



University Glen PROPERTY MANAGEMENT REPORT

May 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. Our team is waiting for a legal opinion regarding the definition of the term "Default."
 - 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, May 12th at 3:30. UGlen Common Area Management continued discussion about the budget for fiscal year 2026-2027.
 - The Homeowners Advisory Council (HAC) met on Monday, May 18th 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, May 26th, 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:

- 2026-2027 University Glen Common Area Maintenance Budget.
 - The Final version of the 2026-2027 UGlen Common Area Maintenance Budget was submitted to Stephanie Bracamontes, AVP for Financial Services/Controller as directed by Site Authority General Manager, Troy Brown on May 21st.
- 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 April 2026 Monthly Property Management Report was posted online for community members to access. The monthly operating statement summary includes a monthly statement from Sunwest Bank showing how funds exceeding the FDIC insurable amounts are rolled into a separate account daily.
- Projects
 - Townhouse Fencing Project--Mock-ups
During April management worked with Fence Factory to schedule the installation during the month of June.
 - Remediation work at townhouse in 200-block of Smugglers Cove due to water pipe leak. UPDATE.
This work was "On Hold" coordinating with the owner a remediation vendor who they preferred to do work in their townhouse.

- Remediation work at townhouse in 200-block of Smugglers Cove due to roof leak. UPDATE.
The drywall restoration work at this townhouse was completed during the month of May 2026. All the invoices associated with this insurance claim have now been sent to the insurance agent.
- Remediation work at townhouse in 300-block of Santa Cruz Island Court was on hold for the month of May as the owners were away on vacation.
- DG Path repairs along Channel Islands Drive near the 3000-block roundabout.
During the month of May 2026, Gothic Landscape began the work of refurbishing approximately 250-feet of DG path along the south side of Channel Islands Drive toward Camarillo Street.
- Painting Common Area Bollards
The contract for this work has been signed, and the work is being scheduled.
- Common Area Amenity Wrought Iron Painting
The contract for this work has been signed, and the work is being scheduled.
- Wrought Iron Replacement
The contract for this work was signed, the deposit paid, and the installation is being scheduled.
- Repair & Repaint Single-Family Home Retaining Walls
The contract for this work (including the trimming of the agaves up against the retaining walls) was signed and the work is being scheduled.
- Repair/Rebuild Portion of Single-Family Home Retaining wall in 300-block of Anacapa Island Drive.
This work is planned to begin in July 2026, as part of the 2026-2027 fiscal year budget.
- Townhouse Dryer Vent Cleaning Project Phase 1
The contract was signed. The contractor scheduled the work, so most the townhouses' dryer vents were completed in May.
- Community Updates/Events:
 - On Saturday, May 9th, CSUCI hosted the Steam Carnival to which the residents of University Glen were invited.
 - On Saturday, May 23rd, CSUCI held two graduation ceremonies. During this time, the traffic in and out of University Glen was affected.
 - On Sunday, May 31st there was an Artisan Market held in the Town Center Courtyard from 11:00 AM to 3:00 PM.

- Meetings:

- The Budget Advisory Group (BAG) meet on Tuesday, May 12th at 3:30 PM.
The BAG members continued reviewing the 2026-2027 CAM budget and the reserves.
- The Community Advisory Council (CAC) met on Tuesday, May 26th in one of the Community Center Conference Rooms at 4:00-5:00 PM.
- The Homeowners Advisory Council (HAC) met on Monday, May 18th 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 May 5th, 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.
- 100-foot Brush Clearance Schedule.
Gothic worked on 100-foot brush clearance so that all portions needing to be addressed were completed by May 31st.
- Site Authority requested Landscape services.
The brush clearance requested by the Site Authority between Somis and Fillmore Streets was completed prior to CSUCI's Commencement on Saturday, May 23rd.
- Trip Hazard Project--Sidewalk Replacement Project.
Members of the HAC's landscape committee tied 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. This is preparation to secure bids for the tree removal/stump grinding/root removal via an RFP.

- Water Intrusion Events

On May 9th, a slab leak was reported in the 200-block of Smugglers Cove. A property loss/damage claim was filed with the Site Authority General Manager. During the month of May, the location of the slab leak was determined, plumber rerouted the necessary pipes, the environmental engineering presented a report outlining the remediation protocols. The work continued into June 2026.

- Notifications:

- On May 13th, the Police Department requested a flyer calling attention to the “increase in vehicle thefts and theft from vehicle cases” be sent as an Eblast to members of the community.
- UGlen Common Area Property Management collaborated with members of the Community Garden Committee founded by the HAC to distribute the “University Glen Community Garden Agreement” to the 14-members of the community who have plots in the Community Garden. All 14-gardeners signed the “University Glen Community Garden Agreement” which outlines the rules for use of a community garden plot. This agreement is in effect for the calendar year of 2026. The agreement (with possible edits to the agreement) will be available for gardeners to renew the use of their garden plot after January 1, 2027. Copies of the 14-signed agreements are available in the UGlen Common Area Property Management Office.

- Work Orders

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

7 WO submitted via Seabreeze Portal (CINC).

22 WO submitted via Text.

29 Total Work Orders

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

WORK ORDERS SENT BY TEXT	PENDING	Cancelled	CLOSED	Totals
Electrical (includes streetlights)	2		1	3
Landscaping	2		13	15
Roofing/Waterproofing				
TH Garage Doors				
Fitness Equipment Repair				
Other-TH Windows/Sliding Drs				
Pest Control			4	4
Subtotal				22

TOTAL Work Orders for the Month				29
---------------------------------	--	--	--	-----------

- 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	1	0	5

- 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	2	0	17
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 for May 2026

Created Date WorkOrder Address1 Status Description WO Type Notes

1	05/08/2026	98153	216 Smuggler's Cove	Closed	Replacement main shut-off valve	Plumbing	Work Order Completed Reason :Mike Kimble Plumbing completed installation of a new master potable water shutoff valve at 216 Smugglers Cove.
2	05/11/2026	98355	226 Smuggler's Cove	Closed	Garage Door Repair	Garage Door	Work Order Completed Reason :Garage Door Doctor completed evaluation and work at no charge.
3	05/15/2026	98816	415 Channel Islands Drive	Pending	Owner reports broken windows	Windows	Status Change From: Open To: Pending Reason :Quality Windows went to the residence. Provided quote to UGlen
4	05/17/2026	98921	349 Smuggler's Cove	Closed	Spigot leaks	Miscellaneous	Work Order Completed Reason :UGlen CAM's handyman replaced two spigets/hose bibs at 349 Smuggler Cove.
5	05/19/2026	99127	301 E. Fry's Harbor Drive	Pending	Tree Removal	Landscaping	Status Change From: Open To: Pending Reason :UGlen CAM Management has requested a quote for the remove of this one bay laurel from American Heritage Landscape/Legacy Tree Trimming. Work is pending
6	05/21/2026	99456	260 Landing Cove	Pending	Window needs to be repaired	Windows	Status Change From: Open To: Pending Reason :Quality window went to the residence. QW provided a proposal. Management reviewed and signed proposal. Final repair/installation pending.
7	05/29/2026	100209	300 Landing Cove	Closed	Window Repair reported	Windows	Work Order Completed Reason :Quality Windows went to residence and replaced the hardware on the window with new hardware to address owner's concern about hardware becoming loose/needng to be repaired/replaced.

Balance Sheet Comparative - Combined

University Glen (Cal State University Channel Island Site Authority)

End Date: 05/31/2026

		Current Balance at 5/31/2026	Prior Month Balance at 04/30/2026	Change
Assets				
CASH - OPERATING				
01-1003-00	Sunwest Oper - Acct 2137	\$ 692,700.42	\$ 587,163.34	\$ 105,537.08
Total CASH - OPERATING:		\$ 692,700.42	\$ 587,163.34	\$ 105,537.08
ACCOUNTS RECEIVABLE				
12-1280-00	Accounts Receivable	\$ 58,532.66	\$ 54,188.94	\$ 4,343.72
Total ACCOUNTS RECEIVABLE:		\$ 58,532.66	\$ 54,188.94	\$ 4,343.72
OTHER ASSETS				
13-1300-00	Prepaid Insurance	\$ 4,235.63	\$ 8,471.31	\$ (4,235.68)
Total OTHER ASSETS:		\$ 4,235.63	\$ 8,471.31	\$ (4,235.68)
Total Assets:		\$ 755,468.71	\$ 649,823.59	\$ 105,645.12
Liabilities & Equity				
ACCOUNTS PAYABLE				
20-2001-00	Prepaid Dues	\$ 22,670.13	\$ 22,780.71	\$ (110.58)
20-2795-00	Accrued Operating Expenses	137,224.67	122,542.48	14,682.19
Total ACCOUNTS PAYABLE:		\$ 159,894.80	\$ 145,323.19	\$ 14,571.61
RESERVES				
40-4000-00	Reserve Liability	\$ 223,230.90	\$ 164,532.97	\$ 58,697.93
Total RESERVES:		\$ 223,230.90	\$ 164,532.97	\$ 58,697.93
EQUITY				
49-4998-00	Prior Year Equity	\$ 375,828.46	\$ 375,828.46	\$ -
Total EQUITY:		\$ 375,828.46	\$ 375,828.46	\$ -
Net Income / (Loss)		\$ (3,485.45)	\$ (35,861.03)	\$ 32,375.58
Total Liabilities & Equity:		\$ 755,468.71	\$ 649,823.59	\$ 105,645.12

Reserve Schedule

University Glen (Cal State University Channel Island Site Authority)

From 05/01/2026 to 05/31/2026

Description	Current Additions	Current Expenses	Prior Year Balance	YTD Additions	YTD Expenses	Current Balance
Reserve Liability	\$58,697.93	\$0.00	\$116,636.21	\$582,994.43	\$476,399.74	\$223,230.90
Reserve Expenses - Common Space	\$0.00	\$0.00	\$0.00	\$339,449.84	\$339,449.84	\$0.00
Reserve Expenses - Single Family	\$0.00	\$0.00	\$0.00	\$1,400.00	\$1,400.00	\$0.00
Reserve Expenses - Townhouse	\$21,568.72	\$21,568.72	\$0.00	\$158,539.67	\$158,539.67	\$0.00
University Glen (Cal State University Channel Island Site Authority)	80,266.65	21,568.72	\$116,636.21	\$1,082,383.94	\$975,789.25	223,230.90

Income Statement

University Glen (Cal State University Channel Island Site Authority)

From 05/01/2026 to 05/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
TOTAL OPERATING INCOME	\$ 258,786.73	\$ 258,631.67	\$ 155.06	\$2,849,585.64	\$2,844,948.37	\$4,637.27	\$3,103,580.00
TOTAL INCOME	\$ 258,786.73	\$258,631.67	\$ 155.06	\$2,849,585.64	\$2,844,948.37	\$ 4,637.27	\$3,103,580.00
EXPENSES AND RESERVE FUNDING							
TOTAL ADMINISTRATION	\$ 16,344.12	\$ 19,651.08	\$ 3,306.96	\$201,161.97	\$216,161.88	\$14,999.91	\$235,813.00
TOTAL PROPERTY PROTECTION	\$ 7,966.67	\$ 7,966.67	\$ -	\$ 87,633.37	\$ 87,633.37	\$0.00	\$ 95,600.00
TOTAL LANDSCAPE	\$ 31,235.66	\$ 37,666.66	\$ 6,431.00	\$421,172.91	\$414,333.26	(\$6,839.65)	\$452,000.00
TOTAL COMMON AREA MAINTENANCE	\$ 16,665.89	\$ 23,044.35	\$ 6,378.46	\$243,290.26	\$253,487.85	\$10,197.59	\$276,532.00
TOTAL TOWNHOUSE MAINTENANCE	\$ 3,130.87	\$ 7,337.49	\$ 4,206.62	\$ 56,598.38	\$ 80,712.39	\$24,114.01	\$ 88,050.00
TOTAL UTILITIES	\$ 85,061.01	\$ 86,162.00	\$ 1,100.99	\$955,068.00	\$947,782.00	(\$7,286.00)	\$1,033,944.00
TOTAL INSURANCE	\$ 11,572.93	\$ 22,369.42	\$ 10,796.49	\$196,847.48	\$246,063.62	\$49,216.14	\$268,433.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$ -	\$ -	\$ -	\$ 92,524.72	\$ -	(\$92,524.72)	\$ -
TOTAL RESERVE ALLOCATION	\$ 54,434.00	\$ 54,434.00	\$ -	\$598,774.00	\$598,774.00	\$0.00	\$653,208.00
TOTAL DISBURSEMENTS	\$ 226,411.15	\$258,631.67	\$ 32,220.52	\$2,853,071.09	\$2,844,948.37	(\$ 8,122.72)	\$3,103,580.00
	\$ 32,375.58	\$ 0.00	\$ 32,375.58	(\$ 3,485.45)	\$ 0.00	(\$ 3,485.45)	\$ 0.00
NET INCREASE (DECREASE)	\$ 32,375.58	\$ 0.00	\$ 32,375.58	(\$ 3,485.45)	\$ 0.00	(\$ 3,485.45)	\$ 0.00

Income Statement - Operating
University Glen (Cal State University Channel Island Site Authority)
From 05/01/2026 to 05/31/2026

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME							
OPERATING INCOME							
5010-00 Townhomes Assessments	\$115,006.00	\$115,006.00	\$0.00	\$1,265,066.00	\$1,265,066.00	\$0.00	\$1,380,072.00
5013-00 Single family homes	\$23,095.44	\$23,095.42	\$0.02	\$254,049.84	\$254,049.62	\$0.22	\$277,145.00
5015-00 Apartment Assessment	\$120,530.29	\$120,530.25	\$0.04	\$1,325,833.19	\$1,325,832.75	\$0.44	\$1,446,363.00
5023-00 Bank Return Check/NSF Fees	\$30.00	\$0.00	\$30.00	\$305.00	\$0.00	\$305.00	\$0.00
5042-00 Late Interest	\$0.00	\$0.00	\$0.00	\$122.50	\$0.00	\$122.50	\$0.00
5045-00 Parking Fees	\$50.00	\$0.00	\$50.00	\$475.00	\$0.00	\$475.00	\$0.00
5060-00 Gate/Pool Keys/Remotes	\$75.00	\$0.00	\$75.00	\$375.00	\$0.00	\$375.00	\$0.00
5100-00 Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$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	\$258,786.73	\$258,631.67	\$155.06	\$2,849,585.64	\$2,844,948.37	\$4,637.27	\$3,103,580.00
TOTAL OPERATING INCOME	\$258,786.73	\$258,631.67	\$155.06	\$2,849,585.64	\$2,844,948.37	\$4,637.27	\$3,103,580.00
OPERATING EXPENSE							
ADMINISTRATION							
6015-00 Reserve Study	\$0.00	\$526.08	\$526.08	\$5,350.00	\$5,786.88	\$436.88	\$6,313.00
6035-00 Mgmt Billback - Office & Postage	\$479.66	\$1,000.00	\$520.34	\$8,926.72	\$11,000.00	\$2,073.28	\$12,000.00
6037-00 Onsite Mgmt-Contingency	\$0.00	\$816.67	\$816.67	\$723.86	\$8,983.37	\$8,259.51	\$9,800.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$15,558.82	\$15,375.00	(\$183.82)	\$176,405.31	\$169,125.00	(\$7,280.31)	\$184,500.00
6041-00 Office Rent & Maint/Record Storage	\$0.00	\$583.33	\$583.33	\$5,348.50	\$6,416.63	\$1,068.13	\$7,000.00
6052-00 Collection Costs/Billback	\$30.00	\$0.00	(\$30.00)	\$210.00	\$0.00	(\$210.00)	\$0.00
6085-00 Misc Admin (Office Supplies/Cellphone)	\$275.64	\$516.67	\$241.03	\$4,197.58	\$5,683.37	\$1,485.79	\$6,200.00
6090-00 Parking Management	\$0.00	\$833.33	\$833.33	\$0.00	\$9,166.63	\$9,166.63	\$10,000.00
TOTAL ADMINISTRATION	\$16,344.12	\$19,651.08	\$3,306.96	\$201,161.97	\$216,161.88	\$14,999.91	\$235,813.00
PROPERTY PROTECTION							
6320-00 Security Services	\$7,966.67	\$7,966.67	\$0.00	\$87,633.37	\$87,633.37	\$0.00	\$95,600.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.67	\$0.00	\$87,633.37	\$87,633.37	\$0.00	\$95,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 05/01/2026 to 05/31/2026

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
LANDSCAPE							
6405-00 Landscape Contract	\$29,700.00	\$29,833.33	\$133.33	\$326,700.00	\$328,166.63	\$1,466.63	\$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	\$0.00	\$2,833.33	\$2,833.33	\$16,300.85	\$31,166.63	\$14,865.78	\$34,000.00
6425-00 Tree Maintenance	\$1,535.66	\$5,000.00	\$3,464.34	\$77,434.94	\$55,000.00	(\$22,434.94)	\$60,000.00
TOTAL LANDSCAPE	\$31,235.66	\$37,666.66	\$6,431.00	\$421,172.91	\$414,333.26	(\$6,839.65)	\$452,000.00
COMMON AREA MAINTENANCE							
6509-00 Plumbing Repair (Common Area)	\$250.00	\$166.67	(\$83.33)	\$1,372.50	\$1,833.37	\$460.87	\$2,000.00
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$1,669.42	\$1,291.67	(\$377.75)	\$27,164.67	\$14,208.37	(\$12,956.30)	\$15,500.00
6532-00 Tot Lot Inspection	\$0.00	\$100.00	\$100.00	\$0.00	\$1,100.00	\$1,100.00	\$1,200.00
6534-00 Roof Repairs (Common Area)	\$0.00	\$166.67	\$166.67	\$0.00	\$1,833.37	\$1,833.37	\$2,000.00
6543-00 Pet Waste Supplies	\$0.00	\$683.33	\$683.33	\$0.00	\$7,516.63	\$7,516.63	\$8,200.00
6550-00 Janitorial Service	\$5,120.00	\$5,596.00	\$476.00	\$63,855.00	\$61,556.00	(\$2,299.00)	\$67,152.00
6553-00 Common Area Maintenance	\$2,250.00	\$1,400.00	(\$850.00)	\$12,859.24	\$15,400.00	\$2,540.76	\$16,800.00
6554-00 Common Area Supplies	\$865.87	\$740.00	(\$125.87)	\$16,303.47	\$8,140.00	(\$8,163.47)	\$8,880.00
6555-00 Pest Control (Pest & Gopher)	\$1,620.00	\$2,650.00	\$1,030.00	\$18,675.00	\$29,150.00	\$10,475.00	\$31,800.00
6570-00 Pool/Fountain Contract Services	\$3,175.00	\$3,266.67	\$91.67	\$34,925.00	\$35,933.37	\$1,008.37	\$39,200.00
6572-00 Pool/Fountain Extras	\$962.60	\$2,250.00	\$1,287.40	\$18,135.96	\$24,750.00	\$6,614.04	\$27,000.00
6588-00 Fitness Equipment	\$603.00	\$666.67	\$63.67	\$4,425.75	\$7,333.37	\$2,907.62	\$8,000.00
6590-00 Sidewalk Trip Hazard Project (Annual)	\$150.00	\$3,416.67	\$3,266.67	\$41,073.16	\$37,583.37	(\$3,489.79)	\$41,000.00
6595-00 Misc Maintenance (DG Path Repairs)	\$0.00	\$400.00	\$400.00	\$4,500.51	\$4,400.00	(\$100.51)	\$4,800.00
6596-00 Common Area Maint Contingency	\$0.00	\$250.00	\$250.00	\$0.00	\$2,750.00	\$2,750.00	\$3,000.00
TOTAL COMMON AREA MAINTENANCE	\$16,665.89	\$23,044.35	\$6,378.46	\$243,290.26	\$253,487.85	\$10,197.59	\$276,532.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 05/01/2026 to 05/31/2026

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
TOWNHOUSE MAINTENANCE							
6627-00 Lighting - Townhomes Sconce Repairs	\$1,904.64	\$2,333.33	\$428.69	\$27,265.32	\$25,666.63	(\$1,598.69)	\$28,000.00
6630-00 Windows & Doors	\$0.00	\$833.33	\$833.33	\$6,052.50	\$9,166.63	\$3,114.13	\$10,000.00
6633-00 Roofing/Waterproofing (Townhomes)	\$0.00	\$666.67	\$666.67	\$4,175.00	\$7,333.37	\$3,158.37	\$8,000.00
6638-00 Gutter Cleaning	\$0.00	\$750.00	\$750.00	\$7,800.00	\$8,250.00	\$450.00	\$9,000.00
6640-00 Fencing/Trash Enclosure/Gates	\$0.00	\$625.00	\$625.00	\$1,110.00	\$6,875.00	\$5,765.00	\$7,500.00
6645-00 Plumbing (Townhouse)	\$810.23	\$333.33	(\$476.90)	\$3,321.12	\$3,666.63	\$345.51	\$4,000.00
6650-00 Garage Doors	\$0.00	\$200.00	\$200.00	\$2,059.44	\$2,200.00	\$140.56	\$2,400.00
6655-00 Pest Control/Termites	\$0.00	\$145.83	\$145.83	\$2,980.00	\$1,604.13	(\$1,375.87)	\$1,750.00
6660-00 Heaters	\$0.00	\$133.33	\$133.33	\$169.00	\$1,466.63	\$1,297.63	\$1,600.00
6665-00 Stucco Drywall Repair	\$250.00	\$400.00	\$150.00	\$1,500.00	\$4,400.00	\$2,900.00	\$4,800.00
6670-00 Dryer Vent Cleaning	\$166.00	\$916.67	\$750.67	\$166.00	\$10,083.37	\$9,917.37	\$11,000.00
TOTAL TOWNHOUSE MAINTENANCE	\$3,130.87	\$7,337.49	\$4,206.62	\$56,598.38	\$80,712.39	\$24,114.01	\$88,050.00
UTILITIES							
6700-00 Water - Reclaimed (Landscape)	\$8,140.20	\$6,643.50	(\$1,496.70)	\$70,533.12	\$73,078.50	\$2,545.38	\$79,722.00
6701-00 Water-(Potable/Common Area Pools)	\$15,928.57	\$14,852.00	(\$1,076.57)	\$180,687.18	\$163,372.00	(\$17,315.18)	\$178,224.00
6702-00 Sewer	\$27,025.14	\$21,031.50	(\$5,993.64)	\$285,289.26	\$231,346.50	(\$53,942.76)	\$252,378.00
6703-00 Water/Sewer Infrastructue Fee	\$8,080.72	\$8,080.75	\$0.03	\$93,719.51	\$88,888.25	(\$4,831.26)	\$96,969.00
6705-00 Electricity	\$3,162.54	\$9,757.50	\$6,594.96	\$83,451.92	\$107,332.50	\$23,880.58	\$117,090.00
6710-00 Gas	\$2,660.59	\$3,361.50	\$700.91	\$24,078.01	\$36,976.50	\$12,898.49	\$40,338.00
6720-00 Telephone/WiFi/Cable	\$181.70	\$650.00	\$468.30	\$8,256.99	\$7,150.00	(\$1,106.99)	\$7,800.00
6725-00 Trash Removal	\$19,881.55	\$20,360.00	\$478.45	\$209,052.01	\$223,960.00	\$14,907.99	\$244,320.00
6730-00 Trash Extras	\$0.00	\$1,425.25	\$1,425.25	\$0.00	\$15,677.75	\$15,677.75	\$17,103.00
TOTAL UTILITIES	\$85,061.01	\$86,162.00	\$1,100.99	\$955,068.00	\$947,782.00	(\$7,286.00)	\$1,033,944.00
INSURANCE							
6800-00 Insurance Master Policy	\$7,337.25	\$14,127.75	\$6,790.50	\$150,255.00	\$155,405.25	\$5,150.25	\$169,533.00
6810-00 Earthquake Insurance	\$4,235.68	\$8,241.67	\$4,005.99	\$46,592.48	\$90,658.37	\$44,065.89	\$98,900.00
TOTAL INSURANCE	\$11,572.93	\$22,369.42	\$10,796.49	\$196,847.48	\$246,063.62	\$49,216.14	\$268,433.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 05/01/2026 to 05/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
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	\$308,000.00	\$308,000.00	\$0.00	\$336,000.00
9008-00 Reserves-Single Family	\$1,400.00	\$1,400.00	\$0.00	\$15,400.00	\$15,400.00	\$0.00	\$16,800.00
9009-00 Reserves-Townhouse	\$25,034.00	\$25,034.00	\$0.00	\$275,374.00	\$275,374.00	\$0.00	\$300,408.00
TOTAL RESERVE ALLOCATION	\$54,434.00	\$54,434.00	\$0.00	\$598,774.00	\$598,774.00	\$0.00	\$653,208.00
TOTAL OPERATING EXPENSE	\$226,411.15	\$258,631.67	\$32,220.52	\$2,853,071.09	\$2,844,948.37	(\$8,122.72)	\$3,103,580.00
Net Income:	\$32,375.58	\$0.00	\$32,375.58	(\$3,485.45)	\$0.00	(\$3,485.45)	\$0.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 05/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
OPERATING INCOME														
OPERATING INCOME														
5010-00 Townhomes Assessments														
Budget	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	1,380,072.00	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	115,006.00	-	1,265,066.00	
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	23,095.42	23,095.38	277,145.00	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	23,095.44	-	254,049.84	
Variance	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	-	0.22	
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	120,530.25	120,530.25	1,446,363.00	1,446,363.00
Actual	120,530.29	120,530.29	120,530.29	120,530.29	120,530.29	120,530.29	120,530.29	120,530.29	120,530.29	120,530.29	120,530.29	-	1,325,833.19	
Variance	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	-	0.44	
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	30.00	-	305.00	
Variance	(25.00)	30.00	60.00	30.00	90.00	30.00	-	-	30.00	30.00	30.00	-	305.00	
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	50.00	-	475.00	
Variance	-	-	-	175.00	75.00	-	-	50.00	25.00	100.00	50.00	-	475.00	
5060-00 Gate/Pool Keys/Remotes														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	(75.00)	-	-	75.00	-	75.00	-	75.00	-	150.00	75.00	-	375.00	
Variance	(75.00)	-	-	75.00	-	75.00	-	75.00	-	150.00	75.00	-	375.00	
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: 05/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	(60.00)	-	-	-	-	-	-	-	-	(60.00)	-
Variance	-	-	-	(60.00)	-	-	-	-	-	-	-	-	(60.00)	-
Total 50 - OPERATING INCOME														
Budget	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.63	3,103,580.00	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	258,786.73	0.00	2,849,585.64	
Variance	(99.94)	30.06	60.06	342.56	165.06	105.06	555.55	2,971.59	55.06	297.15	155.06	0.00	4,637.27	
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	258,631.67	258,631.63	3,103,580.00	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	258,786.73	0.00	2,849,585.64	
Variance	(99.94)	30.06	60.06	342.56	165.06	105.06	555.55	2,971.59	55.06	297.15	155.06	0.00	4,637.27	
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	526.08	526.12	6,313.00	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	526.08	526.12	963.00	
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	1,000.00	1,000.00	12,000.00	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	479.66	-	8,926.72	
Variance	(255.93)	528.92	(317.64)	(207.42)	454.16	(440.72)	519.41	395.73	460.55	415.88	520.34	1,000.00	3,073.28	
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	816.67	816.63	9,800.00	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	816.67	816.63	9,076.14	
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	15,375.00	15,375.00	184,500.00	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	15,558.82	-	176,405.31	
Variance	(112.42)	(112.42)	87.48	(5,692.17)	5,352.61	(5,706.21)	(568.83)	23.11	(183.82)	(183.82)	(183.82)	15,375.00	8,094.69	
6041-00 Office Rent & Maint/Record Storage														
Budget	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.37	7,000.00	7,000.00
Actual	534.85	534.85	534.85	1,069.70	534.85	534.85	-	-	-	1,604.55	-	-	5,348.50	
Variance	48.48	48.48	48.48	(486.37)	48.48	48.48	583.33	583.33	583.33	(1,021.22)	583.33	583.37	1,651.50	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 05/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
6052-00 Collection Costs/Billback														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	30.00	90.00	30.00	-	-	30.00	30.00	-	210.00	
Variance	-	-	-	-	(30.00)	(90.00)	(30.00)	-	-	(30.00)	(30.00)	-	(210.00)	
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	516.67	516.63	6,200.00	6,200.00
Actual	-	1,916.89	516.14	1,081.32	-	-	-	407.59	-	-	275.64	-	4,197.58	
Variance	516.67	(1,400.22)	0.53	(564.65)	516.67	516.67	516.67	109.08	516.67	516.67	241.03	516.63	2,002.42	
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	833.33	833.37	10,000.00	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	833.33	833.37	10,000.00	
Total 60 - ADMINISTRATION														
Budget	19,651.08	19,651.08	19,651.08	19,651.08	19,651.08	19,651.08	19,651.08	19,651.08	19,651.08	19,651.08	19,651.08	19,651.12	235,813.00	235,813.00
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	16,344.12	0.00	201,161.97	
Variance	2,372.88	1,240.84	1,994.93	(4,774.53)	8,518.00	(3,495.70)	(2,153.34)	3,287.33	2,828.95	1,873.59	3,306.96	19,651.12	34,651.03	
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	7,966.67	7,966.63	95,600.00	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	7,966.67	-	87,633.37	
Variance	-	7,966.67	-	(7,966.67)	-	-	-	-	-	-	-	7,966.63	7,966.63	
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	7,966.67	7,966.63	95,600.00	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	7,966.67	0.00	87,633.37	
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	7,966.63	7,966.63	
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	29,833.33	29,833.37	358,000.00	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	29,700.00	-	326,700.00	
Variance	29,833.33	(31,954.67)	29,833.33	133.33	-	(27,045.34)	133.33	133.33	133.33	133.33	133.33	29,833.37	31,300.00	
6410-00 Landscape Extras														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	737.12	-	-	-	737.12	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 05/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
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	2,833.33	2,833.37	34,000.00	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	2,833.33	2,833.37	17,699.15	
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	5,000.00	5,000.00	60,000.00	60,000.00
Actual	-	-	-	500.00	-	47,179.00	17,490.94	12,265.00	-	(1,535.66)	1,535.66	-	77,434.94	
Variance	5,000.00	5,000.00	5,000.00	4,500.00	5,000.00	(42,179.00)	(12,490.94)	(7,265.00)	5,000.00	6,535.66	3,464.34	5,000.00	(17,434.94)	
Total 64 - LANDSCAPE														
Budget	37,666.66	37,666.66	37,666.66	37,666.66	37,666.66	37,666.66	37,666.66	37,666.66	37,666.66	37,666.66	37,666.66	37,666.74	452,000.00	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	31,235.66	0.00	421,172.91	
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	6,431.00	37,666.74	30,827.09	
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	166.67	166.63	2,000.00	2,000.00
Actual	550.00	150.00	-	-	-	-	422.50	-	-	-	250.00	-	1,372.50	
Variance	(383.33)	16.67	166.67	166.67	166.67	166.67	(255.83)	166.67	166.67	166.67	(83.33)	166.63	627.50	
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	1,291.67	1,291.63	15,500.00	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	1,669.42	-	27,164.67	
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)	(377.75)	1,291.63	(11,664.67)	
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	100.00	100.00	1,200.00	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	100.00	100.00	1,200.00	
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	166.67	166.63	2,000.00	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	166.67	166.63	2,000.00	
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	683.33	683.37	8,200.00	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	683.33	683.37	8,200.00	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 05/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
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	5,596.00	5,596.00	67,152.00	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	5,120.00	-	63,855.00	
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)	476.00	5,596.00	3,297.00	
6553-00 Common Area Maintenance														
Budget	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	16,800.00	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	-	2,250.00	-	12,859.24	
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	(850.00)	1,400.00	3,940.76	
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	740.00	740.00	8,880.00	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	865.87	-	16,303.47	
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)	(125.87)	740.00	(7,423.47)	
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	2,650.00	2,650.00	31,800.00	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	1,620.00	-	18,675.00	
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)	1,030.00	2,650.00	13,125.00	
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	3,266.67	3,266.63	39,200.00	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	3,175.00	-	34,925.00	
Variance	716.67	2,616.67	(2,433.33)	91.67	91.67	91.67	91.67	716.67	(533.33)	(533.33)	91.67	3,266.63	4,275.00	
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	2,250.00	2,250.00	27,000.00	27,000.00
Actual	1,602.09	2,464.54	3,473.00	992.50	195.00	962.28	224.95	1,265.00	1,725.00	4,269.00	962.60	-	18,135.96	
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)	1,287.40	2,250.00	8,864.04	
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	666.67	666.63	8,000.00	8,000.00
Actual	445.00	1,360.75	-	-	967.00	-	525.00	-	-	525.00	603.00	-	4,425.75	
Variance	221.67	(694.08)	666.67	666.67	(300.33)	666.67	141.67	666.67	666.67	141.67	63.67	666.63	3,574.25	
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	3,416.67	3,416.63	41,000.00	41,000.00
Actual	-	38,562.16	-	-	-	-	2,361.00	-	-	-	150.00	-	41,073.16	
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	3,266.67	3,416.63	(73.16)	
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	400.00	400.00	4,800.00	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)	400.00	400.00	299.49	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 05/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
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	250.00	250.00	3,000.00	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	250.00	250.00	3,000.00	
Total 65 - COMMON AREA MAINTENANCE														
Budget	23,044.35	23,044.35	23,044.35	23,044.35	23,044.35	23,044.35	23,044.35	23,044.35	23,044.35	23,044.35	23,044.35	23,044.15	276,532.00	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	16,665.89	0.00	243,290.26	
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	6,378.46	23,044.15	33,241.74	
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	2,333.33	2,333.37	28,000.00	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	1,904.64	-	27,265.32	
Variance	2,333.33	192.24	(527.52)	183.24	(390.74)	(236.85)	(5,599.27)	2,333.33	144.03	(459.17)	428.69	2,333.37	734.68	
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	833.33	833.37	10,000.00	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	833.33	833.37	3,947.50	
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	666.67	666.63	8,000.00	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	666.67	666.63	3,825.00	
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	750.00	750.00	9,000.00	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	750.00	750.00	1,200.00	
6640-00 Fencing/Trash Enclosure/Gates														
Budget	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	7,500.00	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	625.00	625.00	6,390.00	
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	333.33	333.37	4,000.00	4,000.00
Actual	379.36	-	-	-	-	247.50	884.03	550.00	250.00	200.00	810.23	-	3,321.12	
Variance	(46.03)	333.33	333.33	333.33	333.33	85.83	(550.70)	(216.67)	83.33	133.33	(476.90)	333.37	678.88	
6650-00 Garage Doors														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 05/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	2,400.00	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)	200.00	200.00	340.56	
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	145.83	145.87	1,750.00	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)	145.83	145.87	(1,230.00)	
6660-00 Heaters														
Budget	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.33	133.37	1,600.00	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	133.33	133.37	1,431.00	
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	400.00	400.00	4,800.00	4,800.00
Actual	-	-	-	-	-	1,250.00	-	-	-	-	250.00	-	1,500.00	
Variance	400.00	400.00	400.00	400.00	400.00	(850.00)	400.00	400.00	400.00	400.00	150.00	400.00	3,300.00	
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	916.67	916.63	11,000.00	11,000.00
Actual	-	-	-	-	-	-	-	-	-	-	166.00	-	166.00	
Variance	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	750.67	916.63	10,834.00	
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	7,337.49	7,337.61	88,050.00	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	3,130.87	0.00	56,598.38	
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	4,206.62	7,337.61	31,451.62	
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	6,643.50	6,643.50	79,722.00	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	8,140.20	-	70,533.12	
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	(1,496.70)	6,643.50	9,188.88	
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	14,852.00	14,852.00	178,224.00	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	15,928.57	-	180,687.18	
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)	(1,076.57)	14,852.00	(2,463.18)	
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	21,031.50	21,031.50	252,378.00	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	27,025.14	-	285,289.26	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 05/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
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)	(5,993.64)	21,031.50	(32,911.26)	
6703-00 Water/Sewer Infrastructrue Fee														
Budget	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	8,080.75	96,969.00	96,969.00
Actual	7,366.79	(7,366.79)	-	32,322.94	8,080.72	12,912.25	8,080.72	8,080.72	8,080.72	8,080.72	8,080.72	-	93,719.51	
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	0.03	8,080.75	3,249.49	
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	9,757.50	9,757.50	117,090.00	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	3,162.54	-	83,451.92	
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	6,594.96	9,757.50	33,638.08	
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	3,361.50	3,361.50	40,338.00	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	2,660.59	-	24,078.01	
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	700.91	3,361.50	16,259.99	
6720-00 Telephone/WiFi/Cable														
Budget	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	650.00	7,800.00	7,800.00
Actual	237.53	1,143.75	470.69	807.22	807.22	1,034.44	614.66	761.56	786.32	1,411.90	181.70	-	8,256.99	
Variance	412.47	(493.75)	179.31	(157.22)	(157.22)	(384.44)	35.34	(111.56)	(136.32)	(761.90)	468.30	650.00	(456.99)	
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	20,360.00	20,360.00	244,320.00	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	19,881.55	-	209,052.01	
Variance	790.10	2,157.80	12,453.80	(12,096.96)	12,420.42	7,495.22	(8,942.65)	17,518.26	(18,364.30)	997.85	478.45	20,360.00	35,267.99	
6730-00 Trash Extras														
Budget	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	17,103.00	17,103.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	1,425.25	17,103.00	
Total 67 - UTILITIES														
Budget	86,162.00	86,162.00	86,162.00	86,162.00	86,162.00	86,162.00	86,162.00	86,162.00	86,162.00	86,162.00	86,162.00	86,162.00	1,033,944.00	1,033,944.00
Actual	39,673.74	19,581.35	22,426.78	254,533.25	86,897.30	82,638.83	95,083.68	66,559.72	118,861.55	83,750.79	85,061.01	0.00	955,068.00	
Variance	46,488.26	66,580.65	63,735.22	(168,371.25)	(735.30)	3,523.17	(8,921.68)	19,602.28	(32,699.55)	2,411.21	1,100.99	86,162.00	78,876.00	
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	14,127.75	14,127.75	169,533.00	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	7,337.25	-	150,255.00	
Variance	14,127.75	14,127.75	14,127.75	(42,383.25)	-	-	-	-	-	(1,640.25)	6,790.50	14,127.75	19,278.00	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 05/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
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	8,241.67	8,241.63	98,900.00	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	4,235.68	-	46,592.48	
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	4,005.99	8,241.63	52,307.52	
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	22,369.42	22,369.38	268,433.00	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	11,572.93	0.00	196,847.48	
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	10,796.49	22,369.38	71,585.52	
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	28,000.00	28,000.00	336,000.00	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	28,000.00	-	308,000.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	28,000.00	28,000.00	
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	1,400.00	1,400.00	16,800.00	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	1,400.00	-	15,400.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	1,400.00	1,400.00	
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	25,034.00	25,034.00	300,408.00	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	25,034.00	-	275,374.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	25,034.00	25,034.00	
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	54,434.00	54,434.00	653,208.00	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	54,434.00	0.00	598,774.00	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 05/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54,434.00	54,434.00	
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	258,631.67	258,631.63	3,103,580.00	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	226,411.15	0.00	2,853,071.09	
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	32,220.52	258,631.63	250,508.91	
Net Income:														
Budget	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Actual	120,899.85	38,433.87	122,485.95	(208,589.10)	(57,544.77)	(66,387.90)	(19,944.36)	34,431.22	(17,105.85)	17,460.06	32,375.58	0.00	(3,485.45)	
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	32,375.58	0.00	(3,485.45)	

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

05/01/2026 - 05/31/2026

Date	Check #	Payee	Amount
01-1003-00 Sunwest Oper - Acct 2137			
05/01/2026	100373	Seabreeze Management Company, Inc.	\$4,500.00
		Invoice #: 3729281	
		60-6040-00 99911-Seabreeze Management Company, Inc.	\$4,500.00
05/04/2026	100374	Seabreeze Management Company, Inc.	\$5,529.41
		Invoice #: 3729949	
		60-6040-00 04/05/26-04/15/26 Pd 04/24/26-Seabreeze Management Company, Inc.	\$5,529.41
05/04/2026	100375	Better Pools LA	\$650.00
		Invoice #: 95189	
		65-6570-00 Fountain Service for May 2026	\$650.00
05/04/2026	100376	Environmental Testing Associates	\$935.00
		Invoice #: UN-041826	
		40-4003-00 Roof Leak at 289 Smugglers Cove	\$935.00
05/04/2026	100377	American Heritage Landscape Lp	\$1,535.66
		Invoice #: 10047728	
		64-6425-00 SFH Tree Care at 322 Anacapa	\$1,535.66
05/04/2026	100378	James River Insurance Company	\$500.00
		Invoice #: 042826-000	
		40-4003-00 Insurance Deductible 369 Smugglers Cove	\$500.00
05/05/2026	100379	Better Pools LA	\$71.60
		Invoice #: 95359	
		65-6572-00 Hillcrest Spa Eyeball Fittings	\$71.60
05/05/2026	100380	Mike Kimble Plumbing	\$435.00
		Invoice #: 81663342	
		66-6645-00 TH Plumbing at 329 Smugglers Cove.	\$435.00
05/07/2026	100381	KW University Glen, LLC	\$534.85
		Invoice #: B01-2026	
		60-6041-00 Office Rent for January 2026	\$534.85
05/07/2026	300067	Southern California Edison Co.	\$2,213.70
		Invoice #: 041726-2876	
		67-6705-00 3/16-4/14-Southern California Edison Co.	\$2,213.70
05/08/2026	100382	SoCalGas	\$1,186.43
		Invoice #: 050126-085881513	
		67-6710-00 100 858 8151 3-SoCalGas	\$1,186.43
05/08/2026	100383	SoCalGas	\$1,474.16
		Invoice #: 050126-337810871	
		67-6710-00 153 378 1087 1	\$1,474.16
05/11/2026	100384	Better Pools LA	\$795.00
		Invoice #: 95418	
		65-6572-00 Hillcrest Spa Repairs	\$795.00
05/11/2026	100385	HD Supply	\$780.31
		Invoice #: 9248872952	
		65-6554-00 Common Area Supplies	\$780.31

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

05/01/2026 - 05/31/2026

Date	Check #	Payee	Amount
05/11/2026	100386	Eastman Electric	\$1,669.42
		Invoice #: 93	
		65-6528-00 CA Electrical for April 2026	\$1,669.42
05/11/2026	100387	Eastman Electric	\$1,904.64
		Invoice #: 197	
		66-6627-00 TH Lighting Repairs April 2026	\$1,904.64
05/11/2026	100388	Gothic Landscape Maintenance Division	\$29,700.00
		Invoice #: 422989	
		64-6405-00 Contract service for May 2026	\$29,700.00
05/11/2026	100389	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1413	
		65-6550-00 Weekly Contract Service thru May 3, 2026	\$1,280.00
05/11/2026	100390	Vega cleaning service inc.	\$250.00
		Invoice #: 1414	
		65-6509-00 Hillcrest Pool snake shower drain	\$250.00
05/14/2026	100391	Seabreeze Management Company, Inc.	\$275.64
		Invoice #: 3731517	
		60-6085-00 Office Supplies reimbursement	\$275.64
05/15/2026	100392	California State University, Channel Islands	\$58,573.86
		Invoice #: 512359	
		67-6700-00 Reclaimed Water	\$7,591.43
		67-6701-00 Potable Water	\$15,876.57
		67-6702-00 Sewer	\$27,025.14
		67-6703-00 Infrastructure Fee	\$8,080.72
05/15/2026	100393	Better Pools LA	\$2,525.00
		Invoice #: 95188	
		65-6570-00 Contract Service for May 2026	\$2,525.00
05/15/2026	100394	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1415	
		65-6550-00 Weekly Contract Service thru May 10, 2026	\$1,280.00
05/18/2026	100395	Seabreeze Management Company, Inc.	\$5,529.41
		Invoice #: 3731530	
		60-6040-00 Pay Period 4/19/2026 - 5/2/2026-Seabreeze Management Company, Inc.	\$5,529.41
05/18/2026	100396	Mike Kimble Plumbing	\$375.23
		Invoice #: 82255214	
		66-6645-00 216 Smugglers Cove	\$375.23
05/21/2026	100397	Precision Construction and Painting Inc	\$1,070.00
		Invoice #: 2026-18961-D	
		40-4003-00 Dep for TH Wrought Iron Replacement	\$1,070.00
05/21/2026	100398	Seabreeze Management Company, Inc.	\$509.66
		Invoice #: 3730433	
		60-6052-00 305 Channel Islands Drive.	\$30.00
		Invoice #: 3732170	
		60-6035-00 APR Admin 2026-Seabreeze Management Company, Inc.	\$479.66

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

05/01/2026 - 05/31/2026

Date	Check #	Payee	Amount
05/21/2026	100399	Better Pools LA	\$96.00
		Invoice #: 95541	
		65-6572-00 Hillcrest Pool Aluminum Pole	\$96.00
05/21/2026	100400	HD Supply	\$85.56
		Invoice #: 9249291310	
		65-6554-00 Doggie Bags	\$85.56
05/22/2026	100401	Southern California Edison Co.	\$2,171.34
		Invoice #: 051826-466262876	
		67-6705-00 700466262876	\$2,171.34
05/26/2026	300068	Charter Communications	\$51.39
		Invoice #: 0293780050926	
		67-6720-00 8448 20 041 0293780	\$51.39
05/26/2026	100402	BluSky Restoration Contractors, LLC	\$2,985.58
		Invoice #: 290159-24	
		40-4003-00 312 Santa Cruz Island Court. roof leak remediation	\$2,985.58
05/26/2026	100403	Vega cleaning service inc.	\$450.00
		Invoice #: 1416	
		65-6553-00 Repair door at TC Rest Room	\$450.00
05/26/2026	100404	Vega cleaning service inc.	\$1,150.00
		Invoice #: 1417	
		40-4003-00 289 Smugglers Cove Drywall Restoration	\$1,150.00
05/26/2026	100405	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1418	
		65-6550-00 Janitorial Services thru May 17, 2026	\$1,280.00
05/26/2026	100406	Remedy Pest Elimination	\$1,000.00
		Invoice #: 1797	
		65-6555-00 May 2026 Pest Control Service	\$1,000.00
05/26/2026	100407	Remedy Pest Elimination	\$70.00
		Invoice #: 1875	
		65-6555-00 Treatment for squirrels 316 Smugglers	\$70.00
05/26/2026	300069	Charter Communications	\$130.31
		Invoice #: 0380181051226	
		67-6720-00 8448 20 041 0380181	\$130.31
05/28/2026	100408	BluSky Restoration Contractors, LLC	\$4,994.13
		Invoice #: 290153- 24	
		40-4003-00 289 Smugglers-Roof Leak Remediation	\$4,994.13
05/28/2026	300070	E. J. Harrison & Sons, Inc.	\$7,192.56
		Invoice #: 051526-0044384 3	
		67-6725-00 1 -0044384 3	\$7,192.56
05/29/2026	100409	Kastle Kare Inc	\$550.00
		Invoice #: SR-05430	
		65-6555-00 Gopher service for May 2026	\$550.00
05/29/2026	100410	Cynthia Carolina Smith	\$750.00
		Invoice #: 052226-000	
		40-4003-00 332 E Platts Harbor Drive	\$750.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

05/01/2026 - 05/31/2026

Date	Check #	Payee	Amount
05/29/2026	100411	Robert Guynn	\$166.00
		Invoice #: 052226-600	
		66-6670-00 380 Landing Cove.	\$166.00
05/29/2026	100412	Mike Kimble Plumbing	\$2,453.33
		Invoice #: 82287613	
		40-4003-00 239 Smugglers Slab Leak Repair	\$2,453.33
05/29/2026	100413	Vega cleaning service inc.	\$1,800.00
		Invoice #: 1419	
		65-6553-00 Painting Town Center Pots	\$1,800.00
05/29/2026	100414	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1420	
		65-6550-00 Janitorial Services thru May 24, 2026	\$1,280.00
05/29/2026	100415	Vega cleaning service inc.	\$250.00
		Invoice #: 1421	
		66-6665-00 201 Smugglers exterior stucco painting	\$250.00
05/29/2026	100416	Vega cleaning service inc.	\$150.00
		Invoice #: 1422	
		65-6590-00 Hillcrest Pool paint step edge.	\$150.00
05/29/2026	100417	Garage Door Doctor	\$2,466.75
		Invoice #: 13847	
		40-4003-00 701 Santa Cruz Garage Door Replacement	\$2,466.75
05/29/2026	100418	Xtreme Fitness Service Inc.	\$603.00
		Invoice #: 13486	
		65-6588-00 Tread Mill repair.	\$603.00
05/29/2026	300071	E. J. Harrison & Sons,Inc.	\$2,345.40
		Invoice #: 051526-0044477 5	
		67-6725-00 1 -0044477 5	\$2,345.40
05/29/2026	300072	E. J. Harrison & Sons,Inc.	\$1,701.08
		Invoice #: 051526-0127257 1	
		67-6725-00 1 -0127257 1	\$1,701.08
05/29/2026	300073	E. J. Harrison & Sons,Inc.	\$5,180.50
		Invoice #: 051526-0005617 3	
		67-6725-00 1 -0005617 3	\$5,180.50
05/29/2026	300074	E. J. Harrison & Sons,Inc.	\$3,462.01
		Invoice #: 051526-0128958 3	
		67-6725-00 1 -0128958 3	\$3,462.01
		Account Totals	# Checks: 54
			\$170,898.92
		Association Totals	# Checks: 54
			\$170,898.92

University Glen Reserve Balance

April 30, 2026

Preliminary Unaudited

Reserve Type	Balance as of 3/31/26	Apr 2026 Contributions	Apr 2026 Expenses	Apr 2026 Adjustments	Investment Activity	Balance as of 4/30/26
Common Area	1,732,691.86	28,000.00			4,433.74	1,765,125.60
Single Family Homes	145,730.88	1,400.00			320.94	147,451.82
Townhomes	3,159,401.61	25,034.00	(12,070.51)		7,639.85	3,180,004.95
Total	5,037,824.35	54,434.00	(12,070.51)	-	12,394.53	5,092,582.37

Activity Apr-26	
Contributions	54,434.00
Expenses	(12,070.51)
Adjustments	-
Investments	12,394.53
Total Activity	\$ 54,758.02
Net Change in Balance	
CAM - 9CSA11	32,433.74
Single Family - 9CSA05	1,720.94
Townhomes 9CSA14	20,603.34
Total Activity by Type	\$ 54,758.02

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
Due from UGCAM for Apr 2026	42,363.49
Total Due from UGCAM	164,532.97
<i>(accounts receivable)</i>	
Wells Fargo	91,539.64
CalTRUST	4,836,509.76
Acct Balances as of 4/30/26	4,928,049.40
Reserve Total as of 4/30/26	5,092,582.37

University Glen - Balance Due To Reserves GL 4000

Fiscal Year July 2025-June 2026

DATE	Amount	Monthly Subtotal	Reserve Exp Type	Description	Vendor	Invoice Number
Jun-25	116,636.21			Year End Balance		
		116,636.21				
Jul-25	54,434.00			Reserve Contribution		
Jul-25	(201,635.80)		Common Space	Asphalt project	J B Bostick Company	37762
Jul-25	(2,498.00)		Common Space	Townside pool filter	Better Pools	88239
Jul-25	(70.04)		Common Space	Signs for asphalt project	Seabreeze Management	356813
Jul-25	(39,900.00)		Common Space	Seal coat pavement	Asphalt Consulting Services	61725
		(189,669.84)				
Aug-25	54,434.00			Reserve Contribution		
Aug-25	(13,205.19)		Townhomes	Patio Door & Windows Replaced/Repaired	Quality Windows & Doors	Multiple
		41,228.81				
Sep-25	54,434.00			Reserve Contribution		
Sep-25	(4,001.53)		Townhomes	270 Landing Cove Plumbing Leak Repair	Environmental Testing	Multiple
Sep-25	(1,876.88)		Townhomes	Garage door installation	Garage Door Doctor	12617
		48,555.59				
Oct-25	54,434.00			Reserve Contribution		
Oct-25	(850.00)		Townhomes	Paint garage door at 327 Platts	Vega Cleaning	1348
Oct-25	(2,519.19)		Townhomes	379 Smugglers Cove slab leak repair	Mike Kimble Plumbing	68675215
		51,064.81				
Nov-25	54,434.00			Reserve Contribution		
Nov-25	(84,662.00)		Common Space	Landscape refurbishing project, 1/2 phase 2	Gothic Landscape	407336
Nov-25	(220.00)		Townhomes	270 Landing Cove repairs	Eastman Electric	451
Nov-25	(1,664.00)		Townhomes	379 Smugglers Cove	Environmental Testing	UN-101725
Nov-25	(935.00)		Townhomes	380 Smugglers Cove	Environmental Testing	UN-110725
		(33,047.00)				
Dec-25	54,434.00			Reserve Contribution		
Dec-25	(2,549.00)		Common Space	Townside spa filter	Better Pools	91828
Dec-25	(6,420.40)		Townhomes	379 Smugglers Cove	BluSky Restoration	272350-24
Dec-25	(1,275.00)		Townhomes	314 E Twin Harbor slab leak	Mike Kimble Plumbing	74164611
Dec-25	(3,343.23)		Townhomes	379 Smugglers restoration	BluSky Restoration	272233-24
Dec-25	(1,522.00)		Townhomes	314 E Twin Harbor slab leak	Environmental Testing	1522
Dec-25	(850.00)		Townhomes	Paint garage door at 304 Santa Cruz	Vega Cleaning	1367
Dec-25	(2,391.68)		Townhomes	Garage door replacement 369 Smugglers Cove	Ventura Garage Door	13218
		36,082.69				
Jan-26	54,434.00			Reserve Contribution		
Jan-26	7,956.50		Townhomes	Insurance Claim Ck - Reimb 270 Landing Cove plumbing costs	Nat'l Fire & Marine Insurance Company	Ck 42349
Jan-26	(687.00)		Townhomes	207 Smugglers Cove - Flooding	Environmental Testing	UN-122425
Jan-26	(1,220.12)		Townhomes	207 Smugglers Cove - Flooding	Mike Kimble Plumbing	75638915
Jan-26	(7,000.10)		Townhomes	314 E Twin Harbor slab leak	Mike Kimble Plumbing	74607618
Jan-26	(875.00)		Townhomes	369 Smugglers Cover - Paint garage door	Vega Cleaning	1378
		52,608.28				
Feb-26	54,434.00			Reserve Contribution		
Feb-26	9,881.82		Townhomes	Insurance Claim Ck - Reimb 379 Smugglers Cove slab leak	Nat'l Fire & Marine Insurance Company	
Feb-26	(2,800.00)		Common Space	Landscape refurbishing project, phase 2	Gothic Landscape	413235
Feb-26	(2,940.00)		Common Space	Landscape refurbishing project, phase 2 TH Portion	American Heritage Landscape	10047708
Feb-26	(2,395.00)		Common Space	Pump installation for spa circulation	Better Pools	93057
Feb-26	(1,660.00)		Townhomes	Slab leak issue 314 E Twin Harbor	Environmental Testing	UN-010926-02
Feb-26	(935.00)		Townhomes	Slab leak issue 314 E Twin Harbor	Environmental Testing	UN-010626
Feb-26	(7,969.05)		Townhomes	270 Landing Cove remediation services	BluSky Restoration	264028-24
Feb-26	(2,630.45)		Townhomes	270 Landing Cove restoration work	BluSky Restoration	267650-24
		42,986.32				
Mar-26	54,434.00			Reserve Contribution		
Mar-26	(13,161.62)		Townhomes	314 Twin Harbor - Remediation for slab leak	BluSky Restoration	278258-24
Mar-26	(11,872.50)		Townhomes	226 Smuggler's Cove - repiping	Mike Kimble Plumbing	77932736
Mar-26	(875.00)		Townhomes	304 Twin Harbor - Paint garage	Vega Cleaning Service	1388
Mar-26	(1,950.00)		Townhomes	314 Twin Harbor - Drywall restoration	Vega Cleaning Service	1392
		26,574.88				
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
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

		Monthly				
DATE	Amount	Subtotal	Reserve Exp Type	Description	Vendor	Invoice Number
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)				
May-26	54,434.00		Townhomes	Reserve Contribution		
May-26	21,568.72		Townhomes	Insurance Claim Exp Reimb	Nat'l Fire & Marine Insurance Company	CK 43453
May-26	(500.00)		Townhomes	Insurance Deductible - 369 Smugglers Cove	James River Insurance Company	
May-26	(935.00)		Townhomes	Roof leak - 289 Smugglers Cove	Environmental Testing	UN-041826
May-26	(1,070.00)		Townhomes	Deposit for wrought iron replacement	Precision Construction	2026-18961-D
May-26	(1,150.00)		Townhomes	289 Smugglers Cove Drywall Restoration	Vega Cleaning	1417
May-26	(2,985.58)		Townhomes	312 Santa Cruz - roof leak remediation	BluSky Restoration	290159-24
May-26	(4,994.13)		Townhomes	289 Smugglers - roof leak remediation	BluSky Restoration	290153-24
May-26	(750.00)		Townhomes	332 E Platts Harbor Drive - Reimbursement for Repair	Cynthia Carolina Smith	052226-000
May-26	(2,453.33)		Townhomes	239 Smugglers - slab leak repair	Mike Kimble Plumbing	82287613
May-26	(2,466.75)		Townhomes	701 Santa Cruz - Garage door replacement	13847 Ventura Garage Door	13847
		58,697.93				
Total	223,230.90	223,230.90				

University Glen - Reserve Account Income & Expenses

CONTRIBUTION: CAM Income				
	9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
Beg Bal	-	-	-	-
Jul-25	1,400.00	28,000.00	25,034.00	54,434.00
Aug-25	1,400.00	28,000.00	25,034.00	54,434.00
Sep-25	1,400.00	28,000.00	25,034.00	54,434.00
Oct-25	1,400.00	28,000.00	25,034.00	54,434.00
Nov-25	1,400.00	28,000.00	25,034.00	54,434.00
Dec-25	1,400.00	28,000.00	25,034.00	54,434.00
Jan-26	1,400.00	28,000.00	25,034.00	54,434.00
Feb-26	1,400.00	28,000.00	25,034.00	54,434.00
Mar-26	1,400.00	28,000.00	25,034.00	54,434.00
<i>Transfer to Site Authority</i>				(70,851.27)
Apr-26	1,400.00	28,000.00	25,034.00	54,434.00
May-26	1,400.00	28,000.00	25,034.00	54,434.00
Jun-26				-
YTD	15,400.00	308,000.00	275,374.00	527,922.73

EXPENDITURES			
4002	4001	4003	
9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
-	-	-	-
-	(244,103.84)	-	(244,103.84)
-	-	(13,205.19)	(13,205.19)
-	-	(5,878.41)	(5,878.41)
-	-	(3,369.19)	(3,369.19)
-	(84,662.00)	(2,819.00)	(87,481.00)
-	(2,549.00)	(15,802.31)	(18,351.31)
-	-	(1,825.72)	(1,825.72)
-	(8,135.00)	(3,312.68)	(11,447.68)
-	-	(27,859.12)	(27,859.12)
-	-	-	-
-	-	(12,070.51)	(12,070.51)
-	-	4,263.93	4,263.93
-	-	-	-
-	(339,449.84)	(81,878.20)	(421,328.04)

NET TOTALS			
9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
-	-	-	116,636.21
1,400.00	(216,103.84)	25,034.00	(189,669.84)
1,400.00	28,000.00	11,828.81	41,228.81
1,400.00	28,000.00	19,155.59	48,555.59
1,400.00	28,000.00	21,664.81	51,064.81
1,400.00	(56,662.00)	22,215.00	(33,047.00)
1,400.00	25,451.00	9,231.69	36,082.69
1,400.00	28,000.00	23,208.28	52,608.28
1,400.00	19,865.00	21,721.32	42,986.32
1,400.00	28,000.00	(2,825.12)	26,574.88
-	-	-	(70,851.27)
1,400.00	28,000.00	12,963.49	42,363.49
1,400.00	28,000.00	29,297.93	58,697.93
-	-	-	-
15,400.00	(31,449.84)	193,495.80	223,230.90

University Glen
Prepaid Insurance # 1300
As of May 31, 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.	Balance Due
GL 6800														
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: May 31, 2026

GL Code	Description	Month	Amount
	6320 Security Services	May-26	7,966.67
	6700 Water-Reclaimed	Apr-26	6,643.50
	6700 Water-Reclaimed	May-26	6,643.50
	6701 Water-Potable	Apr-26	14,852.00
	6701 Water-Potable	May-26	14,852.00
	6702 Water-Sewer	Apr-26	21,031.50
	6702 Water-Sewer	May-26	21,031.50
	6703 Water/Sewer Infrastructure	Apr-26	8,080.75
	6703 Water/Sewer Infrastructure	May-26	8,080.75
	6705 Electricity	May-26	6,577.50
	6800 TH Insurance Master	Apr-26	10,732.50
	6800 TH Insurance Master	May-26	10,732.50
Total:			137,224.67

-

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2026 - 5/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01-1003-00	Sunwest Oper - Acct 2137	\$587,163.34	\$277,236.00	\$171,698.92	\$692,700.42
Date	GL Ref #	Debit	Credit	Description	
05/01/2026	14153125	\$ 3,902.29	\$ -	Deposit from batch 419080	
05/01/2026	14155922	2,899.28	-	Deposit from batch 418522	
05/01/2026	14220450	-	4,500.00	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100373 Inv: 3729281 Seabreeze Management Company, Inc.	
05/01/2026	14227187	3,153.66	-	Deposit from batch 419461	
05/04/2026	14231857	3,233.92	-	Deposit from batch 420005	
05/04/2026	14234972	7,807.22	-	Deposit from batch 419184	
05/04/2026	14244478	-	5,529.41	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100374 Inv: 3729949 Seabreeze Management Company, Inc.	
05/04/2026	14244480	-	650.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100375 Inv: 95189 Better Pools LA	
05/04/2026	14244482	-	935.00	Sunwest Oper - Acct 2137; Environmental Testing Associates Chk # 100376 Inv: UN-041826 Environmental Testing Associates	
05/04/2026	14244484	-	1,535.66	Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100377 Inv: 10047728 American Heritage Landscape Lp	
05/04/2026	14244486	-	500.00	Sunwest Oper - Acct 2137; James River Insurance Company Chk # 100378 Inv: 042826-000 James River Insurance Company	
05/04/2026	14247530	784.21	-	Deposit from batch 420343	
05/05/2026	14252483	3,192.95	-	Deposit from batch 420091	
05/05/2026	14261548	-	71.60	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100379 Inv: 95359 Better Pools LA	
05/05/2026	14261550	-	435.00	Sunwest Oper - Acct 2137; Mike Kimble Plumbing Chk # 100380 Inv: 81663342 Mike Kimble Plumbing	
05/05/2026	14265018	6,144.84	-	Deposit from batch 421079	
05/05/2026	14271362	-	800.00	Return - 05/02 No Account/Unable to Locate Account	
05/06/2026	14270760	2,580.25	-	Deposit from batch 420826	
05/06/2026	14282399	2,325.09	-	Deposit from batch 422100	
05/07/2026	14286396	1,725.09	-	Deposit from batch 421804	
05/07/2026	14293079	-	534.85	Sunwest Oper - Acct 2137; KW University Glen, LLC Chk # 100381 Inv: B01-2026 KW University Glen, LLC	
05/07/2026	14293081	-	2,213.70	Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 300067 Inv: 041726-2876 Southern California Edison Co.	
05/07/2026	14298224	2,366.63	-	Deposit from batch 422880	
05/07/2026	14299921	600.00	-	Deposit from batch 422990	
05/08/2026	14383093	4,420.98	-	Deposit from batch 422605	
05/08/2026	14383402	320.77	-	Deposit from batch 423146	
05/08/2026	14384142	605.03	-	Deposit from batch 422531	
05/08/2026	14391041	-	1,186.43	Sunwest Oper - Acct 2137; SoCalGas Chk # 100382 Inv: 050126-085881513 SoCalGas	
05/08/2026	14391043	-	1,474.16	Sunwest Oper - Acct 2137; SoCalGas Chk # 100383 Inv: 050126-337810871 SoCalGas	
05/08/2026	14394592	2,941.66	-	Deposit from batch 423400	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2026 - 5/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
05/08/2026	14395812	\$ 532.77	\$ -	Deposit from batch 423497	
05/10/2026	14367872	171,688.57	-	Deposit from batch 420308	
05/11/2026	14400119	3,729.66	-	Deposit from batch 423178	
05/11/2026	14408835	-	795.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100384 Inv: 95418 Better Pools LA	
05/11/2026	14408837	-	780.31	Sunwest Oper - Acct 2137; HD Supply Chk # 100385 Inv: 9248872952 HD Supply	
05/11/2026	14408839	-	1,669.42	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100386 Inv: 93 Eastman Electric	
05/11/2026	14408841	-	1,904.64	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100387 Inv: 197 Eastman Electric	
05/11/2026	14408843	-	29,700.00	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100388 Inv: 422989 Gothic Landscape Maintenance Division	
05/11/2026	14408845	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100389 Inv: 1413 Vega cleaning service inc.	
05/11/2026	14408847	-	250.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100390 Inv: 1414 Vega cleaning service inc.	
05/11/2026	14410261	575.03	-	Deposit from batch 424340	
05/11/2026	14412188	4,030.08	-	Deposit from batch 424371	
05/12/2026	14413663	1,725.09	-	Deposit from batch 423839	
05/12/2026	14414242	575.00	-	Deposit from batch 424516	
05/12/2026	14415041	1,150.06	-	Deposit from batch 423744	
05/12/2026	14423664	2,300.12	-	Deposit from batch 424966	
05/13/2026	14437386	645.00	-	Deposit from batch 426124	
05/14/2026	14438207	895.80	-	Deposit from batch 425680	
05/14/2026	14445105	-	275.64	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100391 Inv: 3731517 Seabreeze Management Company, Inc.	
05/14/2026	14446694	575.03	-	Deposit from batch 426730	
05/15/2026	14449402	575.03	-	Deposit from batch 426303	
05/15/2026	14457250	-	58,573.86	Sunwest Oper - Acct 2137; California State University, Channel Islands Chk # 100392 Inv: 512359 California State University, Channel Islands	
05/15/2026	14457252	-	2,525.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100393 Inv: 95188 Better Pools LA	
05/15/2026	14457254	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100394 Inv: 1415 Vega cleaning service inc.	
05/15/2026	14458737	1,791.60	-	Deposit from batch 427456	
05/18/2026	14462401	895.80	-	Deposit from batch 427046	
05/18/2026	14464197	675.03	-	Deposit from batch 427047	
05/18/2026	14473252	-	5,529.41	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100395 Inv: 3731530 Seabreeze Management Company, Inc.	
05/18/2026	14473254	-	375.23	Sunwest Oper - Acct 2137; Mike Kimble Plumbing Chk # 100396 Inv: 82255214 Mike Kimble Plumbing	
05/19/2026	14477825	21,568.72	-	Misc Scanned Deposit	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2026 - 5/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
05/20/2026	14490830	\$ 575.03	\$ -	Deposit from batch 428493	
05/20/2026	14491104	575.03	-	Deposit from batch 429185	
05/20/2026	14491648	1,150.06	-	Deposit from batch 428466	
05/20/2026	14497558	321.00	-	Deposit from batch 429551	
05/20/2026	14498088	25.00	-	Deposit from batch 429642	
05/21/2026	14501372	633.61	-	Deposit from batch 429221	
05/21/2026	14504793	-	1,070.00	Sunwest Oper - Acct 2137; Precision Construction and Painting Inc Chk # 100397 Inv: 2026-18961-D Precision Construction and Painting Inc	
05/21/2026	14504795	-	30.00	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100398 Inv: 3730433 Seabreeze Management Company, Inc.	
05/21/2026	14504795	-	479.66	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100398 Inv: 3732170 Seabreeze Management Company, Inc.	
05/21/2026	14504799	-	96.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100399 Inv: 95541 Better Pools LA	
05/21/2026	14504801	-	85.56	Sunwest Oper - Acct 2137; HD Supply Chk # 100400 Inv: 9249291310 HD Supply	
05/22/2026	14513309	-	2,171.34	Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 100401 Inv: 051826-466262876 Southern California Edison Co.	
05/26/2026	14519698	614.24	-	Deposit from batch 430401	
05/26/2026	14519834	2,046.83	-	Deposit from batch 430843	
05/26/2026	14520892	970.77	-	Deposit from batch 430287	
05/26/2026	14528216	-	51.39	Sunwest Oper - Acct 2137; Charter Communications Chk # 300068 Inv: 0293780050926 Charter Communications	
05/26/2026	14528218	-	2,985.58	Sunwest Oper - Acct 2137; BluSky Restoration Contractors, LLC Chk # 100402 Inv: 290159-24 BluSky Restoration Contractors, LLC	
05/26/2026	14528220	-	450.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100403 Inv: 1416 Vega cleaning service inc.	
05/26/2026	14528222	-	1,150.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100404 Inv: 1417 Vega cleaning service inc.	
05/26/2026	14528224	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100405 Inv: 1418 Vega cleaning service inc.	
05/26/2026	14528226	-	1,000.00	Sunwest Oper - Acct 2137; Remedy Pest Elimination Chk # 100406 Inv: 1797 Remedy Pest Elimination	
05/26/2026	14528228	-	70.00	Sunwest Oper - Acct 2137; Remedy Pest Elimination Chk # 100407 Inv: 1875 Remedy Pest Elimination	
05/26/2026	14528230	-	130.31	Sunwest Oper - Acct 2137; Charter Communications Chk # 300069 Inv: 0380181051226 Charter Communications	
05/26/2026	14530511	575.03	-	Deposit from batch 431040	
05/27/2026	14533699	500.00	-	Deposit from batch 431451	
05/28/2026	14542144	1,682.83	-	Deposit from batch 432102	
05/28/2026	14549552	-	4,994.13	Sunwest Oper - Acct 2137; BluSky Restoration Contractors, LLC Chk # 100408 Inv: 290153- 24 BluSky Restoration Contractors, LLC	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2026 - 5/31/2026

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
05/28/2026	14549554	\$ -	\$ 7,192.56	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300070 Inv: 051526-0044384 3 E. J. Harrison & Sons,Inc.		
05/28/2026	14552752	895.80	-	Deposit from batch 432511		
05/29/2026	14555526	2,003.60	-	Deposit from batch 432123		
05/29/2026	14562918	-	550.00	Sunwest Oper - Acct 2137; Kastle Kare Inc Chk # 100409 Inv: SR-05430 Kastle Kare Inc		
05/29/2026	14562920	-	750.00	Sunwest Oper - Acct 2137; Cynthia Carolina Smith Chk # 100410 Inv: 052226-000 Cynthia Carolina Smith		
05/29/2026	14562922	-	166.00	Sunwest Oper - Acct 2137; Robert Guynn Chk # 100411 Inv: 052226-600 Robert Guynn		
05/29/2026	14562924	-	2,453.33	Sunwest Oper - Acct 2137; Mike Kimble Plumbing Chk # 100412 Inv: 82287613 Mike Kimble Plumbing		
05/29/2026	14562926	-	1,800.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100413 Inv: 1419 Vega cleaning service inc.		
05/29/2026	14562928	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100414 Inv: 1420 Vega cleaning service inc.		
05/29/2026	14562930	-	250.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100415 Inv: 1421 Vega cleaning service inc.		
05/29/2026	14562932	-	150.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100416 Inv: 1422 Vega cleaning service inc.		
05/29/2026	14562934	-	2,466.75	Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100417 Inv: 13847 Garage Door Doctor		
05/29/2026	14562936	-	603.00	Sunwest Oper - Acct 2137; Xtreme Fitness Service Inc. Chk # 100418 Inv: 13486 Xtreme Fitness Service Inc.		
05/29/2026	14562938	-	2,345.40	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300071 Inv: 051526-0044477 5 E. J. Harrison & Sons,Inc.		
05/29/2026	14562940	-	1,701.08	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300072 Inv: 051526-0127257 1 E. J. Harrison & Sons,Inc.		
05/29/2026	14562942	-	5,180.50	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300073 Inv: 051526-0005617 3 E. J. Harrison & Sons,Inc.		
05/29/2026	14562944	-	3,462.01	Sunwest Oper - Acct 2137; E. J. Harrison & Sons,Inc. Chk # 300074 Inv: 051526-0128958 3 E. J. Harrison & Sons,Inc.		
05/29/2026	14566694	1,150.06	-	Deposit from batch 432987		
05/29/2026	14567983	50.00	-	Deposit from batch 433111		
05/31/2026	12686688	534.85	-	Sunwest Oper - Acct 2137 (Reversal); KW University Glen, LLC Chk # 100217 Inv: B01-2026 KW University Glen, LLC		
12-1280-00	Accounts Receivable		54,188.94	259,586.73	255,243.01	58,532.66
Date	GL Ref #	Debit	Credit	Description		
05/01/2026	14155922	\$ 0.00	\$ 2,899.28	Deposit from batch 418522		
05/01/2026	14153125	0.00	3,902.29	Deposit from batch 419080		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2026 - 5/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
05/01/2026	14227187	\$ 0.00	\$ 3,064.13		Deposit from batch 419461
05/01/2026	9390216	23,095.44	-		Assessment - A - Batch 259640
05/01/2026	9390240	115,006.00	-		Assessment - A - Batch 259641
05/01/2026	9390264	98,834.75	-		Apartment Assessment - A - Batch 259757
05/01/2026	9390288	17,476.92	-		Apartment Assessment - A - Batch 259758
05/01/2026	9390312	4,218.62	-		Commercial Assessment - A - Batch 259759
05/01/2026	14175291	-	2.62		Applied Prepaid 124525874620
05/01/2026	14175300	-	0.46		Applied Prepaid 124525874583
05/01/2026	14175305	-	320.77		Applied Prepaid 124525874659
05/01/2026	14175314	-	320.77		Applied Prepaid 124525874636
05/01/2026	14175321	-	377.14		Applied Prepaid 124525874679
05/01/2026	14175333	-	575.03		Applied Prepaid 124525874817
05/01/2026	14175341	-	575.03		Applied Prepaid 124525874836
05/01/2026	14175348	-	575.03		Applied Prepaid 124525874814
05/01/2026	14175357	-	575.03		Applied Prepaid 124525874651
05/01/2026	14175365	-	575.03		Applied Prepaid 124525874735
05/01/2026	14175379	-	320.77		Applied Prepaid 124525874647
05/01/2026	14175387	-	0.12		Applied Prepaid 124525874652
05/01/2026	14175392	-	0.78		Applied Prepaid 124525874702
05/01/2026	14175395	-	320.77		Applied Prepaid 124525874634
05/01/2026	14175400	-	320.77		Applied Prepaid 124525874589
05/01/2026	14175405	-	320.77		Applied Prepaid 124525874656
05/01/2026	14175409	-	1.11		Applied Prepaid 124525874671
05/01/2026	14175413	-	365.85		Applied Prepaid 124525874593
05/01/2026	14175418	-	575.03		Applied Prepaid 124525874710
05/01/2026	14175424	-	524.35		Applied Prepaid 124525874805
05/01/2026	14175430	-	575.03		Applied Prepaid 124525874762
05/01/2026	14175437	-	468.59		Applied Prepaid 124525874774
05/01/2026	14175445	-	575.03		Applied Prepaid 124525874687
05/01/2026	14175455	-	528.17		Applied Prepaid 124525874770
05/01/2026	14175462	-	131.79		Applied Prepaid 124525874644
05/01/2026	14175469	-	419.40		Applied Prepaid 124525874664
05/01/2026	14175479	-	89.48		Applied Prepaid 124525874616
05/01/2026	14175489	-	575.03		Applied Prepaid 124525874744
05/01/2026	14175497	-	39.48		Applied Prepaid 124525874830
05/01/2026	14175505	-	575.03		Applied Prepaid 124525874733
05/01/2026	14175511	-	187.28		Applied Prepaid 124525874824
05/01/2026	14175516	-	575.03		Applied Prepaid 124525874829
05/01/2026	14175522	-	575.03		Applied Prepaid 124525874706
05/01/2026	14175528	-	575.03		Applied Prepaid 124525874752
05/01/2026	14175538	-	575.03		Applied Prepaid 124525874637
05/01/2026	14175545	-	575.03		Applied Prepaid 124525874640
05/01/2026	14175552	-	323.59		Applied Prepaid 124525874709
05/01/2026	14175561	-	2.97		Applied Prepaid 124525874701
05/01/2026	14175579	-	320.77		Applied Prepaid 124525874623
05/01/2026	14175587	-	80.28		Applied Prepaid 124525874813
05/01/2026	14175593	-	320.77		Applied Prepaid 124525874739

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2026 - 5/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
05/04/2026	14234972	\$ 0.00	\$ 6,838.75	Deposit from batch 419184	
05/04/2026	14231857	0.00	2,920.06	Deposit from batch 420005	
05/04/2026	14247530	0.00	784.21	Deposit from batch 420343	
05/05/2026	14252483	0.00	2,617.92	Deposit from batch 420091	
05/05/2026	14265018	0.00	5,425.95	Deposit from batch 421079	
05/05/2026	14271362	800.00	-	Return - 05/02 No Account/Unable to Locate Account	
05/05/2026	14272431	30.00	-	NSF/Returned Check Fee - Batch 421856	
05/06/2026	14270760	0.00	2,259.48	Deposit from batch 420826	
05/06/2026	14282399	0.00	2,325.09	Deposit from batch 422100	
05/07/2026	14286396	0.00	1,725.09	Deposit from batch 421804	
05/07/2026	14298224	0.00	2,043.04	Deposit from batch 422880	
05/07/2026	14299921	0.00	600.00	Deposit from batch 422990	
05/07/2026	14288686	75.00	-	Key Fob / Remotes - Batch 422567	
05/08/2026	14384142	0.00	605.03	Deposit from batch 422531	
05/08/2026	14383093	0.00	4,420.98	Deposit from batch 422605	
05/08/2026	14383402	0.00	320.77	Deposit from batch 423146	
05/08/2026	14394592	0.00	2,366.63	Deposit from batch 423400	
05/09/2026	14396192	25.00	-	Parking Permit/ Pass Fee - Batch 423555	
05/10/2026	14367872	0.00	171,688.57	Deposit from batch 420308	
05/11/2026	14400119	0.00	2,531.41	Deposit from batch 423178	
05/11/2026	14410261	0.00	575.03	Deposit from batch 424340	
05/11/2026	14412188	0.00	1,469.72	Deposit from batch 424371	
05/12/2026	14415041	0.00	1,150.06	Deposit from batch 423744	
05/12/2026	14413663	0.00	1,305.69	Deposit from batch 423839	
05/12/2026	14414242	0.00	575.00	Deposit from batch 424516	
05/12/2026	14423664	0.00	1,922.98	Deposit from batch 424966	
05/14/2026	14438207	0.00	895.02	Deposit from batch 425680	
05/14/2026	14446694	0.00	575.03	Deposit from batch 426730	
05/15/2026	14449402	0.00	575.03	Deposit from batch 426303	
05/15/2026	14458737	0.00	1,791.60	Deposit from batch 427456	
05/18/2026	14462401	0.00	575.03	Deposit from batch 427046	
05/18/2026	14464197	0.00	675.03	Deposit from batch 427047	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2026 - 5/31/2026

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
05/20/2026	14491648	\$ 0.00	\$ 1,150.06	Deposit from batch 428466		
05/20/2026	14490830	0.00	575.03	Deposit from batch 428493		
05/20/2026	14491104	0.00	575.03	Deposit from batch 429185		
05/20/2026	14497558	0.00	320.31	Deposit from batch 429551		
05/20/2026	14498088	0.00	25.00	Deposit from batch 429642		
05/21/2026	14501372	0.00	633.61	Deposit from batch 429221		
05/26/2026	14520892	0.00	970.77	Deposit from batch 430287		
05/26/2026	14519698	0.00	614.24	Deposit from batch 430401		
05/26/2026	14519834	0.00	1,577.27	Deposit from batch 430843		
05/27/2026	14533699	0.00	500.00	Deposit from batch 431451		
05/28/2026	14542144	0.00	575.03	Deposit from batch 432102		
05/29/2026	14555526	0.00	942.66	Deposit from batch 432123		
05/29/2026	14566694	0.00	575.03	Deposit from batch 432987		
05/29/2026	14567983	0.00	50.00	Deposit from batch 433111		
05/29/2026	14556028	25.00	-	Parking Permit/ Pass Fee - Batch 432735		
13-1300-00	Prepaid Insurance		8,471.31	-	4,235.68	4,235.63
Date	GL Ref #	Debit	Credit	Description		
05/31/2026	14689437	\$ -	\$ 4,235.68	Amortize prepaid EQ insurance 7/1/25-26		
20-2001-00	Prepaid Dues		(22,780.71)	14,735.07	14,624.49	(22,670.13)
Date	GL Ref #	Debit	Credit	Description		
05/01/2026	14227187	\$ 0.00	\$ 89.53	Deposit from batch 419461		
05/01/2026	14175291	2.62	-	Adjust Prepaid		
05/01/2026	14175300	0.46	-	Adjust Prepaid		
05/01/2026	14175305	320.77	-	Adjust Prepaid		
05/01/2026	14175314	320.77	-	Adjust Prepaid		
05/01/2026	14175321	377.14	-	Adjust Prepaid		
05/01/2026	14175333	575.03	-	Adjust Prepaid		
05/01/2026	14175341	575.03	-	Adjust Prepaid		
05/01/2026	14175348	575.03	-	Adjust Prepaid		
05/01/2026	14175357	575.03	-	Adjust Prepaid		
05/01/2026	14175365	575.03	-	Adjust Prepaid		
05/01/2026	14175379	320.77	-	Adjust Prepaid		
05/01/2026	14175387	0.12	-	Adjust Prepaid		
05/01/2026	14175392	0.78	-	Adjust Prepaid		
05/01/2026	14175395	320.77	-	Adjust Prepaid		
05/01/2026	14175400	320.77	-	Adjust Prepaid		
05/01/2026	14175405	320.77	-	Adjust Prepaid		
05/01/2026	14175409	1.11	-	Adjust Prepaid		
05/01/2026	14175413	365.85	-	Adjust Prepaid		
05/01/2026	14175418	575.03	-	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: 5/1/2026 - 5/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
05/01/2026	14175424	\$ 524.35	\$ -	Adjust Prepaid	
05/01/2026	14175430	575.03	-	Adjust Prepaid	
05/01/2026	14175437	468.59	-	Adjust Prepaid	
05/01/2026	14175445	575.03	-	Adjust Prepaid	
05/01/2026	14175455	528.17	-	Adjust Prepaid	
05/01/2026	14175462	131.79	-	Adjust Prepaid	
05/01/2026	14175469	419.40	-	Adjust Prepaid	
05/01/2026	14175479	89.48	-	Adjust Prepaid	
05/01/2026	14175489	575.03	-	Adjust Prepaid	
05/01/2026	14175497	39.48	-	Adjust Prepaid	
05/01/2026	14175505	575.03	-	Adjust Prepaid	
05/01/2026	14175511	187.28	-	Adjust Prepaid	
05/01/2026	14175516	575.03	-	Adjust Prepaid	
05/01/2026	14175522	575.03	-	Adjust Prepaid	
05/01/2026	14175528	575.03	-	Adjust Prepaid	
05/01/2026	14175538	575.03	-	Adjust Prepaid	
05/01/2026	14175545	575.03	-	Adjust Prepaid	
05/01/2026	14175552	323.59	-	Adjust Prepaid	
05/01/2026	14175561	2.97	-	Adjust Prepaid	
05/01/2026	14175579	320.77	-	Adjust Prepaid	
05/01/2026	14175587	80.28	-	Adjust Prepaid	
05/01/2026	14175593	320.77	-	Adjust Prepaid	
05/04/2026	14234972	0.00	968.47	Deposit from batch 419184	
05/04/2026	14231857	0.00	313.86	Deposit from batch 420005	
05/05/2026	14252483	0.00	575.03	Deposit from batch 420091	
05/05/2026	14265018	0.00	718.89	Deposit from batch 421079	
05/06/2026	14270760	0.00	320.77	Deposit from batch 420826	
05/07/2026	14298224	0.00	323.59	Deposit from batch 422880	
05/08/2026	14394592	0.00	575.03	Deposit from batch 423400	
05/08/2026	14395812	0.00	532.77	Deposit from batch 423497	
05/11/2026	14400119	0.00	1,198.25	Deposit from batch 423178	
05/11/2026	14412188	0.00	2,560.36	Deposit from batch 424371	
05/12/2026	14413663	0.00	419.40	Deposit from batch 423839	
05/12/2026	14423664	0.00	377.14	Deposit from batch 424966	
05/13/2026	14437386	0.00	645.00	Deposit from batch 426124	
05/14/2026	14438207	0.00	0.78	Deposit from batch 425680	
05/18/2026	14462401	0.00	320.77	Deposit from batch 427046	
05/20/2026	14497558	0.00	0.69	Deposit from batch 429551	
05/26/2026	14519834	0.00	469.56	Deposit from batch 430843	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2026 - 5/31/2026

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
05/26/2026	14530511	\$ 0.00	\$ 575.03	Deposit from batch 431040		
05/28/2026	14542144	0.00	1,107.80	Deposit from batch 432102		
05/28/2026	14552752	0.00	895.80	Deposit from batch 432511		
05/29/2026	14555526	0.00	1,060.94	Deposit from batch 432123		
05/29/2026	14566694	0.00	575.03	Deposit from batch 432987		
20-2795-00	Accrued Operating Expenses		(122,542.48)	122,542.48	137,224.67	(137,224.67)
Date	GL Ref #	Debit	Credit	Description		
05/01/2026	14272599	\$ 114,742.48	\$ -	Monthly Accrual (Reversal)		
05/01/2026	14272701	7,800.00	-	Accrue electricity (Reversal)		
05/31/2026	14702674	-	129,258.00	Monthly Accrual		
05/31/2026	14702780	-	7,966.67	Accrue security		
20-2799-00	Accounts Payable		-	170,898.92	170,898.92	-
Date	GL Ref #	Debit	Credit	Description		
05/01/2026	14220448	\$ -	\$ 4,500.00	Accounts Payable Inv # 3729281 Inv: 3729281 Seabreeze Management Company, Inc.		
05/01/2026	14220450	4,500.00	-	Accounts Payable Inv # 3729281; Seabreeze Management Company, Inc. Chk # 100373 Inv: 3729281 Seabreeze Management Company, Inc.		
05/04/2026	14244468	-	500.00	Accounts Payable Inv # 042826-000 Inv: 042826-000 James River Insurance Company		
05/04/2026	14244470	-	935.00	Accounts Payable Inv # UN-041826 Inv: UN-041826 Environmental Testing Associates		
05/04/2026	14244472	-	5,529.41	Accounts Payable Inv # 3729949 Inv: 3729949 Seabreeze Management Company, Inc.		
05/04/2026	14244474	-	650.00	Accounts Payable Inv # 95189 Inv: 95189 Aquatic Pool Services Inc		
05/04/2026	14244476	-	1,535.66	Accounts Payable Inv # 10047728 Inv: 10047728 American Heritage Landscape Lp		
05/04/2026	14244478	5,529.41	-	Accounts Payable Inv # 3729949; Seabreeze Management Company, Inc. Chk # 100374 Inv: 3729949 Seabreeze Management Company, Inc.		
05/04/2026	14244480	650.00	-	Accounts Payable Inv # 95189; Better Pools LA Chk # 100375 Inv: 95189 Better Pools LA		
05/04/2026	14244482	935.00	-	Accounts Payable Inv # UN-041826; Environmental Testing Associates Chk # 100376 Inv: UN-041826 Environmental Testing Associates		
05/04/2026	14244484	1,535.66	-	Accounts Payable Inv # 10047728; American Heritage Landscape Lp Chk # 100377 Inv: 10047728 American Heritage Landscape Lp		
05/04/2026	14244486	500.00	-	Accounts Payable Inv # 042826-000; James River Insurance Company Chk # 100378 Inv: 042826-000 James River Insurance Company		
05/05/2026	14261544	-	435.00	Accounts Payable Inv # 81663342 Inv: 81663342 Mike Kimble Plumbing		
05/05/2026	14261546	-	71.60	Accounts Payable Inv # 95359		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2026 - 5/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 95359 Aquatic Pool Services Inc
05/05/2026	14261548	71.60	-		Accounts Payable Inv # 95359; Better Pools LA Chk # 100379
					Inv: 95359 Better Pools LA
05/05/2026	14261550	435.00	-		Accounts Payable Inv # 81663342; Mike Kimble Plumbing Chk # 100380
					Inv: 81663342 Mike Kimble Plumbing
05/07/2026	14293077	-	2,213.70		Accounts Payable Inv # 041726-2876
					Inv: 041726-2876 Southern California Edison Co.
05/07/2026	14293079	534.85	-		Accounts Payable Inv # B01-2026; KW University Glen, LLC Chk # 100381
					Inv: B01-2026 KW University Glen, LLC
05/07/2026	14293081	2,213.70	-		Accounts Payable Inv # 041726-2876; Southern California Edison Co. Chk # 300067
					Inv: 041726-2876 Southern California Edison Co.
05/08/2026	14391037	-	1,186.43		Accounts Payable Inv # 050126-085881513
					Inv: 050126-085881513 SoCalGas
05/08/2026	14391039	-	1,474.16		Accounts Payable Inv # 050126-337810871
					Inv: 050126-337810871 SoCalGas
05/08/2026	14391041	1,186.43	-		Accounts Payable Inv # 050126-085881513; SoCalGas Chk # 100382
					Inv: 050126-085881513 SoCalGas
05/08/2026	14391043	1,474.16	-		Accounts Payable Inv # 050126-337810871; SoCalGas Chk # 100383
					Inv: 050126-337810871 SoCalGas
05/11/2026	14408821	-	29,700.00		Accounts Payable Inv # 422989
					Inv: 422989 Gothic Grounds Management, Inc
05/11/2026	14408823	-	795.00		Accounts Payable Inv # 95418
					Inv: 95418 Aquatic Pool Services Inc
05/11/2026	14408825	-	780.31		Accounts Payable Inv # 9248872952
					Inv: 9248872952 HD Supply
05/11/2026	14408827	-	1,669.42		Accounts Payable Inv # 93
					Inv: 93 Eastman Electric
05/11/2026	14408829	-	1,904.64		Accounts Payable Inv # 197
					Inv: 197 Eastman Electric
05/11/2026	14408831	-	1,280.00		Accounts Payable Inv # 1413
					Inv: 1413 Vega cleaning service inc.
05/11/2026	14408833	-	250.00		Accounts Payable Inv # 1414
					Inv: 1414 Vega cleaning service inc.
05/11/2026	14408835	795.00	-		Accounts Payable Inv # 95418; Better Pools LA Chk # 100384
					Inv: 95418 Better Pools LA
05/11/2026	14408837	780.31	-		Accounts Payable Inv # 9248872952; HD Supply Chk # 100385
					Inv: 9248872952 HD Supply
05/11/2026	14408839	1,669.42	-		Accounts Payable Inv # 93; Eastman Electric Chk # 100386
					Inv: 93 Eastman Electric
05/11/2026	14408841	1,904.64	-		Accounts Payable Inv # 197; Eastman Electric Chk # 100387

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2026 - 5/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 197 Eastman Electric
05/11/2026	14408843	29,700.00	-		Accounts Payable Inv # 422989; Gothic Landscape Maintenance Division Chk # 100388 Inv: 422989 Gothic Landscape Maintenance Division
05/11/2026	14408845	1,280.00	-		Accounts Payable Inv # 1413; Vega cleaning service inc. Chk # 100389 Inv: 1413 Vega cleaning service inc.
05/11/2026	14408847	250.00	-		Accounts Payable Inv # 1414; Vega cleaning service inc. Chk # 100390 Inv: 1414 Vega cleaning service inc.
05/14/2026	14445103	-	275.64		Accounts Payable Inv # 3731517 Inv: 3731517 Seabreeze Management Company, Inc.
05/14/2026	14445105	275.64	-		Accounts Payable Inv # 3731517; Seabreeze Management Company, Inc. Chk # 100391 Inv: 3731517 Seabreeze Management Company, Inc.
05/15/2026	14457241	-	58,573.86		Accounts Payable Inv # 512359 Inv: 512359 California State University, Channel Islands
05/15/2026	14457246	-	1,280.00		Accounts Payable Inv # 1415 Inv: 1415 Vega cleaning service inc.
05/15/2026	14457248	-	2,525.00		Accounts Payable Inv # 95188 Inv: 95188 Aquatic Pool Services Inc
05/15/2026	14457250	58,573.86	-		Accounts Payable Inv # 512359; California State University, Channel Islands Chk # 100392 Inv: 512359 California State University, Channel Islands
05/15/2026	14457252	2,525.00	-		Accounts Payable Inv # 95188; Better Pools LA Chk # 100393 Inv: 95188 Better Pools LA
05/15/2026	14457254	1,280.00	-		Accounts Payable Inv # 1415; Vega cleaning service inc. Chk # 100394 Inv: 1415 Vega cleaning service inc.
05/18/2026	14473248	-	375.23		Accounts Payable Inv # 82255214 Inv: 82255214 Mike Kimble Plumbing
05/18/2026	14473250	-	5,529.41		Accounts Payable Inv # 3731530 Inv: 3731530 Seabreeze Management Company, Inc.
05/18/2026	14473252	5,529.41	-		Accounts Payable Inv # 3731530; Seabreeze Management Company, Inc. Chk # 100395 Inv: 3731530 Seabreeze Management Company, Inc.
05/18/2026	14473254	375.23	-		Accounts Payable Inv # 82255214; Mike Kimble Plumbing Chk # 100396 Inv: 82255214 Mike Kimble Plumbing
05/21/2026	14504783	-	85.56		Accounts Payable Inv # 9249291310 Inv: 9249291310 HD Supply
05/21/2026	14504785	-	96.00		Accounts Payable Inv # 95541 Inv: 95541 Aquatic Pool Services Inc
05/21/2026	14504787	-	1,070.00		Accounts Payable Inv # 2026-18961-D Inv: 2026-18961-D Precision Construction and Painting Inc
05/21/2026	14504789	-	479.66		Accounts Payable Inv # 3732170 Inv: 3732170 Seabreeze Management Company, Inc.
05/21/2026	14504791	-	30.00		Accounts Payable Inv # 3730433

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2026 - 5/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 3730433 Seabreeze Management Company, Inc.
05/21/2026	14504793	1,070.00	-		Accounts Payable Inv # 2026-18961-D; Precision Construction and Painting Inc Chk # 100397
					Inv: 2026-18961-D Precision Construction and Painting Inc
05/21/2026	14504795	30.00	-		Accounts Payable Inv # 3730433; Seabreeze Management Company, Inc. Chk # 100398
					Inv: 3730433 Seabreeze Management Company, Inc.
05/21/2026	14504795	479.66	-		Accounts Payable Inv # 3732170; Seabreeze Management Company, Inc. Chk # 100398
					Inv: 3732170 Seabreeze Management Company, Inc.
05/21/2026	14504799	96.00	-		Accounts Payable Inv # 95541; Better Pools LA Chk # 100399
					Inv: 95541 Better Pools LA
05/21/2026	14504801	85.56	-		Accounts Payable Inv # 9249291310; HD Supply Chk # 100400
					Inv: 9249291310 HD Supply
05/22/2026	14513307	-	2,171.34		Accounts Payable Inv # 051826-466262876
					Inv: 051826-466262876 Southern California Edison Co.
05/22/2026	14513309	2,171.34	-		Accounts Payable Inv # 051826-466262876; Southern California Edison Co. Chk # 100401
					Inv: 051826-466262876 Southern California Edison Co.
05/26/2026	14528200	-	70.00		Accounts Payable Inv # 1875
					Inv: 1875 Joel L Bustamante
05/26/2026	14528202	-	1,000.00		Accounts Payable Inv # 1797
					Inv: 1797 Joel L Bustamante
05/26/2026	14528204	-	450.00		Accounts Payable Inv # 1416
					Inv: 1416 Vega cleaning service inc.
05/26/2026	14528206	-	1,150.00		Accounts Payable Inv # 1417
					Inv: 1417 Vega cleaning service inc.
05/26/2026	14528208	-	1,280.00		Accounts Payable Inv # 1418
					Inv: 1418 Vega cleaning service inc.
05/26/2026	14528210	-	2,985.58		Accounts Payable Inv # 290159-24
					Inv: 290159-24 BluSky Restoration Contractors, LLC
05/26/2026	14528212	-	51.39		Accounts Payable Inv # 0293780050926
					Inv: 0293780050926 Charter Communications
05/26/2026	14528214	-	130.31		Accounts Payable Inv # 0380181051226
					Inv: 0380181051226 Charter Communications
05/26/2026	14528216	51.39	-		Accounts Payable Inv # 0293780050926; Charter Communications Chk # 300068
					Inv: 0293780050926 Charter Communications
05/26/2026	14528218	2,985.58	-		Accounts Payable Inv # 290159-24; BluSky Restoration Contractors, LLC Chk # 100402
					Inv: 290159-24 BluSky Restoration Contractors, LLC
05/26/2026	14528220	450.00	-		Accounts Payable Inv # 1416; Vega cleaning service inc. Chk # 100403
					Inv: 1416 Vega cleaning service inc.
05/26/2026	14528222	1,150.00	-		Accounts Payable Inv # 1417; Vega cleaning service inc. Chk # 100404
					Inv: 1417 Vega cleaning service inc.
05/26/2026	14528224	1,280.00	-		Accounts Payable Inv # 1418; Vega cleaning service inc. Chk # 100405

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2026 - 5/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 1418 Vega cleaning service inc.
05/26/2026	14528226	1,000.00	-		Accounts Payable Inv # 1797; Remedy Pest Elimination Chk # 100406
					Inv: 1797 Remedy Pest Elimination
05/26/2026	14528228	70.00	-		Accounts Payable Inv # 1875; Remedy Pest Elimination Chk # 100407
					Inv: 1875 Remedy Pest Elimination
05/26/2026	14528230	130.31	-		Accounts Payable Inv # 0380181051226; Charter Communications Chk # 300069
					Inv: 0380181051226 Charter Communications
05/28/2026	14549548	-	4,994.13		Accounts Payable Inv # 290153- 24
					Inv: 290153- 24 BluSky Restoration Contractors, LLC
05/28/2026	14549550	-	7,192.56		Accounts Payable Inv # 051526-0044384 3
					Inv: 051526-0044384 3 E. J. Harrison & Sons,Inc.
05/28/2026	14549552	4,994.13	-		Accounts Payable Inv # 290153- 24; BluSky Restoration Contractors, LLC Chk # 100408
					Inv: 290153- 24 BluSky Restoration Contractors, LLC
05/28/2026	14549554	7,192.56	-		Accounts Payable Inv # 051526-0044384 3; E. J. Harrison & Sons,Inc. Chk # 300070
					Inv: 051526-0044384 3 E. J. Harrison & Sons,Inc.
05/29/2026	14562890	-	1,701.08		Accounts Payable Inv # 051526-0127257 1
					Inv: 051526-0127257 1 E. J. Harrison & Sons,Inc.
05/29/2026	14562892	-	5,180.50		Accounts Payable Inv # 051526-0005617 3
					Inv: 051526-0005617 3 E. J. Harrison & Sons,Inc.
05/29/2026	14562894	-	3,462.01		Accounts Payable Inv # 051526-0128958 3
					Inv: 051526-0128958 3 E. J. Harrison & Sons,Inc.
05/29/2026	14562896	-	2,345.40		Accounts Payable Inv # 051526-0044477 5
					Inv: 051526-0044477 5 E. J. Harrison & Sons,Inc.
05/29/2026	14562898	-	550.00		Accounts Payable Inv # SR-05430
					Inv: SR-05430 Kastle Kare Inc
05/29/2026	14562900	-	750.00		Accounts Payable Inv # 052226-000
					Inv: 052226-000 Cynthia Carolina Smith
05/29/2026	14562902	-	166.00		Accounts Payable Inv # 052226-600
					Inv: 052226-600 Robert Gynn
05/29/2026	14562904	-	2,453.33		Accounts Payable Inv # 82287613
					Inv: 82287613 Mike Kimble Plumbing
05/29/2026	14562906	-	1,800.00		Accounts Payable Inv # 1419
					Inv: 1419 Vega cleaning service inc.
05/29/2026	14562908	-	1,280.00		Accounts Payable Inv # 1420
					Inv: 1420 Vega cleaning service inc.
05/29/2026	14562910	-	250.00		Accounts Payable Inv # 1421
					Inv: 1421 Vega cleaning service inc.
05/29/2026	14562912	-	150.00		Accounts Payable Inv # 1422
					Inv: 1422 Vega cleaning service inc.
05/29/2026	14562914	-	2,466.75		Accounts Payable Inv # 13847

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2026 - 5/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 13847 Ventura Garage Door Doc, Inc.
05/29/2026	14562916	-	603.00		Accounts Payable Inv # 13486
					Inv: 13486 Xtreme Fitness Service Inc.
05/29/2026	14562918	550.00	-		Accounts Payable Inv # SR-05430; Kastle Kare Inc Chk # 100409
					Inv: SR-05430 Kastle Kare Inc
05/29/2026	14562920	750.00	-		Accounts Payable Inv # 052226-000; Cynthia Carolina Smith Chk # 100410
					Inv: 052226-000 Cynthia Carolina Smith
05/29/2026	14562922	166.00	-		Accounts Payable Inv # 052226-600; Robert Guynn Chk # 100411
					Inv: 052226-600 Robert Guynn
05/29/2026	14562924	2,453.33	-		Accounts Payable Inv # 82287613; Mike Kimble Plumbing Chk # 100412
					Inv: 82287613 Mike Kimble Plumbing
05/29/2026	14562926	1,800.00	-		Accounts Payable Inv # 1419; Vega cleaning service inc. Chk # 100413
					Inv: 1419 Vega cleaning service inc.
05/29/2026	14562928	1,280.00	-		Accounts Payable Inv # 1420; Vega cleaning service inc. Chk # 100414
					Inv: 1420 Vega cleaning service inc.
05/29/2026	14562930	250.00	-		Accounts Payable Inv # 1421; Vega cleaning service inc. Chk # 100415
					Inv: 1421 Vega cleaning service inc.
05/29/2026	14562932	150.00	-		Accounts Payable Inv # 1422; Vega cleaning service inc. Chk # 100416
					Inv: 1422 Vega cleaning service inc.
05/29/2026	14562934	2,466.75	-		Accounts Payable Inv # 13847; Garage Door Doctor Chk # 100417
					Inv: 13847 Garage Door Doctor
05/29/2026	14562936	603.00	-		Accounts Payable Inv # 13486; Xtreme Fitness Service Inc. Chk # 100418
					Inv: 13486 Xtreme Fitness Service Inc.
05/29/2026	14562938	2,345.40	-		Accounts Payable Inv # 051526-0044477 5; E. J. Harrison & Sons,Inc. Chk # 300071
					Inv: 051526-0044477 5 E. J. Harrison & Sons,Inc.
05/29/2026	14562940	1,701.08	-		Accounts Payable Inv # 051526-0127257 1; E. J. Harrison & Sons,Inc. Chk # 300072
					Inv: 051526-0127257 1 E. J. Harrison & Sons,Inc.
05/29/2026	14562942	5,180.50	-		Accounts Payable Inv # 051526-0005617 3; E. J. Harrison & Sons,Inc. Chk # 300073
					Inv: 051526-0005617 3 E. J. Harrison & Sons,Inc.
05/29/2026	14562944	3,462.01	-		Accounts Payable Inv # 051526-0128958 3; E. J. Harrison & Sons,Inc. Chk # 300074
					Inv: 051526-0128958 3 E. J. Harrison & Sons,Inc.
05/31/2026	12686688	-	534.85		Accounts Payable Inv # B01-2026 (Reversal); KW University Glen, LLC Chk # 100217
					Inv: B01-2026 KW University Glen, LLC
40-4000-00	Reserve Liability		(164,532.97)	58,697.93	(223,230.90)
Date	GL Ref #	Debit	Credit	Description	
05/31/2026	14570735	\$ -	\$ 28,000.00	Monthly Reserve Contribution	
05/31/2026	14570735	-	1,400.00	Monthly Reserve Contribution	
05/31/2026	14570735	-	25,034.00	Monthly Reserve Contribution	
05/31/2026	14689439	-	4,263.93	Reallocate reserve exp to GL 4000 liability	
40-4003-00	Reserve Expenses - Townhouse		-	21,568.72	-
Date	GL Ref #	Debit	Credit	Description	
05/04/2026	14244468	\$ 500.00	\$ -	Insurance Deductible 369 Smugglers Cove	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2026 - 5/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 042826-000 James River Insurance Company					
05/04/2026	14244470	935.00	-		
Roof Leak at 289 Smugglers Cove					
Inv: UN-041826 Environmental Testing Associates					
05/19/2026	14477825	-	21,568.72		
Nat'l Fire Insurance - Ck 43453					
05/21/2026	14504787	1,070.00	-		
Dep for TH Wrought Iron Replacement					
Inv: 2026-18961-D Precision Construction and Painting Inc					
05/26/2026	14528206	1,150.00	-		
289 Smugglers Cove Drywall Restoration					
Inv: 1417 Vega cleaning service inc.					
05/26/2026	14528210	2,985.58	-		
312 Santa Cruz Island Court. roof leak remediation					
Inv: 290159-24 BluSky Restoration Contractors, LLC					
05/28/2026	14549548	4,994.13	-		
289 Smugglers-Roof Leak Remediation					
Inv: 290153- 24 BluSky Restoration Contractors, LLC					
05/29/2026	14562900	750.00	-		
332 E Platts Harbor Drive					
Inv: 052226-000 Cynthia Carolina Smith					
05/29/2026	14562904	2,453.33	-		
239 Smugglers Slab Leak Repair					
Inv: 82287613 Mike Kimble Plumbing					
05/29/2026	14562914	2,466.75	-		
701 Santa Cruz Garage Door Replacement					
Inv: 13847 Ventura Garage Door Doc, Inc.					
05/31/2026	14689439	4,263.93	-		
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		(1,150,060.00)	23,095.44	138,101.44
Date	GL Ref #	Debit	Credit	Description	(1,265,066.00)
05/01/2026	9390216	\$ -	\$ 23,095.44	Assessment - A - Batch 259640	
05/01/2026	9390240	-	115,006.00	Assessment - A - Batch 259641	
05/01/2026	10121663	23,095.44	-	Reclass single family home assessments	
50-5013-00	Single family homes		(230,954.40)	-	23,095.44
Date	GL Ref #	Debit	Credit	Description	(254,049.84)
05/01/2026	10121663	\$ -	\$ 23,095.44	Reclass single family home assessments	
50-5015-00	Apartment Assessment		(1,205,302.90)	-	120,530.29
Date	GL Ref #	Debit	Credit	Description	(1,325,833.19)
05/01/2026	9390264	\$ -	\$ 98,834.75	Apartment Assessment - A - Batch 259757	
05/01/2026	9390288	-	17,476.92	Apartment Assessment - A - Batch 259758	
05/01/2026	9390312	-	4,218.62	Commercial Assessment - A - Batch 259759	
50-5023-00	Bank Return Check/NSF Fees		(275.00)	-	30.00
Date	GL Ref #	Debit	Credit	Description	(305.00)
05/05/2026	14272431	\$ -	\$ 30.00	NSF/Returned Check Fee - Batch 421856	
50-5042-00	Late Interest		(122.50)	-	-
Date	GL Ref #	Debit	Credit	Description	(122.50)
50-5045-00	Parking Fees		(425.00)	-	50.00
Date	GL Ref #	Debit	Credit	Description	(475.00)
05/09/2026	14396192	\$ -	\$ 25.00	Parking Permit/ Pass Fee - Batch 423555	
05/29/2026	14556028	-	25.00	Parking Permit/ Pass Fee - Batch 432735	
50-5060-00	Gate/Pool Keys/Remotes		(300.00)	-	75.00
Date	GL Ref #	Debit	Credit	Description	(375.00)
05/07/2026	14288686	\$ -	\$ 75.00	Key Fob / Remotes - Batch 422567	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2026 - 5/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5100-00	Miscellaneous Income	(\$3,419.11)	\$-	\$-	(\$3,419.11)
Date	GL Ref #	Debit	Credit	Description	
50-5105-00	Attorney/Collection Fees	60.00	-	-	60.00
Date	GL Ref #	Debit	Credit	Description	
60-6015-00	Reserve Study	5,350.00	-	-	5,350.00
Date	GL Ref #	Debit	Credit	Description	
60-6035-00	Mgmt Billback - Office & Postage	8,447.06	479.66	-	8,926.72
Date	GL Ref #	Debit	Credit	Description	
05/21/2026	14504789	\$ 479.66	\$ -	APR Admin 2026-Seabreeze Management Company, Inc. Inv: 3732170 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	160,846.49	15,558.82	-	176,405.31
Date	GL Ref #	Debit	Credit	Description	
05/01/2026	14220448	\$ 4,500.00	\$ -	99911-Seabreeze Management Company, Inc. Inv: 3729281 Seabreeze Management Company, Inc.	
05/04/2026	14244472	5,529.41	-	04/05/26-04/15/26 Pd 04/24/26-Seabreeze Management Company, Inc. Inv: 3729949 Seabreeze Management Company, Inc.	
05/18/2026	14473250	5,529.41	-	Pay Period 4/19/2026 - 5/2/2026-Seabreeze Management Company, Inc. Inv: 3731530 Seabreeze Management Company, Inc.	
60-6041-00	Office Rent & Maint/Record Storage	5,348.50	-	-	5,348.50
Date	GL Ref #	Debit	Credit	Description	
60-6052-00	Collection Costs/Billback	180.00	30.00	-	210.00
Date	GL Ref #	Debit	Credit	Description	
05/21/2026	14504791	\$ 30.00	\$ -	305 Channel Islands Drive. Inv: 3730433 Seabreeze Management Company, Inc.	
60-6085-00	Misc Admin (Office Supplies/Cellphone)	3,921.94	275.64	-	4,197.58
Date	GL Ref #	Debit	Credit	Description	
05/14/2026	14445103	\$ 275.64	\$ -	Office Supplies reimbursement Inv: 3731517 Seabreeze Management Company, Inc.	
63-6320-00	Security Services	79,666.70	7,966.67	-	87,633.37
Date	GL Ref #	Debit	Credit	Description	
05/31/2026	14702780	\$ 7,966.67	\$ -	Accrue security	
64-6405-00	Landscape Contract	297,000.00	29,700.00	-	326,700.00
Date	GL Ref #	Debit	Credit	Description	
05/11/2026	14408821	\$ 29,700.00	\$ -	Contract service for May 2026 Inv: 422989 Gothic Grounds Management, Inc	
64-6410-00	Landscape Extras	737.12	-	-	737.12
Date	GL Ref #	Debit	Credit	Description	
64-6420-00	Irrigation Repairs	16,300.85	-	-	16,300.85
Date	GL Ref #	Debit	Credit	Description	
64-6425-00	Tree Maintenance	75,899.28	1,535.66	-	77,434.94
Date	GL Ref #	Debit	Credit	Description	
05/04/2026	14244476	\$ 1,535.66	\$ -	SFH Tree Care at 322 Anacapa Inv: 10047728 American Heritage Landscape Lp	
65-6509-00	Plumbing Repair (Common Area)	1,122.50	250.00	-	1,372.50
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: 5/1/2026 - 5/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
05/11/2026	14408833	\$ 250.00	\$ -		
	Hillcrest Pool snake shower drain Inv: 1414 Vega cleaning service inc.				
65-6528-00	Electrical/Lighting Rpr - Common Area Bollards	25,495.25	1,669.42	-	27,164.67
Date	GL Ref #	Debit	Credit	Description	
05/11/2026	14408827	\$ 1,669.42	\$ -	CA Electrical for April 2026 Inv: 93 Eastman Electric	
65-6550-00	Janitorial Service	58,735.00	5,120.00	-	63,855.00
Date	GL Ref #	Debit	Credit	Description	
05/11/2026	14408831	\$ 1,280.00	\$ -	Weekly Contract Service thru May 3, 2026 Inv: 1413 Vega cleaning service inc.	
05/15/2026	14457246	1,280.00	-	Weekly Contract Service thru May 10, 2026 Inv: 1415 Vega cleaning service inc.	
05/26/2026	14528208	1,280.00	-	Janitorial Services thru May 17, 2026 Inv: 1418 Vega cleaning service inc.	
05/29/2026	14562908	1,280.00	-	Janitorial Services thru May 24, 2026 Inv: 1420 Vega cleaning service inc.	
65-6553-00	Common Area Maintenance	10,609.24	2,250.00	-	12,859.24
Date	GL Ref #	Debit	Credit	Description	
05/26/2026	14528204	\$ 450.00	\$ -	Repair door at TC Rest Room Inv: 1416 Vega cleaning service inc.	
05/29/2026	14562906	1,800.00	-	Painting Town Center Pots Inv: 1419 Vega cleaning service inc.	
65-6554-00	Common Area Supplies	15,437.60	865.87	-	16,303.47
Date	GL Ref #	Debit	Credit	Description	
05/11/2026	14408825	\$ 780.31	\$ -	Common Area Supplies Inv: 9248872952 HD Supply	
05/21/2026	14504783	85.56	-	Doggie Bags Inv: 9249291310 HD Supply	
65-6555-00	Pest Control (Pest & Gopher)	17,055.00	1,620.00	-	18,675.00
Date	GL Ref #	Debit	Credit	Description	
05/26/2026	14528200	\$ 70.00	\$ -	Treatment for squirrels 316 Smugglers Inv: 1875 Joel L Bustamante	
05/26/2026	14528202	1,000.00	-	May 2026 Pest Control Service Inv: 1797 Joel L Bustamante	
05/29/2026	14562898	550.00	-	Gopher service for May 2026 Inv: SR-05430 Kastle Kare Inc	
65-6570-00	Pool/Fountain Contract Services	31,750.00	3,175.00	-	34,925.00
Date	GL Ref #	Debit	Credit	Description	
05/04/2026	14244474	\$ 650.00	\$ -	Fountain Service for May 2026 Inv: 95189 Aquatic Pool Services Inc	
05/15/2026	14457248	2,525.00	-	Contract Service for May 2026 Inv: 95188 Aquatic Pool Services Inc	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2026 - 5/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
65-6572-00	Pool/Fountain Extras	\$17,173.36	\$962.60	\$-	\$18,135.96
Date	GL Ref #	Debit	Credit	Description	
05/05/2026	14261546	\$ 71.60	\$ -	Hillcrest Spa Eyeball Fittings Inv: 95359 Aquatic Pool Services Inc	
05/11/2026	14408823	795.00	-	Hillcrest Spa Repairs Inv: 95418 Aquatic Pool Services Inc	
05/21/2026	14504785	96.00	-	Hillcrest Pool Aluminum Pole Inv: 95541 Aquatic Pool Services Inc	
65-6588-00	Fitness Equipment	3,822.75	603.00	-	4,425.75
Date	GL Ref #	Debit	Credit	Description	
05/29/2026	14562916	\$ 603.00	\$ -	Tread Mill repair. Inv: 13486 Xtreme Fitness Service Inc.	
65-6590-00	Sidewalk Trip Hazard Project (Annual)	40,923.16	150.00	-	41,073.16
Date	GL Ref #	Debit	Credit	Description	
05/29/2026	14562912	\$ 150.00	\$ -	Hillcrest Pool paint step edge. Inv: 1422 Vega cleaning service inc.	
65-6595-00	Misc Maintenance (DG Path Repairs)	4,500.51	-	-	4,500.51
Date	GL Ref #	Debit	Credit	Description	
66-6627-00	Lighting - Townhomes Sconce Repairs	25,360.68	1,904.64	-	27,265.32
Date	GL Ref #	Debit	Credit	Description	
05/11/2026	14408829	\$ 1,904.64	\$ -	TH Lighting Repairs April 2026 Inv: 197 Eastman Electric	
66-6630-00	Windows & Doors	6,052.50	-	-	6,052.50
Date	GL Ref #	Debit	Credit	Description	
66-6633-00	Roofing/Waterproofing (Townhomes)	4,175.00	-	-	4,175.00
Date	GL Ref #	Debit	Credit	Description	
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)	2,510.89	810.23	-	3,321.12
Date	GL Ref #	Debit	Credit	Description	
05/05/2026	14261544	\$ 435.00	\$ -	TH Plumbing at 329 Smugglers Cove. Inv: 81663342 Mike Kimble Plumbing	
05/18/2026	14473248	375.23	-	216 Smugglers Cove Inv: 82255214 Mike Kimble Plumbing	
66-6650-00	Garage Doors	2,059.44	-	-	2,059.44
Date	GL Ref #	Debit	Credit	Description	
66-6655-00	Pest Control/Termites	2,980.00	-	-	2,980.00
Date	GL Ref #	Debit	Credit	Description	
66-6660-00	Heaters	169.00	-	-	169.00
Date	GL Ref #	Debit	Credit	Description	
66-6665-00	Stucco Drywall Repair	1,250.00	250.00	-	1,500.00
Date	GL Ref #	Debit	Credit	Description	
05/29/2026	14562910	\$ 250.00	\$ -	201 Smugglers exterior stucco painting Inv: 1421 Vega cleaning service inc.	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2026 - 5/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
66-6670-00	Dryer Vent Cleaning	\$-	\$166.00	\$-	\$166.00
Date	GL Ref #	Debit	Credit	Description	
05/29/2026	14562902	\$ 166.00	\$ -	380 Landing Cove. Inv: 052226-600 Robert Guynn	
67-6700-00	Water - Reclaimed (Landscape)	62,392.92	20,878.43	12,738.23	70,533.12
Date	GL Ref #	Debit	Credit	Description	
05/01/2026	14272599	\$ -	\$ 6,094.73	Monthly Accrual (Reversal)	
05/01/2026	14272599	-	6,643.50	Monthly Accrual (Reversal)	
05/15/2026	14457241	7,591.43	-	Reclaimed Water Inv: 512359 California State University, Channel Islands	
05/31/2026	14702674	6,643.50	-	Monthly Accrual	
05/31/2026	14702674	6,643.50	-	Monthly Accrual	
67-6701-00	Water-(Potable/Common Area Pools)	164,758.61	45,580.57	29,652.00	180,687.18
Date	GL Ref #	Debit	Credit	Description	
05/01/2026	14272599	\$ -	\$ 14,800.00	Monthly Accrual (Reversal)	
05/01/2026	14272599	-	14,852.00	Monthly Accrual (Reversal)	
05/15/2026	14457241	15,876.57	-	Potable Water Inv: 512359 California State University, Channel Islands	
05/31/2026	14702674	14,852.00	-	Monthly Accrual	
05/31/2026	14702674	14,852.00	-	Monthly Accrual	
67-6702-00	Sewer	258,264.12	69,088.14	42,063.00	285,289.26
Date	GL Ref #	Debit	Credit	Description	
05/01/2026	14272599	\$ -	\$ 21,031.50	Monthly Accrual (Reversal)	
05/01/2026	14272599	-	21,031.50	Monthly Accrual (Reversal)	
05/15/2026	14457241	27,025.14	-	Sewer Inv: 512359 California State University, Channel Islands	
05/31/2026	14702674	21,031.50	-	Monthly Accrual	
05/31/2026	14702674	21,031.50	-	Monthly Accrual	
67-6703-00	Water/Sewer Infrastructue Fee	85,638.79	24,242.22	16,161.50	93,719.51
Date	GL Ref #	Debit	Credit	Description	
05/01/2026	14272599	\$ -	\$ 8,080.75	Monthly Accrual (Reversal)	
05/01/2026	14272599	-	8,080.75	Monthly Accrual (Reversal)	
05/15/2026	14457241	8,080.72	-	Infrastructure Fee Inv: 512359 California State University, Channel Islands	
05/31/2026	14702674	8,080.75	-	Monthly Accrual	
05/31/2026	14702674	8,080.75	-	Monthly Accrual	
67-6705-00	Electricity	80,289.38	10,962.54	7,800.00	83,451.92
Date	GL Ref #	Debit	Credit	Description	
05/01/2026	14272701	\$ -	\$ 7,800.00	Accrue electricity (Reversal)	
05/07/2026	14293077	2,213.70	-	3/16-4/14-Southern California Edison Co. Inv: 041726-2876 Southern California Edison Co.	
05/22/2026	14513307	2,171.34	-	700466262876 Inv: 051826-466262876 Southern California Edison Co.	
05/31/2026	14702674	6,577.50	-	Monthly Accrual	
67-6710-00	Gas	21,417.42	2,660.59	-	24,078.01
Date	GL Ref #	Debit	Credit	Description	
05/08/2026	14391037	\$ 1,186.43	\$ -	100 858 8151 3-SoCalGas	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 5/1/2026 - 5/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 050126-085881513 SoCalGas					
05/08/2026	14391039	1,474.16	-	153 378 1087 1	
Inv: 050126-337810871 SoCalGas					
67-6720-00	Telephone/WiFi/Cable	8,075.29	181.70	-	8,256.99
Date	GL Ref #	Debit	Credit	Description	
05/26/2026	14528212	\$ 51.39	\$ -	8448 20 041 0293780	
Inv: 0293780050926 Charter Communications					
05/26/2026	14528214	130.31	-	8448 20 041 0380181	
Inv: 0380181051226 Charter Communications					
67-6725-00	Trash Removal	189,170.46	19,881.55	-	209,052.01
Date	GL Ref #	Debit	Credit	Description	
05/28/2026	14549550	\$ 7,192.56	\$ -	1 -0044384 3	
Inv: 051526-0044384 3 E. J. Harrison & Sons,Inc.					
05/29/2026	14562890	1,701.08	-	1 -0127257 1	
Inv: 051526-0127257 1 E. J. Harrison & Sons,Inc.					
05/29/2026	14562892	5,180.50	-	1 -0005617 3	
Inv: 051526-0005617 3 E. J. Harrison & Sons,Inc.					
05/29/2026	14562894	3,462.01	-	1 -0128958 3	
Inv: 051526-0128958 3 E. J. Harrison & Sons,Inc.					
05/29/2026	14562896	2,345.40	-	1 -0044477 5	
Inv: 051526-0044477 5 E. J. Harrison & Sons,Inc.					
68-6800-00	Insurance Master Policy	142,917.75	21,465.00	14,127.75	150,255.00
Date	GL Ref #	Debit	Credit	Description	
05/01/2026	14272599	\$ -	\$ 14,127.75	Monthly Accrual (Reversal)	
05/31/2026	14702674	10,732.50	-	Monthly Accrual	
05/31/2026	14702674	10,732.50	-	Monthly Accrual	
68-6810-00	Earthquake Insurance	42,356.80	4,235.68	-	46,592.48
Date	GL Ref #	Debit	Credit	Description	
05/31/2026	14689437	\$ 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	280,000.00	28,000.00	-	308,000.00
Date	GL Ref #	Debit	Credit	Description	
05/31/2026	14570735	\$ 28,000.00	\$ -	Monthly Reserve Contribution	
90-9008-00	Reserves-Single Family	14,000.00	1,400.00	-	15,400.00
Date	GL Ref #	Debit	Credit	Description	
05/31/2026	14570735	\$ 1,400.00	\$ -	Monthly Reserve Contribution	
90-9009-00	Reserves-Townhouse	250,340.00	25,034.00	-	275,374.00
Date	GL Ref #	Debit	Credit	Description	
05/31/2026	14570735	\$ 25,034.00	\$ -	Monthly Reserve Contribution	
Totals:		\$0.00	\$1,238,616.99	\$1,238,616.99	\$0.00

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 2137 (End: 05/31/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
01/05/2026		Charles Karp	360146 - Move or Return Payme	500008	(\$181.79)
01/13/2026		Kenneth Ditto	364352 - Move or Return Payme	500033	(\$88.96)
05/07/2026		KW University Glen, LLC		100381	(\$534.85)
05/15/2026		California State University, Channel Islands		100392	(\$58,573.86)
05/21/2026		Precision Construction and Painting Inc		100397	(\$1,070.00)
05/22/2026		Southern California Edison Co.		100401	(\$2,171.34)
05/26/2026		BluSky Restoration Contractors, LLC		100402	(\$2,985.58)
05/26/2026		Vega cleaning service inc.		100403	(\$450.00)
05/26/2026		Vega cleaning service inc.		100404	(\$1,150.00)
05/26/2026		Vega cleaning service inc.		100405	(\$1,280.00)
05/26/2026		Remedy Pest Elimination		100406	(\$1,000.00)
05/26/2026		Remedy Pest Elimination		100407	(\$70.00)
05/26/2026		Charter Communications		300069	(\$130.31)
05/28/2026		BluSky Restoration Contractors, LLC		100408	(\$4,994.13)
05/28/2026		E. J. Harrison & Sons, Inc.		300070	(\$7,192.56)
05/29/2026		Deposit from batch 432123	432123 - Online Payment	464	\$2,003.60
05/29/2026		Kastle Kare Inc		100409	(\$550.00)
05/29/2026		Cynthia Carolina Smith		100410	(\$750.00)
05/29/2026		Robert Gynn		100411	(\$166.00)
05/29/2026		Mike Kimble Plumbing		100412	(\$2,453.33)
05/29/2026		Vega cleaning service inc.		100413	(\$1,800.00)
05/29/2026		Vega cleaning service inc.		100414	(\$1,280.00)
05/29/2026		Vega cleaning service inc.		100415	(\$250.00)
05/29/2026		Vega cleaning service inc.		100416	(\$150.00)
05/29/2026		Garage Door Doctor		100417	(\$2,466.75)
05/29/2026		Xtreme Fitness Service Inc.		100418	(\$603.00)
05/29/2026		E. J. Harrison & Sons, Inc.		300071	(\$2,345.40)
05/29/2026		E. J. Harrison & Sons, Inc.		300072	(\$1,701.08)
05/29/2026		E. J. Harrison & Sons, Inc.		300073	(\$5,180.50)
05/29/2026		E. J. Harrison & Sons, Inc.		300074	(\$3,462.01)
Total Uncleared					(\$103,027.85)

Sunwest - Operating - 2137 Summary

Ending Account Balance:	\$	692,700.42
Uncleared Items:	(\$	103,027.85)
Adjusted Balance:	\$	795,728.27
Sweep Account Balance:	\$	555,728.27
Bank Ending Balance:	\$	240,000.00
Difference:	\$	-

Sunwest Bank
2050 Main Street
Suite 300
Irvine, CA 92614



RETURN SERVICE REQUESTED

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

Contact Us
714-730-4444



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

Date
05/31/2026

Page
1 of 2

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

The following information is a summary of activity in your account(s) for the month of May 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%	\$516,942.40	\$555,808.21
TOTAL			\$516,942.40	\$555,808.21

DETAILED ACCOUNT OVERVIEW

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

Account Summary - Demand			
Statement Period	5/1-5/31/2026	Average Daily Balance	\$541,027.74
Previous Period Ending Balance	\$516,942.40	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	227,143.62	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(188,277.81)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance		\$555,808.21	

Account Transaction Detail

Date	Activity Type	Amount	Balance
05/01/2026	Withdrawal	(\$3,255.66)	\$513,686.74
05/04/2026	Deposit	6,234.12	519,920.86
05/05/2026	Deposit	759.91	520,680.77
05/06/2026	Withdrawal	(4,284.02)	516,396.75
05/07/2026	Deposit	4,616.44	521,013.19
05/08/2026	Deposit	5,546.88	526,560.07
05/11/2026	Deposit	6,123.02	532,683.09
05/12/2026	Withdrawal	(126,850.55)	405,832.54
05/13/2026	Deposit	174,252.47	580,085.01
05/14/2026	Deposit	1,795.06	581,880.07
05/15/2026	Deposit	1,470.83	583,350.90
05/18/2026	Withdrawal	(17,846.19)	565,504.71
05/19/2026	Withdrawal	(1,054.17)	564,450.54
05/20/2026	Withdrawal	(34,929.61)	529,520.93
05/21/2026	Deposit	17,960.72	547,481.65
05/22/2026	Deposit	1,150.06	548,631.71
05/26/2026	Withdrawal	(57.61)	548,574.10
05/27/2026	Deposit	3,236.10	551,810.20
05/28/2026	Deposit	1,470.77	553,280.97
05/29/2026	Deposit	2,527.24	555,808.21

Summary of Balances as of May 31, 2026

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Goldman Sachs Bank USA	New York, NY	33124	\$247,000.00
Manufacturers and Traders Trust Co	Buffalo, NY	588	247,000.00
Raymond James Bank	St. Petersburg, FL	33893	61,808.21

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

We've updated our Account Terms & Conditions, view them at sunwestbank.com or call (800) 330-9890 to request a physical copy.

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
05/01/2026	Beginning Balance	\$240,000.00
	56 Credit(s) This Period	\$459,799.64
	64 Debit(s) This Period	\$459,799.64
05/29/2026	Ending Balance	\$240,000.00

Deposits

Date	Description	Amount
05/01/2026	RDC DEPOSIT	\$3,902.29
05/04/2026	RDC DEPOSIT	\$3,233.92
05/08/2026	RDC DEPOSIT	\$320.77
05/08/2026	RDC DEPOSIT	\$4,420.98
05/12/2026	RDC DEPOSIT	\$575.00
05/12/2026	RDC DEPOSIT	\$1,725.09
05/14/2026	RDC DEPOSIT	\$895.80
05/18/2026	RDC DEPOSIT	\$895.80
05/20/2026	RDC DEPOSIT	\$575.03
05/20/2026	RDC DEPOSIT	\$575.03
05/20/2026	RDC DEPOSIT	\$21,568.72
05/26/2026	RDC DEPOSIT	\$614.24
05/26/2026	RDC DEPOSIT	\$2,046.83
05/27/2026	RDC DEPOSIT	\$500.00
05/28/2026	RDC DEPOSIT	\$1,682.83



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
05/01/2026	LOCKBOX DEPOSIT	\$3,153.66
05/04/2026	University Glen OnlinePay -SETT-A211CINC	\$2,899.28
05/04/2026	LOCKBOX DEPOSIT	\$784.21
05/05/2026	University Glen OnlinePay -SETT-A211CINC	\$7,807.22
05/05/2026	LOCKBOX DEPOSIT	\$6,144.84
05/06/2026	University Glen OnlinePay -SETT-A211CINC	\$3,192.95
05/06/2026	LOCKBOX DEPOSIT	\$2,325.09
05/07/2026	PAYABLI DEPOSIT TRANSFER 918247689	\$600.00
05/07/2026	University Glen OnlinePay -SETT-A211CINC	\$2,580.25
05/07/2026	LOCKBOX DEPOSIT	\$2,366.63
05/08/2026	PAYABLI DEPOSIT TRANSFER 918511096	\$532.77
05/08/2026	University Glen OnlinePay -SETT-A211CINC	\$1,725.09
05/08/2026	LOCKBOX DEPOSIT	\$2,941.66
05/11/2026	PAYABLI DEPOSIT TRANSFER 918795209	\$575.03
05/11/2026	University Glen OnlinePay -SETT-A211CINC	\$605.03
05/11/2026	LOCKBOX DEPOSIT	\$4,030.08
05/12/2026	University Glen OnlinePay -SETT-A211CINC	\$3,729.66
05/12/2026	University Glen ASSN DUES -SETT-A211CINC	\$171,688.57
05/12/2026	LOCKBOX DEPOSIT	\$2,300.12
05/13/2026	PAYABLI DEPOSIT TRANSFER 919633819	\$645.00
05/13/2026	University Glen OnlinePay -SETT-A211CINC	\$1,150.06
05/14/2026	LOCKBOX DEPOSIT	\$575.03
05/15/2026	LOCKBOX DEPOSIT	\$1,791.60
05/18/2026	University Glen OnlinePay -SETT-A211CINC	\$575.03
05/19/2026	University Glen OnlinePay -SETT-A211CINC	\$675.03
05/20/2026	PAYABLI DEPOSIT TRANSFER 921151868	\$25.00
05/20/2026	LOCKBOX DEPOSIT	\$321.00
05/21/2026	University Glen OnlinePay -SETT-A211CINC	\$1,150.06
05/22/2026	University Glen OnlinePay -SETT-A211CINC	\$633.61
05/26/2026	LOCKBOX DEPOSIT	\$575.03
05/27/2026	University Glen OnlinePay -SETT-A211CINC	\$970.77
05/28/2026	LOCKBOX DEPOSIT	\$895.80
05/29/2026	PAYABLI DEPOSIT TRANSFER 923036635	\$50.00
05/29/2026	LOCKBOX DEPOSIT	\$1,150.06

Other Credits

Date	Description	Amount
05/05/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,284.02
05/11/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$126,850.55
05/15/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$17,846.19
05/18/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,054.17
05/19/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$34,929.61
05/22/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$57.61
05/29/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$79.94

Electronic Debits

Date	Description	Amount
05/01/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100368* 260430* Seabreeze Management Company \2	\$56.52
05/01/2026	SPECTRUM SPECTRUM 1295119	\$140.31
05/01/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100370* 260430* Better Pools LA\208542792\16834	\$250.00
05/01/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100369* 260430* Better Pools LA\208542762\16834	\$375.00
05/04/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100373* 260501* Seabreeze Management Company \2	\$4,500.00

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

Date	Description	Amount
05/05/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100375* 260504* Better Pools LA\208781959\16864	\$650.00
05/05/2026	ACH CHARGEBACK RETURN 438452	\$800.00
05/05/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100376* 260504* Environmental Testing Associa\2	\$935.00
05/05/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100374* 260504* Seabreeze Management Company \2	\$5,529.41
05/06/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100379* 260505* Better Pools LA\208895896\16876	\$71.60
05/06/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100380* 260505* Mike Kimble Plumbing\208895944\	\$435.00
05/08/2026	SO CAL EDISON CO BILL PAYMT 700466262876	\$2,213.70
05/11/2026	SPECTRUM SPECTRUM 4919713	\$610.10
05/11/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100382* 260508* SoCalGas\209385035\169341615\20	\$1,186.43
05/11/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100383* 260508* SoCalGas\209385025\169341613\20	\$1,474.16
05/12/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100385* 260511* HD Supply\209516764\169538089\2	\$780.31
05/12/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100384* 260511* Better Pools LA\209516760\16947	\$795.00
05/15/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100391* 260514* Seabreeze Management Company \2	\$275.64
05/15/2026	E.J. Harrison an D002545809	\$827.64
05/15/2026	E.J. Harrison an D002545809	\$1,701.08
05/15/2026	E.J. Harrison an D002545809	\$2,014.10
05/15/2026	E.J. Harrison an D002545809	\$3,462.01
05/15/2026	E.J. Harrison an D002545809	\$5,180.50
05/15/2026	E.J. Harrison an D002545809	\$6,176.82
05/18/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100393* 260515* Better Pools LA\210089686\17018	\$2,525.00
05/19/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100396* 260518* Mike Kimble Plumbing\210254985\	\$375.23
05/19/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100395* 260518* Seabreeze Management Company \2	\$5,529.41
05/22/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100400* 260521* HD Supply\210682442\170924950\2	\$85.56
05/22/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100399* 260521* Better Pools LA\210682430\17084	\$96.00
05/22/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100398* 260521* Seabreeze Management Company \2	\$509.66
05/28/2026	SPECTRUM SPECTRUM 0960014	\$51.39

Other Debits

Date	Description	Amount
05/01/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,234.12
05/04/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$759.91
05/06/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,616.44
05/07/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,546.88
05/08/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,123.02
05/12/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$174,252.47
05/13/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,795.06
05/14/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,470.83
05/20/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$17,960.72
05/21/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,150.06
05/26/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,236.10
05/27/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,470.77
05/28/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,527.24

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100355	05/08/2026	\$534.85	100356	05/08/2026	\$534.85	100357	05/08/2026	\$534.85

HOA CHECKING - XXXXXX2137 (continued)

Checks Cleared (continued)

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100360*	05/05/2026	\$1,280.00	100367*	05/11/2026	\$128,790.00	100387	05/20/2026	\$1,904.64
100361	05/05/2026	\$875.00	100371*	05/12/2026	\$875.00	100388	05/19/2026	\$29,700.00
100362	05/05/2026	\$200.00	100372	05/12/2026	\$1,280.00	100389	05/20/2026	\$1,280.00
100363	05/04/2026	\$1,657.50	100377*	05/12/2026	\$1,535.66	100390	05/20/2026	\$250.00
100364	05/05/2026	\$7,966.67	100378	05/12/2026	\$500.00	100394*	05/29/2026	\$1,280.00
100365	05/06/2026	\$395.00	100386*	05/20/2026	\$1,669.42			

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
05/01/2026	\$240,000.00	05/12/2026	\$240,000.00	05/21/2026	\$240,000.00
05/04/2026	\$240,000.00	05/13/2026	\$240,000.00	05/22/2026	\$240,000.00
05/05/2026	\$240,000.00	05/14/2026	\$240,000.00	05/26/2026	\$240,000.00
05/06/2026	\$240,000.00	05/15/2026	\$240,000.00	05/27/2026	\$240,000.00
05/07/2026	\$240,000.00	05/18/2026	\$240,000.00	05/28/2026	\$240,000.00
05/08/2026	\$240,000.00	05/19/2026	\$240,000.00	05/29/2026	\$240,000.00
05/11/2026	\$240,000.00	05/20/2026	\$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 Islands) c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2000 Main Street Irvine, CA 92614	100363 DATE: 04/24/2026
PAY TO THE ORDER OF: Gothic Landscape Maintenance Division One Thousand Six Hundred Fifty-Seven Dollars and Fifty Cents \$ 1,657.50 DOLLARS memo: Act 1000474, Inv. 421294		
#100363# 05/04/2026 \$1,657.50		

21278501
DEPOSITED 05/04/2026 1,657.50 SUNWEST BANK CALIFORNIA STATE UNIVERSITY

University Glen (Cal State University Channel Islands) c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2000 Main Street Irvine, CA 92614	100364 DATE: 04/24/2026
PAY TO THE ORDER OF: CSU Channel Islands Site Authority Seven Thousand Nine Hundred Sixty-Six Dollars and Sixty-Seven Cents \$ 7,966.67 DOLLARS memo: Act 1000475, Inv. 513327		
#100364# 05/05/2026 \$7,966.67		

21278555
DEPOSITED 05/05/2026 7,966.67 SUNWEST BANK CALIFORNIA STATE UNIVERSITY

University Glen (Cal State University Channel Islands) c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2000 Main Street Irvine, CA 92614	100365 DATE: 04/24/2026
PAY TO THE ORDER OF: Just Termites Three Hundred Ninety-Five Dollars and Zero Cents \$ 395.00 DOLLARS memo: Inv 100981		
#100365# 05/06/2026 \$395.00		

21278555
DEPOSITED 05/06/2026 395.00 SUNWEST BANK CALIFORNIA STATE UNIVERSITY

University Glen (Cal State University Channel Islands) c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2000 Main Street Irvine, CA 92614	100367 DATE: 04/29/2026
PAY TO THE ORDER OF: CSU Channel Islands Site Authority One Hundred Twenty-Eight Thousand Seven Hundred Ninety Dollars and Zero Cents \$ 128,790.00 DOLLARS memo: Act 1000475, Inv. 512180		
#100367# 05/11/2026 \$128,790.00		

21278524
DEPOSITED 05/11/2026 128,790.00 SUNWEST BANK CALIFORNIA STATE UNIVERSITY

University Glen (Cal State University Channel Islands) c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2000 Main Street Irvine, CA 92614	100371 DATE: 04/30/2026
PAY TO THE ORDER OF: Vega cleaning service inc Eight Hundred Seventy-Five Dollars and Zero Cents \$ 875.00 DOLLARS memo: Inv 1405		
#100371# 05/12/2026 \$875.00		

21278547
DEPOSITED 05/12/2026 875.00 SUNWEST BANK CALIFORNIA STATE UNIVERSITY

University Glen (Cal State University Channel Islands) c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2000 Main Street Irvine, CA 92614	100372 DATE: 04/30/2026
PAY TO THE ORDER OF: Vega cleaning service inc One Thousand Two Hundred Eighty Dollars and Zero Cents \$ 1,280.00 DOLLARS memo: Inv 1411		
#100372# 05/12/2026 \$1,280.00		

21278547
DEPOSITED 05/12/2026 1,280.00 SUNWEST BANK CALIFORNIA STATE UNIVERSITY

University Glen (Cal State University Channel Islands)
c/o Seabreeze Management Company, Inc.
26540 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2025 Main Street
Irvine, CA 92614

DATE: 05/04/2026

100377

PAY TO THE ORDER OF American Heritage Landscape LP

\$ 1,535.66

One Thousand Five Hundred Thirty-Five Dollars and Sixty-Six Cents

memo: Adv 10311 Inv 1004728

#100377# 1222260034 4410002137#

#100377 05/12/2026 \$1,535.66

2143387

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLANDS)
C/O SEABREEZE MANAGEMENT COMPANY, INC.
26540 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

RECEIVED BY: [Signature]

DATE: 05/12/2026

University Glen (Cal State University Channel Islands)
c/o Seabreeze Management Company, Inc.
26540 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2025 Main Street
Irvine, CA 92614

DATE: 05/04/2026

100378

PAY TO THE ORDER OF James River Insurance Company

\$ 500.00

Five Hundred Dollars and Zero Cents

memo: Inv 04226-003

#100378# 1222260034 4410002137#

#100378 05/12/2026 \$500.00

BOA 000159581221416 Date: 05/04/2026 CLP Delib: 2003987 Seq: 002021 Date: 2026/05/11

RECEIVED BY: [Signature]

DATE: 05/12/2026

University Glen (Cal State University Channel Islands)
c/o Seabreeze Management Company, Inc.
26540 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2025 Main Street
Irvine, CA 92614

DATE: 05/11/2026

100386

PAY TO THE ORDER OF Eastman Electric

\$ 1,669.42

One Thousand Six Hundred Sixty-Nine Dollars and Forty-Two Cents

memo: Inv 93

#100386# 1222260034 4410002137#

#100386 05/20/2026 \$1,669.42

21404121

5/19/2026 9:21 AM
Premier America CU
322283990
963600000017002
LOC #16
TELLER #2781
SEQ # 305572

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

RECEIVED BY: [Signature]

DATE: 05/19/2026

University Glen (Cal State University Channel Islands)
c/o Seabreeze Management Company, Inc.
26540 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2025 Main Street
Irvine, CA 92614

DATE: 05/11/2026

100387

PAY TO THE ORDER OF Eastman Electric

\$ 1,904.64

One Thousand Nine Hundred Four Dollars and Sixty-Four Cents

memo: Inv 192

#100387# 1222260034 4410002137#

#100387 05/20/2026 \$1,904.64

21404122

5/19/2026 9:21 AM
Premier America CU
322283990
963600000017003
LOC #16
TELLER #2781
SEQ # 305572

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

RECEIVED BY: [Signature]

DATE: 05/19/2026

University Glen (Cal State University Channel Islands)
c/o Seabreeze Management Company, Inc.
26540 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2025 Main Street
Irvine, CA 92614

DATE: 05/11/2026

100388

PAY TO THE ORDER OF Gothic Landscape Maintenance Division

\$ 29,700.00

Twenty-Nine Thousand Seven Hundred Dollars and Zero Cents

memo: Adv 100557-Adv Inv 42296

#100388# 1222260034 4410002137#

#100388 05/19/2026 \$29,700.00

21404189

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

RECEIVED BY: [Signature]

DATE: 05/19/2026

University Glen (Cal State University Channel Islands)
c/o Seabreeze Management Company, Inc.
26540 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2025 Main Street
Irvine, CA 92614

DATE: 05/11/2026

100389

PAY TO THE ORDER OF Vega cleaning service inc.

\$ 1,280.00

One Thousand Two Hundred Eighty Dollars and Zero Cents

memo: Inv 1413

#100389# 1222260034 4410002137#

#100389 05/20/2026 \$1,280.00

21405199

BOA CC:3180002213 Cash:0.777 Date:05/16/26 Seq:0007
CorrelationID:71460519174849 DeviceID:DCA51619 Token:3612
TPS DAL PT

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

RECEIVED BY: [Signature]

DATE: 05/16/2026



Statement Ending 05/29/2026

CALIFORNIA STATE UNIVERISTY

Page 9 of 10

Account Number: XXXXXX2137

University Glen (Cal State University Channel Island) c/o Seabrooke Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2050 Main Street Petaluma, CA 94954	100390 DATE: 05/11/2026
PAY TO THE ORDER OF Vega cleaning service inc.		\$ 250.00
memo ref: 1414		DOLLARS
Two Hundred Fifty Dollars and Zero Cents		
100390 05/20/2026 4410002137		

#100390 05/20/2026 \$250.00

21/05199
BOA CC:3180002213 CorrelID:777 Date:05/18/26 Seq#:0000 CorrelationID:71460519174849 DeviceID:DCA31619 Tran#:3612 LTPS:DAL PT
PAY TO THE ORDER OF UNIVERSITY OF CALIFORNIA OFFICE OF THE CHANCELLOR VEGA CLEANING SERVICE INC. 26840 ALISO VIEJO PARKWAY SUITE 100 ALISO VIEJO, CA 92656

University Glen (Cal State University Channel Island) c/o Seabrooke Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2050 Main Street Petaluma, CA 94954	100394 DATE: 05/15/2026
PAY TO THE ORDER OF Vega cleaning service inc.		\$ 1,280.00
memo ref: 1415		DOLLARS
One Thousand Two Hundred Eighty Dollars and Zero Cents		
100394 05/29/2026 4410002137		

#100394 05/29/2026 \$1,280.00

21/40981
BOA CC:3180002213 CorrelID:777 Date:05/28/26 Seq#:0003 CorrelationID:88860528171703 DeviceID:DCA31619 Tran#:4043 LTPS:DAL PT
PAY TO THE ORDER OF UNIVERSITY OF CALIFORNIA OFFICE OF THE CHANCELLOR VEGA CLEANING SERVICE INC. 26840 ALISO VIEJO PARKWAY SUITE 100 ALISO VIEJO, CA 92656

THIS PAGE LEFT INTENTIONALLY BLANK



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

Investment Account Summary

04/01/2026 through 04/30/2026

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on Apr 30 (\$)	Value on Apr 30 (\$)	Average Cost Amount (\$)	Cumulative Change In Value (\$)
CSU CHANNEL ISLANDS SITE AUTHORITY						
CalTRUST Short Term Fund		327,488.853	10.05	3,291,262.97	3,285,633.39	5,629.58
CalTRUST Medium Term Fund		558,286.955	9.85	5,499,126.51	5,443,157.49	55,969.02
CalTRUST Liquidity Fund		1,647,473.790	1.00	1,647,473.79	1,647,473.79	0.00
Total For Account -				10,437,863.27		
CSU CHANNEL ISLANDS TOWNHOUSE						
CalTRUST Short Term Fund		55,930.080	10.05	562,097.30	562,675.72	(578.42)
CalTRUST Medium Term Fund		166,618.662	9.85	1,641,193.82	1,677,243.42	(36,049.60)
CalTRUST Liquidity Fund		741,653.200	1.00	741,653.20	741,653.20	0.00
Total For Account -				2,944,944.32		
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE						
CalTRUST Short Term Fund		17,895.827	10.05	179,853.06	180,132.14	(279.08)
CalTRUST Medium Term Fund		113,493.701	9.85	1,117,912.95	1,135,996.99	(18,084.04)
CalTRUST Liquidity Fund		463,903.970	1.00	463,903.97	463,903.97	0.00
Total For Account -				1,761,669.98		
CSU CHANNEL ISLANDS SINGLE FAMILY						
CalTRUST Short Term Fund		1,293.880	10.05	13,003.49	13,023.69	(20.20)
CalTRUST Medium Term Fund		9,042.650	9.85	89,070.10	90,216.88	(1,146.78)
CalTRUST Liquidity Fund		27,821.870	1.00	27,821.87	27,821.87	0.00
Total For Account -				129,895.46		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 TOWNHOMES						
CalTRUST Medium Term Fund		12,280.767	9.85	120,965.55	121,084.85	(119.30)
Total For Account -				120,965.55		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 SINGLE FAMILY						
CalTRUST Medium Term Fund		2,159.040	9.85	21,266.54	21,287.15	(20.61)
Total For Account -				21,266.54		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 CAM						
CalTRUST Medium Term Fund		41,666.770	9.85	410,417.68	410,819.89	(402.21)
Total For Account -				410,417.68		
Portfolios Total value as of 04/30/2026				15,827,022.80		

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	04/01/2026			326,453.839	10.05	3,280,861.08		
Accrual Income Div Reinvestment	04/30/2026	10,401.89	1,035.014	327,488.853	10.05	3,291,262.97	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Apr 30			327,488.853	10.05	3,291,262.97		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	04/01/2026			55,753.316	10.05	560,320.83		
Accrual Income Div Reinvestment	04/30/2026	1,776.48	176.764	55,930.080	10.05	562,097.30	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Apr 30			55,930.080	10.05	562,097.30		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	04/01/2026			17,839.268	10.05	179,284.64		
Accrual Income Div Reinvestment	04/30/2026	568.42	56.559	17,895.827	10.05	179,853.06	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Apr 30			17,895.827	10.05	179,853.06		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	04/01/2026			1,289.790	10.05	12,962.39		
Accrual Income Div Reinvestment	04/30/2026	41.10	4.090	1,293.880	10.05	13,003.49	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Apr 30			1,293.880	10.05	13,003.49		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY Account Number: [REDACTED]								
Beginning Balance	04/01/2026			556,508.178	9.86	5,487,170.64		
Accrual Income Div Reinvestment	04/30/2026	17,520.95	1,778.777	558,286.955	9.85	5,499,126.51	0.00	0.00
Change in Value						(5,565.08)		
Closing Balance as of	Apr 30			558,286.955	9.85	5,499,126.51		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	04/01/2026			166,087.793	9.86	1,637,625.64		
Accrual Income Div Reinvestment	04/30/2026	5,229.06	530.869	166,618.662	9.85	1,641,193.82	0.00	0.00
Change in Value						(1,660.88)		
Closing Balance as of	Apr 30			166,618.662	9.85	1,641,193.82		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	04/01/2026			113,132.095	9.86	1,115,482.46		
Accrual Income Div Reinvestment	04/30/2026	3,561.82	361.606	113,493.701	9.85	1,117,912.95	0.00	0.00
Change in Value						(1,131.33)		
Closing Balance as of	Apr 30			113,493.701	9.85	1,117,912.95		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	04/01/2026			9,013.839	9.86	88,876.45		
Accrual Income Div Reinvestment	04/30/2026	283.79	28.811	9,042.650	9.85	89,070.10	0.00	0.00
Change in Value						(90.14)		
Closing Balance as of	Apr 30			9,042.650	9.85	89,070.10		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 TOWNHOMES Account Number: [REDACTED]								
Beginning Balance	04/01/2026			12,241.639	9.86	120,702.56		
Accrual Income Div Reinvestment	04/30/2026	385.41	39.128	12,280.767	9.85	120,965.55	0.00	0.00
Change in Value						(122.42)		
Closing Balance as of	Apr 30			12,280.767	9.85	120,965.55		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	04/01/2026			2,152.161	9.86	21,220.31		
Accrual Income Div Reinvestment	04/30/2026	67.76	6.879	2,159.040	9.85	21,266.54	0.00	0.00
Change in Value						(21.53)		
Closing Balance as of	Apr 30			2,159.040	9.85	21,266.54		

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 Medium Term Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY ANACA		Account Number:		
				PA UG PHASE 2 CAM				
Beginning Balance	04/01/2026			41,534.014	9.86	409,525.38		
Accrual Income Div Reinvestment	04/30/2026	1,307.65	132.756	41,666.770	9.85	410,417.68	0.00	0.00
Change in Value						(415.35)		
Closing Balance as of	Apr 30			41,666.770	9.85	410,417.68		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY		Account Number:		
Beginning Balance	04/01/2026			1,642,398.800	1.00	1,642,398.80		
Accrual Income Div Reinvestment	04/30/2026	5,074.99	5,074.990	1,647,473.790	1.00	1,647,473.79	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Apr 30			1,647,473.790	1.00	1,647,473.79		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS TOWNHOUSE		Account Number:		
Beginning Balance	04/01/2026			739,368.560	1.00	739,368.56		
Accrual Income Div Reinvestment	04/30/2026	2,284.64	2,284.640	741,653.200	1.00	741,653.20	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Apr 30			741,653.200	1.00	741,653.20		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE		Account Number:		
Beginning Balance	04/01/2026			462,474.930	1.00	462,474.93		
Accrual Income Div Reinvestment	04/30/2026	1,429.04	1,429.040	463,903.970	1.00	463,903.97	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Apr 30			463,903.970	1.00	463,903.97		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SINGLE FAMILY		Account Number:		
Beginning Balance	04/01/2026			27,736.170	1.00	27,736.17		
Accrual Income Div Reinvestment	04/30/2026	85.70	85.700	27,821.870	1.00	27,821.87	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Apr 30			27,821.870	1.00	27,821.87		



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] ■ April 1, 2026 - April 30, 2026 ■ Page 1 of 1



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

Questions?

Call Global Payments & Liquidity Service
1-800-AT WELLS (1-800-289-3557)

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]	\$21,140.25	\$187,579.18	\$0.00	\$208,719.43

Interest summary

Year to date interest and bonuses paid \$152.95

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	04/08	27.91	Analysis Int Earned 0326 Interest 260408
	04/28	116,700.00	Ug2 MR, LLC (Ana Avidpay 260428 Ck100715 Ref*Ck*100715*Ug2 MR LLC Anacapa Canyon\208072341
	04/29	70,851.27	University Glen Avidpay 260429 Ck100366 Ref*Ck*100366*University Glen Cal State Universit
		\$187,579.18	Total electronic deposits/bank credits
		\$187,579.18	Total credits

Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
03/31	21,140.25	04/28	137,868.16	04/29	208,719.43
04/08	21,168.16				
Average daily ledger balance		\$37,555.06			