69	-	Deposit from batch 410319	
04/13/2026	13982444	-	53,336.42	Sunwest Oper - Acct 2137; California State University, Channel Islands Chk # 100337	
04/13/2026	13982446	-	375.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100338	
04/13/2026	13982448	-	250.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100339	
04/13/2026	13982450	-	674.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100340	
04/13/2026	13986703	1,537.34	-	Deposit from batch 410150	
04/13/2026	13986944	575.03	-	Deposit from batch 410718	
04/13/2026	13988642	2,875.15	-	Deposit from batch 410149	
04/13/2026	13992453	650.03	-	Misc Scanned Deposit	
04/13/2026	13997115	2,620.89	-	Deposit from batch 411065	
04/13/2026	13998473	577.03	-	Deposit from batch 411202	
04/14/2026	14000132	1,470.83	-	Deposit from batch 411348	
04/14/2026	14010291	2,687.63	-	Deposit from batch 411744	
04/14/2026	14012138	315.00	-	Deposit from batch 412095	
04/15/2026	14014326	1,150.06	-	Deposit from batch 412193	
04/15/2026	14022801	-	479.66	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100341	
04/15/2026	14022803	-	873.95	Sunwest Oper - Acct 2137; HD Supply Chk # 100342	
04/15/2026	14022805	-	456.72	Sunwest Oper - Acct 2137; HD Supply Chk # 100343	
04/15/2026	14022807	-	573.33	Sunwest Oper - Acct 2137; HD Supply Chk # 100344	
04/15/2026	14022809	-	1,126.00	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100345	
04/16/2026	14033770	-	5,529.41	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100346	
04/17/2026	14039392	1,150.06	-	Deposit from batch 412854	
04/17/2026	14045354	575.03	-	Deposit from batch 413903	
04/20/2026	14049906	1,150.06	-	Deposit from batch 413585	
04/20/2026	14058354	-	1,950.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100347	
04/20/2026	14058356	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100348	
04/20/2026	14058358	-	875.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100349	
04/20/2026	14058360	-	150.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100350	
04/20/2026	14058362	-	395.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100351	
04/20/2026	14059114	-	51.39	Sunwest Oper - Acct 2137; Charter Communications Chk # 300058	
04/21/2026	14062344	1,150.06	-	Deposit from batch 414339	
04/21/2026	14062991	575.03	-	Deposit from batch 414343	
04/22/2026	14079229	-	550.00	Sunwest Oper - Acct 2137; Kastle Kare Inc Chk # 100352	
04/22/2026	14079231	-	1,000.00	Sunwest Oper - Acct 2137; Remedy Pest Elimination Chk # 100353	
04/22/2026	14079233	-	1,250.00	Sunwest Oper - Acct 2137; Remedy Pest Elimination Chk # 100354	
04/22/2026	14079235	-	534.85	Sunwest Oper - Acct 2137; KW University Glen, LLC Chk # 100355	
04/22/2026	14079237	-	534.85	Sunwest Oper - Acct 2137; KW University Glen, LLC Chk # 100356	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2026 - 4/30/2026

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
04/22/2026	14079239	\$ -	\$ 534.85	Sunwest Oper - Acct 2137; KW University Glen, LLC Chk # 100357		
04/22/2026	14079241	-	200.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100358		
04/22/2026	14079243	-	525.00	Sunwest Oper - Acct 2137; Xtreme Fitness Service Inc. Chk # 100359		
04/23/2026	14083970	575.03	-	Deposit from batch 415738		
04/23/2026	14089589	-	140.31	Sunwest Oper - Acct 2137; Charter Communications Chk # 300059		
04/23/2026	14089591	-	6,176.82	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300060		
04/24/2026	14092792	575.03	-	Deposit from batch 416161		
04/24/2026	14093319	600.00	-	Deposit from batch 415766		
04/24/2026	14099689	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100360		
04/24/2026	14099691	-	875.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100361		
04/24/2026	14099693	-	200.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100362		
04/24/2026	14099695	-	1,657.50	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100363		
04/24/2026	14099697	-	7,966.67	Sunwest Oper - Acct 2137; CSU Channel Islands Site Authority Chk # 100364		
04/24/2026	14099699	-	395.00	Sunwest Oper - Acct 2137; Just Termites Chk # 100365		
04/24/2026	14101675	575.03	-	Deposit from batch 416417		
04/27/2026	14104351	2,045.86	-	Deposit from batch 416692		
04/27/2026	14110679	-	70,851.27	Sunwest Oper - Acct 2137; California State (WFB) Chk # 100366		
04/27/2026	14113399	575.03	-	Deposit from batch 416972		
04/28/2026	14115837	2,258.83	-	Deposit from batch 417169		
04/28/2026	14124609	1,707.80	-	Deposit from batch 417455		
04/29/2026	14127617	1,428.57	-	Deposit from batch 417196		
04/29/2026	14131634	-	2,014.10	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300061		
04/29/2026	14131636	-	827.64	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300062		
04/29/2026	14131638	-	128,790.00	Sunwest Oper - Acct 2137; CSU Channel Islands Site Authority Chk # 100367		
04/29/2026	14135766	320.77	-	Deposit from batch 418320		
04/30/2026	14145544	-	1,701.08	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300063		
04/30/2026	14145546	-	5,180.50	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300064		
04/30/2026	14145548	-	3,462.01	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300065		
04/30/2026	14145550	-	610.10	Sunwest Oper - Acct 2137; Charter Communications Chk # 300066		
04/30/2026	14145552	-	56.52	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100368		
04/30/2026	14145554	-	375.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100369		
04/30/2026	14145556	-	250.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100370		
04/30/2026	14145558	-	875.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100371		
04/30/2026	14145560	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100372		
04/30/2026	14148702	320.77	-	Deposit from batch 418848		
12-1280-00	Accounts Receivable		48,364.51	260,964.51	255,140.08	54,188.94
Date	GL Ref #	Debit	Credit	Description		
04/01/2026	9390214	23,095.44	-	Assessment - A - Batch 259640		
04/01/2026	9390238	115,006.00	-	Assessment - A - Batch 259641		
04/01/2026	9390262	98,834.75	-	Apartment Assessment - A - Batch 259757		
04/01/2026	9390286	17,476.92	-	Apartment Assessment - A - Batch 259758		
04/01/2026	9390310	4,218.62	-	Commercial Assessment - A - Batch 259759		
04/01/2026	13624015	-	25.00	Deposit from batch 404650		
04/01/2026	13624035	-	321.37	Deposit from batch 404792		
04/01/2026	13624035	-	575.03	Deposit from batch 404792		
04/01/2026	13624035	-	575.03	Deposit from batch 404792		
04/01/2026	13626735	-	320.77	Deposit from batch 404488		
04/01/2026	13626735	-	575.03	Deposit from batch 404488		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2026 - 4/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/01/2026	13626735	\$ -	\$ 1,150.06	Deposit from batch 404488	
04/01/2026	13626735	-	600.00	Deposit from batch 404488	
04/01/2026	13626735	-	575.03	Deposit from batch 404488	
04/01/2026	13626735	-	532.77	Deposit from batch 404488	
04/01/2026	13626735	-	575.03	Deposit from batch 404488	
04/01/2026	13626735	-	575.03	Deposit from batch 404488	
04/01/2026	13626735	-	575.03	Deposit from batch 404488	
04/01/2026	13652647	-	3.39	Applied Prepaid 124525874620	
04/01/2026	13652656	-	0.23	Applied Prepaid 124525874583	
04/01/2026	13652663	-	320.77	Applied Prepaid 124525874659	
04/01/2026	13652674	-	320.77	Applied Prepaid 124525874636	
04/01/2026	13652687	-	320.77	Applied Prepaid 124525874838	
04/01/2026	13652691	-	358.26	Applied Prepaid 124525874758	
04/01/2026	13652693	-	377.14	Applied Prepaid 124525874679	
04/01/2026	13652699	-	575.03	Applied Prepaid 124525874817	
04/01/2026	13652702	-	575.03	Applied Prepaid 124525874836	
04/01/2026	13652706	-	575.03	Applied Prepaid 124525874651	
04/01/2026	13652710	-	575.03	Applied Prepaid 124525874735	
04/01/2026	13652714	-	320.77	Applied Prepaid 124525874647	
04/01/2026	13652719	-	0.39	Applied Prepaid 124525874652	
04/01/2026	13652723	-	0.78	Applied Prepaid 124525874702	
04/01/2026	13652728	-	320.77	Applied Prepaid 124525874634	
04/01/2026	13652733	-	7.93	Applied Prepaid 124525874807	
04/01/2026	13652741	-	320.77	Applied Prepaid 124525874589	
04/01/2026	13652751	-	320.77	Applied Prepaid 124525874656	
04/01/2026	13652757	-	1.11	Applied Prepaid 124525874671	
04/01/2026	13652764	-	365.85	Applied Prepaid 124525874593	
04/01/2026	13652771	-	575.03	Applied Prepaid 124525874834	
04/01/2026	13652777	-	40.64	Applied Prepaid 124525874653	
04/01/2026	13652784	-	575.03	Applied Prepaid 124525874710	
04/01/2026	13652792	-	523.38	Applied Prepaid 124525874805	
04/01/2026	13652799	-	467.62	Applied Prepaid 124525874774	
04/01/2026	13652806	-	570.43	Applied Prepaid 124525874770	
04/01/2026	13652809	-	174.05	Applied Prepaid 124525874644	
04/01/2026	13652813	-	419.40	Applied Prepaid 124525874664	
04/01/2026	13652816	-	131.74	Applied Prepaid 124525874616	
04/01/2026	13652819	-	131.74	Applied Prepaid 124525874744	
04/01/2026	13652822	-	42.26	Applied Prepaid 124525874830	
04/01/2026	13652826	-	565.61	Applied Prepaid 124525874733	
04/01/2026	13652831	-	180.99	Applied Prepaid 124525874824	
04/01/2026	13652833	-	141.29	Applied Prepaid 124525874698	
04/01/2026	13652837	-	575.03	Applied Prepaid 124525874829	
04/01/2026	13652840	-	575.03	Applied Prepaid 124525874706	
04/01/2026	13652843	-	575.03	Applied Prepaid 124525874752	
04/01/2026	13652849	-	575.03	Applied Prepaid 124525874637	
04/01/2026	13652855	-	575.03	Applied Prepaid 124525874640	
04/01/2026	13652860	-	323.59	Applied Prepaid 124525874709	
04/01/2026	13652868	-	365.85	Applied Prepaid 124525874692	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2026 - 4/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/01/2026	13652876	\$ -	\$ 320.77	Applied Prepaid 124525874623	
04/01/2026	13652882	-	80.28	Applied Prepaid 124525874813	
04/01/2026	13652889	-	575.03	Applied Prepaid 124525874771	
04/01/2026	13710332	-	320.77	Deposit from batch 405627	
04/01/2026	13710332	-	400.98	Deposit from batch 405627	
04/01/2026	13710332	-	209.18	Deposit from batch 405627	
04/02/2026	13715138	-	575.03	Deposit from batch 405871	
04/02/2026	13715138	-	575.03	Deposit from batch 405871	
04/02/2026	13715138	-	818.82	Deposit from batch 405871	
04/02/2026	13715138	-	575.03	Deposit from batch 405871	
04/02/2026	13716802	-	1,150.06	Deposit from batch 404843	
04/02/2026	13716802	-	575.03	Deposit from batch 404843	
04/02/2026	13716802	-	575.03	Deposit from batch 404843	
04/02/2026	13716802	-	494.75	Deposit from batch 404843	
04/02/2026	13716802	-	30.00	Deposit from batch 404843	
04/02/2026	13726532	-	320.77	Deposit from batch 406241	
04/02/2026	13726532	-	320.77	Deposit from batch 406241	
04/02/2026	13726532	-	320.77	Deposit from batch 406241	
04/02/2026	13726532	-	320.77	Deposit from batch 406241	
04/02/2026	13726532	-	575.03	Deposit from batch 406241	
04/02/2026	13726532	-	575.03	Deposit from batch 406241	
04/02/2026	13726532	-	573.03	Deposit from batch 406241	
04/02/2026	13726532	-	575.03	Deposit from batch 406241	
04/02/2026	13726532	-	575.03	Deposit from batch 406241	
04/02/2026	13726532	-	251.44	Deposit from batch 406241	
04/03/2026	13730813	-	320.38	Deposit from batch 405902	
04/03/2026	13730813	-	641.54	Deposit from batch 405902	
04/03/2026	13744309	-	320.77	Deposit from batch 406562	
04/03/2026	13744309	-	9.42	Deposit from batch 406562	
04/03/2026	13744309	-	575.03	Deposit from batch 406562	
04/03/2026	13744309	-	575.03	Deposit from batch 406562	
04/03/2026	13746655	-	750.00	Deposit from batch 406732	
04/03/2026	13746655	-	575.03	Deposit from batch 406732	
04/06/2026	13749810	-	320.77	Deposit from batch 407258	
04/06/2026	13749810	-	575.03	Deposit from batch 407258	
04/06/2026	13752082	-	320.77	Deposit from batch 406438	
04/06/2026	13752082	-	1,150.06	Deposit from batch 406438	
04/06/2026	13752082	-	575.03	Deposit from batch 406438	
04/06/2026	13752082	-	575.03	Deposit from batch 406438	
04/06/2026	13764771	-	575.03	Deposit from batch 407777	
04/06/2026	13764771	-	575.03	Deposit from batch 407777	
04/06/2026	13768470	-	641.54	Deposit from batch 407987	
04/07/2026	13771562	-	575.03	Deposit from batch 407611	
04/07/2026	13771562	-	575.03	Deposit from batch 407611	
04/07/2026	13771562	-	575.03	Deposit from batch 407611	
04/07/2026	13772658	-	575.03	Deposit from batch 407345	
04/07/2026	13773765	-	575.03	Deposit from batch 408190	
04/07/2026	13773775	-	320.77	Move Payment Transfer	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2026 - 4/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/07/2026	13773783	\$ -	\$ 209.18	Move Payment Transfer	
04/07/2026	13773787	-	575.03	Move Payment Transfer	
04/07/2026	13774438	75.00	-	Key Fob / Remotes - Batch 408202	
04/07/2026	13774440	17.09	-	Miscellaneous Fee - A - Batch 408202	
04/07/2026	13780465	-	575.03	Deposit from batch 408415	
04/07/2026	13780465	-	443.29	Deposit from batch 408415	
04/07/2026	13787386	575.03	-	Return - 04/03 No Account/Unable to Locate Account	
04/07/2026	13792127	30.00	-	NSF/Returned Check Fee - Batch 408956	
04/08/2026	13788376	-	350.00	Deposit from batch 408098	
04/08/2026	13788376	-	575.03	Deposit from batch 408098	
04/08/2026	13789055	-	575.03	Deposit from batch 408935	
04/08/2026	13791610	-	75.00	Applied Prepaid 124525874739	
04/08/2026	13791610	-	17.09	Applied Prepaid 124525874739	
04/08/2026	13797354	-	320.77	Deposit from batch 409284	
04/08/2026	13797354	-	532.77	Deposit from batch 409284	
04/08/2026	13797354	-	573.92	Deposit from batch 409284	
04/08/2026	13797354	-	575.03	Deposit from batch 409284	
04/08/2026	13797354	-	51.65	Deposit from batch 409284	
04/08/2026	13797354	-	575.03	Deposit from batch 409284	
04/08/2026	13797354	-	575.03	Deposit from batch 409284	
04/08/2026	13797354	-	575.03	Deposit from batch 409284	
04/08/2026	13797354	-	394.04	Deposit from batch 409284	
04/08/2026	13797354	-	575.03	Deposit from batch 409284	
04/09/2026	13799860	-	575.03	Deposit from batch 409577	
04/09/2026	13800687	-	250.00	Deposit from batch 408989	
04/09/2026	13800687	-	443.29	Deposit from batch 408989	
04/09/2026	13800687	-	575.03	Deposit from batch 408989	
04/09/2026	13800687	-	575.03	Deposit from batch 408989	
04/09/2026	13949992	25.00	-	Parking Permit/ Pass Fee - Batch 409780	
04/09/2026	13962014	-	317.38	Deposit from batch 410050	
04/09/2026	13962510	-	320.77	Deposit from batch 409898	
04/09/2026	13962510	-	400.00	Deposit from batch 409898	
04/09/2026	13962510	-	575.03	Deposit from batch 409898	
04/09/2026	13962510	-	433.74	Deposit from batch 409898	
04/09/2026	13962510	-	577.03	Deposit from batch 409898	
04/10/2026	13941668	-	320.77	Deposit from batch 407064	
04/10/2026	13941668	-	320.77	Deposit from batch 407064	
04/10/2026	13941668	-	320.77	Deposit from batch 407064	
04/10/2026	13941668	-	320.77	Deposit from batch 407064	
04/10/2026	13941668	-	320.77	Deposit from batch 407064	
04/10/2026	13941668	-	320.77	Deposit from batch 407064	
04/10/2026	13941668	-	320.77	Deposit from batch 407064	
04/10/2026	13941668	-	320.77	Deposit from batch 407064	
04/10/2026	13941668	-	320.77	Deposit from batch 407064	
04/10/2026	13941668	-	320.77	Deposit from batch 407064	
04/10/2026	13941668	-	320.77	Deposit from batch 407064	
04/10/2026	13941668	-	320.77	Deposit from batch 407064	
04/10/2026	13941668	-	320.77	Deposit from batch 407064	
04/10/2026	13941668	-	320.77	Deposit from batch 407064	

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2026 - 4/30/2026

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General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2026 - 4/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/10/2026	13977984	\$ -	\$ 320.77	Deposit from batch 410319	
04/10/2026	13977984	-	197.89	Deposit from batch 410319	
04/10/2026	13977984	-	575.03	Deposit from batch 410319	
04/10/2026	13977984	-	575.03	Deposit from batch 410319	
04/10/2026	13977984	-	575.03	Deposit from batch 410319	
04/10/2026	13977984	-	575.03	Deposit from batch 410319	
04/13/2026	13986703	-	320.77	Deposit from batch 410150	
04/13/2026	13986703	-	320.77	Deposit from batch 410150	
04/13/2026	13986703	-	155.63	Deposit from batch 410150	
04/13/2026	13986944	-	575.03	Deposit from batch 410718	
04/13/2026	13988642	-	575.03	Deposit from batch 410149	
04/13/2026	13988642	-	575.03	Deposit from batch 410149	
04/13/2026	13988642	-	575.03	Deposit from batch 410149	
04/13/2026	13988642	-	575.03	Deposit from batch 410149	
04/13/2026	13997115	-	320.77	Deposit from batch 411065	
04/13/2026	13997115	-	575.03	Deposit from batch 411065	
04/13/2026	13997115	-	575.03	Deposit from batch 411065	
04/13/2026	13997115	-	575.03	Deposit from batch 411065	
04/13/2026	13998473	-	2.00	Deposit from batch 411202	
04/14/2026	14000132	-	319.99	Deposit from batch 411348	
04/14/2026	14000132	-	575.03	Deposit from batch 411348	
04/14/2026	14000132	-	575.03	Deposit from batch 411348	
04/14/2026	14010291	-	320.54	Deposit from batch 411744	
04/14/2026	14010291	-	641.54	Deposit from batch 411744	
04/14/2026	14010291	-	209.18	Deposit from batch 411744	
04/14/2026	14010291	-	575.03	Deposit from batch 411744	
04/14/2026	14010291	-	575.03	Deposit from batch 411744	
04/15/2026	14014326	-	575.03	Deposit from batch 412193	
04/15/2026	14014326	-	575.03	Deposit from batch 412193	
04/17/2026	14039392	-	1,150.06	Deposit from batch 412854	
04/17/2026	14045354	-	575.03	Deposit from batch 413903	
04/20/2026	14049906	-	575.03	Deposit from batch 413585	
04/20/2026	14049906	-	575.03	Deposit from batch 413585	
04/21/2026	14062344	-	575.03	Deposit from batch 414339	
04/21/2026	14062344	-	575.03	Deposit from batch 414339	
04/21/2026	14062991	-	575.03	Deposit from batch 414343	
04/21/2026	14065482	75.00	-	Parking Permit/ Pass Fee - Batch 414850	
04/23/2026	14083970	-	575.03	Deposit from batch 415738	
04/24/2026	14092792	-	575.03	Deposit from batch 416161	
04/24/2026	14093319	-	600.00	Deposit from batch 415766	
04/27/2026	14104351	-	320.77	Deposit from batch 416692	
04/27/2026	14104351	-	575.03	Deposit from batch 416692	
04/27/2026	14104351	-	575.03	Deposit from batch 416692	
04/27/2026	14104351	-	575.03	Deposit from batch 416692	
04/28/2026	14115837	-	575.03	Deposit from batch 417169	
04/28/2026	14115837	-	107.41	Deposit from batch 417169	
04/28/2026	14115837	-	575.03	Deposit from batch 417169	
04/29/2026	14127617	-	320.77	Deposit from batch 417196	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2026 - 4/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/29/2026	14127617	\$ -	\$ 575.03	Deposit from batch 417196	
04/29/2026	14127617	-	4.60	Deposit from batch 417196	
04/30/2026	14148702	-	320.77	Deposit from batch 418848	
04/30/2026	14149337	1,535.66	-	Reimbursement Assessment - Batch 418754	
12-1281-00	A/R-Miscellaneous	-	1,300.06	1,300.06	-
Date	GL Ref #	Debit	Credit	Description	
04/07/2026	13773517	\$ 75.00	\$ -	Reclass seller portion of #647 - 305 Channel Islands key fob	
04/07/2026	13773523	650.03	-	Reclass escrow ck #647 - 305 Channel Islands; Reclass Chk # 0	
04/07/2026	13773523	-	650.03	Reclass escrow ck #647 - 305 Channel Islands (Reversal); Reclass Chk # 0	
04/07/2026	13773763	575.03	-	Reclass batch 407345 - 305 Channel Islands check #647; Reclass Chk # 0	
04/13/2026	14272589	-	650.03	Reclass Site Authority new sale income	
13-1300-00	Prepaid Insurance		12,706.99	-	4,235.68
Date	GL Ref #	Debit	Credit	Description	
04/30/2026	14272685	\$ -	\$ 4,235.68	Amortize prepaid EQ insurance 7/1/25-26	
13-1690-00	Clearing Account		-	1,535.66	1,535.66
Date	GL Ref #	Debit	Credit	Description	
04/30/2026	14149337	\$ -	\$ 1,535.66	Reimbursement Assessment - Batch 418754	
04/30/2026	14272699	1,535.66	-	Reclass batch 418754 - Billback tree trimming expense	
20-2001-00	Prepaid Dues		(22,594.40)	15,937.54	16,123.85
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	13624015	-	1,197.07	Deposit from batch 404650	
04/01/2026	13626735	-	575.03	Deposit from batch 404488	
04/01/2026	13626735	-	575.03	Deposit from batch 404488	
04/01/2026	13652647	3.39	-	Adjust Prepaid	
04/01/2026	13652656	0.23	-	Adjust Prepaid	
04/01/2026	13652663	320.77	-	Adjust Prepaid	
04/01/2026	13652674	320.77	-	Adjust Prepaid	
04/01/2026	13652687	320.77	-	Adjust Prepaid	
04/01/2026	13652691	358.26	-	Adjust Prepaid	
04/01/2026	13652693	377.14	-	Adjust Prepaid	
04/01/2026	13652699	575.03	-	Adjust Prepaid	
04/01/2026	13652702	575.03	-	Adjust Prepaid	
04/01/2026	13652706	575.03	-	Adjust Prepaid	
04/01/2026	13652710	575.03	-	Adjust Prepaid	
04/01/2026	13652714	320.77	-	Adjust Prepaid	
04/01/2026	13652719	0.39	-	Adjust Prepaid	
04/01/2026	13652723	0.78	-	Adjust Prepaid	
04/01/2026	13652728	320.77	-	Adjust Prepaid	
04/01/2026	13652733	7.93	-	Adjust Prepaid	
04/01/2026	13652741	320.77	-	Adjust Prepaid	
04/01/2026	13652751	320.77	-	Adjust Prepaid	
04/01/2026	13652757	1.11	-	Adjust Prepaid	
04/01/2026	13652764	365.85	-	Adjust Prepaid	
04/01/2026	13652771	575.03	-	Adjust Prepaid	
04/01/2026	13652777	40.64	-	Adjust Prepaid	
04/01/2026	13652784	575.03	-	Adjust Prepaid	
04/01/2026	13652792	523.38	-	Adjust Prepaid	
04/01/2026	13652799	467.62	-	Adjust Prepaid	
04/01/2026	13652806	570.43	-	Adjust Prepaid	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2026 - 4/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/01/2026	13652809	\$ 174.05	\$ -	Adjust Prepaid	
04/01/2026	13652813	419.40	-	Adjust Prepaid	
04/01/2026	13652816	131.74	-	Adjust Prepaid	
04/01/2026	13652819	131.74	-	Adjust Prepaid	
04/01/2026	13652822	42.26	-	Adjust Prepaid	
04/01/2026	13652826	565.61	-	Adjust Prepaid	
04/01/2026	13652831	180.99	-	Adjust Prepaid	
04/01/2026	13652833	141.29	-	Adjust Prepaid	
04/01/2026	13652837	575.03	-	Adjust Prepaid	
04/01/2026	13652840	575.03	-	Adjust Prepaid	
04/01/2026	13652843	575.03	-	Adjust Prepaid	
04/01/2026	13652849	575.03	-	Adjust Prepaid	
04/01/2026	13652855	575.03	-	Adjust Prepaid	
04/01/2026	13652860	323.59	-	Adjust Prepaid	
04/01/2026	13652868	365.85	-	Adjust Prepaid	
04/01/2026	13652876	320.77	-	Adjust Prepaid	
04/01/2026	13652882	80.28	-	Adjust Prepaid	
04/01/2026	13652889	575.03	-	Adjust Prepaid	
04/01/2026	13710332	-	131.79	Deposit from batch 405627	
04/02/2026	13716802	-	313.10	Deposit from batch 404843	
04/02/2026	13716802	-	80.28	Deposit from batch 404843	
04/02/2026	13726532	-	323.59	Deposit from batch 406241	
04/03/2026	13730813	-	0.12	Deposit from batch 405902	
04/03/2026	13730813	-	576.00	Deposit from batch 405902	
04/03/2026	13744309	-	575.03	Deposit from batch 406562	
04/03/2026	13744309	-	590.58	Deposit from batch 406562	
04/03/2026	13746655	-	2.97	Deposit from batch 406732	
04/06/2026	13752082	-	575.03	Deposit from batch 406438	
04/06/2026	13752082	-	320.77	Deposit from batch 406438	
04/07/2026	13771562	-	313.86	Deposit from batch 407611	
04/07/2026	13773775	320.77	-	Move Payment Transfer	
04/07/2026	13773783	209.18	-	Move Payment Transfer	
04/07/2026	13773787	575.03	-	Move Payment Transfer	
04/07/2026	13780465	-	89.48	Deposit from batch 408415	
04/08/2026	13791610	92.09	-	Adjust Prepaid	
04/08/2026	13797354	-	524.35	Deposit from batch 409284	
04/08/2026	13797354	-	1.11	Deposit from batch 409284	
04/08/2026	13797354	-	187.28	Deposit from batch 409284	
04/08/2026	13798793	-	532.77	Deposit from batch 409396	
04/09/2026	13800687	-	89.48	Deposit from batch 408989	
04/09/2026	13962014	-	2.62	Deposit from batch 410050	
04/09/2026	13962510	-	313.86	Deposit from batch 409898	
04/10/2026	13977984	-	377.14	Deposit from batch 410319	
04/13/2026	13986703	-	419.40	Deposit from batch 410150	
04/13/2026	13986703	-	320.77	Deposit from batch 410150	
04/13/2026	13988642	-	575.03	Deposit from batch 410149	
04/13/2026	13997115	-	575.03	Deposit from batch 411065	
04/13/2026	13998473	-	575.03	Deposit from batch 411202	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2026 - 4/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/14/2026	14000132	\$ -	\$ 0.78	Deposit from batch 411348	
04/14/2026	14010291	-	0.46	Deposit from batch 411744	
04/14/2026	14010291	-	365.85	Deposit from batch 411744	
04/14/2026	14012138	-	315.00	Deposit from batch 412095	
04/24/2026	14101675	-	575.03	Deposit from batch 416417	
04/27/2026	14113399	-	575.03	Deposit from batch 416972	
04/28/2026	14115837	-	532.77	Deposit from batch 417169	
04/28/2026	14115837	-	468.59	Deposit from batch 417169	
04/28/2026	14124609	-	575.03	Deposit from batch 417455	
04/28/2026	14124609	-	532.77	Deposit from batch 417455	
04/28/2026	14124609	-	600.00	Deposit from batch 417455	
04/29/2026	14127617	-	528.17	Deposit from batch 417196	
04/29/2026	14135766	-	320.77	Deposit from batch 418320	
20-2795-00	Accrued Operating Expenses	(227,764.48)	227,764.48	122,542.48	(122,542.48)
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	13968538	\$ 227,764.48	\$ -	Monthly Accrual (Reversal)	
04/30/2026	14272599	-	114,742.48	Monthly Accrual	
04/30/2026	14272701	-	7,800.00	Accrue electricity	
20-2799-00	Accounts Payable	-	372,478.52	372,478.52	-
Date	GL Ref #	Debit	Credit	Description	
04/02/2026	13713431	\$ -	\$ 610.10	Accounts Payable Inv # 0033385032126	
04/02/2026	13713435	610.10	-	Accounts Payable Inv # 0033385032126; Charter Communications Chk # 300057	
04/03/2026	13736411	-	4,500.00	Accounts Payable Inv # 3725525	
04/03/2026	13736413	-	5,529.41	Accounts Payable Inv # 3726886	
04/03/2026	13736415	-	508.69	Accounts Payable Inv # 419053	
04/03/2026	13736417	-	1,280.00	Accounts Payable Inv # 1400	
04/03/2026	13736419	-	1,670.97	Accounts Payable Inv # 92	
04/03/2026	13736421	-	2,792.50	Accounts Payable Inv # 196-1	
04/03/2026	13767233	508.69	-	Accounts Payable Inv # 419053; Gothic Landscape Maintenance Division Chk # 100314	
04/03/2026	13767235	4,500.00	-	Accounts Payable Inv # 3725525; Seabreeze Management Company, Inc. Chk # 100315	
04/03/2026	13767235	5,529.41	-	Accounts Payable Inv # 3726886; Seabreeze Management Company, Inc. Chk # 100315	
04/03/2026	13767239	1,670.97	-	Accounts Payable Inv # 92; Eastman Electric Chk # 100316	
04/03/2026	13767241	2,792.50	-	Accounts Payable Inv # 196-1; Eastman Electric Chk # 100317	
04/03/2026	13767243	1,280.00	-	Accounts Payable Inv # 1400; Vega cleaning service inc. Chk # 100318	
04/06/2026	13761717	-	225.00	Accounts Payable Inv # 13830	
04/06/2026	13761719	225.00	-	Accounts Payable Inv # 13830; Garage Door Doctor Chk # 100319	
04/07/2026	13767229	-	1,364.20	Accounts Payable Inv # 040226-085881513	
04/07/2026	13767231	-	476.12	Accounts Payable Inv # 040226-337810871	
04/07/2026	13767247	1,364.20	-	Accounts Payable Inv # 040226-085881513; SoCalGas Chk # 100320	
04/07/2026	13767249	476.12	-	Accounts Payable Inv # 040226-337810871; SoCalGas Chk # 100321	
04/07/2026	13777304	-	395.00	Accounts Payable Inv # 10092-1	
04/07/2026	13777306	-	268.13	Accounts Payable Inv # 13832	
04/07/2026	13777308	-	2,393.82	Accounts Payable Inv # 12950	
04/07/2026	13777310	-	916.99	Accounts Payable Inv # 12853	
04/07/2026	13777312	-	2,391.68	Accounts Payable Inv # 13399	
04/07/2026	13777314	-	3,072.71	Accounts Payable Inv # 13800	
04/07/2026	13777316	-	85.00	Accounts Payable Inv # 12716	
04/07/2026	13777318	-	29,700.00	Accounts Payable Inv # 420057	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2026 - 4/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/07/2026	13777320	\$ -	\$ 47.94	Accounts Payable Inv # 3727100	
04/07/2026	13777322	-	650.00	Accounts Payable Inv # 94385	
04/07/2026	13777324	-	625.00	Accounts Payable Inv # 94384	
04/07/2026	13777326	-	2,525.00	Accounts Payable Inv # 94383	
04/07/2026	13777328	85.00	-	Accounts Payable Inv # 12716; Garage Door Doctor Chk # 100322	
04/07/2026	13777330	2,393.82	-	Accounts Payable Inv # 12950; Garage Door Doctor Chk # 100323	
04/07/2026	13777332	268.13	-	Accounts Payable Inv # 13832; Garage Door Doctor Chk # 100324	
04/07/2026	13777334	916.99	-	Accounts Payable Inv # 12853; Garage Door Doctor Chk # 100325	
04/07/2026	13777336	2,391.68	-	Accounts Payable Inv # 13399; Garage Door Doctor Chk # 100326	
04/07/2026	13777338	3,072.71	-	Accounts Payable Inv # 13800; Garage Door Doctor Chk # 100327	
04/07/2026	13777340	29,700.00	-	Accounts Payable Inv # 420057; Gothic Landscape Maintenance Division Chk # 100328	
04/07/2026	13777342	47.94	-	Accounts Payable Inv # 3727100; Seabreeze Management Company, Inc. Chk # 100329	
04/07/2026	13777344	650.00	-	Accounts Payable Inv # 94385; Better Pools LA Chk # 100330	
04/07/2026	13777346	625.00	-	Accounts Payable Inv # 94384; Better Pools LA Chk # 100331	
04/07/2026	13777348	2,525.00	-	Accounts Payable Inv # 94383; Better Pools LA Chk # 100332	
04/07/2026	13777350	395.00	-	Accounts Payable Inv # 10092-1; Just Termites Chk # 100333	
04/08/2026	13793734	-	670.31	Accounts Payable Inv # 13810	
04/08/2026	13793736	-	1,280.00	Accounts Payable Inv # 1401	
04/08/2026	13793738	-	30.00	Accounts Payable Inv # 3727218	
04/08/2026	13793740	1,280.00	-	Accounts Payable Inv # 1401; Vega cleaning service inc. Chk # 100334	
04/08/2026	13793742	670.31	-	Accounts Payable Inv # 13810; Garage Door Doctor Chk # 100335	
04/08/2026	13793744	30.00	-	Accounts Payable Inv # 3727218; Seabreeze Management Company, Inc. Chk # 100336	
04/13/2026	13982431	-	53,336.42	Accounts Payable Inv # 512306	
04/13/2026	13982436	-	674.00	Accounts Payable Inv # 94713	
04/13/2026	13982438	-	375.00	Accounts Payable Inv # 94697	
04/13/2026	13982440	-	250.00	Accounts Payable Inv # 94698	
04/13/2026	13982444	53,336.42	-	Accounts Payable Inv # 512306; California State University, Channel Islands Chk # 100337	
04/13/2026	13982446	375.00	-	Accounts Payable Inv # 94697; Better Pools LA Chk # 100338	
04/13/2026	13982448	250.00	-	Accounts Payable Inv # 94698; Better Pools LA Chk # 100339	
04/13/2026	13982450	674.00	-	Accounts Payable Inv # 94713; Better Pools LA Chk # 100340	
04/15/2026	14022791	-	479.66	Accounts Payable Inv # 3727658	
04/15/2026	14022793	-	873.95	Accounts Payable Inv # 9247837683	
04/15/2026	14022795	-	456.72	Accounts Payable Inv # 9247892894	
04/15/2026	14022797	-	1,126.00	Accounts Payable Inv # 420710	
04/15/2026	14022799	-	573.33	Accounts Payable Inv # 9247955251	
04/15/2026	14022801	479.66	-	Accounts Payable Inv # 3727658; Seabreeze Management Company, Inc. Chk # 100341	
04/15/2026	14022803	873.95	-	Accounts Payable Inv # 9247837683; HD Supply Chk # 100342	
04/15/2026	14022805	456.72	-	Accounts Payable Inv # 9247892894; HD Supply Chk # 100343	
04/15/2026	14022807	573.33	-	Accounts Payable Inv # 9247955251; HD Supply Chk # 100344	
04/15/2026	14022809	1,126.00	-	Accounts Payable Inv # 420710; Gothic Landscape Maintenance Division Chk # 100345	
04/16/2026	14033768	-	5,529.41	Accounts Payable Inv # 3728505	
04/16/2026	14033770	5,529.41	-	Accounts Payable Inv # 3728505; Seabreeze Management Company, Inc. Chk # 100346	
04/20/2026	14058344	-	150.00	Accounts Payable Inv # 1406	
04/20/2026	14058346	-	875.00	Accounts Payable Inv # 1404	
04/20/2026	14058348	-	1,950.00	Accounts Payable Inv # 1402	
04/20/2026	14058350	-	1,280.00	Accounts Payable Inv # 1403	
04/20/2026	14058352	-	395.00	Accounts Payable Inv # 94806	
04/20/2026	14058354	1,950.00	-	Accounts Payable Inv # 1402; Vega cleaning service inc. Chk # 100347	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2026 - 4/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/20/2026	14058356	\$ 1,280.00	\$ -	Accounts Payable Inv # 1403; Vega cleaning service inc. Chk # 100348	
04/20/2026	14058358	875.00	-	Accounts Payable Inv # 1404; Vega cleaning service inc. Chk # 100349	
04/20/2026	14058360	150.00	-	Accounts Payable Inv # 1406; Vega cleaning service inc. Chk # 100350	
04/20/2026	14058362	395.00	-	Accounts Payable Inv # 94806; Better Pools LA Chk # 100351	
04/20/2026	14059112	-	51.39	Accounts Payable Inv # 0293780040926	
04/20/2026	14059114	51.39	-	Accounts Payable Inv # 0293780040926; Charter Communications Chk # 300058	
04/22/2026	14079211	-	525.00	Accounts Payable Inv # 13401	
04/22/2026	14079213	-	534.85	Accounts Payable Inv # B04-2026	
04/22/2026	14079215	-	1,000.00	Accounts Payable Inv # 1193	
04/22/2026	14079217	-	1,250.00	Accounts Payable Inv # 1612	
04/22/2026	14079219	-	534.85	Accounts Payable Inv # B02-2026	
04/22/2026	14079221	-	534.85	Accounts Payable Inv # B03-2026	
04/22/2026	14079223	-	550.00	Accounts Payable Inv # SR-04928	
04/22/2026	14079225	-	200.00	Accounts Payable Inv # 1407	
04/22/2026	14079229	550.00	-	Accounts Payable Inv # SR-04928; Kastle Kare Inc Chk # 100352	
04/22/2026	14079231	1,000.00	-	Accounts Payable Inv # 1193; Remedy Pest Elimination Chk # 100353	
04/22/2026	14079233	1,250.00	-	Accounts Payable Inv # 1612; Remedy Pest Elimination Chk # 100354	
04/22/2026	14079235	534.85	-	Accounts Payable Inv # B02-2026; KW University Glen, LLC Chk # 100355	
04/22/2026	14079237	534.85	-	Accounts Payable Inv # B03-2026; KW University Glen, LLC Chk # 100356	
04/22/2026	14079239	534.85	-	Accounts Payable Inv # B04-2026; KW University Glen, LLC Chk # 100357	
04/22/2026	14079241	200.00	-	Accounts Payable Inv # 1407; Vega cleaning service inc. Chk # 100358	
04/22/2026	14079243	525.00	-	Accounts Payable Inv # 13401; Xtreme Fitness Service Inc. Chk # 100359	
04/23/2026	14089583	-	6,176.82	Accounts Payable Inv # 041626-0044384 3	
04/23/2026	14089587	-	140.31	Accounts Payable Inv # 0380181041226	
04/23/2026	14089589	140.31	-	Accounts Payable Inv # 0380181041226; Charter Communications Chk # 300059	
04/23/2026	14089591	6,176.82	-	Accounts Payable Inv # 041626-0044384 3; E. J. Harrison & Sons, Inc. Chk # 300060	
04/24/2026	14099677	-	395.00	Accounts Payable Inv # 10098-1	
04/24/2026	14099679	-	7,966.67	Accounts Payable Inv # 512327	
04/24/2026	14099681	-	1,280.00	Accounts Payable Inv # 1408	
04/24/2026	14099683	-	875.00	Accounts Payable Inv # 1409	
04/24/2026	14099685	-	200.00	Accounts Payable Inv # 1410	
04/24/2026	14099687	-	1,657.50	Accounts Payable Inv # 421294	
04/24/2026	14099689	1,280.00	-	Accounts Payable Inv # 1408; Vega cleaning service inc. Chk # 100360	
04/24/2026	14099691	875.00	-	Accounts Payable Inv # 1409; Vega cleaning service inc. Chk # 100361	
04/24/2026	14099693	200.00	-	Accounts Payable Inv # 1410; Vega cleaning service inc. Chk # 100362	
04/24/2026	14099695	1,657.50	-	Accounts Payable Inv # 421294; Gothic Landscape Maintenance Division Chk # 100363	
04/24/2026	14099697	7,966.67	-	Accounts Payable Inv # 512327; CSU Channel Islands Site Authority Chk # 100364	
04/24/2026	14099699	395.00	-	Accounts Payable Inv # 10098-1; Just Termites Chk # 100365	
04/27/2026	14110675	-	70,851.27	Accounts Payable Inv # 042326-127	
04/27/2026	14110679	70,851.27	-	Accounts Payable Inv # 042326-127; California State (WFB) Chk # 100366	
04/29/2026	14131628	-	128,790.00	Accounts Payable Inv # 512180	
04/29/2026	14131630	-	827.64	Accounts Payable Inv # 041626.	
04/29/2026	14131632	-	2,014.10	Accounts Payable Inv # 041626	
04/29/2026	14131634	2,014.10	-	Accounts Payable Inv # 041626; E. J. Harrison & Sons, Inc. Chk # 300061	
04/29/2026	14131636	827.64	-	Accounts Payable Inv # 041626.; E. J. Harrison & Sons, Inc. Chk # 300062	
04/29/2026	14131638	128,790.00	-	Accounts Payable Inv # 512180; CSU Channel Islands Site Authority Chk # 100367	
04/30/2026	14145526	-	56.52	Accounts Payable Inv # 3729139	
04/30/2026	14145528	-	610.10	Accounts Payable Inv # 0033385042126	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2026 - 4/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/30/2026	14145530	\$ -	\$ 375.00	Accounts Payable Inv # 95325	
04/30/2026	14145532	-	250.00	Accounts Payable Inv # 95326	
04/30/2026	14145534	-	1,701.08	Accounts Payable Inv # 041626-0127257 1	
04/30/2026	14145536	-	5,180.50	Accounts Payable Inv # 041626-0005617 3	
04/30/2026	14145538	-	3,462.01	Accounts Payable Inv # 041626-0128958 3	
04/30/2026	14145540	-	875.00	Accounts Payable Inv # 1405	
04/30/2026	14145542	-	1,280.00	Accounts Payable Inv # 1411	
04/30/2026	14145544	1,701.08	-	Accounts Payable Inv # 041626-0127257 1; E. J. Harrison & Sons,Inc. Chk # 300063	
04/30/2026	14145546	5,180.50	-	Accounts Payable Inv # 041626-0005617 3; E. J. Harrison & Sons,Inc. Chk # 300064	
04/30/2026	14145548	3,462.01	-	Accounts Payable Inv # 041626-0128958 3; E. J. Harrison & Sons,Inc. Chk # 300065	
04/30/2026	14145550	610.10	-	Accounts Payable Inv # 0033385042126; Charter Communications Chk # 300066	
04/30/2026	14145552	56.52	-	Accounts Payable Inv # 3729139; Seabreeze Management Company, Inc. Chk # 100368	
04/30/2026	14145554	375.00	-	Accounts Payable Inv # 95325; Better Pools LA Chk # 100369	
04/30/2026	14145556	250.00	-	Accounts Payable Inv # 95326; Better Pools LA Chk # 100370	
04/30/2026	14145558	875.00	-	Accounts Payable Inv # 1405; Vega cleaning service inc. Chk # 100371	
04/30/2026	14145560	1,280.00	-	Accounts Payable Inv # 1411; Vega cleaning service inc. Chk # 100372	
40-4000-00	Reserve Liability		(193,020.75)	82,921.78	54,434.00 (164,532.97)
Date	GL Ref #	Debit	Credit	Description	
04/27/2026	14110675	\$ 70,851.27	\$ -	4th Quarter Transfer to Reserves - Apr-Dec 2025 less expenses paid (transfer to Cal State We	
04/30/2026	14141391	-	28,000.00	Monthly Reserve Contribution	
04/30/2026	14141391	-	1,400.00	Monthly Reserve Contribution	
04/30/2026	14141391	-	25,034.00	Monthly Reserve Contribution	
04/30/2026	14272681	12,070.51	-	Reallocate reserve exp to GL 4000 liability	
40-4003-00	Reserve Expenses - Townhouse		-	12,070.51	12,070.51 -
Date	GL Ref #	Debit	Credit	Description	
04/07/2026	13777308	\$ 2,393.82	\$ -	Garage Door Replacement 306 E Santa Cruz Isl Crt	
04/07/2026	13777310	916.99	-	Spring Conversion at 210 Landing Cove	
04/07/2026	13777312	2,391.68	-	Garage Door Replacement at 304 E Twin Harbor	
04/07/2026	13777314	3,072.71	-	Replacement Garage Door at 289 Smugglers Cove	
04/08/2026	13793734	670.31	-	Garage Door Repair at 224 Smugglers Cove	
04/20/2026	14058346	875.00	-	Paint Garage Door 711 Santa Cruz	
04/24/2026	14099683	875.00	-	Painting Garage Door at 701 Santa Cruz	
04/30/2026	14145540	875.00	-	Paint Garage Door at 289 Smugglers Cove.	
04/30/2026	14272681	-	12,070.51	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		(1,035,054.00)	23,095.44	138,101.44 (1,150,060.00)
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	9390214	\$ -	\$ 23,095.44	Assessment - A - Batch 259640	
04/01/2026	9390238	-	115,006.00	Assessment - A - Batch 259641	
04/01/2026	10121661	23,095.44	-	Reclass single family home assessments	
50-5013-00	Single family homes		(207,858.96)	-	23,095.44 (230,954.40)
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	10121661	\$ -	\$ 23,095.44	Reclass single family home assessments	
50-5015-00	Apartment Assessment		(1,084,772.61)	-	120,530.29 (1,205,302.90)
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	9390262	\$ -	\$ 98,834.75	Apartment Assessment - A - Batch 259757	
04/01/2026	9390286	-	17,476.92	Apartment Assessment - A - Batch 259758	
04/01/2026	9390310	-	4,218.62	Commercial Assessment - A - Batch 259759	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2026 - 4/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5023-00	Bank Return Check/NSF Fees	(\$245.00)	\$-	\$30.00	(\$275.00)
Date	GL Ref #	Debit	Credit	Description	
04/07/2026	13792127	\$ -	\$ 30.00	NSF/Returned Check Fee - Batch 408956	
50-5042-00	Late Interest	(122.50)	-	-	(122.50)
Date	GL Ref #	Debit	Credit	Description	
50-5045-00	Parking Fees	(325.00)	-	100.00	(425.00)
Date	GL Ref #	Debit	Credit	Description	
04/09/2026	13949992	\$ -	\$ 25.00	Parking Permit/ Pass Fee - Batch 409780	
04/21/2026	14065482	-	75.00	Parking Permit/ Pass Fee - Batch 414850	
50-5060-00	Gate/Pool Keys/Remotes	(150.00)	-	150.00	(300.00)
Date	GL Ref #	Debit	Credit	Description	
04/07/2026	13773517	\$ -	\$ 75.00	Reclass seller portion of #647 - 305 Channel Islands key fob	
04/07/2026	13774438	-	75.00	Key Fob / Remotes - Batch 408202	
50-5100-00	Miscellaneous Income	(3,402.02)	-	17.09	(3,419.11)
Date	GL Ref #	Debit	Credit	Description	
04/07/2026	13774440	\$ -	\$ 17.09	Miscellaneous Fee - A - Batch 408202	
50-5105-00	Attorney/Collection Fees	60.00	-	-	60.00
Date	GL Ref #	Debit	Credit	Description	
60-6000-00	PLEASE SELECT PROPER GL CODE	-	650.03	650.03	-
Date	GL Ref #	Debit	Credit	Description	
04/13/2026	13992453	\$ -	\$ 650.03	GL 1281	
04/13/2026	14272589	650.03	-	Reclass Site Authority new sale income	
60-6015-00	Reserve Study	5,350.00	-	-	5,350.00
Date	GL Ref #	Debit	Credit	Description	
60-6035-00	Mgmt Billback - Office & Postage	7,862.94	584.12	-	8,447.06
Date	GL Ref #	Debit	Credit	Description	
04/07/2026	13777320	\$ 47.94	\$ -	February Billback-Seabreeze Management Company, Inc.	
04/15/2026	14022791	479.66	-	MAR Admin 2026-Seabreeze Management Company, Inc.	
04/30/2026	14145526	56.52	-	Seabreeze Management Company, Inc.	
60-6037-00	Onsite Mgmt-Contingency	723.86	-	-	723.86
Date	GL Ref #	Debit	Credit	Description	
60-6040-00	Mgmt Services & On-Site Staff Payroll	145,287.67	15,558.82	-	160,846.49
Date	GL Ref #	Debit	Credit	Description	
04/03/2026	13736411	\$ 4,500.00	\$ -	April Service-Seabreeze Management Company, Inc.	
04/03/2026	13736413	5,529.41	-	Pay Period 3/8/2026 - 3/21/2026 Paid 3/27/2026-Seabreeze Management Company, Inc.	
04/16/2026	14033768	5,529.41	-	Pay Period: 03/22/26-04/04/26 Pd 4/10/2026-Seabreeze Management Company, Inc.	
60-6041-00	Office Rent & Maintenance	3,743.95	1,604.55	-	5,348.50
Date	GL Ref #	Debit	Credit	Description	
04/22/2026	14079213	\$ 534.85	\$ -	Office Rent for April 2026	
04/22/2026	14079219	534.85	-	Office Rent for February 2026	
04/22/2026	14079221	534.85	-	Office Rent for March 2026	
60-6052-00	Collection Costs/Billback	150.00	30.00	-	180.00
Date	GL Ref #	Debit	Credit	Description	
04/08/2026	13793738	\$ 30.00	\$ -	NSF	
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	71,700.03	7,966.67	-	79,666.70
Date	GL Ref #	Debit	Credit	Description	
04/24/2026	14099679	\$ 7,966.67	\$ -	Police Service for April 2026	
64-6405-00	Landscape Contract	267,300.00	29,700.00	-	297,000.00
Date	GL Ref #	Debit	Credit	Description	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2026 - 4/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
04/07/2026	13777318 \$ 29,700.00	\$ -			
64-6410-00	Landscape Extras	737.12	-	-	737.12
Date	GL Ref #	Debit	Credit	Description	
64-6420-00	Irrigation Repairs	13,517.35	2,783.50	-	16,300.85
Date	GL Ref #	Debit	Credit	Description	
04/15/2026	14022797 \$ 1,126.00	\$ -		Valve replacement	
04/24/2026	14099687 1,657.50	-		Irrigation Repairs.	
64-6425-00	Tree Maintenance	77,434.94	-	1,535.66	75,899.28
Date	GL Ref #	Debit	Credit	Description	
04/30/2026	14272699 \$ -	\$ 1,535.66		Reclass batch 418754 - Billback tree trimming expense	
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	23,824.28	1,670.97	-	25,495.25
Date	GL Ref #	Debit	Credit	Description	
04/03/2026	13736419 \$ 1,670.97	\$ -		CA Electrical for March 2026	
65-6550-00	Janitorial Service	52,185.00	6,550.00	-	58,735.00
Date	GL Ref #	Debit	Credit	Description	
04/03/2026	13736417 \$ 1,280.00	\$ -		Contract Service thru March 29, 2026	
04/08/2026	13793736 1,280.00	-		Weekly Contract Service thru April 5, 2026	
04/20/2026	14058344 150.00	-		at 711 CI Drive clean tagging from curb	
04/20/2026	14058350 1,280.00	-		Contract Janitorial thru April 12, 2026	
04/24/2026	14099681 1,280.00	-		Contract Service thru April 19, 2026	
04/30/2026	14145542 1,280.00	-		Contract Service thru April 26, 2026	
65-6553-00	Common Area Maintenance	10,609.24	-	-	10,609.24
Date	GL Ref #	Debit	Credit	Description	
65-6554-00	Common Area Supplies	13,533.60	1,904.00	-	15,437.60
Date	GL Ref #	Debit	Credit	Description	
04/15/2026	14022793 \$ 873.95	\$ -		Janitorial Supplies	
04/15/2026	14022795 456.72	-		Janitorial Supplies	
04/15/2026	14022799 573.33	-		Janitorial supplies	
65-6555-00	Pest Control (Pest & Gopher)	14,255.00	2,800.00	-	17,055.00
Date	GL Ref #	Debit	Credit	Description	
04/22/2026	14079215 \$ 1,000.00	\$ -		Pest Control for February 2026	
04/22/2026	14079217 1,250.00	-		Pest Control for April 2026	
04/22/2026	14079223 550.00	-		Gopher service for April May 2026	
65-6570-00	Pool/Fountain Contract Services	27,950.00	3,800.00	-	31,750.00
Date	GL Ref #	Debit	Credit	Description	
04/07/2026	13777322 \$ 650.00	\$ -		Fountain Contract Service for April 2026	
04/07/2026	13777324 625.00	-		Pre Summer Conditioner	
04/07/2026	13777326 2,525.00	-		Monthly Pool Maintenance April 2026	
65-6572-00	Pool/Fountain Extras	12,904.36	4,269.00	-	17,173.36
Date	GL Ref #	Debit	Credit	Description	
04/13/2026	13982436 \$ 674.00	\$ -		Hillcrest Pool Filter Cartridge Replacement	
04/13/2026	13982438 375.00	-		Clean grids at Hillcrest pool spa	
04/13/2026	13982440 250.00	-		Clean pool grids both Townside & Hillcrest	
04/20/2026	14058348 1,950.00	-		Prop Hillcrest Pool/Spa for Spring Season	
04/20/2026	14058352 395.00	-		Townside Pool repair water line	
04/30/2026	14145530 375.00	-		Hillcrest Pool Spa Grids	
04/30/2026	14145532 250.00	-		Townside Pool Spa Filter Cleaning	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2026 - 4/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
65-6588-00	Fitness Equipment	\$3,297.75	\$525.00	\$-	\$3,822.75
Date	GL Ref #	Debit	Credit	Description	
04/22/2026	14079211	\$ 525.00	\$ -	Quarterly Preventative Maintenance	
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	508.69	-	4,500.51
Date	GL Ref #	Debit	Credit	Description	
04/03/2026	13736415	\$ 508.69	\$ -	Batten board replacement at DG Path	
66-6627-00	Lighting - Townhomes Sconce Repairs	22,568.18	2,792.50	-	25,360.68
Date	GL Ref #	Debit	Credit	Description	
04/03/2026	13736421	\$ 2,792.50	\$ -	TH Electrical services for March 2026	
66-6630-00	Windows & Doors	6,052.50	-	-	6,052.50
Date	GL Ref #	Debit	Credit	Description	
66-6633-00	Roofing/Waterproofing (Townhomes)	3,975.00	200.00	-	4,175.00
Date	GL Ref #	Debit	Credit	Description	
04/22/2026	14079225	\$ 200.00	\$ -	At 201 Smugglers reconnect downspout leader downspou	
66-6638-00	Gutter Cleaning	7,800.00	-	-	7,800.00
Date	GL Ref #	Debit	Credit	Description	
66-6640-00	Fencing/Trash Enclosure/Gates	1,110.00	-	-	1,110.00
Date	GL Ref #	Debit	Credit	Description	
66-6645-00	Plumbing (Townhouse)	2,310.89	200.00	-	2,510.89
Date	GL Ref #	Debit	Credit	Description	
04/24/2026	14099685	\$ 200.00	\$ -	Replace Hose Bib at 355 CI Drive	
66-6650-00	Garage Doors	1,481.31	578.13	-	2,059.44
Date	GL Ref #	Debit	Credit	Description	
04/06/2026	13761717	\$ 225.00	\$ -	Garage Door repair at 324 Smugglers	
04/07/2026	13777306	268.13	-	Garage Door Repair 425 CI Drive	
04/07/2026	13777316	85.00	-	Garage door repair at 201 Smugglers Cove	
66-6655-00	Pest Control/Termites	2,190.00	790.00	-	2,980.00
Date	GL Ref #	Debit	Credit	Description	
04/07/2026	13777304	\$ 395.00	\$ -	Termite Treatment at 316 E Platts Harbor	
04/24/2026	14099677	395.00	-	Termite Treatment at 345 CI Drive	
66-6660-00	Heaters	169.00	-	-	169.00
Date	GL Ref #	Debit	Credit	Description	
66-6665-00	Stucco Drywall Repair	1,250.00	-	-	1,250.00
Date	GL Ref #	Debit	Credit	Description	
67-6700-00	Water - Reclaimed (Landscape)	59,276.90	15,854.25	12,738.23	62,392.92
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	13968538	\$ -	\$ 6,094.73	Monthly Accrual (Reversal)	
04/01/2026	13968538	-	6,643.50	Monthly Accrual (Reversal)	
04/13/2026	13982431	3,116.02	-	10002448-California State University, Channel Islands	
04/30/2026	14272599	6,094.73	-	Monthly Accrual	
04/30/2026	14272599	6,643.50	-	Monthly Accrual	
67-6701-00	Water-(Potable/Common Area Pools)	149,644.07	44,766.54	29,652.00	164,758.61
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	13968538	\$ -	\$ 14,800.00	Monthly Accrual (Reversal)	
04/01/2026	13968538	-	14,852.00	Monthly Accrual (Reversal)	
04/13/2026	13982431	15,114.54	-	10002448-California State University, Channel Islands	
04/30/2026	14272599	14,800.00	-	Monthly Accrual	
04/30/2026	14272599	14,852.00	-	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: 4/1/2026 - 4/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
67-6702-00	Sewer	\$231,238.98	\$69,088.14	\$42,063.00	\$258,264.12
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	13968538	\$ -	\$ 21,031.50	Monthly Accrual (Reversal)	
04/01/2026	13968538	-	21,031.50	Monthly Accrual (Reversal)	
04/13/2026	13982431	27,025.14	-	10002448-California State University, Channel Islands	
04/30/2026	14272599	21,031.50	-	Monthly Accrual	
04/30/2026	14272599	21,031.50	-	Monthly Accrual	
67-6703-00	Water/Sewer Infrastructue Fee	77,558.07	24,242.22	16,161.50	85,638.79
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	13968538	\$ -	\$ 8,080.75	Monthly Accrual (Reversal)	
04/01/2026	13968538	-	8,080.75	Monthly Accrual (Reversal)	
04/13/2026	13982431	8,080.72	-	10002448-California State University, Channel Islands	
04/30/2026	14272599	8,080.75	-	Monthly Accrual	
04/30/2026	14272599	8,080.75	-	Monthly Accrual	
67-6705-00	Electricity	72,489.38	7,800.00	-	80,289.38
Date	GL Ref #	Debit	Credit	Description	
04/30/2026	14272701	\$ 7,800.00	\$ -	Accrue electricity	
67-6710-00	Gas	19,577.10	1,840.32	-	21,417.42
Date	GL Ref #	Debit	Credit	Description	
04/07/2026	13767229	\$ 1,364.20	\$ -	100 858 8151 3	
04/07/2026	13767231	476.12	-	153 378 1087 1	
67-6720-00	Cable/Telephone	6,663.39	1,411.90	-	8,075.29
Date	GL Ref #	Debit	Credit	Description	
04/02/2026	13713431	\$ 610.10	\$ -	8448 20 899 0033385	
04/20/2026	14059112	51.39	-	8448 20 041 0293780-Charter Communications	
04/23/2026	14089587	140.31	-	8448 20 041 0380181	
04/30/2026	14145528	610.10	-	8448 20 899 0033385-Charter Communications	
67-6725-00	Trash Removal	169,808.31	19,362.15	-	189,170.46
Date	GL Ref #	Debit	Credit	Description	
04/23/2026	14089583	\$ 6,176.82	\$ -	1 -0044384 3	
04/29/2026	14131630	827.64	-	1 -0119228 2-E. J. Harrison & Sons,Inc.	
04/29/2026	14131632	2,014.10	-	1 -0044477 5-E. J. Harrison & Sons,Inc.	
04/30/2026	14145534	1,701.08	-	1 -0127257 1	
04/30/2026	14145536	5,180.50	-	1 -0005617 3	
04/30/2026	14145538	3,462.01	-	1 -0128958 3	
68-6800-00	Insurance Master Policy	127,149.75	142,917.75	127,149.75	142,917.75
Date	GL Ref #	Debit	Credit	Description	
04/01/2026	13968538	\$ -	\$ 127,149.75	Monthly Accrual (Reversal)	
04/29/2026	14131628	128,790.00	-	TH Master Policy 2025-2026	
04/30/2026	14272599	14,127.75	-	Monthly Accrual	
68-6810-00	Earthquake Insurance	38,121.12	4,235.68	-	42,356.80
Date	GL Ref #	Debit	Credit	Description	
04/30/2026	14272685	\$ 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	252,000.00	28,000.00	-	280,000.00
Date	GL Ref #	Debit	Credit	Description	
04/30/2026	14141391	\$ 28,000.00	\$ -	Monthly Reserve Contribution	
90-9008-00	Reserves-Single Family	12,600.00	1,400.00	-	14,000.00
Date	GL Ref #	Debit	Credit	Description	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 4/1/2026 - 4/30/2026

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
04/30/2026	14141391	\$ 1,400.00	\$ -	Monthly Reserve Contribution			
90-9009-00	Reserves-Townhouse			225,306.00	25,034.00	-	250,340.00
Date	GL Ref #	Debit	Credit	Description			
04/30/2026	14141391	\$ 25,034.00	\$ -	Monthly Reserve Contribution			
			Totals:		\$0.00	\$1,726,113.88	\$1,726,113.88
							\$0.00

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 2137 (End: 04/30/2026)

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)
04/22/2026		KW University Glen, LLC		100355	(\$534.85)
04/22/2026		KW University Glen, LLC		100356	(\$534.85)
04/22/2026		KW University Glen, LLC		100357	(\$534.85)
04/23/2026		Charter Communications		300059	(\$140.31)
04/23/2026		E. J. Harrison & Sons,Inc.		300060	(\$6,176.82)
04/24/2026		Vega cleaning service inc.		100360	(\$1,280.00)
04/24/2026		Vega cleaning service inc.		100361	(\$875.00)
04/24/2026		Vega cleaning service inc.		100362	(\$200.00)
04/24/2026		Gothic Landscape Maintenance Division		100363	(\$1,657.50)
04/24/2026		CSU Channel Islands Site Authority		100364	(\$7,966.67)
04/24/2026		Just Termites		100365	(\$395.00)
04/29/2026		E. J. Harrison & Sons,Inc.		300061	(\$2,014.10)
04/29/2026		E. J. Harrison & Sons,Inc.		300062	(\$827.64)
04/29/2026		CSU Channel Islands Site Authority		100367	(\$128,790.00)
04/30/2026		E. J. Harrison & Sons,Inc.		300063	(\$1,701.08)
04/30/2026		E. J. Harrison & Sons,Inc.		300064	(\$5,180.50)
04/30/2026		E. J. Harrison & Sons,Inc.		300065	(\$3,462.01)
04/30/2026		Charter Communications		300066	(\$610.10)
04/30/2026		Seabreeze Management Company, Inc.		100368	(\$56.52)
04/30/2026		Better Pools LA		100369	(\$375.00)
04/30/2026		Better Pools LA		100370	(\$250.00)
04/30/2026		Vega cleaning service inc.		100371	(\$875.00)
04/30/2026		Vega cleaning service inc.		100372	(\$1,280.00)
Total Uncleared					(\$166,523.40)

Sunwest - Operating - 2137 Summary

Ending Account Balance:	\$	587,163.34
Uncleared Items:	(\$	166,523.40)
Adjusted Balance:	\$	753,686.74
Sweep Account Balance:	\$	513,686.74
Bank Ending Balance:	\$	240,000.00
Difference:	\$	-

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

Managing Your Accounts

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

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
04/01/2026	Beginning Balance	\$240,000.00
	63 Credit(s) This Period	\$439,694.82
	81 Debit(s) This Period	\$439,694.82
04/30/2026	Ending Balance	\$240,000.00

Deposits

Date	Description	Amount
04/02/2026	RDC DEPOSIT	\$1,222.07
04/02/2026	RDC DEPOSIT	\$1,471.43
04/02/2026	RDC DEPOSIT	\$2,543.91
04/06/2026	RDC DEPOSIT	\$895.80
04/07/2026	RDC DEPOSIT	\$2,038.95
04/09/2026	RDC DEPOSIT	\$575.03
04/09/2026	RDC DEPOSIT	\$575.03
04/13/2026	RDC DEPOSIT	\$575.03
04/13/2026	RDC DEPOSIT	\$1,537.34
04/14/2026	RDC DEPOSIT	\$650.03
04/14/2026	RDC DEPOSIT	\$1,470.83
04/16/2026	RDC DEPOSIT	\$1,150.06
04/21/2026	RDC DEPOSIT	\$1,150.06
04/23/2026	RDC DEPOSIT	\$575.03
04/24/2026	RDC DEPOSIT	\$575.03
04/27/2026	RDC DEPOSIT	\$2,045.86
04/28/2026	RDC DEPOSIT	\$2,258.83



IMPORTANT INFORMATION ABOUT YOUR CONSTANT CASH ACCOUNT

Your Constant Cash account will be charged with (1) all principal sums loaned there under and (2) **FINANCE CHARGES** as of each account statement date. **FINANCE CHARGES** for credit advances under your account begin to accrue on the date credit advances are posted to your account. This means that there is no "free ride period" which would allow you to avoid a **FINANCE CHARGE** on your credit advances. A daily **FINANCE CHARGE** will be imposed on all credit advances from the date of each credit advance based on the "daily balance" method. To go the daily balance, we take the beginning balance of your account each day, add any new advances and subtract any payments or credits and any unpaid **FINANCE CHARGES**. This gives us the "daily balance". Any **FINANCE CHARGE** is determined by applying the "Periodic Rate" shown on the front of this statement. Then we add together the periodic **FINANCE CHARGES** for each day in the billing cycle. This is your **FINANCE CHARGE** calculated by applying the periodic rate. Sail Periodic Rate results in the **ANNUAL PERCENTAGE RATE** shown on the front of this statement, which applies to all unpaid balances. The **NEW BALANCE** shown on your statement represents the ending balance of your Constant Cash account on your statement date plus your **FINANCE CHARGE**.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you think there is an error on your statement, write to us at: Sunwest Bank, 660 E. Watertower St., Meridian, ID 83642. In your letter, give us the following information:

- *Account Information:* Your name and account number
- *Dollar Amount:* The dollar amount of the suspected error
- *Description of Problem:* If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement

You must notify us of any potential errors in writing. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of the balance.
- We can apply any unpaid amount against your credit limit.

THE SECTION BELOW APPLIES ONLY TO CONSUMER ACCOUNTS AS DEFINED BY REGULATION E

Please examine immediately and report if incorrect. If no reply is received within 60 days the account will be considered correct.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

In case of errors or questions about your electronic transfers, telephone us at 800.330.9890 or write us at 660 E. Watertower St., Meridian, ID 83642. If you think your statement or receipt is wrong or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than 60 days after we sent the FIRST statement on which the problem or error appeared.

1. Tell us your name and account number (if any).
2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days. We will determine whether an error occurred within 10 business days after we hear from you and will correct any error promptly. If we need more time, however, we may take up to 45 days to investigate your complaint or question. If we decide to do this, we will credit your account within 10 business days* for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit your account.

For errors involving new accounts, point-of-sale, or foreign initiated transactions, we may take up to 90 days to investigate your complaint or question. For new accounts we may take up to 20 business days to credit your account for the amount you think is in error. We will tell you the results within three business days after completing our investigation. If we decide that there was an error, we will send you a written explanation.

You may ask for copies of the documents that we used in our investigation.

*Disputed transactions involving your VISA Check Card will be given provisional credit within five business days of your notification to us.

HOA CHECKING - XXXXXX2137 (continued)
Electronic Credits

Date	Description	Amount
04/01/2026	LOCKBOX DEPOSIT	\$1,062.72
04/02/2026	University Glen OnlinePay -SETT-A211CINC	\$6,628.81
04/02/2026	LOCKBOX DEPOSIT	\$4,731.26
04/03/2026	PAYABLI DEPOSIT TRANSFER 909073451	\$1,328.00
04/03/2026	University Glen OnlinePay -SETT-A211CINC	\$3,218.25
04/03/2026	LOCKBOX DEPOSIT	\$2,645.86
04/06/2026	PAYABLI DEPOSIT TRANSFER 909453740	\$641.54
04/06/2026	University Glen OnlinePay -SETT-A211CINC	\$1,538.04
04/06/2026	LOCKBOX DEPOSIT	\$1,150.06
04/07/2026	University Glen OnlinePay -SETT-A211CINC	\$3,516.69
04/07/2026	LOCKBOX DEPOSIT	\$1,107.80
04/08/2026	PAYABLI DEPOSIT TRANSFER 910483273	\$532.77
04/08/2026	University Glen OnlinePay -SETT-A211CINC	\$575.03
04/08/2026	LOCKBOX DEPOSIT	\$5,461.04
04/09/2026	PAYABLI DEPOSIT TRANSFER 910725076	\$320.00
04/09/2026	University Glen OnlinePay -SETT-A211CINC	\$925.03
04/09/2026	LOCKBOX DEPOSIT	\$2,620.43
04/10/2026	University Glen OnlinePay -SETT-A211CINC	\$1,932.83
04/10/2026	LOCKBOX DEPOSIT	\$3,516.69
04/13/2026	PAYABLI DEPOSIT TRANSFER 911278413	\$577.03
04/13/2026	University Glen OnlinePay -SETT-A211CINC	\$1,470.83
04/13/2026	University Glen ASSN DUES -SETT-A211CINC	\$171,113.54
04/13/2026	LOCKBOX DEPOSIT	\$2,620.89
04/14/2026	PAYABLI DEPOSIT TRANSFER 911700890	\$315.00
04/14/2026	University Glen OnlinePay -SETT-A211CINC	\$2,875.15
04/14/2026	LOCKBOX DEPOSIT	\$2,687.63
04/17/2026	LOCKBOX DEPOSIT	\$575.03
04/20/2026	University Glen OnlinePay -SETT-A211CINC	\$1,150.06
04/21/2026	University Glen OnlinePay -SETT-A211CINC	\$1,150.06
04/22/2026	University Glen OnlinePay -SETT-A211CINC	\$575.03
04/24/2026	LOCKBOX DEPOSIT	\$575.03
04/27/2026	University Glen OnlinePay -SETT-A211CINC	\$600.00
04/27/2026	LOCKBOX DEPOSIT	\$575.03
04/28/2026	LOCKBOX DEPOSIT	\$1,707.80
04/29/2026	LOCKBOX DEPOSIT	\$320.77
04/30/2026	University Glen OnlinePay -SETT-A211CINC	\$1,428.57
04/30/2026	LOCKBOX DEPOSIT	\$320.77

Other Credits

Date	Description	Amount
04/06/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,803.97
04/07/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$12,449.43
04/14/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$23,000.36
04/16/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$12,537.24
04/17/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,349.38
04/22/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$52,761.39
04/23/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,199.97
04/28/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$66,936.03
04/30/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,255.66

Electronic Debits

Date	Description	Amount
04/06/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100315* 260403* Seabreeze Management Company \2	\$10,029.41
04/07/2026	ACH CHARGEBACK RETURN 424376	\$575.03
04/08/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100329* 260407* Seabreeze Management Company \2	\$47.94

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

Date	Description	Amount
04/08/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100321* 260407* SoCalGas\206179324\165650590\20	\$476.12
04/08/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100331* 260407* Better Pools LA\206228781\16561	\$625.00
04/08/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100330* 260407* Better Pools LA\206228783\16561	\$650.00
04/08/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100320* 260407* SoCalGas\206179310\165650586\20	\$1,364.20
04/08/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100332* 260407* Better Pools LA\206228784\16561	\$2,525.00
04/09/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100336* 260408* Seabreeze Management Company \2	\$30.00
04/10/2026	SPECTRUM SPECTRUM 4353697	\$610.10
04/14/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100339* 260413* Better Pools LA\206807423\16631	\$250.00
04/14/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100338* 260413* Better Pools LA\206807479\16631	\$375.00
04/14/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100340* 260413* Better Pools LA\206807488\16631	\$674.00
04/16/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100343* 260415* HD Supply\207109162\166702244\2	\$456.72
04/16/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100341* 260415* Seabreeze Management Company \2	\$479.66
04/16/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100344* 260415* HD Supply\207109155\166702243\2	\$573.33
04/16/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100342* 260415* HD Supply\207109151\166702242\2	\$873.95
04/17/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100346* 260416* Seabreeze Management Company \2	\$5,529.41
04/21/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100351* 260420* Better Pools LA\207546663\16717	\$395.00
04/23/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100359* 260422* Xtreme Fitness Service Inc\2077	\$525.00
04/23/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100353* 260422* Remedy Pest Elimination\2077859	\$1,000.00
04/23/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100354* 260422* Remedy Pest Elimination\2077859	\$1,250.00
04/28/2026	SPECTRUM SPECTRUM 0257686	\$51.39
04/28/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100366* 260427* California State WFB\208177342\	\$70,851.27

Other Debits

Date	Description	Amount
04/01/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,062.72
04/02/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$16,597.48
04/03/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,803.35
04/08/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$330.58
04/09/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,985.52
04/10/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,839.42
04/13/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$171,642.50
04/20/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,150.06
04/21/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$779.12
04/24/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,150.06
04/27/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,220.89
04/29/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$320.77

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
1317	04/13/2026	\$2,792.50	100290*	04/03/2026	\$2,238.76	100296	04/07/2026	\$450.00
10916*	04/13/2026	\$1,670.97	100293*	04/08/2026	\$550.00	100297	04/07/2026	\$1,280.00
100283*	04/03/2026	\$150.00	100295*	04/07/2026	\$250.00	100298	04/07/2026	\$1,950.00

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

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100299	04/07/2026	\$550.00	100311	04/07/2026	\$487.84	100328	04/14/2026	\$29,700.00
100300	04/07/2026	\$1,280.00	100312	04/07/2026	\$1,280.00	100333*	04/17/2026	\$395.00
100301	04/07/2026	\$285.00	100313	04/07/2026	\$275.00	100334	04/16/2026	\$1,280.00
100302	04/07/2026	\$1,280.00	100314	04/13/2026	\$508.69	100335	04/16/2026	\$670.31
100303	04/07/2026	\$1,280.00	100318*	04/13/2026	\$1,280.00	100337*	04/22/2026	\$53,336.42
100304	04/07/2026	\$475.00	100319	04/16/2026	\$225.00	100345*	04/21/2026	\$1,126.00
100305	04/07/2026	\$875.00	100322*	04/16/2026	\$85.00	100347*	04/30/2026	\$1,950.00
100306	04/07/2026	\$1,280.00	100323	04/16/2026	\$2,393.82	100348	04/30/2026	\$1,280.00
100307	04/07/2026	\$1,950.00	100324	04/16/2026	\$268.13	100349	04/30/2026	\$875.00
100308	04/07/2026	\$1,280.00	100325	04/16/2026	\$916.99	100350	04/30/2026	\$150.00
100309	04/07/2026	\$1,280.00	100326	04/16/2026	\$2,391.68	100352*	04/30/2026	\$550.00
100310	04/07/2026	\$750.00	100327	04/16/2026	\$3,072.71	100358*	04/30/2026	\$200.00

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
04/01/2026	\$240,000.00	04/10/2026	\$240,000.00	04/22/2026	\$240,000.00
04/02/2026	\$240,000.00	04/13/2026	\$240,000.00	04/23/2026	\$240,000.00
04/03/2026	\$240,000.00	04/14/2026	\$240,000.00	04/24/2026	\$240,000.00
04/06/2026	\$240,000.00	04/16/2026	\$240,000.00	04/27/2026	\$240,000.00
04/07/2026	\$240,000.00	04/17/2026	\$240,000.00	04/28/2026	\$240,000.00
04/08/2026	\$240,000.00	04/20/2026	\$240,000.00	04/29/2026	\$240,000.00
04/09/2026	\$240,000.00	04/21/2026	\$240,000.00	04/30/2026	\$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 Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2500 Main Street
Pine, CA 92674

DATE: 04/03/2026

100317

PAY TO THE ORDER OF Eastman Electric

\$ 2,792.50

Two Thousand Seven Hundred Ninety-Two Dollars and Fifty Cents

memo: inv 181

#100317# 1222280034 4410002137#

#1317 04/13/2026 \$2,792.50

21106960

4/10/2026 5:30 PM
Premier America CU
322283990
959700000097871
LOC #16
TELLER #2781
SEQ # 554404

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

Summit Bank
2500 Main Street
Pine, CA 92674

DATE: 04/03/2026

100316

PAY TO THE ORDER OF Eastman Electric

\$ 1,670.97

One Thousand Six Hundred Seventy Dollars and Ninety-Seven Cents

memo: inv 92

#100316# 1222280034 4410002137#

#10916 04/13/2026 \$1,670.97

21106959

4/10/2026 5:30 PM
Premier America CU
322283990
959700000097870
LOC #16
TELLER #2781
SEQ # 554404

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

Summit Bank
2500 Main Street
Pine, CA 92674

DATE: 03/17/2026

100283

PAY TO THE ORDER OF Garage Door Doctor

\$ 150.00

One Hundred Fifty Dollars and Zero Cents

memo: inv 13730

#100283# 1222280034 4410002137#

#100283 04/03/2026 \$150.00

20979440

For Deposit Only - JPMC

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

Summit Bank
2500 Main Street
Pine, CA 92674

DATE: 03/24/2026

100290

PAY TO THE ORDER OF Southern California Edison Co.

\$ 2,238.76

Two Thousand Two Hundred Thirty-Eight Dollars and Seventy-Six Cents

memo: inv 700466262676 inv 031626466262676

#100290# 1222280034 4410002137#

#100290 04/03/2026 \$2,238.76

2103

PAY TO THE ORDER OF
FOR DEPOSIT ONLY
JPMORGAN CHASE BANK, N.A.
NEW YORK, NY 10038

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

Summit Bank
2500 Main Street
Pine, CA 92674

DATE: 03/22/2026

100293

PAY TO THE ORDER OF Kastle Kare Inc

\$ 550.00

Five Hundred Fifty Dollars and Zero Cents

memo: inv 5810481

#100293# 1222280034 4410002137#

#100293 04/08/2026 \$550.00

210617

Seq: 46
Dep: 000638
Date: 04/07/26

PAID TO THE ORDER OF
FOR DEPOSIT ONLY
JPMORGAN CHASE BANK, N.A.
NEW YORK, NY 10038

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

Summit Bank
2500 Main Street
Pine, CA 92674

DATE: 03/30/2026

100295

PAY TO THE ORDER OF Vega cleaning service inc

\$ 250.00

Two Hundred Fifty Dollars and Zero Cents

memo: inv 1375

#100295# 1222280034 4410002137#

#100295 04/07/2026 \$250.00

21068614

PAY TO THE ORDER OF
FOR DEPOSIT ONLY
JPMORGAN CHASE BANK, N.A.
NEW YORK, NY 10038



Statement Ending 04/30/2026

CALIFORNIA STATE UNIVERISTY

Page 7 of 14

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
2050 Main Street
Irvine, CA 92614

DATE: 03/30/2026

100296

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

\$ 450.00

memo: inv 1384

100296 04/07/2026 \$450.00

21068615

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
C/O SEABREEZE MANAGEMENT COMPANY, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

PAY TO THE ORDER OF: VEGA CLEANING SERVICE INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

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

DATE: 03/30/2026

100297

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

\$ 1,280.00

memo: inv 1385

100297 04/07/2026 \$1,280.00

21068616

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
C/O SEABREEZE MANAGEMENT COMPANY, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

PAY TO THE ORDER OF: VEGA CLEANING SERVICE INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

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

DATE: 03/30/2026

100298

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

\$ 1,950.00

memo: inv 1386

100298 04/07/2026 \$1,950.00

21068617

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
C/O SEABREEZE MANAGEMENT COMPANY, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

PAY TO THE ORDER OF: VEGA CLEANING SERVICE INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

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

DATE: 03/30/2026

100299

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

\$ 550.00

memo: inv 1385

100299 04/07/2026 \$550.00

21068618

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
C/O SEABREEZE MANAGEMENT COMPANY, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

PAY TO THE ORDER OF: VEGA CLEANING SERVICE INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

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

DATE: 03/30/2026

100300

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

\$ 1,280.00

memo: inv 1386

100300 04/07/2026 \$1,280.00

21068619

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
C/O SEABREEZE MANAGEMENT COMPANY, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

PAY TO THE ORDER OF: VEGA CLEANING SERVICE INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

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

DATE: 03/30/2026

100301

PAY TO: Vega cleaning service inc.
THE ORDER OF: Two Hundred Eighty-Five Dollars and Zero Cents

\$ 285.00

memo: inv 1387

100301 04/07/2026 \$285.00

21068620

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
C/O SEABREEZE MANAGEMENT COMPANY, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

PAY TO THE ORDER OF: VEGA CLEANING SERVICE INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 03/30/2026

100302

PAY TO THE ORDER OF Vega cleaning service inc.
\$ 1,280.00
DOLLARS

memo inv 1369

100302 04/07/2026 \$1,280.00

21068621

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PAY TO THE ORDER OF
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UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
C/O SEABREEZE MANAGEMENT COMPANY, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 03/30/2026

100303

PAY TO THE ORDER OF Vega cleaning service inc.
\$ 1,280.00
DOLLARS

memo inv 1390

100303 04/07/2026 \$1,280.00

21068622

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VISA
MASTERCARD
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OTHER

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
C/O SEABREEZE MANAGEMENT COMPANY, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 03/30/2026

100304

PAY TO THE ORDER OF Vega cleaning service inc.
\$ 475.00
DOLLARS

memo inv 1375

100304 04/07/2026 \$475.00

21068623

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UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
C/O SEABREEZE MANAGEMENT COMPANY, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 03/30/2026

100305

PAY TO THE ORDER OF Vega cleaning service inc.
\$ 875.00
DOLLARS

memo inv 1388

100305 04/07/2026 \$875.00

21068624

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UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
C/O SEABREEZE MANAGEMENT COMPANY, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 03/30/2026

100306

PAY TO THE ORDER OF Vega cleaning service inc.
\$ 1,280.00
DOLLARS

memo inv 1391

100306 04/07/2026 \$1,280.00

21068625

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UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
C/O SEABREEZE MANAGEMENT COMPANY, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 03/30/2026

100307

PAY TO THE ORDER OF Vega cleaning service inc.
\$ 1,950.00
DOLLARS

memo inv 1392

100307 04/07/2026 \$1,950.00

21068626

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CASH
CHECK
DEPOSIT
VISA
MASTERCARD
AMERICAN EXPRESS
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ATM
OTHER

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
C/O SEABREEZE MANAGEMENT COMPANY, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

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Statement Ending 04/30/2026

CALIFORNIA STATE UNIVERISTY

Page 9 of 14

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
2050 Main Street
Irvine, CA 92614

100308
DATE: 03/30/2026

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

memo inv 1394

100308 122280031 4410002137

#100308 04/07/2026 \$1,280.00

21068627

UNIVERSITY OF CALIFORNIA
CALIFORNIA STATE UNIVERSITY
CHANNEL ISLAND
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

PAY TO THE ORDER OF
VEGA CLEANING SERVICE INC.
122280031

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

100309
DATE: 03/30/2026

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

memo inv 1395

100309 122280031 4410002137

#100309 04/07/2026 \$1,280.00

21068628

UNIVERSITY OF CALIFORNIA
CALIFORNIA STATE UNIVERSITY
CHANNEL ISLAND
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

PAY TO THE ORDER OF
VEGA CLEANING SERVICE INC.
122280031

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

100310
DATE: 03/30/2026

PAY TO Vega cleaning service inc.
THE ORDER OF Seven Hundred Fifty Dollars and Zero Cents \$ 750.00 DOLLARS

memo inv 1396

100310 122280031 4410002137

#100310 04/07/2026 \$750.00

21068629

UNIVERSITY OF CALIFORNIA
CALIFORNIA STATE UNIVERSITY
CHANNEL ISLAND
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

PAY TO THE ORDER OF
VEGA CLEANING SERVICE INC.
122280031

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

100311
DATE: 03/30/2026

PAY TO Vega cleaning service inc.
THE ORDER OF Four Hundred Eighty-Seven Dollars and Eighty-Four Cents \$ 487.84 DOLLARS

memo inv 1397

100311 122280031 4410002137

#100311 04/07/2026 \$487.84

21068630

UNIVERSITY OF CALIFORNIA
CALIFORNIA STATE UNIVERSITY
CHANNEL ISLAND
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

PAY TO THE ORDER OF
VEGA CLEANING SERVICE INC.
122280031

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

100312
DATE: 03/30/2026

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

memo inv 1398

100312 122280031 4410002137

#100312 04/07/2026 \$1,280.00

21068631

UNIVERSITY OF CALIFORNIA
CALIFORNIA STATE UNIVERSITY
CHANNEL ISLAND
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

PAY TO THE ORDER OF
VEGA CLEANING SERVICE INC.
122280031

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

100313
DATE: 03/30/2026

PAY TO Vega cleaning service inc.
THE ORDER OF Two Hundred Seventy-Five Dollars and Zero Cents \$ 275.00 DOLLARS

memo inv 1399

100313 122280031 4410002137

#100313 04/07/2026 \$275.00

21068632

UNIVERSITY OF CALIFORNIA
CALIFORNIA STATE UNIVERSITY
CHANNEL ISLAND
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

PAY TO THE ORDER OF
VEGA CLEANING SERVICE INC.
122280031

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

Summit Bank
2550 Main Street
Irvine, CA 92614

DATE: 04/03/2026

100314

PAY TO THE ORDER OF Gothic Landscape Maintenance Division
Five Hundred Eight Dollars and Sixty Nine Cents

\$ 508.69

memo: Acct UN907-41, Inv 419023

100314 100314 100314 100314 100314

#100314 04/13/2026 \$508.69

21106933

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UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
C/O SEABREEZE MANAGEMENT COMPANY, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

DATE: 04/03/2026

100314

PAY TO THE ORDER OF Gothic Landscape Maintenance Division
Five Hundred Eight Dollars and Sixty Nine Cents

\$ 508.69

memo: Acct UN907-41, Inv 419023

100314 100314 100314 100314 100314

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

Summit Bank
2550 Main Street
Irvine, CA 92614

DATE: 04/03/2026

100318

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

\$ 1,280.00

memo: Inv 1460

100318 100318 100318 100318 100318

#100318 04/13/2026 \$1,280.00

21106978

DO NOT WRITE IN THESE SPACES

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
C/O SEABREEZE MANAGEMENT COMPANY, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

DATE: 04/03/2026

100318

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

\$ 1,280.00

memo: Inv 1460

100318 100318 100318 100318 100318

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

Summit Bank
2550 Main Street
Irvine, CA 92614

DATE: 04/06/2026

100319

PAY TO THE ORDER OF Garage Door Doctor
Two Hundred Twenty-Five Dollars and Zero Cents

\$ 225.00

memo: Inv 13810

100319 100319 100319 100319 100319

#100319 04/16/2026 \$225.00

21118000

For Deposit Only - JPMC

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UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
C/O SEABREEZE MANAGEMENT COMPANY, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

DATE: 04/06/2026

100319

PAY TO THE ORDER OF Garage Door Doctor
Two Hundred Twenty-Five Dollars and Zero Cents

\$ 225.00

memo: Inv 13810

100319 100319 100319 100319 100319

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

Summit Bank
2550 Main Street
Irvine, CA 92614

DATE: 04/07/2026

100322

PAY TO THE ORDER OF Garage Door Doctor
Eighty-Five Dollars and Zero Cents

\$ 85.00

memo: Inv 12716

100322 100322 100322 100322 100322

#100322 04/16/2026 \$85.00

21134533

For Deposit Only - JPMC

DO NOT WRITE IN THESE SPACES

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
C/O SEABREEZE MANAGEMENT COMPANY, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

DATE: 04/07/2026

100322

PAY TO THE ORDER OF Garage Door Doctor
Eighty-Five Dollars and Zero Cents

\$ 85.00

memo: Inv 12716

100322 100322 100322 100322 100322

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

Summit Bank
2550 Main Street
Irvine, CA 92614

DATE: 04/07/2026

100323

PAY TO THE ORDER OF Garage Door Doctor
Two Thousand Three Hundred Ninety-Three Dollars and Eighty-Two Cents

\$ 2,393.82

memo: Inv 12900

100323 100323 100323 100323 100323

#100323 04/16/2026 \$2,393.82

21134684

For Deposit Only - JPMC

DO NOT WRITE IN THESE SPACES

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
C/O SEABREEZE MANAGEMENT COMPANY, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

DATE: 04/07/2026

100323

PAY TO THE ORDER OF Garage Door Doctor
Two Thousand Three Hundred Ninety-Three Dollars and Eighty-Two Cents

\$ 2,393.82

memo: Inv 12900

100323 100323 100323 100323 100323

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

Summit Bank
2550 Main Street
Irvine, CA 92614

DATE: 04/07/2026

100324

PAY TO THE ORDER OF Garage Door Doctor
Two Hundred Sixty-Eight Dollars and Thirteen Cents

\$ 268.13

memo: Inv 13832

100324 100324 100324 100324 100324

#100324 04/16/2026 \$268.13

21134685

For Deposit Only - JPMC

DO NOT WRITE IN THESE SPACES

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
C/O SEABREEZE MANAGEMENT COMPANY, INC.
26840 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

DATE: 04/07/2026

100324

PAY TO THE ORDER OF Garage Door Doctor
Two Hundred Sixty-Eight Dollars and Thirteen Cents

\$ 268.13

memo: Inv 13832

100324 100324 100324 100324 100324

University Glen (Cal State University Channel Island) c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656		Sunwest Bank 2550 Main Street Irvine, CA 92614	100325 DATE: 04/07/2026
PAY TO THE ORDER OF Garage Door Doctor Nine Hundred Sixteen Dollars and Ninety-Nine Cents		\$ 916.99	DOLLARS
memo: Inv 12553			

#100325# ⑆122228003⑆ 4410002137#

#100325 04/16/2026 \$916.99

For Deposit Only - JPMC		21134686
MICR LINE		⑆122228003⑆ 4410002137#

University Glen (Cal State University Channel Island) c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656		Sunwest Bank 2550 Main Street Irvine, CA 92614	100326 DATE: 04/07/2026
PAY TO THE ORDER OF Garage Door Doctor Two Thousand Three Hundred Ninety-One Dollars and Sixty-Eight Cents		\$ 2,391.68	DOLLARS
memo: Inv 13199			

#100326# ⑆122228003⑆ 4410002137#

#100326 04/16/2026 \$2,391.68

For Deposit Only - JPMC		21134687
MICR LINE		⑆122228003⑆ 4410002137#

University Glen (Cal State University Channel Island) c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656		Sunwest Bank 2550 Main Street Irvine, CA 92614	100327 DATE: 04/07/2026
PAY TO THE ORDER OF Garage Door Doctor Three Thousand Seventy-Two Dollars and Seventy-One Cents		\$ 3,072.71	DOLLARS
memo: Inv 13890			

#100327# ⑆122228003⑆ 4410002137#

#100327 04/16/2026 \$3,072.71

For Deposit Only - JPMC		21134688
MICR LINE		⑆122228003⑆ 4410002137#

University Glen (Cal State University Channel Island) c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656		Sunwest Bank 2550 Main Street Irvine, CA 92614	100328 DATE: 04/07/2026
PAY TO THE ORDER OF Gothic Landscape Maintenance Division Twenty-Nine Thousand Seven Hundred Dollars and Zero Cents		\$ 29,700.00	DOLLARS
memo: AL UN09741, Inv. #20037			

#100328# ⑆122228003⑆ 4410002137#

#100328 04/14/2026 \$29,700.00

For Deposit Only - JPMC		2113478
MICR LINE		⑆122228003⑆ 4410002137#

University Glen (Cal State University Channel Island) c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656		Sunwest Bank 2550 Main Street Irvine, CA 92614	100333 DATE: 04/07/2026
PAY TO THE ORDER OF Just Termites Three Hundred Ninety-Five Dollars and Zero Cents		\$ 395.00	DOLLARS
memo: Inv 10092-1			

#100333# ⑆122228003⑆ 4410002137#

#100333 04/17/2026 \$395.00

For Deposit Only - JPMC		21134850
MICR LINE		⑆122228003⑆ 4410002137#

University Glen (Cal State University Channel Island) c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656		Sunwest Bank 2550 Main Street Irvine, CA 92614	100334 DATE: 04/08/2026
PAY TO THE ORDER OF Vega cleaning service inc. One Thousand Two Hundred Eighty Dollars and Zero Cents		\$ 1,280.00	DOLLARS
memo: Inv 1401			

#100334# ⑆122228003⑆ 4410002137#

#100334 04/16/2026 \$1,280.00

For Deposit Only - JPMC		21134880
MICR LINE		⑆122228003⑆ 4410002137#

BOA CC:3180000912 CashID:779 Date:04/15/26 Seq#:0008
CorrelationID:32860415195321 DeviceID:OCA31149 Trans#:4061
LTPS:DAL PT

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100335
DATE: 04/08/2026

PAY TO THE ORDER OF: Garage Door Doctor
Six Hundred Seventy Dollars and Thirty-One Cents

\$ 670.31
DOLLARS

memo: Inv:13810

#100335 04/16/2026 \$670.31

For Deposit Only - JPMC

21146881

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100337
DATE: 04/13/2026

PAY TO THE ORDER OF: California State University, Channel Islands
Fifty-Three Thousand Three Hundred Thirty-Six Dollars and Forty-Two Cents

\$ 53,336.42
DOLLARS

memo: Act 1000448, Inv:512206

#100337 04/22/2026 \$53,336.42

21107374

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100345
DATE: 04/19/2026

PAY TO THE ORDER OF: Gothic Landscape Maintenance Division
One Thousand One Hundred Twenty-Six Dollars and Zero Cents

\$ 1,126.00
DOLLARS

memo: Inv:U099741, Inv:426719

#100345 04/21/2026 \$1,126.00

2120743

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100347
DATE: 04/20/2026

PAY TO THE ORDER OF: Vega cleaning service, inc.
One Thousand Nine Hundred Fifty Dollars and Zero Cents

\$ 1,950.00
DOLLARS

memo: Inv:1402

#100347 04/30/2026 \$1,950.00

21241465

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IN THE
UNITED STATES

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100348
DATE: 04/20/2026

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

\$ 1,280.00
DOLLARS

memo: Inv:1403

#100348 04/30/2026 \$1,280.00

21241435

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UNITED STATES

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IF MAILED
IN THE
UNITED STATES

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100349
DATE: 04/20/2026

PAY TO THE ORDER OF: Vega cleaning service, inc.
Eight Hundred Seventy-Five Dollars and Zero Cents

\$ 875.00
DOLLARS

memo: Inv:1404

#100349 04/30/2026 \$875.00

21241467

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UNITED STATES

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NECESSARY
IF MAILED
IN THE
UNITED STATES

BOA CG:3180002213 CashID:715 Date:04/29/26 Seq#:005
CorrelationID:13560429193210 DeviceID:DCA32988 Trans#:3771
UTPS:DAL PT

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Sunwest Bank
2050 Main Street
Suite 300
Irvine, CA 92614



RETURN SERVICE REQUESTED

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

Contact Us
714-730-4444



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

Date
04/30/2026

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 April 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%	\$491,214.30	\$516,942.40
TOTAL			\$491,214.30	\$516,942.40

DETAILED ACCOUNT OVERVIEW

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

Account Summary - Demand			
Statement Period	4/1-4/30/2026	Average Daily Balance	\$559,309.82
Previous Period Ending Balance	\$491,214.30	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	210,882.47	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(185,154.37)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance		\$516,942.40	

Account Transaction Detail

Date	Activity Type	Amount	Balance
04/01/2026	Withdrawal	(\$4,116.60)	\$487,097.70
04/02/2026	Deposit	1,062.72	488,160.42
04/03/2026	Deposit	16,597.48	504,757.90
04/06/2026	Deposit	4,803.35	509,561.25
04/07/2026	Withdrawal	(5,803.97)	503,757.28
04/08/2026	Withdrawal	(12,449.43)	491,307.85
04/09/2026	Deposit	330.58	491,638.43
04/10/2026	Deposit	4,985.52	496,623.95
04/13/2026	Deposit	4,839.42	501,463.37
04/14/2026	Deposit	171,642.50	673,105.87
04/15/2026	Withdrawal	(23,000.36)	650,105.51
04/17/2026	Withdrawal	(12,537.24)	637,568.27
04/20/2026	Withdrawal	(5,349.38)	632,218.89
04/21/2026	Deposit	1,150.06	633,368.95
04/22/2026	Deposit	779.12	634,148.07
04/23/2026	Withdrawal	(52,761.39)	581,386.68
04/24/2026	Withdrawal	(2,199.97)	579,186.71
04/27/2026	Deposit	1,150.06	580,336.77
04/28/2026	Deposit	3,220.89	583,557.66
04/29/2026	Withdrawal	(66,936.03)	516,621.63
04/30/2026	Deposit	320.77	516,942.40

Summary of Balances as of April 30, 2026

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
BMO Bank, N.A.	Chicago, IL	16571	\$247,000.00
Goldman Sachs Bank USA	New York, NY	33124	247,000.00
Truist Bank	Charlotte, NC	9846	22,942.40



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Investment Account Summary

03/01/2026 through 03/31/2026

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on Mar 31 (\$)	Value on Mar 31 (\$)	Average Cost Amount (\$)	Cumulative Change In Value (\$)
CSU CHANNEL ISLANDS SITE AUTHORITY						
CalTRUST Short Term Fund		326,453.839	10.05	3,280,861.08	3,275,231.50	5,629.58
CalTRUST Medium Term Fund		556,508.178	9.86	5,487,170.64	5,425,636.54	61,534.10
CalTRUST Liquidity Fund		1,642,398.800	1.00	1,642,398.80	1,642,398.80	0.00
Total For Account -				10,410,430.52		
CSU CHANNEL ISLANDS TOWNHOUSE						
CalTRUST Short Term Fund		55,753.316	10.05	560,320.83	560,899.24	(578.41)
CalTRUST Medium Term Fund		166,087.793	9.86	1,637,625.64	1,672,014.36	(34,388.72)
CalTRUST Liquidity Fund		739,368.560	1.00	739,368.56	739,368.56	0.00
Total For Account -				2,937,315.03		
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE						
CalTRUST Short Term Fund		17,839.268	10.05	179,284.64	179,563.72	(279.08)
CalTRUST Medium Term Fund		113,132.095	9.86	1,115,482.46	1,132,435.17	(16,952.71)
CalTRUST Liquidity Fund		462,474.930	1.00	462,474.93	462,474.93	0.00
Total For Account -				1,757,242.03		
CSU CHANNEL ISLANDS SINGLE FAMILY						
CalTRUST Short Term Fund		1,289.790	10.05	12,962.39	12,982.59	(20.20)
CalTRUST Medium Term Fund		9,013.839	9.86	88,876.45	89,933.09	(1,056.64)
CalTRUST Liquidity Fund		27,736.170	1.00	27,736.17	27,736.17	0.00
Total For Account -				129,575.01		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 TOWNHOMES						
CalTRUST Medium Term Fund		12,241.639	9.86	120,702.56	120,699.44	3.12
Total For Account -				120,702.56		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 SINGLE FAMILY						
CalTRUST Medium Term Fund		2,152.161	9.86	21,220.31	21,219.39	0.92
Total For Account -				21,220.31		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 CAM						
CalTRUST Medium Term Fund		41,534.014	9.86	409,525.38	409,512.24	13.14
Total For Account -				409,525.38		
Portfolios Total value as of 03/31/2026				15,786,010.84		

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	03/01/2026			325,325.103	10.07	3,276,023.79		
Accrual Income Div Reinvestment	03/31/2026	11,343.80	1,128.736	326,453.839	10.05	3,280,861.08	0.00	0.00
Change in Value						(6,506.51)		
Closing Balance as of	Mar 31			326,453.839	10.05	3,280,861.08		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	03/01/2026			55,560.545	10.07	559,494.69		
Accrual Income Div Reinvestment	03/31/2026	1,937.35	192.771	55,753.316	10.05	560,320.83	0.00	0.00
Change in Value						(1,111.21)		
Closing Balance as of	Mar 31			55,753.316	10.05	560,320.83		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	03/01/2026			17,777.587	10.07	179,020.30		
Accrual Income Div Reinvestment	03/31/2026	619.89	61.681	17,839.268	10.05	179,284.64	0.00	0.00
Change in Value						(355.55)		
Closing Balance as of	Mar 31			17,839.268	10.05	179,284.64		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	03/01/2026			1,285.330	10.07	12,943.27		
Accrual Income Div Reinvestment	03/31/2026	44.82	4.460	1,289.790	10.05	12,962.39	0.00	0.00
Change in Value						(25.70)		
Closing Balance as of	Mar 31			1,289.790	10.05	12,962.39		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY Account Number: [REDACTED]								
Beginning Balance	03/01/2026			554,605.182	9.95	5,518,321.56		
Accrual Income Div Reinvestment	03/31/2026	18,763.54	1,902.996	556,508.178	9.86	5,487,170.64	0.00	0.00
Change in Value						(49,914.46)		
Closing Balance as of	Mar 31			556,508.178	9.86	5,487,170.64		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	03/01/2026			165,519.851	9.95	1,646,922.52		
Accrual Income Div Reinvestment	03/31/2026	5,599.91	567.942	166,087.793	9.86	1,637,625.64	0.00	0.00
Change in Value						(14,896.79)		
Closing Balance as of	Mar 31			166,087.793	9.86	1,637,625.64		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	03/01/2026			112,745.237	9.95	1,121,815.11		
Accrual Income Div Reinvestment	03/31/2026	3,814.42	386.858	113,132.095	9.86	1,115,482.46	0.00	0.00
Change in Value						(10,147.07)		
Closing Balance as of	Mar 31			113,132.095	9.86	1,115,482.46		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	03/01/2026			8,983.015	9.95	89,381.00		
Accrual Income Div Reinvestment	03/31/2026	303.92	30.824	9,013.839	9.86	88,876.45	0.00	0.00
Change in Value						(808.47)		
Closing Balance as of	Mar 31			9,013.839	9.86	88,876.45		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 TOWNHOMES Account Number: [REDACTED]								
Beginning Balance	03/01/2026			4,033.062	9.95	40,128.97		
Purchase	03/23/2026	80,705.58	8,185.150	12,218.212	9.86	120,471.57	0.00	0.00
Accrual Income Div Reinvestment	03/31/2026	230.99	23.427	12,241.639	9.86	120,702.56	0.00	0.00
Change in Value						(362.98)		
Closing Balance as of	Mar 31			12,241.639	9.86	120,702.56		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	03/01/2026			814.493	9.95	8,104.21		
Purchase	03/23/2026	13,146.45	1,333.311	2,147.804	9.86	21,177.35	0.00	0.00
Accrual Income Div Reinvestment	03/31/2026	42.96	4.357	2,152.161	9.86	21,220.31	0.00	0.00
Change in Value						(73.31)		
Closing Balance as of	Mar 31			2,152.161	9.86	21,220.31		

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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	03/01/2026			19,633.715	9.95	195,355.46		
Purchase	03/23/2026	215,020.80	21,807.383	41,441.098	9.86	408,609.23	0.00	0.00
Accrual Income Div Reinvestment	03/31/2026	916.15	92.916	41,534.014	9.86	409,525.38	0.00	0.00
Change in Value						(1,767.03)		
Closing Balance as of	Mar 31			41,534.014	9.86	409,525.38		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY		Account Number:		
Beginning Balance	03/01/2026			1,637,174.000	1.00	1,637,174.00		
Accrual Income Div Reinvestment	03/31/2026	5,224.80	5,224.800	1,642,398.800	1.00	1,642,398.80	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Mar 31			1,642,398.800	1.00	1,642,398.80		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS TOWNHOUSE		Account Number:		
Beginning Balance	03/01/2026			737,016.480	1.00	737,016.48		
Accrual Income Div Reinvestment	03/31/2026	2,352.08	2,352.080	739,368.560	1.00	739,368.56	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Mar 31			739,368.560	1.00	739,368.56		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE		Account Number:		
Beginning Balance	03/01/2026			461,003.700	1.00	461,003.70		
Accrual Income Div Reinvestment	03/31/2026	1,471.23	1,471.230	462,474.930	1.00	462,474.93	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Mar 31			462,474.930	1.00	462,474.93		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SINGLE FAMILY		Account Number:		
Beginning Balance	03/01/2026			27,647.940	1.00	27,647.94		
Accrual Income Div Reinvestment	03/31/2026	88.23	88.230	27,736.170	1.00	27,736.17	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Mar 31			27,736.170	1.00	27,736.17		



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] ■ March 1, 2026 - March 31, 2026 ■ Page 1 of 2

WELLS
FARGO

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

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1-800-AT WELLS (1-800-289-3557)
5:00 AM TO 6:00 PM Pacific Time Monday - Friday

Online: wellsfargo.com

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

Account summary

Govt Advantage Int Ckg - State/Muni

Account number	Beginning balance	Total credits	Total debits	Ending balance
[REDACTED]	\$329,960.74	\$52.34	-\$308,872.83	\$21,140.25

Interest summary

Year to date interest and bonuses paid	\$125.04
Total interest and bonuses earned in 2025	\$1,012.70

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	03/09	52.34	Analysis Int Earned 0226 Interest 260309
		\$52.34	Total electronic deposits/bank credits
		\$52.34	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	03/19	13,146.45	WT Fed#01R01 First National Ban /Ftr/Bnf=Gemini Fnd Svc C/O Caltrust Sub Act Srf# Gw00000083146207 Trn#260319133111 Rfb# 124
	03/19	80,705.58	WT Fed#02R01 First National Ban /Ftr/Bnf=Gemini Fnd Svc C/O Caltrust Sub Act Srf# Gw00000083145395 Trn#260319132926 Rfb# 121
	03/19	215,020.80	WT Fed#02R01 First National Ban /Ftr/Bnf=Gemini Fnd Svcs C/O Caltrust Subact Srf# Gw00000083145773 Trn#260319132604 Rfb# 120
		\$308,872.83	Total electronic debits/bank debits
		\$308,872.83	Total debits



Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
02/28	329,960.74	03/09	330,013.08	03/19	21,140.25
Average daily ledger balance		\$200,472.25			