

Budget Summary 2 Years/Monthly - Operating

University Glen (Cal State University Channel Island Site Authority)

2027

Accounts	2026 Budget	2027 Budget	2027 Monthly Budget
50 OPERATING INCOME			
5010-00 Townhomes Assessments	\$1,380,072.00	\$1,380,078.00	\$115,006.50
5013-00 Single family homes	\$277,145.00	\$298,648.00	\$24,887.33
5015-00 Apartment Assessment	\$1,446,363.00	\$1,565,820.00	\$130,485.00
Total OPERATING INCOME	\$3,103,580.00	\$3,244,546.00	\$270,378.83
EXPENSES			
60 ADMINISTRATION			
6015-00 Reserve Study	\$6,313.00	\$5,600.00	\$466.67
6035-00 Mgmt Billback - Office & Postage	\$12,000.00	\$13,360.00	\$1,113.33
6037-00 Onsite Mgmt-Contingency	\$9,800.00	\$0.00	\$0.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$184,500.00	\$199,600.00	\$16,633.33
6041-00 Office Rent & Maint/Record Storage	\$7,000.00	\$6,739.00	\$561.58
6085-00 Misc Admin (Office Supplies/Cellphone)	\$6,200.00	\$7,200.00	\$600.00
6090-00 Parking Management	\$10,000.00	\$10,000.00	\$833.33
Total ADMINISTRATION	\$235,813.00	\$242,499.00	\$20,208.25
63 PROPERTY PROTECTION			
6320-00 Security Services	\$95,600.00	\$95,600.00	\$7,966.67
Total PROPERTY PROTECTION	\$95,600.00	\$95,600.00	\$7,966.67
64 LANDSCAPE			
6405-00 Landscape Contract	\$358,000.00	\$352,408.00	\$29,367.33
6407-00 Brush Clearance	\$0.00	\$4,404.00	\$367.00
6410-00 Landscape Extras	\$0.00	\$24,000.00	\$2,000.00
6420-00 Irrigation Repairs	\$34,000.00	\$25,600.00	\$2,133.33
6425-00 Tree Maintenance	\$60,000.00	\$82,000.00	\$6,833.33
Total LANDSCAPE	\$452,000.00	\$488,412.00	\$40,701.00
65 COMMON AREA MAINTENANCE			
6509-00 Plumbing Repair (Common Area)	\$2,000.00	\$2,060.00	\$171.67
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$15,500.00	\$10,200.00	\$850.00
6532-00 Tot Lot Inspection	\$1,200.00	\$1,347.00	\$112.25
6534-00 Roof Repairs (Common Area)	\$2,000.00	\$2,078.00	\$173.17
6543-00 Pet Waste Supplies	\$8,200.00	\$0.00	\$0.00
6550-00 Janitorial Service	\$67,152.00	\$69,770.00	\$5,814.17

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6553-00 Common Area Maintenance	\$16,800.00	\$23,000.00	\$1,916.67
6554-00 Common Area Supplies	\$8,880.00	\$17,750.00	\$1,479.17
6555-00 Pest Control (Pest & Gopher)	\$31,800.00	\$33,040.00	\$2,753.33
6570-00 Pool/Fountain Contract	\$39,200.00	\$40,740.00	\$3,395.00
Services			
6572-00 Pool/Fountain Extras	\$27,000.00	\$32,000.00	\$2,666.67
6588-00 Fitness Equipment	\$8,000.00	\$8,310.00	\$692.50
6590-00 Sidewalk Trip Hazard Project	\$41,000.00	\$39,845.00	\$3,320.42
(Annual)			
6595-00 Misc Maintenance (DG Path	\$4,800.00	\$4,985.00	\$415.42
Repairs)			
6596-00 Common Area Maint	\$3,000.00	\$0.00	\$0.00
Contingency			
Total COMMON AREA MAINTENANCE	\$276,532.00	\$285,125.00	\$23,760.42
66 TOWNHOUSE MAINTENANCE			
6627-00 Lighting - Townhomes Sconce	\$28,000.00	\$26,000.00	\$2,166.67
Repairs			
6630-00 Windows & Doors	\$10,000.00	\$12,000.00	\$1,000.00
6633-00 Roofing/Waterproofing	\$8,000.00	\$8,240.00	\$686.67
(Townhomes)			
6638-00 Gutter Cleaning	\$9,000.00	\$12,000.00	\$1,000.00
6640-00 Fencing/Trash	\$7,500.00	\$6,000.00	\$500.00
Enclosure/Gates			
6645-00 Plumbing (Townhouse)	\$4,000.00	\$4,000.00	\$333.33
6650-00 Garage Doors	\$2,400.00	\$2,472.00	\$206.00
6655-00 Pest Control/Termites	\$1,750.00	\$3,000.00	\$250.00
6660-00 Heaters	\$1,600.00	\$1,600.00	\$133.33
6665-00 Stucco Drywall Repair	\$4,800.00	\$3,200.00	\$266.67
6670-00 Dryer Vent Cleaning	\$11,000.00	\$11,330.00	\$944.17
Total TOWNHOUSE MAINTENANCE	\$88,050.00	\$89,842.00	\$7,486.83
67 UTILITIES			
6700-00 Water - Reclaimed	\$79,722.00	\$82,830.00	\$6,902.50
(Landscape)			
6701-00 Water-(Potable/Common	\$178,224.00	\$202,050.00	\$16,837.50
Area Pools)			
6702-00 Sewer	\$252,378.00	\$360,027.00	\$30,002.25
6703-00 Water/Sewer Infrastructrue	\$96,969.00	\$100,750.00	\$8,395.83
Fee			
6705-00 Electricity	\$117,090.00	\$114,768.00	\$9,564.00

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6710-00 Gas	\$40,338.00	\$41,900.00	\$3,491.67
6720-00 Telephone/WiFi/Cable	\$7,800.00	\$9,000.00	\$750.00
6725-00 Trash Removal	\$244,320.00	\$253,848.00	\$21,154.00
6730-00 Trash Extras	\$17,103.00	\$17,769.00	\$1,480.75
Total UTILITIES	\$1,033,944.00	\$1,182,942.00	\$98,578.50
68 INSURANCE			
6800-00 Insurance Master Policy	\$169,533.00	\$132,654.00	\$11,054.50
6810-00 Earthquake Insurance	\$98,900.00	\$52,352.00	\$4,362.67
Total INSURANCE	\$268,433.00	\$185,006.00	\$15,417.17
90 RESERVE ALLOCATION			
9005-00 Reserves-Common Space	\$336,000.00	\$336,000.00	\$28,000.00
9008-00 Reserves-Single Family	\$16,800.00	\$16,800.00	\$1,400.00
9009-00 Reserves-Townhouse	\$300,408.00	\$322,320.00	\$26,860.00
Total RESERVE ALLOCATION	\$653,208.00	\$675,120.00	\$56,260.00
Total EXPENSES	\$3,103,580.00	\$3,244,546.00	\$270,378.83
Net Income/(Loss):	\$0	\$0	\$0