

University Glen (Cal State University Channel Island Site Authority)			Budget 2026-2027 University Glen Common Area Maintenance							
	Account GL	Description	5/21/2026--FINAL							
Operating Accounts										
Income Accounts										FY 2026-2027
OPERATING INCOME			Apts.	TC Apts	TC Retail	Rental Prog Sub- Total	SFH	Townhouse	Owned Prog Sub- Total	Annual Total
			328	58	14	400	72	200	272	
	50-5010-00	Townhomes Assessments						\$ 1,380,078	\$ 1,380,078	\$ 1,380,078
	50-5013-00	Single family homes					\$ 298,648		\$ 298,648	\$ 298,648
	50-5015-00	Apartment Assessment	\$ 1,283,973	\$ 227,044	\$ 54,804	\$ 1,565,820				\$ 1,565,820
	50-5023-00	Bank Return Check/NSF Fees								
	50-5030-00	Interest Income-Operating								
	50-5045-00	Parking Fees								
	50-5125-00	Revenue Related to Past Years								
New										
Income Accounts Total			\$ 1,283,973	\$ 227,044	\$ 54,804	\$ 1,565,820	\$ 298,648	\$ 1,380,078	\$ 1,678,725	\$ 3,244,546
Expense Accounts										
ADMINISTRATION										
	60-6015-00	Reserve Study	\$ 2,733	\$ 483	\$ 117	\$ 3,333	\$ 600	\$ 1,667	\$ 2,267	\$ 5,600
	60-6035-00	Mgmt Billback* Office, Printing, Postage, & Misc costs	\$ 6,521	\$ 1,153	\$ 278	\$ 7,952	\$ 1,431	\$ 3,976	\$ 5,408	\$ 13,360
		Office Telephone/WiFi (see 67-6720-00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	60-6040-00	Management Services & On-Site Staff	\$ 97,424	\$ 17,227	\$ 4,158	\$ 118,810	\$ 21,386	\$ 59,405	\$ 80,790	\$ 199,600
	60-6041-00	Office Rent and Maintenance 60-6041-00	\$ 3,289	\$ 582	\$ 140	\$ 4,011	\$ 722	\$ 2,006	\$ 2,728	\$ 6,739
	60-6045-00	Records Storage (combined w 60-6041-00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	60-6085-00	Miscellaneous Administration (Office Supplies/Misc.)	\$ 3,514	\$ 621	\$ 150	\$ 4,286	\$ 771	\$ 2,143	\$ 2,914	\$ 7,200
	60-6090-00	Parking Management	\$ 4,881	\$ 863	\$ 208	\$ 5,952	\$ 1,071	\$ 2,976	\$ 4,048	\$ 10,000
PROPERTY PROTECTION										\$ -
	66-6620-00	Security Services	\$ 46,662	\$ 8,251	\$ 1,992	\$ 56,905	\$ 10,243	\$ 28,452	\$ 38,695	\$ 95,600
LANDSCAPE										\$ -
	64-6405-00	Landscape Contract (includes Irrig.Tech)	\$ 172,009	\$ 30,416	\$ 7,342	\$ 209,767	\$ 37,758	\$ 104,883	\$ 142,641	\$ 352,408
	64-6407-00	100-foot Brush Clearance (2) 15% of \$14,683.68=\$2,202.	\$ 2,150	\$ 380	\$ 92	\$ 2,621	\$ 472	\$ 1,311	\$ 1,783	\$ 4,404
	64-6410-00	Landscape Extras	\$ 11,714	\$ 2,071	\$ 500	\$ 14,286	\$ 2,571	\$ 7,143	\$ 9,714	\$ 24,000
	64-6415-00	Landscape Services on Site Authority Land (Reimbursed by SA)								\$ -
	64-6420-00	Irrigation Repairs (includes controller licenses)	\$ 12,495	\$ 2,210	\$ 533	\$ 15,238	\$ 2,743	\$ 7,619	\$ 10,362	\$ 25,600
	64-6425-00	Tree Maintenance (Annual Tree Trimming)	\$ 40,024	\$ 7,077	\$ 1,708	\$ 48,810	\$ 8,786	\$ 24,405	\$ 33,190	\$ 82,000
COMMON AREA MAINTENANCE										\$ -
	65-6509-00	Plumbing	\$ 1,005	\$ 178	\$ 43	\$ 1,226	\$ 221	\$ 613	\$ 834	\$ 2,060
	65-6528-00	Electrical/Lighting Rpr - Common Area Bollards	\$ 4,979	\$ 880	\$ 213	\$ 6,071	\$ 1,093	\$ 3,036	\$ 4,129	\$ 10,200
	65-6532-00	Tot Lot Inspection	\$ 657	\$ 116	\$ 28	\$ 802	\$ 144	\$ 401	\$ 545	\$ 1,347
	65-6534-00	Roof Repairs (CA)	\$ 1,014	\$ 179	\$ 43	\$ 1,237	\$ 223	\$ 618	\$ 841	\$ 2,078
	65-6543-00	Pet Waste Supplies (see 65-6554-00)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	65-6550-00	Janitorial Service	\$ 34,054	\$ 6,022	\$ 1,454	\$ 41,530	\$ 7,475	\$ 20,765	\$ 28,240	\$ 69,770
	65-6553-00	Common Area Enhancements (Contingency)	\$ 11,226	\$ 1,985	\$ 479	\$ 13,690	\$ 2,464	\$ 6,845	\$ 9,310	\$ 23,000
	65-6554-00	Common Area Supplies (Amenity Supplies)	\$ 8,664	\$ 1,532	\$ 370	\$ 10,565	\$ 1,902	\$ 5,283	\$ 7,185	\$ 17,750

	65-6555-00	Pest Control (Pest & Gopher Control)	\$ 16,127	\$ 2,852	\$ 688	\$ 19,667	\$ 3,540	\$ 9,833	\$ 13,373	\$ 33,040
	65-6570-00	Pool/Fountain Contract Services	\$ 19,885	\$ 3,516	\$ 849	\$ 24,250	\$ 4,365	\$ 12,125	\$ 16,490	\$ 40,740
	65-6572-00	Pool/Fountain Extras	\$ 15,619	\$ 2,762	\$ 667	\$ 19,048	\$ 3,429	\$ 9,524	\$ 12,952	\$ 32,000
	65-6588-00	Fitness Equipment	\$ 4,056	\$ 717	\$ 173	\$ 4,946	\$ 890	\$ 2,473	\$ 3,364	\$ 8,310
	65-6595-00	Miscellaneous Maintenance (DG Path Repairs)	\$ 2,433	\$ 430	\$ 104	\$ 2,967	\$ 534	\$ 1,484	\$ 2,018	\$ 4,985
	65-6590-00	Sidewalk Trip Hazard Project (Annual concrete grinding)	\$ 19,448	\$ 3,439	\$ 830	\$ 23,717	\$ 4,269	\$ 11,859	\$ 16,128	\$ 39,845
	65-6596-00	Common Area Maintenance Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
UTILITIES										\$ -
	67-6700-00	Water - Reclaimed (Landscape)	\$ 40,429	\$ 7,149	\$ 1,726	\$ 49,304	\$ 8,875	\$ 24,652	\$ 33,526	\$ 82,830
	67-6701-00	Water-(Potable/Common Area Pools)	\$ 98,620	\$ 17,439	\$ 4,209	\$ 120,268	\$ 21,648	\$ 60,134	\$ 81,782	\$ 202,050
	67-6702-00	Sewer	\$ 175,727	\$ 31,074	\$ 7,501	\$ 214,302	\$ 38,574	\$ 107,151	\$ 145,725	\$ 360,027
	67-6703-00	Water/Sewer Infrastructure Fee	\$ 49,176	\$ 8,696	\$ 2,099	\$ 59,970	\$ 10,795	\$ 29,985	\$ 40,780	\$ 100,750
	67-6705-00	Electricity	\$ 50,614	\$ 8,950	\$ 2,160	\$ 61,724	\$ 11,110	\$ 30,862	\$ 41,972	\$ 103,696
	67-6710-00	Gas	\$ 20,451	\$ 3,616	\$ 873	\$ 24,940	\$ 4,489	\$ 12,470	\$ 16,960	\$ 41,900
	67-6720-00	Cable/Telephone (Fitness Center/Poolhouse)	\$ 4,393	\$ 777	\$ 188	\$ 5,357	\$ 964	\$ 2,679	\$ 3,643	\$ 9,000
	67-6725-00	Trash Removal	\$ 123,902	\$ 21,910	\$ 5,289	\$ 151,100	\$ 27,198	\$ 75,550	\$ 102,748	\$ 253,848
	67-6730-00	Trash Extras (Contingency)	\$ 8,673	\$ 1,534	\$ 370	\$ 10,577	\$ 1,904	\$ 5,288	\$ 7,192	\$ 17,769
TOWNHOUSE MAINTENANCE (See TH Reserves for)										\$ -
	66-6627-00	Electrical/Lighting Rpr - TH Sconces & Address lights						\$ 26,000	\$ 26,000	\$ 26,000
	66-6630-00	Windows and Doors				-	-	\$ 12,000	\$ 12,000	\$ 12,000
	66-6633-00	Roofing/ Waterproofing				-	-	\$ 8,240	\$ 8,240	\$ 8,240
	66-6638-00	Gutter Cleaning						\$ 12,000	\$ 12,000	\$ 12,000
	66-6640-00	Fencing/Trash Enclosure/Gates				-	-	\$ 6,000	\$ 6,000	\$ 6,000
	66-6645-00	Plumbing				-	-	\$ 4,000	\$ 4,000	\$ 4,000
	66-6650-00	Garage Doors/Doors				-	-	\$ 2,472	\$ 2,472	\$ 2,472
	66-6655-00	Pest Control/Termites				-	-	\$ 3,000	\$ 3,000	\$ 3,000
	66-6660-00	Heaters				-	-	\$ 1,600	\$ 1,600	\$ 1,600
	66-6665-00	Stucco Drywall Repair				-	-	\$ 3,200	\$ 3,200	\$ 3,200
	66-6670-00	Dryer Vent Cleaning - Perform 1/3 of 200 units						\$ 11,330	\$ 11,330	\$ 11,330
TOWNHOUSE INSURANCE										\$ -
	68-6800-00	Insurance Master Policy			-	-	-	\$ 132,654	\$ 132,654	\$ 132,654
	68-6810-00	Earthquake Insurance		-	-	-	-	\$ 52,352	\$ 52,352	\$ 52,352
RESERVES										\$ -
	40-4001-00	Common Area	\$ 164,000	\$ 29,000	\$ 7,000	\$ 200,000	\$ 36,000	\$ 100,000	\$ 136,000	\$ 336,000
	40-4002-00	Single Family Homes	-	-	-	-	\$ 16,800	-	\$ 16,800	\$ 16,800
	40-4003-00	Townhomes	-	-	-	-	-	\$ 322,320	\$ 322,320	\$ 322,320
	Total Expenses		\$ 1,283,973	\$ 227,044	\$ 54,804	\$ 1,565,820	\$ 298,648	\$ 1,380,078	\$ 1,678,725	\$ 3,244,546
	Net Income = \$0									

Annual Expense per Unit	\$3,914.55	\$3,914.55	\$3,914.55	\$4,147.88	\$6,900.39
Monthly Expense per Unit	\$326.21	\$326.21	\$326.21	\$345.66	\$575.03
Y-O-Y Change Total	8.26%	8.26%	8.26%	7.76%	0.00%
Change in Reserve Contribution per Unit per Month	\$0.00	\$0.00	\$0.00	\$0.00	\$9.13

Pro Rata Share									
	Administration	\$30.07	\$30.07	\$30.07		\$30.07	\$30.07		\$242,499
	Property Protection	\$11.86	\$11.86	\$11.86		\$11.86	\$11.86		\$95,600
	Landscape	\$60.57	\$60.57	\$60.57		\$60.57	\$60.57		\$488,412
	Common Area Maintenance	\$35.36	\$35.36	\$35.36		\$35.36	\$35.36		\$285,125
	Utilities	\$146.69	\$146.69	\$146.69		\$146.69	\$146.69		\$1,182,942
	Townhouse Maintenance						\$37.43		\$89,842
	Townhouse Insurance Master Policy						\$55.27		\$132,654
	Townhouse Insurance Earthquake						\$21.81		\$52,352
	Reserves-Common Area	\$41.67	\$41.67	\$41.67		\$41.67	\$41.67		\$336,000
	Reserves-Single Family Homes					\$19.44			\$16,800
	Reserves-Townhomes						\$134.30		\$322,320
	Total Monthly Cost Per Unit	\$326.21	\$326.21	\$326.21		\$345.66	\$575.03		\$3,244,546

	2025-2026		2026-2027	Increase			
CAM Apts	\$259.66 per unit per month		\$284.55	\$24.89	10%	\$119,452.24	\$1,365,820
CAM SFH	\$259.66 per unit per month		\$284.55	\$24.89	10%	\$21,504.96	\$245,851
CAM TH	\$408.19 per unit per month		\$399.06	-\$9.13	-2%	\$62,711.00	\$957,744
CA Reserves 328 Apts + (14+58 TC)=400 Total	\$41.67 per unit per month		\$41.67	\$0.00	0%	\$28,000.00	\$336,000
SFH Reserves (72)	\$19.44 per unit per month		\$19.44	\$0.00	0%	\$1,400.00	\$16,811
TH Reserves (200)	\$125.17 per unit per month		\$134.30	\$5.69	7%	\$13,656.00	\$322,320
					Total		\$3,244,546

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										FY 2026-2027
	RESERVES	Based on LEVEL 3 Reserve Studies - Updated Financials	Apts.	TC Apts	TC Retail	Rental Prog	SFH	Townhouse	Owned Prog	
Compo	GL		328	58	14	400	72	200	272	
		COMMON AREA RESERVES								
211		Light Pole Fixture - Repaint	\$3,758	\$665	\$160	\$4,583	\$825	\$2,292	\$3,117	\$7,700
214		Curbs Parking Lots - Restripe	\$6,035	\$1,067	\$258	\$7,360	\$1,325	\$3,680	\$5,005	\$12,365
290		Mailboxes - Repaint	\$2,569	\$454	\$110	\$3,133	\$564	\$1,566	\$2,130	\$5,263
403		Concrete - Repair/Replace (Sidewalk Replacement)	\$37,413	\$6,616	\$1,597	\$45,625	\$8,213	\$22,813	\$31,025	\$76,650
404		Concrete Pavers - Sand/Seal/Repair	\$29,396	\$5,198	\$1,255	\$35,848	\$6,453	\$17,924	\$24,377	\$60,225
801		Monument Sign - Refurbish	\$5,027	\$889	\$215	\$6,131	\$1,104	\$3,065	\$4,169	\$10,300
805		Directional Signs - Replace	\$6,260	\$1,107	\$267	\$7,634	\$1,374	\$3,817	\$5,191	\$12,825
1303		Safety Padding = Repair/Reseal	\$3,142	\$556	\$134	\$3,832	\$690	\$1,916	\$2,606	\$6,438
1701		irrigation System - Replace (Phase 1)	\$25,137	\$4,445	\$1,073	\$30,655	\$5,518	\$15,327	\$20,845	\$51,500
1703		Irrgation Time Clocks (partial Replacement)	\$3,661	\$647	\$156	\$4,464	\$804	\$2,232	\$3,036	\$7,500
1801		Trails-Repair (Phase 2)	\$37,583	\$6,646	\$1,604	\$45,833	\$8,250	\$22,917	\$31,167	\$77,000
1812		Landscaping/Lighting -Renovation (Phase 3)	\$128,125	\$22,656	\$5,469	\$156,250	\$28,125	\$78,125	\$106,250	\$262,500
1815		Community Garden - Refurbish	\$7,321	\$1,295	\$313	\$8,929	\$1,607	\$4,464	\$6,071	\$15,000
		TOWNSIDE POOL/SPA								
202		Building Tim/Trellis Repaint	\$3,124	\$552	\$133	\$3,810	\$686	\$1,905	\$2,590	\$6,400
404		Concrete Pavers - Sand/Seal/Repair	\$2,239	\$396	\$96	\$2,731	\$492	\$1,365	\$1,857	\$4,588
1101		Pool Resurface	\$16,107	\$2,848	\$688	\$19,643	\$3,536	\$9,821	\$13,357	\$33,000
1102		Spa Resurface	\$6,101	\$1,079	\$260	\$7,440	\$1,339	\$3,720	\$5,060	\$12,500
1104		Pool Heater-Replace	\$2,917	\$516	\$125	\$3,557	\$640	\$1,779	\$2,419	\$5,976

		TOTAL FOR COMMON AREA, SFH, & TH RESERVES								\$2,229,063
5/21/2026-FINAL										

Additional Services requested by Site Authority--Landcape maintenance and brushclearance between Somis, Fillmore, Rincon, & Rincon. SA to reimburse CAM operating. \$39,752.47
Site Authority to reimburse CAM operating for 85% of Landscaper's 100-foot brushclearance work. 2026-2027 cost per 100-foot brush clearance \$14,683 \$14,683*.85=\$12,480 per 100-foot clearance.