



University Glen PROPERTY MANAGEMENT REPORT

June 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. The Common Areas of Anacapa Canyon are managed under a separate agreement from University Glen's.

Common Area Property Management:

- o Acting as Agent for the CSUCI Site Authority is the Seabreeze Management Company's Team which is comprised of:
 - o Jake Friesen, UGlen Common Area Property Manager, is available in the onsite office 9:00-5:00 Monday through Friday*
 - o Jessica Oakes, Director of Community Management
 - o Courtney Chastain, Senior Vice President Community Management
 - o Seabreeze Customer Care contact phone number: 800-232-7517.
- *Seabreeze Management Company employee who is a UGlen homeowner and resides in the community.
- o The Seabreeze's Team:
 - o 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."
 - o participated in various monthly meetings including:
 - o the UGlen Team meeting with the Site Authority's General Manager, Troy Brown, and the Site Authority Resource Specialist, Christina Sotelo.
 - o the Budget Advisory Group (BAG). As Chair of the BAG, UGlen Common Area Property Manager, Friesen called a meeting of the BAG on Tuesday, June 9th at 3:30. (UGlen Common Area Management sent the final 2026-2027 CAM Budget to the Site Authority on May 21, 2026.
 - o The Homeowners Advisory Council (HAC) met on Monday, June 15th at 6:00 PM. Friesen provided an update to the community on the activities of the Common Area Property Management Office.
 - o The Community Advisory Group (CAG) met on Thursday, June 23, 2026. Friesen attended and chaired this meeting of the CAG.

- o worked with various Site Authority and CSUCI Facility Services personnel to process building permits and Site Authority authorizations for reserve spending.
- o 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
- o disseminated various Eblast notifications and communications of interest to the owners.

Operations:

- o 2026-2027 University Glen Common Area Maintenance Budget.
 - o At the Site Authority Board Meeting on Monday, June 22nd, the members approved the CSUCI/Site Authority 2026-2027 Budget which included the University Glen Common Area Maintenance Budget.
 - o Following approval of the 2026-2027 Budget the CA Property Management office mailed notification of the monthly maintenance rent amounts to the owners of University Glen.
 - o The approved 2026-2027 CAM Budget totals \$3,244,546.00
 - o The monthly maintenance rent charges which go into effect July 1, 2026, are as follows:
 - Apartment: \$326.21
 - Town Center Apartments: \$326.21.
 - Town Center Retail: \$326.21.
 - Single-Family Homes: \$345.66.
 - Townhouses: \$575.03.
- o Accounts Receivable
 - o Seabreeze Management Company collaborated with community members through Eblast and direct communication with individual owners to procure the monthly maintenance rents from owners.
 - o Currently the practice of assessing no interest or late fee continues for maintenance rent balances beyond the 10th of the month.
 - o The Summary of the May 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.

o Projects

o Townhouse Fencing Project--Mock-ups

During May Fence Factory completed the installation of mock-ups of three townhouse conditions, the mid-block trash enclosure, the shared patios at the alley side of the townhouse, and the gates at two stucco walled trash enclosures at a cost of \$9,265.00.

o Townhouse Dryer Vent Cleaning Project Phase 1

Channel Islands Carpet Cleaning completed the cleaning of the dryer vents at 68-townhouses in the 100-400 blocks of CI Drive and Landing Cove at a cost of \$11,840.00.

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

Gothic Landscape completed the work of refurbishing approximately 250-feet of DG path along the south side of Channel Islands Drive toward Camarillo Street at a cost of \$24,597.40.

o Wrought Iron Replacement

Precision Construction Painting completed the wrought iron railing replacement during June 2026 at a cost of \$10,700.00.

o Common Area Amenity Wrought Iron Painting

The contract for this work is underway. The wrought iron at the Townside Pool and Playground were completed and the Hillcrest Pool wrought iron fencing has touch up work to complete. The cost for this work is \$11,300.00

o Repair & Repaint Single-Family Home Retaining Walls

The contract for this work (including the trimming of the agaves against the retaining walls) was executed. The work along the two blocks of Anacapa Island Drive was completed in June. Repair and painting of the retaining wall on Cuyler Harbor Drive and Frys Harbor Drive retaining walls will follow. Austin's Painting contract for this work is in the amount of \$46,800.00.

o Townhouse Water Leaks UPDATES:

- The roof leak at the 200-block of Smugglers Cove—the repair/remediation/restoration is complete.
- The rook leak at the 300-block of E. Santa Cruz Island Court –the repair/remediation/restoration is complete.
- The pipe leak at the 200-block of Smugglers Cove—the repair is complete and the remediation work is in process.
- The slab leak which was identified on May 9th in the 200-block of Smugglers Cove has been completed. The repair, remediation, and restoration.
- The slab leak at the 100-block of Channel Islands Drive –the repair/reroute of the plumbing piping is complete. The remediation is complete. The drywall restoration remains to be done.

(Insurance claims with each of these water leaks are being processed.)

o Meetings:

- o The Budget Advisory Group (BAG) meet on Tuesday, June 9th at 3:30 PM.

The BAG members discussed the process by which CSUCI determines the monthly utility rates for water, reclaimed water, and sewer. The conversation about the monthly infrastructure charge continues

- o The Community Advisory Council (CAC) met on Tuesday, June 23rd in one of the Community Center Conference Rooms at 4:00-5:00 PM. Site Authority General Manager, Troy Brown mentioned that he was working to complete the charters for the CAG, BAG, and HAC.

- o The Homeowners Advisory Council (HAC) met on Monday, June 15th at 6:00 PM in the Town Center Community Room. Community was introduced to the new Interim Police Chief, Britta Steinbrenner. 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.

o Landscaping

- o Gothic Landscape Service continued with regular mowing and trimming schedule.
- o 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.

- o Gothic Landscape continues working with Management to address individual owner's landscape requests.
- o On Tuesday, June 2nd, Management met with Gothic's Project Manager. This included reiterating owners/residents' concerns about the excessive use of blowers by the landscape crew.
- o 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.
- o Notifications:
 - o At the request of the Police Department the flyer calling attention to the "increase in vehicle thefts and theft from vehicle cases" was sent again as an Eblast to members of the community.
 - o The Hillcrest Pool was CLOSED till the pool vendor could repair the water circulating pump.
 - o UGlen Common Area Property Management office sent out several Eblasts to single-family homeowners offering information about the project to repair/paint their retaining walls.
 - o Management coordinated the mailing notifying all members of the community of the new monthly maintenance rent charges as of July 1, 2026.
 - o Management sent out an Eblast notification of the 5th Annual 4th of July PUSH 'EM PULL 'EM PARADE from the Town Center to the Community Park.
 - o Management sent out an Eblast reiterating information about the responsibilities of pet owners in UGlen.
- o Work Orders
 - o The following is a list by CINC category of the work orders (WO) placed during the month of June:
 - 12 WO submitted via Seabreeze Portal (CINC).
 - 27 WO submitted via Text.
 - 39 Total Work Orders**

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

WORK ORDERS SENT BY TEXT	PENDING	Cancelled	CLOSED	Totals
Electrical (includes streetlights)			1	1
Landscaping	3		18	21
Roofing/Waterproofing				
TH Garage Doors				
Fitness Equipment Repair				
Other-TH Windows/Sliding Drs				
Pest Control			5	5
Subtotal				27

TOTAL Work Orders for the Month				39
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o Property Loss/Damage Claims

- o 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	1	6

- o 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	1	18
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	2	1	29

Balance Sheet Comparative - Combined

University Glen (Cal State University Channel Island Site Authority)

End Date: 06/30/2026

		Current Balance at 6/30/2026	Prior Month Balance at 05/31/2026	Change
Assets				
CASH - OPERATING				
01-1003-00	Sunwest Oper - Acct 2137	\$ 666,594.56	\$ 692,700.42	\$ (26,105.86)
Total CASH - OPERATING:		\$ 666,594.56	\$ 692,700.42	\$ (26,105.86)
ACCOUNTS RECEIVABLE				
12-1280-00	Accounts Receivable	\$ 60,446.14	\$ 58,532.66	\$ 1,913.48
12-1281-00	A/R-Miscellaneous	43,005.69	-	43,005.69
Total ACCOUNTS RECEIVABLE:		\$ 103,451.83	\$ 58,532.66	\$ 44,919.17
OTHER ASSETS				
13-1300-00	Prepaid Insurance	\$ -	\$ 4,235.63	\$ (4,235.63)
Total OTHER ASSETS:		\$ -	\$ 4,235.63	\$ (4,235.63)
Total Assets:		\$ 770,046.39	\$ 755,468.71	\$ 14,577.68
Liabilities & Equity				
ACCOUNTS PAYABLE				
20-2001-00	Prepaid Dues	\$ 27,149.20	\$ 22,670.13	\$ 4,479.07
20-2795-00	Accrued Operating Expenses	205,194.31	137,224.67	67,969.64
Total ACCOUNTS PAYABLE:		\$ 232,343.51	\$ 159,894.80	\$ 72,448.71
RESERVES				
40-4000-00	Reserve Liability	\$ 215,671.55	\$ 223,230.90	\$ (7,559.35)
Total RESERVES:		\$ 215,671.55	\$ 223,230.90	\$ (7,559.35)
EQUITY				
49-4998-00	Prior Year Equity	\$ 375,828.46	\$ 375,828.46	\$ -
Total EQUITY:		\$ 375,828.46	\$ 375,828.46	\$ -
Net Income / (Loss)		\$ (53,797.13)	\$ (3,485.45)	\$ (50,311.68)
Total Liabilities & Equity:		\$ 770,046.39	\$ 755,468.71	\$ 14,577.68

Income Statement

University Glen (Cal State University Channel Island Site Authority)

From 06/01/2026 to 06/30/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
TOTAL OPERATING INCOME	\$ 259,102.48	\$ 258,631.63	\$ 470.85	\$3,108,688.12	\$3,103,580.00	\$5,108.12	\$3,103,580.00
TOTAL INCOME	\$ 259,102.48	\$258,631.63	\$ 470.85	\$3,108,688.12	\$3,103,580.00	\$ 5,108.12	\$3,103,580.00
EXPENSES AND RESERVE FUNDING							
TOTAL ADMINISTRATION	\$ 23,540.39	\$ 19,651.12	(\$ 3,889.27)	\$224,702.36	\$235,813.00	\$11,110.64	\$235,813.00
TOTAL PROPERTY PROTECTION	\$ 7,966.67	\$ 7,966.63	(\$ 0.04)	\$ 95,600.04	\$ 95,600.00	(\$0.04)	\$ 95,600.00
TOTAL LANDSCAPE	\$ 26,465.18	\$ 37,666.74	\$ 11,201.56	\$447,638.09	\$452,000.00	\$4,361.91	\$452,000.00
TOTAL COMMON AREA MAINTENANCE	\$ 18,514.54	\$ 23,044.15	\$ 4,529.61	\$261,804.80	\$276,532.00	\$14,727.20	\$276,532.00
TOTAL TOWNHOUSE MAINTENANCE	\$ 20,263.87	\$ 7,337.61	(\$ 12,926.26)	\$ 76,862.25	\$ 88,050.00	\$11,187.75	\$ 88,050.00
TOTAL UTILITIES	\$ 143,261.38	\$ 86,162.00	(\$ 57,099.38)	\$1,098,329.38	\$1,033,944.00	(\$64,385.38)	\$1,033,944.00
TOTAL INSURANCE	\$ 14,968.13	\$ 22,369.38	\$ 7,401.25	\$211,815.61	\$268,433.00	\$56,617.39	\$268,433.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$ -	\$ -	\$ -	\$ 92,524.72	\$ -	(\$92,524.72)	\$ -
TOTAL RESERVE ALLOCATION	\$ 54,434.00	\$ 54,434.00	\$ -	\$653,208.00	\$653,208.00	\$0.00	\$653,208.00
TOTAL DISBURSEMENTS	\$ 309,414.16	\$258,631.63	(\$ 50,782.53)	\$3,162,485.25	\$3,103,580.00	(\$ 58,905.25)	\$3,103,580.00
	(\$ 50,311.68)	\$ 0.00	(\$ 50,311.68)	(\$ 53,797.13)	\$ 0.00	(\$ 53,797.13)	\$ 0.00
NET INCREASE (DECREASE)	(\$ 50,311.68)	\$ 0.00	(\$ 50,311.68)	(\$ 53,797.13)	\$ 0.00	(\$ 53,797.13)	\$ 0.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 06/01/2026 to 06/30/2026

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME							
OPERATING INCOME							
5010-00 Townhomes Assessments	\$115,006.00	\$115,006.00	\$0.00	\$1,380,072.00	\$1,380,072.00	\$0.00	\$1,380,072.00
5013-00 Single family homes	\$23,095.44	\$23,095.38	\$0.06	\$277,145.28	\$277,145.00	\$0.28	\$277,145.00
5015-00 Apartment Assessment	\$120,530.29	\$120,530.25	\$0.04	\$1,446,363.48	\$1,446,363.00	\$0.48	\$1,446,363.00
5023-00 Bank Return Check/NSF Fees	\$0.00	\$0.00	\$0.00	\$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	\$525.00	\$0.00	\$525.00	\$0.00
5060-00 Gate/Pool Keys/Remotes	\$150.00	\$0.00	\$150.00	\$525.00	\$0.00	\$525.00	\$0.00
5100-00 Miscellaneous Income	\$270.75	\$0.00	\$270.75	\$3,689.86	\$0.00	\$3,689.86	\$0.00
5105-00 Attorney/Collection Fees	\$0.00	\$0.00	\$0.00	(\$60.00)	\$0.00	(\$60.00)	\$0.00
TOTAL OPERATING INCOME	\$259,102.48	\$258,631.63	\$470.85	\$3,108,688.12	\$3,103,580.00	\$5,108.12	\$3,103,580.00
TOTAL OPERATING INCOME	\$259,102.48	\$258,631.63	\$470.85	\$3,108,688.12	\$3,103,580.00	\$5,108.12	\$3,103,580.00
OPERATING EXPENSE							
ADMINISTRATION							
6015-00 Reserve Study	\$0.00	\$526.12	\$526.12	\$5,350.00	\$6,313.00	\$963.00	\$6,313.00
6035-00 Mgmt Billback - Office & Postage	\$589.49	\$1,000.00	\$410.51	\$9,516.21	\$12,000.00	\$2,483.79	\$12,000.00
6037-00 Onsite Mgmt-Contingency	\$0.00	\$816.63	\$816.63	\$723.86	\$9,800.00	\$9,076.14	\$9,800.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$21,408.23	\$15,375.00	(\$6,033.23)	\$197,813.54	\$184,500.00	(\$13,313.54)	\$184,500.00
6041-00 Office Rent & Maint/Record Storage	\$0.00	\$583.37	\$583.37	\$5,348.50	\$7,000.00	\$1,651.50	\$7,000.00
6052-00 Collection Costs/Billback	\$30.00	\$0.00	(\$30.00)	\$240.00	\$0.00	(\$240.00)	\$0.00
6085-00 Misc Admin (Office Supplies/Cellphone)	\$1,512.67	\$516.63	(\$996.04)	\$5,710.25	\$6,200.00	\$489.75	\$6,200.00
6090-00 Parking Management	\$0.00	\$833.37	\$833.37	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
TOTAL ADMINISTRATION	\$23,540.39	\$19,651.12	(\$3,889.27)	\$224,702.36	\$235,813.00	\$11,110.64	\$235,813.00
PROPERTY PROTECTION							
6320-00 Security Services	\$7,966.67	\$7,966.63	(\$0.04)	\$95,600.04	\$95,600.00	(\$0.04)	\$95,600.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.63	(\$0.04)	\$95,600.04	\$95,600.00	(\$0.04)	\$95,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 06/01/2026 to 06/30/2026

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
LANDSCAPE							
6405-00 Landscape Contract	\$17,582.40	\$29,833.37	\$12,250.97	\$344,282.40	\$358,000.00	\$13,717.60	\$358,000.00
6410-00 Landscape Extras	\$4,516.72	\$0.00	(\$4,516.72)	\$5,253.84	\$0.00	(\$5,253.84)	\$0.00
6415-00 Landscape Services on Site Authority Land	\$7,355.21	\$0.00	(\$7,355.21)	\$7,355.21	\$0.00	(\$7,355.21)	\$0.00
6420-00 Irrigation Repairs	\$2,050.00	\$2,833.37	\$783.37	\$18,350.85	\$34,000.00	\$15,649.15	\$34,000.00
6425-00 Tree Maintenance	(\$5,039.15)	\$5,000.00	\$10,039.15	\$72,395.79	\$60,000.00	(\$12,395.79)	\$60,000.00
TOTAL LANDSCAPE	\$26,465.18	\$37,666.74	\$11,201.56	\$447,638.09	\$452,000.00	\$4,361.91	\$452,000.00
COMMON AREA MAINTENANCE							
6509-00 Plumbing Repair (Common Area)	\$0.00	\$166.63	\$166.63	\$1,372.50	\$2,000.00	\$627.50	\$2,000.00
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$2,645.98	\$1,291.63	(\$1,354.35)	\$29,810.65	\$15,500.00	(\$14,310.65)	\$15,500.00
6532-00 Tot Lot Inspection	\$0.00	\$100.00	\$100.00	\$0.00	\$1,200.00	\$1,200.00	\$1,200.00
6534-00 Roof Repairs (Common Area)	\$0.00	\$166.63	\$166.63	\$0.00	\$2,000.00	\$2,000.00	\$2,000.00
6543-00 Pet Waste Supplies	\$0.00	\$683.37	\$683.37	\$0.00	\$8,200.00	\$8,200.00	\$8,200.00
6550-00 Janitorial Service	\$5,120.00	\$5,596.00	\$476.00	\$68,975.00	\$67,152.00	(\$1,823.00)	\$67,152.00
6553-00 Common Area Maintenance	\$1,409.08	\$1,400.00	(\$9.08)	\$14,268.32	\$16,800.00	\$2,531.68	\$16,800.00
6554-00 Common Area Supplies	\$1,289.48	\$740.00	(\$549.48)	\$17,592.95	\$8,880.00	(\$8,712.95)	\$8,880.00
6555-00 Pest Control (Pest & Gopher)	\$1,550.00	\$2,650.00	\$1,100.00	\$20,225.00	\$31,800.00	\$11,575.00	\$31,800.00
6570-00 Pool/Fountain Contract Services	\$3,175.00	\$3,266.63	\$91.63	\$38,100.00	\$39,200.00	\$1,100.00	\$39,200.00
6572-00 Pool/Fountain Extras	\$2,095.00	\$2,250.00	\$155.00	\$20,230.96	\$27,000.00	\$6,769.04	\$27,000.00
6588-00 Fitness Equipment	\$1,230.00	\$666.63	(\$563.37)	\$5,655.75	\$8,000.00	\$2,344.25	\$8,000.00
6590-00 Sidewalk Trip Hazard Project (Annual)	\$0.00	\$3,416.63	\$3,416.63	\$41,073.16	\$41,000.00	(\$73.16)	\$41,000.00
6595-00 Misc Maintenance (DG Path Repairs)	\$0.00	\$400.00	\$400.00	\$4,500.51	\$4,800.00	\$299.49	\$4,800.00
6596-00 Common Area Maint Contingency	\$0.00	\$250.00	\$250.00	\$0.00	\$3,000.00	\$3,000.00	\$3,000.00
TOTAL COMMON AREA MAINTENANCE	\$18,514.54	\$23,044.15	\$4,529.61	\$261,804.80	\$276,532.00	\$14,727.20	\$276,532.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 06/01/2026 to 06/30/2026

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
TOWNHOUSE MAINTENANCE							
6627-00 Lighting - Townhomes Sconce Repairs	\$6,028.87	\$2,333.37	(\$3,695.50)	\$33,294.19	\$28,000.00	(\$5,294.19)	\$28,000.00
6630-00 Windows & Doors	\$0.00	\$833.37	\$833.37	\$6,052.50	\$10,000.00	\$3,947.50	\$10,000.00
6633-00 Roofing/Waterproofing (Townhomes)	\$350.00	\$666.63	\$316.63	\$4,525.00	\$8,000.00	\$3,475.00	\$8,000.00
6638-00 Gutter Cleaning	\$0.00	\$750.00	\$750.00	\$7,800.00	\$9,000.00	\$1,200.00	\$9,000.00
6640-00 Fencing/Trash Enclosure/Gates	\$0.00	\$625.00	\$625.00	\$1,110.00	\$7,500.00	\$6,390.00	\$7,500.00
6645-00 Plumbing (Townhouse)	\$1,760.00	\$333.37	(\$1,426.63)	\$5,081.12	\$4,000.00	(\$1,081.12)	\$4,000.00
6650-00 Garage Doors	\$285.00	\$200.00	(\$85.00)	\$2,344.44	\$2,400.00	\$55.56	\$2,400.00
6655-00 Pest Control/Termites	\$0.00	\$145.87	\$145.87	\$2,980.00	\$1,750.00	(\$1,230.00)	\$1,750.00
6660-00 Heaters	\$0.00	\$133.37	\$133.37	\$169.00	\$1,600.00	\$1,431.00	\$1,600.00
6665-00 Stucco Drywall Repair	\$0.00	\$400.00	\$400.00	\$1,500.00	\$4,800.00	\$3,300.00	\$4,800.00
6670-00 Dryer Vent Cleaning	\$11,840.00	\$916.63	(\$10,923.37)	\$12,006.00	\$11,000.00	(\$1,006.00)	\$11,000.00
TOTAL TOWNHOUSE MAINTENANCE	\$20,263.87	\$7,337.61	(\$12,926.26)	\$76,862.25	\$88,050.00	\$11,187.75	\$88,050.00
UTILITIES							
6700-00 Water - Reclaimed (Landscape)	\$17,538.61	\$6,643.50	(\$10,895.11)	\$88,071.73	\$79,722.00	(\$8,349.73)	\$79,722.00
6701-00 Water-(Potable/Common Area Pools)	\$14,955.38	\$14,852.00	(\$103.38)	\$195,642.56	\$178,224.00	(\$17,418.56)	\$178,224.00
6702-00 Sewer	\$60,043.92	\$21,031.50	(\$39,012.42)	\$345,333.18	\$252,378.00	(\$92,955.18)	\$252,378.00
6703-00 Water/Sewer Infrastructue Fee	\$16,161.38	\$8,080.75	(\$8,080.63)	\$109,880.89	\$96,969.00	(\$12,911.89)	\$96,969.00
6705-00 Electricity	\$11,140.07	\$9,757.50	(\$1,382.57)	\$94,591.99	\$117,090.00	\$22,498.01	\$117,090.00
6710-00 Gas	\$3,673.03	\$3,361.50	(\$311.53)	\$27,751.04	\$40,338.00	\$12,586.96	\$40,338.00
6720-00 Telephone/WiFi/Cable	\$906.24	\$650.00	(\$256.24)	\$9,163.23	\$7,800.00	(\$1,363.23)	\$7,800.00
6725-00 Trash Removal	\$18,842.75	\$20,360.00	\$1,517.25	\$227,894.76	\$244,320.00	\$16,425.24	\$244,320.00
6730-00 Trash Extras	\$0.00	\$1,425.25	\$1,425.25	\$0.00	\$17,103.00	\$17,103.00	\$17,103.00
TOTAL UTILITIES	\$143,261.38	\$86,162.00	(\$57,099.38)	\$1,098,329.38	\$1,033,944.00	(\$64,385.38)	\$1,033,944.00
INSURANCE							
6800-00 Insurance Master Policy	\$10,732.50	\$14,127.75	\$3,395.25	\$160,987.50	\$169,533.00	\$8,545.50	\$169,533.00
6810-00 Earthquake Insurance	\$4,235.63	\$8,241.63	\$4,006.00	\$50,828.11	\$98,900.00	\$48,071.89	\$98,900.00
TOTAL INSURANCE	\$14,968.13	\$22,369.38	\$7,401.25	\$211,815.61	\$268,433.00	\$56,617.39	\$268,433.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 06/01/2026 to 06/30/2026

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS							
8900-00 Prior Year Surplus Refunds to Owners	\$0.00	\$0.00	\$0.00	\$92,524.72	\$0.00	(\$92,524.72)	\$0.00
TOTAL PRIOR YEAR INCOME & EXPENSE ADJUSTMENTS	\$0.00	\$0.00	\$0.00	\$92,524.72	\$0.00	(\$92,524.72)	\$0.00
RESERVE ALLOCATION							
9005-00 Reserves-Common Space	\$28,000.00	\$28,000.00	\$0.00	\$336,000.00	\$336,000.00	\$0.00	\$336,000.00
9008-00 Reserves-Single Family	\$1,400.00	\$1,400.00	\$0.00	\$16,800.00	\$16,800.00	\$0.00	\$16,800.00
9009-00 Reserves-Townhouse	\$25,034.00	\$25,034.00	\$0.00	\$300,408.00	\$300,408.00	\$0.00	\$300,408.00
TOTAL RESERVE ALLOCATION	\$54,434.00	\$54,434.00	\$0.00	\$653,208.00	\$653,208.00	\$0.00	\$653,208.00
TOTAL OPERATING EXPENSE	\$309,414.16	\$258,631.63	(\$50,782.53)	\$3,162,485.25	\$3,103,580.00	(\$58,905.25)	\$3,103,580.00
Net Income:	(\$50,311.68)	\$0.00	(\$50,311.68)	(\$53,797.13)	\$0.00	(\$53,797.13)	\$0.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 06/30/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
OPERATING INCOME														
OPERATING INCOME														
5010-00 Townhomes Assessments														
Budget	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	115,006.00	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	115,006.00	1,380,072.00	
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	23,095.44	277,145.28	
Variance	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.06	0.28	
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	120,530.29	1,446,363.48	
Variance	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.48	
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	50.00	525.00	
Variance	-	-	-	175.00	75.00	-	-	50.00	25.00	100.00	50.00	50.00	525.00	
5060-00 Gate/Pool Keys/Remotes														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	(75.00)	-	-	75.00	-	75.00	-	75.00	-	150.00	75.00	150.00	525.00	
Variance	(75.00)	-	-	75.00	-	75.00	-	75.00	-	150.00	75.00	150.00	525.00	
5100-00 Miscellaneous Income														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	555.49	2,846.53	-	17.09	-	270.75	3,689.86	
Variance	-	-	-	-	-	-	555.49	2,846.53	-	17.09	-	270.75	3,689.86	
5105-00 Attorney/Collection Fees														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 06/30/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	(60.00)	-	-	-	-	-	-	-	-	(60.00)	
Variance	-	-	-	(60.00)	-	-	-	-	-	-	-	-	(60.00)	
Total 50 - OPERATING INCOME														
Budget	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	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	259,102.48	3,108,688.12	
Variance	(99.94)	30.06	60.06	342.56	165.06	105.06	555.55	2,971.59	55.06	297.15	155.06	470.85	5,108.12	
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	259,102.48	3,108,688.12	
Variance	(99.94)	30.06	60.06	342.56	165.06	105.06	555.55	2,971.59	55.06	297.15	155.06	470.85	5,108.12	
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	589.49	9,516.21	
Variance	(255.93)	528.92	(317.64)	(207.42)	454.16	(440.72)	519.41	395.73	460.55	415.88	520.34	410.51	2,483.79	
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	21,408.23	197,813.54	
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)	(6,033.23)	(13,313.54)	
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: 06/30/2026

	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	30.00	240.00	
Variance	-	-	-	-	(30.00)	(90.00)	(30.00)	-	-	(30.00)	(30.00)	(30.00)	(240.00)	
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	1,512.67	5,710.25	
Variance	516.67	(1,400.22)	0.53	(564.65)	516.67	516.67	516.67	109.08	516.67	516.67	241.03	(996.04)	489.75	
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	23,540.39	224,702.36	
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	(3,889.27)	11,110.64	
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	7,966.67	95,600.04	
Variance	-	7,966.67	-	(7,966.67)	-	-	-	-	-	-	-	(0.04)	(0.04)	
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	7,966.67	95,600.04	
Variance	0.00	7,966.67	0.00	(7,966.67)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(0.04)	(0.04)	
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	17,582.40	344,282.40	
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	12,250.97	13,717.60	
6410-00 Landscape Extras														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	737.12	-	-	4,516.72	5,253.84	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 06/30/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	-	-	-	-	-	-	-	-	(737.12)	-	-	(4,516.72)	(5,253.84)	
6415-00 Landscape Services on Site Authority Land														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	-	-	-	-	-	-	-	-	-	-	-	7,355.21	7,355.21	
Variance	-	-	-	-	-	-	-	-	-	-	-	(7,355.21)	(7,355.21)	
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	-	2,050.00	18,350.85	
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	783.37	15,649.15	
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	(5,039.15)	72,395.79	
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	10,039.15	(12,395.79)	
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	26,465.18	447,638.09	
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	11,201.56	4,361.91	
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	2,645.98	29,810.65	
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)	(1,354.35)	(14,310.65)	
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	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 06/30/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
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	
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	5,120.00	68,975.00	
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	476.00	(1,823.00)	
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	1,409.08	14,268.32	
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)	(9.08)	2,531.68	
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	1,289.48	17,592.95	
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)	(549.48)	(8,712.95)	
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	1,550.00	20,225.00	
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	1,100.00	11,575.00	
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	3,175.00	38,100.00	
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	91.63	1,100.00	
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	2,095.00	20,230.96	
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	155.00	6,769.04	
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	1,230.00	5,655.75	
Variance	221.67	(694.08)	666.67	666.67	(300.33)	666.67	141.67	666.67	666.67	141.67	63.67	(563.37)	2,344.25	
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)	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 06/30/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
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	
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	18,514.54	261,804.80	
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	4,529.61	14,727.20	
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	6,028.87	33,294.19	
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	(3,695.50)	(5,294.19)	
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	-	350.00	4,525.00	
Variance	666.67	666.67	666.67	666.67	516.67	66.67	(1,333.33)	666.67	(558.33)	466.67	666.67	316.63	3,475.00	
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 Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 06/30/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
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	1,760.00	5,081.12	
Variance	(46.03)	333.33	333.33	333.33	333.33	85.83	(550.70)	(216.67)	83.33	133.33	(476.90)	(1,426.63)	(1,081.12)	
6650-00 Garage Doors														
Budget	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	200.00	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	-	285.00	2,344.44	
Variance	115.00	200.00	25.00	115.00	(25.00)	115.00	(25.00)	(251.31)	50.00	(378.13)	200.00	(85.00)	55.56	
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	11,840.00	12,006.00	
Variance	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	916.67	750.67	(10,923.37)	(1,006.00)	
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	20,263.87	76,862.25	
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	(12,926.26)	11,187.75	
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	17,538.61	88,071.73	
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)	(10,895.11)	(8,349.73)	
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	14,955.38	195,642.56	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 06/30/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
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)	(103.38)	(17,418.56)	
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	60,043.92	345,333.18	
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)	(39,012.42)	(92,955.18)	
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	16,161.38	109,880.89	
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	(8,080.63)	(12,911.89)	
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	11,140.07	94,591.99	
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	(1,382.57)	22,498.01	
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	3,673.03	27,751.04	
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	(311.53)	12,586.96	
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	906.24	9,163.23	
Variance	412.47	(493.75)	179.31	(157.22)	(157.22)	(384.44)	35.34	(111.56)	(136.32)	(761.90)	468.30	(256.24)	(1,363.23)	
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	18,842.75	227,894.76	
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	1,517.25	16,425.24	
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	143,261.38	1,098,329.38	
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	(57,099.38)	(64,385.38)	

INSURANCE

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 06/30/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
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	10,732.50	160,987.50	
Variance	14,127.75	14,127.75	14,127.75	(42,383.25)	-	-	-	-	-	(1,640.25)	6,790.50	3,395.25	8,545.50	
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	4,235.63	50,828.11	
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	4,006.00	48,071.89	
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	14,968.13	211,815.61	
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	7,401.25	56,617.39	
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	28,000.00	336,000.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
9008-00 Reserves-Single Family														
Budget	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	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	1,400.00	16,800.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
9009-00 Reserves-Townhouse														
Budget	25,034.00	25,034.00	25,034.00	25,034.00	25,034.00	25,034.00	25,034.00	25,034.00	25,034.00	25,034.00	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	25,034.00	300,408.00	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 06/30/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total 90 - RESERVE ALLOCATION														
Budget	54,434.00	54,434.00	54,434.00	54,434.00	54,434.00	54,434.00	54,434.00	54,434.00	54,434.00	54,434.00	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	54,434.00	653,208.00	
Variance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total OPERATING EXPENSE														
Budget	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	258,631.67	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	309,414.16	3,162,485.25	
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	(50,782.53)	(58,905.25)	
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	(50,311.68)	(53,797.13)	
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	(50,311.68)	(53,797.13)	

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

06/01/2026 - 06/30/2026

Date	Check #	Payee	Amount
01-1003-00 Sunwest Oper - Acct 2137			
06/01/2026	300075	E. J. Harrison & Sons, Inc.	\$1,086.12
		Invoice #: 051526	
		67-6725-00 1 -0119228 2-E. J. Harrison & Sons, Inc.	\$1,086.12
06/01/2026	100419	Garage Door Doctor	\$2,393.82
		Invoice #: 13100	
		40-4003-00 711 Santa Cruz Garage Door Replacement	\$2,393.82
06/01/2026	100420	Seabreeze Management Company, Inc.	\$4,500.00
		Invoice #: 3733745	
		60-6040-00 99911-Seabreeze Management Company, Inc.	\$4,500.00
06/01/2026	100421	Gothic Landscape Maintenance Division	\$1,450.00
		Invoice #: 424484	
		64-6420-00 Irrigation Valve Replacement	\$1,450.00
06/02/2026	100422	Seabreeze Management Company, Inc.	\$5,589.05
		Invoice #: 3734780	
		60-6040-00 Pay Period 5/3/2026 - 5/16/2026-Seabreeze Management Company, Inc.	\$5,529.41
		Invoice #: 3734889	
		60-6035-00 April 2026 Admin Billing-Seabreeze Management Company, Inc.	\$59.64
06/02/2026	300076	Charter Communications	\$610.10
		Invoice #: 0033385052126	
		67-6720-00 8448 20 899 0033385	\$610.10
06/05/2026	0	SoCalGas	\$189.43
		67-6710-00 EFT - SOCALGAS PAYMENT 300900021746816;	\$189.43
		SOCALGAS PAYMENT 300900021746816	
06/08/2026	100423	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1423	
		65-6550-00 Janitorial Services thru May 31, 2026	\$1,280.00
06/08/2026	100424	Vega cleaning service inc.	\$485.00
		Invoice #: 1424	
		65-6572-00 Townside Pool Equip. Rm Door Repair	\$485.00
06/08/2026	100425	Vega cleaning service inc.	\$350.00
		Invoice #: 1425	
		66-6633-00 435/445 Cl Dr. Downspout reroute	\$350.00
06/08/2026	100426	Gothic Landscape Maintenance Division	\$24,597.40
		Invoice #: 424587	
		40-4001-00 Trails Repairs (Phase 1)	\$24,597.40
06/08/2026	100427	Gothic Landscape Maintenance Division	\$10,899.15
		Invoice #: 424588	
		64-6415-00 Brush Clearance requested by Site Authority	\$10,899.15
06/08/2026	100428	Mike Kimble Plumbing	\$960.00
		Invoice #: 84153856	
		66-6645-00 333 E Platts Harbor - TH reported leak	\$960.00
06/08/2026	100429	Seabreeze Management Company, Inc.	\$816.57

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

06/01/2026 - 06/30/2026

Date	Check #	Payee	Amount
		Invoice #: 3734391	
		60-6085-00 Office Supplies reimbursement	\$496.57
		Invoice #: 3735417	
		60-6040-00 Admin Fee	\$320.00
06/08/2026	100430	Better Pools LA	\$375.00
		Invoice #: 96083	
		65-6572-00 Hillcrest Pool Spa Grid Cleaning	\$375.00
06/08/2026	100431	Better Pools LA	\$250.00
		Invoice #: 96084	
		65-6572-00 Townside Pool/Spa Filter Cleaning	\$250.00
06/08/2026	100432	HD Supply	\$946.63
		Invoice #: 9249886556	
		65-6554-00 CA Supplies.	\$946.63
06/08/2026	100433	Environmental Testing Associates	\$1,618.00
		Invoice #: UN-051326	
		40-4003-00 239 Slab Leak Repair	\$1,618.00
06/08/2026	100434	CSU Channel Islands Site Authority	\$7,966.67
		Invoice #: 512368	
		63-6320-00 Police Service for May 2026	\$7,966.67
06/08/2026	100435	Eastman Electric	\$1,352.99
		Invoice #: 94	
		65-6528-00 CA Electrical for May 2026	\$1,352.99
06/08/2026	100436	Eastman Electric	\$2,820.87
		Invoice #: 198	
		66-6627-00 Townhouse Lighting for May 2026	\$2,820.87
06/09/2026	100437	SoCalGas	\$1,250.86
		Invoice #: 060326-337810871	
		67-6710-00 153 378 1087 1	\$1,250.86
06/09/2026	100438	SoCalGas	\$1,232.74
		Invoice #: 060326-085881513	
		67-6710-00 100 858 8151 3	\$1,232.74
06/09/2026	100439	Gothic Landscape Maintenance Division	\$29,700.00
		Invoice #: 425643	
		64-6405-00 Contract Service thru June 2026	\$29,700.00
06/09/2026	100440	Better Pools LA	\$2,525.00
		Invoice #: 95917	
		65-6570-00 Contract Service for June 2026	\$2,525.00
06/09/2026	100441	HD Supply	\$342.85
		Invoice #: 9249944652	
		65-6554-00 Common Area Supplies	\$342.85
06/09/2026	100442	American Heritage Landscape Lp	\$2,315.00
		Invoice #: 10048577	
		64-6425-00 Emergency Tree Limb Removals	\$2,315.00
06/10/2026	100443	Vega cleaning service inc.	\$1,280.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

06/01/2026 - 06/30/2026

Date	Check #	Payee	Amount
		Invoice #: 1426	
		65-6550-00 Contract Service thru June 7, 2026	\$1,280.00
06/10/2026	100444	Vega cleaning service inc.	\$1,200.00
		Invoice #: 1427	
		40-4003-00 312 Santa Cruz Isl. Crt. drywall restoration.	\$1,200.00
06/10/2026	100445	Vega cleaning service inc.	\$450.00
		Invoice #: 1428	
		66-6645-00 349 Smugglers Hose Bib Replacement (2)	\$450.00
06/10/2026	100446	Vega cleaning service inc.	\$225.00
		Invoice #: 1429	
		65-6553-00 Hillcrest Women's RR Partition Repair	\$225.00
06/10/2026	100447	Better Pools LA	\$650.00
		Invoice #: 95918	
		65-6570-00 Fountain Service for June 2026	\$650.00
06/10/2026	100448	Better Pools LA	\$985.00
		Invoice #: 96150	
		65-6572-00 Fountain Pump Replacement	\$985.00
06/11/2026	100449	California State University, Channel Islands	\$54,186.35
		Invoice #: 512402	
		67-6700-00 May 2026 Reclaimed Water	\$8,733.46
		67-6701-00 May 2026 Potable Water	\$10,347.03
		67-6702-00 May 2026 Sewer	\$27,025.14
		67-6703-00 May 2026 Infrastructure Fee	\$8,080.72
06/15/2026	100450	Seabreeze Management Company, Inc.	\$5,559.41
		Invoice #: 3735526	
		60-6052-00 Collection Charges-Seabreeze Management Company, Inc.	\$30.00
		Invoice #: 3736525	
		60-6040-00 Pay Period 5/17/2026 - 5/30/2026-Seabreeze Management Company, Inc.	\$5,529.41
06/15/2026	100451	Garage Door Doctor	\$285.00
		Invoice #: 14142	
		66-6650-00 219 Smugglers Cove-Garage Door Repairs	\$285.00
06/15/2026	100452	Xtreme Fitness Service Inc.	\$1,230.00
		Invoice #: 13519	
		65-6588-00 Repair TC Treadmill	\$1,230.00
06/15/2026	0	E.J. Harrison	\$17,756.63
		67-6725-00 EFT - Correct bank draft withdrawals for trash services;	\$17,756.63
		Correct bank draft withdrawals for trash services	
06/16/2026	100453	CHANNEL ISLANDS CARPET CLEANING INC	\$11,840.00
		Invoice #: 55850	
		66-6670-00 TH Dryer Vent Cleaning Phase 1	\$11,840.00
06/16/2026	300077	Southern California Edison Co.	\$8,640.68
		Invoice #: 061026-001512196	
		67-6705-00 600001512196	\$8,640.68
06/22/2026	0	Reclass	\$650.03

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

06/01/2026 - 06/30/2026

Date	Check #	Payee	Amount
		12-1281-00 Bank Adjustment - Reclass batch 445682 - 209 Smuggler's Cove escrow payment; Reclass batch 445682 - 209 Smuggler's Cove escrow payment	\$650.03
06/22/2026	100454	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1430	
		65-6550-00 Contract Service thru June 14, 2026	\$1,280.00
06/22/2026	100455	HD Supply	\$640.84
		Invoice #: 9250285366	
		65-6553-00 Replacement Stop Signs	\$640.84
06/05/2026	0	SoCalGas	\$1,000.00
		67-6710-00 EFT - SOCALGAS PAYMENT 300900021746784; SOCALGAS PAYMENT 300900021746784	\$1,000.00
06/23/2026	100456	Southern California Edison Co.	\$2,499.39
		Invoice #: 061726-466262876	
		67-6705-00 700466262876-Southern California Edison Co.	\$2,499.39
06/24/2026	300078	Charter Communications	\$51.39
		Invoice #: 0293780060926	
		67-6720-00 8448 20 041 0293780	\$51.39
06/24/2026	300079	Charter Communications	\$129.06
		Invoice #: 0380181061226	
		67-6720-00 8448 20 041 0380181	\$129.06
06/25/2026	100457	American Heritage Landscape Lp	\$16,445.00
		Invoice #: 10049395	
		64-6425-00 Site Authority requested Tree Work	\$16,445.00
06/25/2026	100458	American Heritage Landscape Lp	\$3,545.00
		Invoice #: 10049396	
		64-6425-00 Tree Maintenance requested by Site Authority	\$3,545.00
06/25/2026	100459	Mike Kimble Plumbing	\$3,314.43
		Invoice #: 84756990	
		40-4003-00 165 CI Drive--Slab Leak Reroute	\$3,314.43
06/25/2026	100460	Mike Kimble Plumbing	\$350.00
		Invoice #: 85682928	
		66-6645-00 165 CI Drive--Pressure Test	\$350.00
06/25/2026	100461	Vega cleaning service inc.	\$4,950.00
		Invoice #: 1412	
		40-4003-00 226 Smugglers Cove-Drywall Repair	\$4,950.00
06/25/2026	100462	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1431	
		65-6550-00 Contract Service thru June 21, 2026	\$1,280.00
06/25/2026	100463	Kastle Kare Inc	\$550.00
		Invoice #: SR-05797	
		65-6555-00 Contract Service for June 2026	\$550.00
06/25/2026	100464	Environmental Testing Associates	\$1,045.00
		Invoice #: UN-060626	
		40-4003-00 239 Smuggler Cove Final Environmental Report	\$1,045.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

06/01/2026 - 06/30/2026

Date	Check #	Payee	Amount		
06/25/2026	100465	Remedy Pest Elimination	\$1,000.00		
		Invoice #: 1974			
		65-6555-00 Monthly Pest Control Service for June 2026	\$1,000.00		
06/26/2026	100466	Seabreeze Management Company, Inc.	\$5,529.41		
		Invoice #: 3736783			
		60-6040-00 Pay Period: 05/31/26-06/13/26 Pd 6/18/26-Seabreeze Management Company, Inc.	\$5,529.41		
06/30/2026	100467	BluSky Restoration Contractors, LLC	\$7,954.70		
		Invoice #: 299021-24			
		40-4003-00 239 Smugglers Slab Leak Remediation	\$7,954.70		
06/30/2026	100468	Vega cleaning service inc.	\$2,650.00		
		Invoice #: 1432			
		40-4003-00 239 Smugglers Cove drywall restoration	\$2,650.00		
06/30/2026	100469	Vega cleaning service inc.	\$275.00		
		Invoice #: 1433			
		65-6553-00 Town Center Courtyard pressure washing.	\$275.00		
06/30/2026	100470	Gothic Landscape Maintenance Division	\$2,640.00		
		Invoice #: 427464			
		40-4002-00 SFH Retaining Wall Painting Project Project.	\$2,640.00		
06/30/2026	100471	Gothic Landscape Maintenance Division	\$3,722.40		
		Invoice #: 427465			
		64-6410-00 address slip hazard at sidewalks	\$3,722.40		
06/30/2026	100472	Gothic Landscape Maintenance Division	\$600.00		
		Invoice #: 427467			
		64-6420-00 Irrigation - Inline Valve Replacement	\$600.00		
06/30/2026	100473	Precision Construction and Painting Inc	\$9,630.00		
		Invoice #: 2026-18961-F			
		40-4003-00 Wrought Iron railing repairs	\$9,630.00		
06/30/2026	100474	Eastman Electric	\$1,292.99		
		Invoice #: 95			
		65-6528-00 CA Electrical Repairs for June 2026	\$1,292.99		
06/30/2026	100475	Eastman Electric	\$3,208.00		
		Invoice #: 199			
		66-6627-00 TH Electrical services for June 2026	\$3,208.00		
		Account Totals	# Checks:	66	\$288,423.96
		Association Totals	# Checks:	66	\$288,423.96

University Glen - AR Other due from Cal State University, Channel Islands

DATE	Invoice #	Amount	GL	Description
Site Authority Requested Work Reimbursement:				
Gothic Landscape	10049395	12,117.60	6405	Portion of contract for brush clearance
American Heritage	10048103	3,543.94	6425	Tree cleanup between Somis & Fillmore Streets
American Heritage	10049395	16,445.00	6425	Crown trim tree work between Somis & Fillmore Streets
Gothic Landscape	424588	10,899.15	6415	Brush clearance work between Somis & Fillmore Streets
Total:		43,005.69		

		Monthly			Description	Vendor	Invoice Number
DATE	Amount	Subtotal	Reserve	Exp Type			
Jun-25	116,636.21				Year End Balance		
		116,636.21					
Jul-25	54,434.00				Reserve Contribution		
Jul-25	(201,635.80)		Common Space		Asphalt project	J B Bostick Company	37762
Jul-25	(2,498.00)		Common Space		Townside pool filter	Better Pools	88239
Jul-25	(70.04)		Common Space		Signs for asphalt project	Seabreeze Management	356813
Jul-25	(39,900.00)		Common Space		Seal coat pavement	Asphalt Consulting Services	61725
		(189,669.84)					
Aug-25	54,434.00				Reserve Contribution		
Aug-25	(13,205.19)		Townhomes		Patio Door & Windows Replaced/Repaired	Quality Windows & Doors	Mulitple
		41,228.81					
Sep-25	54,434.00				Reserve Contribution		
Sep-25	(4,001.53)		Townhomes		270 Landing Cove Plumbing Leak Repair	Environmental Testing	Mulitple
Sep-25	(1,876.88)		Townhomes		Garage door installation	Garage Door Doctor	12617
		48,555.59					
Oct-25	54,434.00				Reserve Contribution		
Oct-25	(850.00)		Townhomes		Paint garage door at 327 Platts	Vega Cleaning	1348
Oct-25	(2,519.19)		Townhomes		379 Smugglers Cove slab leak repair	Mike Kimble Plumbing	68675215
		51,064.81					
Nov-25	54,434.00				Reserve Contribution		
Nov-25	(84,662.00)		Common Space		Landscape refurbishing project, 1/2 phase 2	Gothic Landscape	407336
Nov-25	(220.00)		Townhomes		270 Landing Cove repairs	Eastman Electric	451
Nov-25	(1,664.00)		Townhomes		379 Smugglers Cove	Environmental Testing	UN-101725
Nov-25	(935.00)		Townhomes		380 Smugglers Cove	Environmental Testing	UN-110725
		(33,047.00)					
Dec-25	54,434.00				Reserve Contribution		
Dec-25	(2,549.00)		Common Space		Townside spa filter	Better Pools	91828
Dec-25	(6,420.40)		Townhomes		379 Smugglers Cove	BluSky Restoration	272350-24
Dec-25	(1,275.00)		Townhomes		314 E Twin Harbor slab leak	Mike Kimble Plumbing	74164611
Dec-25	(3,343.23)		Townhomes		379 Smugglers restoration	BluSky Restoration	272233-24
Dec-25	(1,522.00)		Townhomes		314 E Twin Harbor slab leak	Environmental Testing	1522
Dec-25	(850.00)		Townhomes		Paint garage door at 304 Santa Cruz	Vega Cleaning	1367
Dec-25	(2,391.68)		Townhomes		Garage door replacement 369 Smugglers Cove	Ventura Garage Door	13218
		36,082.69					
Jan-26	54,434.00				Reserve Contribution		
Jan-26	7,956.50		Townhomes		Insurance Claim Ck - Reimb 270 Landing Cove pluming costs	Nat'l Fire & Marine Insurance Company	Ck 42349
Jan-26	(687.00)		Townhomes		207 Smugglers Cove - Flooding	Environmental Testing	UN-122425
Jan-26	(1,220.12)		Townhomes		207 Smugglers Cove - Flooding	Mike Kimble Plumbing	75638915
Jan-26	(7,000.10)		Townhomes		314 E Twin Harbor slab leak	Mike Kimble Plumbing	74607618
Jan-26	(875.00)		Townhomes		369 Smugglers Cover - Paint garage door	Vega Cleaning	1378
		52,608.28					
Feb-26	54,434.00				Reserve Contribution		
Feb-26	9,881.82		Townhomes		Insurance Claim Ck - Reimb 379 Smugglers Cove slab leak	Nat'l Fire & Marine Insurance Company	
Feb-26	(2,800.00)		Common Space		Landscape refurbishing project, phase 2	Gothic Landscape	413235
Feb-26	(2,940.00)		Common Space		Landscape refurbishing project, phase 2 TH Portion	American Heritage Landscape	10047708
Feb-26	(2,395.00)		Common Space		Pump installation for spa circulation	Better Pools	93057
Feb-26	(1,660.00)		Townhomes		Slab leak issue 314 E Twin Harbor	Environmental Testing	UN-010926-02
Feb-26	(935.00)		Townhomes		Slab leak issue 314 E Twin Harbor	Environmental Testing	UN-010626
Feb-26	(7,969.05)		Townhomes		270 Landing Cove remediation services	BluSky Restoration	264028-24
Feb-26	(2,630.45)		Townhomes		270 Landing Cove restoration work	BluSky Restoration	267650-24
		42,986.32					
Mar-26	54,434.00				Reserve Contribution		
Mar-26	(13,161.62)		Townhomes		314 Twin Harbor - Remediation for slab leak	BluSky Restoration	278258-24
Mar-26	(11,872.50)		Townhomes		226 Smuggler's Cove - repiping	Mike Kimble Plumbing	77932736
Mar-26	(875.00)		Townhomes		304 Twin Harbor - Paint garage	Vega Cleaning Service	1388
Mar-26	(1,950.00)		Townhomes		314 Twin Harbor - Drywall restoration	Vega Cleaning Service	1392
		26,574.88					
Apr-26	(70,851.27)				Quarterly Transfer to Site Authority		
Apr-26	54,434.00				Reserve Contribution		
Apr-26	(2,393.82)		Townhomes		Garage door replacement 306 E Santa Cruz	Garage Door Doctor	12950
Apr-26	(916.99)		Townhomes		Garage door spring conversion at 210 Landing Cove	Garage Door Doctor	12853

DATE	Amount	Monthly Subtotal	Reserve Exp Type	Description	Vendor	Invoice Number	
Apr-26	(2,391.68)	(28,487.78)	Townhomes	Garage door replacement 304 E Twin Harbor	Garage Door Doctor	13399	
Apr-26	(3,072.71)		Townhomes	Garage door replacement 289 Smugglers Cove	Garage Door Doctor	13800	
Apr-26	(670.31)		Townhomes	Garage door repair 224 Smugglers Cove	Garage Door Doctor	13810	
Apr-26	(875.00)		Townhomes	Garage door painting 711 Santa Cruz	Vega Cleaning Service	1404	
Apr-26	(875.00)		Townhomes	Garage door painting 701 Santa Cruz	Vega Cleaning Service	1409	
Apr-26	(875.00)		Townhomes	Garage door painting 289 Smugglers Cove	Vega Cleaning Service	1405	
May-26	54,434.00	58,697.93		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	
Jun-26	54,434.00				Reserve Contribution		
Jun-26	(24,597.40)		Common Space	Trails repair (Phase 1)	Gothic Landscape	424587	
Jun-26	(2,640.00)		Single Family	Retaining wall painting project	Gothic Landscape	427464	
Jun-26	(2,393.82)		Townhomes	711 Santa Cruz garage door replacement	Garage Door Doctor	13100	
Jun-26	(1,618.00)	Townhomes	239 Slab leak repair	Environmental Testing	UN-051326		
Jun-26	(1,200.00)	Townhomes	312 Santa Cruz - Drywall restoration	Vega Cleaning	1427		
Jun-26	(3,314.43)	Townhomes	165 Cl Drive - Slab leak reroute	Mike Kimble Plumbing	84756990		
Jun-26	(4,950.00)	Townhomes	226 Smugglers Cove - Drywall repair	Vega Cleaning	1412		
Jun-26	(1,045.00)	Townhomes	239 Smugglers Cove - Final environmental report	Environmental Testing	UN-060626		
Jun-26	(9,630.00)	Townhomes	Wrought iron railing repairs	Precision Construction	2026-18961-F		
Jun-26	(2,650.00)	Townhomes	239 Smugglers Cove - Drywall restoration	Vega Cleaning	1432		
Jun-26	(7,954.70)	Townhomes	239 Smugglers Cove - Slab leak remediation	BluSky Restoration	299021-24		
		(7,559.35)					
Total	215,671.55	215,671.55					

University Glen
GL 2795 - Accrued Operating Expenses

For the Month Ending: June 30, 2026

GL Code	Vendor	Description	Month	Amount
	6035 Seabreeze	Mgmt Billback-Office & Postage	Jun-26	529.85
	6085 Seabreeze	Misc Admin	Jun-26	1,016.10
	6320 CSU Channel Islands	Security Services	Jun-26	7,966.67
	6410 Gothic Landscape	Landscape Extras	Jun-26	794.32
	6553 Seabreeze	Common Area Maintenance	Jun-26	268.24
	6700 CSU Channel Islands	Water-Reclaimed	Apr-26	10,448.65
	6700 CSU Channel Islands	Water-Reclaimed	May-26	5,000.00
	6700 CSU Channel Islands	Water-Reclaimed	Jun-26	6,643.50
	6701 CSU Channel Islands	Water-Potable	Apr-26	11,137.25
	6701 CSU Channel Islands	Water-Potable	May-26	8,323.10
	6701 CSU Channel Islands	Water-Potable	Jun-26	14,852.00
	6702 CSU Channel Islands	Water-Sewer	Apr-26	27,025.14
	6702 CSU Channel Islands	Water-Sewer	May-26	27,025.14
	6702 CSU Channel Islands	Water-Sewer	Jun-26	21,031.50
	6703 CSU Channel Islands	Water/Sewer Infrastructure	Apr-26	8,080.72
	6703 CSU Channel Islands	Water/Sewer Infrastructure	May-26	8,080.72
	6703 CSU Channel Islands	Water/Sewer Infrastructure	Jun-26	8,080.72
	6705 Southern Calif Edison	Electricity	May-26	6,577.50
	6720 Seabreeze	Telephone/WiFi/Cable	Jun-26	115.69
	6800 CSU Channel Islands	TH Insurance Master	Apr-26	10,732.50
	6800 CSU Channel Islands	TH Insurance Master	May-26	10,732.50
	6800 CSU Channel Islands	TH Insurance Master	Jun-26	10,732.50
			Total:	205,194.31

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University Glen - Reserve Account Income & Expenses

CONTRIBUTION: CAM Income					EXPENDITURES				NET TOTALS			
	9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL	4002 9CSA05 - Single Family Homes	4001 9CSA11 - CAMS	4003 9CSA14 - Town Homes	TOTAL	9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
Beg Bal	-	-	-	-	-	-	-	-	-	-	-	116,636.21
Jul-25	1,400.00	28,000.00	25,034.00	54,434.00	-	(244,103.84)	-	(244,103.84)	1,400.00	(216,103.84)	25,034.00	(189,669.84)
Aug-25	1,400.00	28,000.00	25,034.00	54,434.00	-	-	(13,205.19)	(13,205.19)	1,400.00	28,000.00	11,828.81	41,228.81
Sep-25	1,400.00	28,000.00	25,034.00	54,434.00	-	-	(5,878.41)	(5,878.41)	1,400.00	28,000.00	19,155.59	48,555.59
Oct-25	1,400.00	28,000.00	25,034.00	54,434.00	-	-	(3,369.19)	(3,369.19)	1,400.00	28,000.00	21,664.81	51,064.81
Nov-25	1,400.00	28,000.00	25,034.00	54,434.00	-	(84,662.00)	(2,819.00)	(87,481.00)	1,400.00	(56,662.00)	22,215.00	(33,047.00)
Dec-25	1,400.00	28,000.00	25,034.00	54,434.00	-	(2,549.00)	(15,802.31)	(18,351.31)	1,400.00	25,451.00	9,231.69	36,082.69
Jan-26	1,400.00	28,000.00	25,034.00	54,434.00	-	-	(1,825.72)	(1,825.72)	1,400.00	28,000.00	23,208.28	52,608.28
Feb-26	1,400.00	28,000.00	25,034.00	54,434.00	-	(8,135.00)	(3,312.68)	(11,447.68)	1,400.00	19,865.00	21,721.32	42,986.32
Mar-26	1,400.00	28,000.00	25,034.00	54,434.00	-	-	(27,859.12)	(27,859.12)	1,400.00	28,000.00	(2,825.12)	26,574.88
Transfer to Site Authority				(70,851.27)				-	-	-	-	(70,851.27)
Apr-26	1,400.00	28,000.00	25,034.00	54,434.00	-	-	(12,070.51)	(12,070.51)	1,400.00	28,000.00	12,963.49	42,363.49
May-26	1,400.00	28,000.00	25,034.00	54,434.00	-	-	4,263.93	4,263.93	1,400.00	28,000.00	29,297.93	58,697.93
Jun-26	1,400.00	28,000.00	25,034.00	54,434.00	(2,640.00)	(24,597.40)	(34,755.95)	(61,993.35)	(1,240.00)	3,402.60	(9,721.95)	(7,559.35)
YTD	16,800.00	336,000.00	300,408.00	582,356.73	(2,640.00)	(364,047.24)	(116,634.15)	(483,321.39)	14,160.00	(28,047.24)	183,773.85	215,671.55

University Glen Reserve Balance

May 31, 2026

Preliminary Unaudited

Reserve Type	Balance as of 4/30/26	May 2026 Contributions	May 2026 Expenses	May 2026 Adjustments	Investment Activity	Balance as of 5/31/26
Common Area	1,765,125.60	28,000.00			1,880.16	1,795,005.76
Single Family Homes	147,451.82	1,400.00			118.05	148,969.87
Townhomes	3,180,004.95	25,034.00	4,263.93		3,553.92	3,212,856.80
Total	5,092,582.37	54,434.00	4,263.93	-	5,552.13	5,156,832.43

Activity May-26	
Contributions	54,434.00
Expenses	4,263.93
Adjustments	-
Investments	5,552.13
Total Activity	\$ 64,250.06
Net Change in Balance	
CAM - 9CSA11	29,880.16
Single Family - 9CSA05	1,518.05
Townhomes 9CSA14	32,851.85
Total Activity by Type	\$ 64,250.06

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
Due from UGCAM for May 2026	58,697.93
Total Due from UGCAM	223,230.90
<i>(accounts receivable)</i>	
Wells Fargo	91,539.64
CalTRUST	4,842,061.89
Acct Balances as of 5/31/26	4,933,601.53
Reserve Total as of 5/31/26	5,156,832.43

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01-1003-00	Sunwest Oper - Acct 2137	\$692,700.42	\$262,318.10	\$288,423.96	\$666,594.56
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	14574187	\$ 3,195.89	\$ -	Deposit from batch 433259	
06/01/2026	14577435	11,394.17	-	Deposit from batch 432751	
06/01/2026	14641627	-	1,086.12	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300075 Inv: 051526 E. J. Harrison & Sons, Inc.	
06/01/2026	14641629	-	2,393.82	Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100419 Inv: 13100 Garage Door Doctor	
06/01/2026	14641631	-	4,500.00	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100420 Inv: 3733745 Seabreeze Management Company, Inc.	
06/01/2026	14641633	-	1,450.00	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100421 Inv: 424484 Gothic Landscape Maintenance Division	
06/01/2026	14647225	2,330.66	-	Deposit from batch 433673	
06/02/2026	14651855	3,188.19	-	Deposit from batch 433295	
06/02/2026	14658293	-	5,529.41	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100422 Inv: 3734780 Seabreeze Management Company, Inc.	
06/02/2026	14658293	-	59.64	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100422 Inv: 3734889 Seabreeze Management Company, Inc.	
06/02/2026	14658297	-	610.10	Sunwest Oper - Acct 2137; Charter Communications Chk # 300076 Inv: 0033385052126 Charter Communications	
06/02/2026	14662514	2,941.66	-	Deposit from batch 434367	
06/03/2026	14667669	4,323.21	-	Deposit from batch 435119	
06/03/2026	14682442	1,725.09	-	Deposit from batch 435487	
06/04/2026	14687832	1,150.06	-	Deposit from batch 435133	
06/04/2026	12324002	181.79	-	24-25 Fiscal Reconciliation refund Acct: 124525874691 Addr: 303 Anacapa Island Drive (Rev	
06/04/2026	12519941	88.96	-	Refund after COE Acct: 124525874623 (Reversal); Kenneth Ditto Chk # 500033	
06/04/2026	14697855	320.77	-	Deposit from batch 436208	
06/05/2026	14700387	1,463.92	-	Deposit from batch 435916	
06/05/2026	14700662	320.77	-	Deposit from batch 436484	
06/05/2026	14701863	2,620.89	-	Deposit from batch 435917	
06/05/2026	14711281	4,320.89	-	Deposit from batch 436849	
06/05/2026	14712250	862.50	-	Deposit from batch 436876	
06/05/2026	14714108	-	189.43	SOCALGAS PAYMENT 300900021746816; SoCalGas Chk # 0	
06/05/2026	14950358	-	1,000.00	SOCALGAS PAYMENT 300900021746784; SoCalGas Chk # 0	
06/08/2026	14716310	2,516.69	-	Deposit from batch 436566	
06/08/2026	14726273	-	1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100423 Inv: 1423 Vega cleaning service inc.	
06/08/2026	14726275	-	485.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100424 Inv: 1424 Vega cleaning service inc.	
06/08/2026	14726277	-	350.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100425 Inv: 1425 Vega cleaning service inc.	
06/08/2026	14726279	-	24,597.40	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100426 Inv: 424587 Gothic Landscape Maintenance Division	
06/08/2026	14726281	-	10,899.15	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100427	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 424588 Gothic Landscape Maintenance Division					
06/08/2026	14726283	-	960.00	Sunwest Oper - Acct 2137; Mike Kimble Plumbing Chk # 100428	
Inv: 84153856 Mike Kimble Plumbing					
06/08/2026	14726285	-	496.57	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100429	
Inv: 3734391 Seabreeze Management Company, Inc.					
06/08/2026	14726285	-	320.00	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100429	
Inv: 3735417 Seabreeze Management Company, Inc.					
06/08/2026	14726289	-	375.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100430	
Inv: 96083 Better Pools LA					
06/08/2026	14726291	-	250.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100431	
Inv: 96084 Better Pools LA					
06/08/2026	14726293	-	946.63	Sunwest Oper - Acct 2137; HD Supply Chk # 100432	
Inv: 9249886556 HD Supply					
06/08/2026	14726295	-	1,618.00	Sunwest Oper - Acct 2137; Environmental Testing Associates Chk # 100433	
Inv: UN-051326 Environmental Testing Associates					
06/08/2026	14726297	-	7,966.67	Sunwest Oper - Acct 2137; CSU Channel Islands Site Authority Chk # 100434	
Inv: 512368 CSU Channel Islands Site Authority					
06/08/2026	14726299	-	1,352.99	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100435	
Inv: 94 Eastman Electric					
06/08/2026	14726301	-	2,820.87	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100436	
Inv: 198 Eastman Electric					
06/08/2026	14728902	1,175.03	-	Deposit from batch 437610	
06/09/2026	14732182	532.77	-	Deposit from batch 437298	
06/09/2026	14820335	-	1,250.86	Sunwest Oper - Acct 2137; SoCalGas Chk # 100437	
Inv: 060326-337810871 SoCalGas					
06/09/2026	14820337	-	1,232.74	Sunwest Oper - Acct 2137; SoCalGas Chk # 100438	
Inv: 060326-085881513 SoCalGas					
06/09/2026	14820339	-	29,700.00	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100439	
Inv: 425643 Gothic Landscape Maintenance Division					
06/09/2026	14820341	-	2,525.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100440	
Inv: 95917 Better Pools LA					
06/09/2026	14820343	-	342.85	Sunwest Oper - Acct 2137; HD Supply Chk # 100441	
Inv: 9249944652 HD Supply					
06/09/2026	14820345	-	2,315.00	Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100442	
Inv: 10048577 American Heritage Landscape Lp					
06/09/2026	14823220	1,682.83	-	Deposit from batch 438292	
06/09/2026	14824714	532.77	-	Deposit from batch 438478	
06/09/2026	14825071	1,000.00	-	Deposit from batch 438598	
06/10/2026	14803800	171,688.57	-	Deposit from batch 436198	
06/10/2026	14826609	730.66	-	Deposit from batch 438855	
06/10/2026	14827827	1,500.06	-	Deposit from batch 437956	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/10/2026	14835622	\$ -	\$ 1,280.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100443 Inv: 1426 Vega cleaning service inc.	
06/10/2026	14835624	-	1,200.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100444 Inv: 1427 Vega cleaning service inc.	
06/10/2026	14835626	-	450.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100445 Inv: 1428 Vega cleaning service inc.	
06/10/2026	14835628	-	225.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100446 Inv: 1429 Vega cleaning service inc.	
06/10/2026	14835630	-	650.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100447 Inv: 95918 Better Pools LA	
06/10/2026	14835632	-	985.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100448 Inv: 96150 Better Pools LA	
06/10/2026	14839522	4,152.29	-	Deposit from batch 439215	
06/11/2026	14842115	575.03	-	Deposit from batch 439466	
06/11/2026	14842917	1,150.06	-	Deposit from batch 438876	
06/11/2026	14852216	-	54,186.35	Sunwest Oper - Acct 2137; California State University, Channel Islands Chk # 100449 Inv: 512402 California State University, Channel Islands	
06/11/2026	14857729	4,116.69	-	Deposit from batch 439954	
06/12/2026	14861686	320.77	-	Deposit from batch 440289	
06/12/2026	14862511	1,726.06	-	Deposit from batch 439553	
06/12/2026	14873296	3,450.18	-	Deposit from batch 440949	
06/15/2026	14882296	1,150.06	-	Deposit from batch 440343	
06/15/2026	14887854	-	30.00	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100450 Inv: 3735526 Seabreeze Management Company, Inc.	
06/15/2026	14887854	-	5,529.41	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100450 Inv: 3736525 Seabreeze Management Company, Inc.	
06/15/2026	14887858	-	285.00	Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100451 Inv: 14142 Garage Door Doctor	
06/15/2026	14887860	-	1,230.00	Sunwest Oper - Acct 2137; Xtreme Fitness Service Inc. Chk # 100452 Inv: 13519 Xtreme Fitness Service Inc.	
06/15/2026	14890794	641.54	-	Deposit from batch 441689	
06/15/2026	14891512	645.00	-	Deposit from batch 441716	
06/15/2026	14892221	-	17,756.63	Correct bank draft withdrawals for trash services; E.J. Harrison Chk # 0	
06/16/2026	14893173	1,470.84	-	Deposit from batch 441648	
06/16/2026	14894218	1,150.06	-	Deposit from batch 441346	
06/16/2026	14900025	-	11,840.00	Sunwest Oper - Acct 2137; CHANNEL ISLANDS CARPET CLEANING INC Chk # 100453 Inv: 55850 CHANNEL ISLANDS CARPET CLEANING INC	
06/16/2026	14900027	-	8,640.68	Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 300077 Inv: 061026-001512196 Southern California Edison Co.	
06/17/2026	14909991	1,150.06	-	Deposit from batch 442203	
06/17/2026	14910713	650.03	-	Deposit from batch 442076	
06/18/2026	14923058	650.03	-	Misc Scanned Deposit	
06/22/2026	14936773	664.15	-	Deposit from batch 443845	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/22/2026	14937631	\$ -	\$ 650.03		Reclass batch 445682 - 209 Smuggler's Cove escrow payment; Reclass Chk # 0
06/22/2026	14937635	650.03	-		Deposit from batch 445682
06/22/2026	14945651	-	1,280.00		Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100454 Inv: 1430 Vega cleaning service inc.
06/22/2026	14945653	-	640.84		Sunwest Oper - Acct 2137; HD Supply Chk # 100455 Inv: 9250285366 HD Supply
06/22/2026	14949892	575.03	-		Deposit from batch 446071
06/23/2026	14955232	-	2,499.39		Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 100456 Inv: 061726-466262876 Southern California Edison Co.
06/24/2026	14958625	575.03	-		Deposit from batch 446142
06/24/2026	14958692	895.80	-		Deposit from batch 446725
06/24/2026	14965628	-	51.39		Sunwest Oper - Acct 2137; Charter Communications Chk # 300078 Inv: 0293780060926 Charter Communications
06/24/2026	14965630	-	129.06		Sunwest Oper - Acct 2137; Charter Communications Chk # 300079 Inv: 0380181061226 Charter Communications
06/24/2026	14967458	575.03	-		Deposit from batch 446986
06/25/2026	14968932	1,471.80	-		Deposit from batch 447132
06/25/2026	14976161	-	16,445.00		Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100457 Inv: 10049395 American Heritage Landscape Lp
06/25/2026	14976163	-	3,545.00		Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100458 Inv: 10049396 American Heritage Landscape Lp
06/25/2026	14976165	-	3,314.43		Sunwest Oper - Acct 2137; Mike Kimble Plumbing Chk # 100459 Inv: 84756990 Mike Kimble Plumbing
06/25/2026	14976167	-	350.00		Sunwest Oper - Acct 2137; Mike Kimble Plumbing Chk # 100460 Inv: 85682928 Mike Kimble Plumbing
06/25/2026	14976169	-	4,950.00		Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100461 Inv: 1412 Vega cleaning service inc.
06/25/2026	14976171	-	1,280.00		Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100462 Inv: 1431 Vega cleaning service inc.
06/25/2026	14976173	-	550.00		Sunwest Oper - Acct 2137; Kastle Kare Inc Chk # 100463 Inv: SR-05797 Kastle Kare Inc
06/25/2026	14976175	-	1,045.00		Sunwest Oper - Acct 2137; Environmental Testing Associates Chk # 100464 Inv: UN-060626 Environmental Testing Associates
06/25/2026	14976177	-	1,000.00		Sunwest Oper - Acct 2137; Remedy Pest Elimination Chk # 100465 Inv: 1974 Remedy Pest Elimination
06/26/2026	14979241	575.03	-		Deposit from batch 447602
06/26/2026	14984248	-	5,529.41		Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100466 Inv: 3736783 Seabreeze Management Company, Inc.
06/26/2026	14986188	575.03	-		Deposit from batch 447846
06/26/2026	14986909	575.03	-		Deposit from batch 447946
06/29/2026	14989343	3,103.60	-		Deposit from batch 447632
06/29/2026	14990407	575.03	-		Deposit from batch 448191

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/29/2026	14999995	\$ 1,241.46	\$ -	Deposit from batch 448558	
06/30/2026	15001867	532.77	-	Deposit from batch 448797	
06/30/2026	15002752	2,300.12	-	Deposit from batch 448287	
06/30/2026	15009507	-	7,954.70	Sunwest Oper - Acct 2137; BluSky Restoration Contractors, LLC Chk # 100467 Inv: 299021-24 BluSky Restoration Contractors, LLC	
06/30/2026	15009509	-	2,650.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100468 Inv: 1432 Vega cleaning service inc.	
06/30/2026	15009511	-	275.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100469 Inv: 1433 Vega cleaning service inc.	
06/30/2026	15009513	-	2,640.00	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100470 Inv: 427464 Gothic Landscape Maintenance Division	
06/30/2026	15009515	-	3,722.40	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100471 Inv: 427465 Gothic Landscape Maintenance Division	
06/30/2026	15009517	-	600.00	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100472 Inv: 427467 Gothic Landscape Maintenance Division	
06/30/2026	15009519	-	9,630.00	Sunwest Oper - Acct 2137; Precision Construction and Painting Inc Chk # 100473 Inv: 2026-18961-F Precision Construction and Painting Inc	
06/30/2026	15009521	-	1,292.99	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100474 Inv: 95 Eastman Electric	
06/30/2026	15009523	-	3,208.00	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100475 Inv: 199 Eastman Electric	
06/30/2026	15013317	345.66	-	Deposit from batch 449122	
06/30/2026	15017679	2,300.00	-	Deposit from batch 449521	
12-1280-00	Accounts Receivable		58,532.66	262,881.62	260,968.14
60,446.14					
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	14577435	\$ 0.00	\$ 10,745.64	Deposit from batch 432751	
06/01/2026	14574187	0.00	3,195.89	Deposit from batch 433259	
06/01/2026	14647225	0.00	2,083.53	Deposit from batch 433673	
06/01/2026	9390218	23,095.44	-	Assessment - A - Batch 259640	
06/01/2026	9390242	115,006.00	-	Assessment - A - Batch 259641	
06/01/2026	9390266	98,834.75	-	Apartment Assessment - A - Batch 259757	
06/01/2026	9390290	17,476.92	-	Apartment Assessment - A - Batch 259758	
06/01/2026	9390314	4,218.62	-	Commercial Assessment - A - Batch 259759	
06/01/2026	14595765	-	0.69	Applied Prepaid 124525874583	
06/01/2026	14595773	-	320.77	Applied Prepaid 124525874659	
06/01/2026	14595783	-	320.77	Applied Prepaid 124525874636	
06/01/2026	14595790	-	377.14	Applied Prepaid 124525874679	
06/01/2026	14595799	-	575.03	Applied Prepaid 124525874817	
06/01/2026	14595806	-	575.03	Applied Prepaid 124525874836	
06/01/2026	14595812	-	575.03	Applied Prepaid 124525874814	
06/01/2026	14595817	-	575.03	Applied Prepaid 124525874651	
06/01/2026	14595820	-	575.03	Applied Prepaid 124525874735	
06/01/2026	14595825	-	320.77	Applied Prepaid 124525874647	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 6/1/2026 - 6/30/2026

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
06/01/2026	14595830	\$ -	\$ 320.77	Applied Prepaid 124525874652		
06/01/2026	14595834	-	0.78	Applied Prepaid 124525874702		
06/01/2026	14595840	-	320.77	Applied Prepaid 124525874634		
06/01/2026	14595844	-	320.77	Applied Prepaid 124525874589		
06/01/2026	14595852	-	320.77	Applied Prepaid 124525874656		
06/01/2026	14595856	-	1.11	Applied Prepaid 124525874671		
06/01/2026	14595861	-	327.53	Applied Prepaid 124525874645		
06/01/2026	14595867	-	575.03	Applied Prepaid 124525874710		
06/01/2026	14595875	-	525.32	Applied Prepaid 124525874805		
06/01/2026	14595880	-	575.03	Applied Prepaid 124525874762		
06/01/2026	14595887	-	575.03	Applied Prepaid 124525874794		
06/01/2026	14595894	-	469.56	Applied Prepaid 124525874774		
06/01/2026	14595900	-	575.03	Applied Prepaid 124525874687		
06/01/2026	14595904	-	485.91	Applied Prepaid 124525874770		
06/01/2026	14595912	-	89.53	Applied Prepaid 124525874644		
06/01/2026	14595919	-	419.40	Applied Prepaid 124525874664		
06/01/2026	14595925	-	47.22	Applied Prepaid 124525874616		
06/01/2026	14595935	-	47.22	Applied Prepaid 124525874744		
06/01/2026	14595943	-	575.03	Applied Prepaid 124525874733		
06/01/2026	14595949	-	193.57	Applied Prepaid 124525874824		
06/01/2026	14595954	-	0.06	Applied Prepaid 124525874618		
06/01/2026	14595961	-	575.03	Applied Prepaid 124525874706		
06/01/2026	14595967	-	575.03	Applied Prepaid 124525874752		
06/01/2026	14595975	-	575.03	Applied Prepaid 124525874637		
06/01/2026	14595982	-	575.03	Applied Prepaid 124525874640		
06/01/2026	14595987	-	323.59	Applied Prepaid 124525874709		
06/01/2026	14595993	-	320.77	Applied Prepaid 124525874623		
06/01/2026	14595996	-	80.28	Applied Prepaid 124525874813		
06/01/2026	14596002	-	575.03	Applied Prepaid 124525874771		
06/01/2026	14596008	-	320.77	Applied Prepaid 124525874739		
06/02/2026	14651855	0.00	2,794.81	Deposit from batch 433295		
06/02/2026	14662514	0.00	2,618.07	Deposit from batch 434367		
06/02/2026	14649912	75.00	-	Key Fob / Remotes - Batch 433937		
06/03/2026	14667669	0.00	4,322.24	Deposit from batch 435119		
06/03/2026	14682442	0.00	1,725.09	Deposit from batch 435487		
06/04/2026	14687832	0.00	1,150.06	Deposit from batch 435133		
06/04/2026	14697855	0.00	320.77	Deposit from batch 436208		
06/04/2026	12519941	-	88.96	Refund after COE Acct: 124525874623 (Reversal); Kenneth Ditto Chk # 500033		
06/04/2026	14689705	270.75	-	Miscellaneous Fee - A - Batch 436187		
06/05/2026	14700387	0.00	1,150.06	Deposit from batch 435916		
06/05/2026	14701863	0.00	2,045.86	Deposit from batch 435917		
06/05/2026	14700662	0.00	320.77	Deposit from batch 436484		
06/05/2026	14711281	0.00	3,745.04	Deposit from batch 436849		

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/05/2026	14712250	\$ 0.00	\$ 862.50	Deposit from batch 436876	
06/05/2026	14702980	-	181.79	Applied Prepaid 124525874691	
06/05/2026	14703247	50.00	-	Parking Permit/ Pass Fee - Batch 436446	
06/08/2026	14716310	0.00	1,620.89	Deposit from batch 436566	
06/08/2026	14728902	0.00	1,175.03	Deposit from batch 437610	
06/09/2026	14732182	0.00	527.81	Deposit from batch 437298	
06/09/2026	14823220	0.00	1,677.87	Deposit from batch 438292	
06/09/2026	14825071	0.00	1,000.00	Deposit from batch 438598	
06/10/2026	14803800	0.00	171,688.57	Deposit from batch 436198	
06/10/2026	14827827	0.00	1,500.06	Deposit from batch 437956	
06/10/2026	14826609	0.00	730.66	Deposit from batch 438855	
06/10/2026	14839522	0.00	2,935.00	Deposit from batch 439215	
06/11/2026	14842917	0.00	575.03	Deposit from batch 438876	
06/11/2026	14842115	0.00	575.03	Deposit from batch 439466	
06/11/2026	14857729	0.00	3,515.58	Deposit from batch 439954	
06/12/2026	14862511	0.00	1,150.06	Deposit from batch 439553	
06/12/2026	14861686	0.00	320.77	Deposit from batch 440289	
06/12/2026	14873296	0.00	2,875.15	Deposit from batch 440949	
06/15/2026	14882296	0.00	1,150.06	Deposit from batch 440343	
06/15/2026	14890794	0.00	641.54	Deposit from batch 441689	
06/16/2026	14894218	0.00	1,150.06	Deposit from batch 441346	
06/16/2026	14893173	0.00	1,470.05	Deposit from batch 441648	
06/17/2026	14910713	0.00	650.03	Deposit from batch 442076	
06/17/2026	14909991	0.00	1,150.06	Deposit from batch 442203	
06/22/2026	14936773	0.00	664.15	Deposit from batch 443845	
06/22/2026	14949892	0.00	575.03	Deposit from batch 446071	
06/22/2026	14937633	75.00	-	Key Fob / Remotes / RFID - Batch 445682	
06/22/2026	14937637	-	75.00	Move Payment Transfer	
06/24/2026	14958625	0.00	575.03	Deposit from batch 446142	
06/24/2026	14958692	0.00	575.03	Deposit from batch 446725	
06/25/2026	14968932	0.00	1,001.27	Deposit from batch 447132	
06/26/2026	14979241	0.00	575.03	Deposit from batch 447602	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/26/2026	14986909	\$ 0.00	\$ 575.03	Deposit from batch 447946	
06/29/2026	14989343	0.00	1,420.77	Deposit from batch 447632	
06/29/2026	14990407	0.00	575.03	Deposit from batch 448191	
06/30/2026	15002752	0.00	1,725.09	Deposit from batch 448287	
06/30/2026	15017679	0.00	2,300.00	Deposit from batch 449521	
06/30/2026	15171012	320.77	-	Move Payment Transfer	
06/30/2026	15171024	575.03	-	Move Payment Transfer	
06/30/2026	15171026	575.03	-	Move Payment Transfer	
06/30/2026	15171028	575.03	-	Move Payment Transfer	
06/30/2026	15171039	575.03	-	Move Payment Transfer	
06/30/2026	15171041	575.03	-	Move Payment Transfer	
06/30/2026	15171043	261.78	-	Move Payment Transfer	
06/30/2026	15171096	246.44	-	Move Payment Transfer	
06/30/2026	15171108	75.00	-	Move Payment Transfer	
12-1281-00	A/R-Miscellaneous	-	43,655.72	650.03	43,005.69
Date	GL Ref #	Debit	Credit	Description	
06/18/2026	14923058	\$ -	\$ 650.03	A/R-Miscellaneous	
06/22/2026	14937631	650.03	-	Reclass batch 445682 - 209 Smuggler's Cove escrow payment; Reclass Chk # 0	
06/30/2026	15295275	43,005.69	-	Reclass invoices billed to site authority	
13-1300-00	Prepaid Insurance		4,235.63	-	4,235.63
Date	GL Ref #	Debit	Credit	Description	
06/30/2026	15171158	\$ -	\$ 4,235.63	Amortize prepaid EQ insurance 7/1/25-26	
20-2001-00	Prepaid Dues		(22,670.13)	15,158.08	19,637.15
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	14577435	\$ 0.00	\$ 648.53	Deposit from batch 432751	
06/01/2026	14647225	0.00	247.13	Deposit from batch 433673	
06/01/2026	14595765	0.69	-	Adjust Prepaid	
06/01/2026	14595773	320.77	-	Adjust Prepaid	
06/01/2026	14595783	320.77	-	Adjust Prepaid	
06/01/2026	14595790	377.14	-	Adjust Prepaid	
06/01/2026	14595799	575.03	-	Adjust Prepaid	
06/01/2026	14595806	575.03	-	Adjust Prepaid	
06/01/2026	14595812	575.03	-	Adjust Prepaid	
06/01/2026	14595817	575.03	-	Adjust Prepaid	
06/01/2026	14595820	575.03	-	Adjust Prepaid	
06/01/2026	14595825	320.77	-	Adjust Prepaid	
06/01/2026	14595830	320.77	-	Adjust Prepaid	
06/01/2026	14595834	0.78	-	Adjust Prepaid	
06/01/2026	14595840	320.77	-	Adjust Prepaid	
06/01/2026	14595844	320.77	-	Adjust Prepaid	
06/01/2026	14595852	320.77	-	Adjust Prepaid	
06/01/2026	14595856	1.11	-	Adjust Prepaid	
06/01/2026	14595861	327.53	-	Adjust Prepaid	
06/01/2026	14595867	575.03	-	Adjust Prepaid	
06/01/2026	14595875	525.32	-	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: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/01/2026	14595880	\$ 575.03	\$ -	Adjust Prepaid	
06/01/2026	14595887	575.03	-	Adjust Prepaid	
06/01/2026	14595894	469.56	-	Adjust Prepaid	
06/01/2026	14595900	575.03	-	Adjust Prepaid	
06/01/2026	14595904	485.91	-	Adjust Prepaid	
06/01/2026	14595912	89.53	-	Adjust Prepaid	
06/01/2026	14595919	419.40	-	Adjust Prepaid	
06/01/2026	14595925	47.22	-	Adjust Prepaid	
06/01/2026	14595935	47.22	-	Adjust Prepaid	
06/01/2026	14595943	575.03	-	Adjust Prepaid	
06/01/2026	14595949	193.57	-	Adjust Prepaid	
06/01/2026	14595954	0.06	-	Adjust Prepaid	
06/01/2026	14595961	575.03	-	Adjust Prepaid	
06/01/2026	14595967	575.03	-	Adjust Prepaid	
06/01/2026	14595975	575.03	-	Adjust Prepaid	
06/01/2026	14595982	575.03	-	Adjust Prepaid	
06/01/2026	14595987	323.59	-	Adjust Prepaid	
06/01/2026	14595993	320.77	-	Adjust Prepaid	
06/01/2026	14595996	80.28	-	Adjust Prepaid	
06/01/2026	14596002	575.03	-	Adjust Prepaid	
06/01/2026	14596008	320.77	-	Adjust Prepaid	
06/02/2026	14651855	0.00	393.38	Deposit from batch 433295	
06/02/2026	14662514	0.00	323.59	Deposit from batch 434367	
06/03/2026	14667669	0.00	0.97	Deposit from batch 435119	
06/04/2026	12324002	-	181.79	24-25 Fiscal Reconciliation refund Acct: 124525874691 Addr: 303 Anacapa Island Drive (Rev	
06/05/2026	14700387	0.00	313.86	Deposit from batch 435916	
06/05/2026	14701863	0.00	575.03	Deposit from batch 435917	
06/05/2026	14711281	0.00	575.85	Deposit from batch 436849	
06/05/2026	14702980	181.79	-	Adjust Prepaid	
06/08/2026	14716310	0.00	895.80	Deposit from batch 436566	
06/09/2026	14732182	0.00	4.96	Deposit from batch 437298	
06/09/2026	14823220	0.00	4.96	Deposit from batch 438292	
06/09/2026	14824714	0.00	532.77	Deposit from batch 438478	
06/10/2026	14839522	0.00	1,217.29	Deposit from batch 439215	
06/11/2026	14842917	0.00	575.03	Deposit from batch 438876	
06/11/2026	14857729	0.00	601.11	Deposit from batch 439954	
06/12/2026	14862511	0.00	576.00	Deposit from batch 439553	
06/12/2026	14873296	0.00	575.03	Deposit from batch 440949	
06/15/2026	14891512	0.00	645.00	Deposit from batch 441716	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/16/2026	14893173	\$ 0.00	\$ 0.79	Deposit from batch 441648	
06/22/2026	14937635	0.00	650.03	Deposit from batch 445682	
06/22/2026	14937637	75.00	-	Move Payment Transfer	
06/24/2026	14958692	0.00	320.77	Deposit from batch 446725	
06/24/2026	14967458	0.00	575.03	Deposit from batch 446986	
06/25/2026	14968932	0.00	470.53	Deposit from batch 447132	
06/26/2026	14986188	0.00	575.03	Deposit from batch 447846	
06/29/2026	14989343	0.00	1,682.83	Deposit from batch 447632	
06/29/2026	14999995	0.00	1,241.46	Deposit from batch 448558	
06/30/2026	15002752	0.00	575.03	Deposit from batch 448287	
06/30/2026	15001867	0.00	532.77	Deposit from batch 448797	
06/30/2026	15013317	0.00	345.66	Deposit from batch 449122	
06/30/2026	15171012	-	320.77	Move Payment Transfer	
06/30/2026	15171024	-	575.03	Move Payment Transfer	
06/30/2026	15171026	-	575.03	Move Payment Transfer	
06/30/2026	15171028	-	575.03	Move Payment Transfer	
06/30/2026	15171039	-	575.03	Move Payment Transfer	
06/30/2026	15171041	-	575.03	Move Payment Transfer	
06/30/2026	15171043	-	261.78	Move Payment Transfer	
06/30/2026	15171096	-	246.44	Move Payment Transfer	
06/30/2026	15171108	-	75.00	Move Payment Transfer	
20-2795-00	Accrued Operating Expenses	(137,224.67)	137,224.67	205,194.31	(205,194.31)
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	14702674	\$ 129,258.00	\$ -	Monthly Accrual (Reversal)	
06/01/2026	14702780	7,966.67	-	Accrue security (Reversal)	
06/30/2026	15171366	-	205,194.31	Monthly Accrual	
20-2799-00	Accounts Payable	-	268,827.87	268,827.87	-
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	14641619	\$ -	\$ 4,500.00	Accounts Payable Inv # 3733745 Inv: 3733745 Seabreeze Management Company, Inc.	
06/01/2026	14641621	-	2,393.82	Accounts Payable Inv # 13100 Inv: 13100 Ventura Garage Door Doc, Inc.	
06/01/2026	14641623	-	1,450.00	Accounts Payable Inv # 424484 Inv: 424484 Gothic Grounds Management, Inc	
06/01/2026	14641625	-	1,086.12	Accounts Payable Inv # 051526 Inv: 051526 E. J. Harrison & Sons,Inc.	
06/01/2026	14641627	1,086.12	-	Accounts Payable Inv # 051526; E. J. Harrison & Sons,Inc. Chk # 300075 Inv: 051526 E. J. Harrison & Sons,Inc.	
06/01/2026	14641629	2,393.82	-	Accounts Payable Inv # 13100; Garage Door Doctor Chk # 100419 Inv: 13100 Garage Door Doctor	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/01/2026	14641631	\$ 4,500.00	\$ -	Accounts Payable Inv # 3733745; Seabreeze Management Company, Inc. Chk # 100420 Inv: 3733745 Seabreeze Management Company, Inc.	
06/01/2026	14641633	1,450.00	-	Accounts Payable Inv # 424484; Gothic Landscape Maintenance Division Chk # 100421 Inv: 424484 Gothic Landscape Maintenance Division	
06/02/2026	14658287	-	59.64	Accounts Payable Inv # 3734889 Inv: 3734889 Seabreeze Management Company, Inc.	
06/02/2026	14658289	-	5,529.41	Accounts Payable Inv # 3734780 Inv: 3734780 Seabreeze Management Company, Inc.	
06/02/2026	14658291	-	610.10	Accounts Payable Inv # 0033385052126 Inv: 0033385052126 Charter Communications	
06/02/2026	14658293	5,529.41	-	Accounts Payable Inv # 3734780; Seabreeze Management Company, Inc. Chk # 100422 Inv: 3734780 Seabreeze Management Company, Inc.	
06/02/2026	14658293	59.64	-	Accounts Payable Inv # 3734889; Seabreeze Management Company, Inc. Chk # 100422 Inv: 3734889 Seabreeze Management Company, Inc.	
06/02/2026	14658297	610.10	-	Accounts Payable Inv # 0033385052126; Charter Communications Chk # 300076 Inv: 0033385052126 Charter Communications	
06/08/2026	14726243	-	960.00	Accounts Payable Inv # 84153856 Inv: 84153856 Mike Kimble Plumbing	
06/08/2026	14726245	-	1,352.99	Accounts Payable Inv # 94 Inv: 94 Eastman Electric	
06/08/2026	14726247	-	485.00	Accounts Payable Inv # 1424 Inv: 1424 Vega cleaning service inc.	
06/08/2026	14726249	-	350.00	Accounts Payable Inv # 1425 Inv: 1425 Vega cleaning service inc.	
06/08/2026	14726251	-	1,618.00	Accounts Payable Inv # UN-051326 Inv: UN-051326 Environmental Testing Associates	
06/08/2026	14726253	-	7,966.67	Accounts Payable Inv # 512368 Inv: 512368 CSU Channel Islands Site Authority	
06/08/2026	14726255	-	2,820.87	Accounts Payable Inv # 198 Inv: 198 Eastman Electric	
06/08/2026	14726257	-	1,280.00	Accounts Payable Inv # 1423 Inv: 1423 Vega cleaning service inc.	
06/08/2026	14726259	-	24,597.40	Accounts Payable Inv # 424587 Inv: 424587 Gothic Grounds Management, Inc	
06/08/2026	14726261	-	10,899.15	Accounts Payable Inv # 424588 Inv: 424588 Gothic Grounds Management, Inc	
06/08/2026	14726263	-	496.57	Accounts Payable Inv # 3734391 Inv: 3734391 Seabreeze Management Company, Inc.	
06/08/2026	14726265	-	320.00	Accounts Payable Inv # 3735417 Inv: 3735417 Seabreeze Management Company, 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: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/08/2026	14726267	\$ -	\$ 375.00	Accounts Payable Inv # 96083 Inv: 96083 Aquatic Pool Services Inc	
06/08/2026	14726269	-	250.00	Accounts Payable Inv # 96084 Inv: 96084 Aquatic Pool Services Inc	
06/08/2026	14726271	-	946.63	Accounts Payable Inv # 9249886556 Inv: 9249886556 HD Supply	
06/08/2026	14726273	1,280.00	-	Accounts Payable Inv # 1423; Vega cleaning service inc. Chk # 100423 Inv: 1423 Vega cleaning service inc.	
06/08/2026	14726275	485.00	-	Accounts Payable Inv # 1424; Vega cleaning service inc. Chk # 100424 Inv: 1424 Vega cleaning service inc.	
06/08/2026	14726277	350.00	-	Accounts Payable Inv # 1425; Vega cleaning service inc. Chk # 100425 Inv: 1425 Vega cleaning service inc.	
06/08/2026	14726279	24,597.40	-	Accounts Payable Inv # 424587; Gothic Landscape Maintenance Division Chk # 100426 Inv: 424587 Gothic Landscape Maintenance Division	
06/08/2026	14726281	10,899.15	-	Accounts Payable Inv # 424588; Gothic Landscape Maintenance Division Chk # 100427 Inv: 424588 Gothic Landscape Maintenance Division	
06/08/2026	14726283	960.00	-	Accounts Payable Inv # 84153856; Mike Kimble Plumbing Chk # 100428 Inv: 84153856 Mike Kimble Plumbing	
06/08/2026	14726285	496.57	-	Accounts Payable Inv # 3734391; Seabreeze Management Company, Inc. Chk # 100429 Inv: 3734391 Seabreeze Management Company, Inc.	
06/08/2026	14726285	320.00	-	Accounts Payable Inv # 3735417; Seabreeze Management Company, Inc. Chk # 100429 Inv: 3735417 Seabreeze Management Company, Inc.	
06/08/2026	14726289	375.00	-	Accounts Payable Inv # 96083; Better Pools LA Chk # 100430 Inv: 96083 Better Pools LA	
06/08/2026	14726291	250.00	-	Accounts Payable Inv # 96084; Better Pools LA Chk # 100431 Inv: 96084 Better Pools LA	
06/08/2026	14726293	946.63	-	Accounts Payable Inv # 9249886556; HD Supply Chk # 100432 Inv: 9249886556 HD Supply	
06/08/2026	14726295	1,618.00	-	Accounts Payable Inv # UN-051326; Environmental Testing Associates Chk # 100433 Inv: UN-051326 Environmental Testing Associates	
06/08/2026	14726297	7,966.67	-	Accounts Payable Inv # 512368; CSU Channel Islands Site Authority Chk # 100434 Inv: 512368 CSU Channel Islands Site Authority	
06/08/2026	14726299	1,352.99	-	Accounts Payable Inv # 94; Eastman Electric Chk # 100435 Inv: 94 Eastman Electric	
06/08/2026	14726301	2,820.87	-	Accounts Payable Inv # 198; Eastman Electric Chk # 100436 Inv: 198 Eastman Electric	
06/09/2026	14820323	-	342.85	Accounts Payable Inv # 9249944652 Inv: 9249944652 HD Supply	
06/09/2026	14820325	-	2,525.00	Accounts Payable Inv # 95917 Inv: 95917 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: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/09/2026	14820327	\$ -	\$ 1,250.86	Accounts Payable Inv # 060326-337810871 Inv: 060326-337810871 SoCalGas	
06/09/2026	14820329	-	1,232.74	Accounts Payable Inv # 060326-085881513 Inv: 060326-085881513 SoCalGas	
06/09/2026	14820331	-	29,700.00	Accounts Payable Inv # 425643 Inv: 425643 Gothic Grounds Management, Inc	
06/09/2026	14820333	-	2,315.00	Accounts Payable Inv # 10048577 Inv: 10048577 American Heritage Landscape Lp	
06/09/2026	14820335	1,250.86	-	Accounts Payable Inv # 060326-337810871; SoCalGas Chk # 100437 Inv: 060326-337810871 SoCalGas	
06/09/2026	14820337	1,232.74	-	Accounts Payable Inv # 060326-085881513; SoCalGas Chk # 100438 Inv: 060326-085881513 SoCalGas	
06/09/2026	14820339	29,700.00	-	Accounts Payable Inv # 425643; Gothic Landscape Maintenance Division Chk # 100439 Inv: 425643 Gothic Landscape Maintenance Division	
06/09/2026	14820341	2,525.00	-	Accounts Payable Inv # 95917; Better Pools LA Chk # 100440 Inv: 95917 Better Pools LA	
06/09/2026	14820343	342.85	-	Accounts Payable Inv # 9249944652; HD Supply Chk # 100441 Inv: 9249944652 HD Supply	
06/09/2026	14820345	2,315.00	-	Accounts Payable Inv # 10048577; American Heritage Landscape Lp Chk # 100442 Inv: 10048577 American Heritage Landscape Lp	
06/10/2026	14835610	-	1,280.00	Accounts Payable Inv # 1426 Inv: 1426 Vega cleaning service inc.	
06/10/2026	14835612	-	1,200.00	Accounts Payable Inv # 1427 Inv: 1427 Vega cleaning service inc.	
06/10/2026	14835614	-	450.00	Accounts Payable Inv # 1428 Inv: 1428 Vega cleaning service inc.	
06/10/2026	14835616	-	650.00	Accounts Payable Inv # 95918 Inv: 95918 Aquatic Pool Services Inc	
06/10/2026	14835618	-	225.00	Accounts Payable Inv # 1429 Inv: 1429 Vega cleaning service inc.	
06/10/2026	14835620	-	985.00	Accounts Payable Inv # 96150 Inv: 96150 Aquatic Pool Services Inc	
06/10/2026	14835622	1,280.00	-	Accounts Payable Inv # 1426; Vega cleaning service inc. Chk # 100443 Inv: 1426 Vega cleaning service inc.	
06/10/2026	14835624	1,200.00	-	Accounts Payable Inv # 1427; Vega cleaning service inc. Chk # 100444 Inv: 1427 Vega cleaning service inc.	
06/10/2026	14835626	450.00	-	Accounts Payable Inv # 1428; Vega cleaning service inc. Chk # 100445 Inv: 1428 Vega cleaning service inc.	
06/10/2026	14835628	225.00	-	Accounts Payable Inv # 1429; Vega cleaning service inc. Chk # 100446 Inv: 1429 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: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/10/2026	14835630	\$ 650.00	\$ -	Accounts Payable Inv # 95918; Better Pools LA Chk # 100447 Inv: 95918 Better Pools LA	
06/10/2026	14835632	985.00	-	Accounts Payable Inv # 96150; Better Pools LA Chk # 100448 Inv: 96150 Better Pools LA	
06/11/2026	14852211	-	54,186.35	Accounts Payable Inv # 512402 Inv: 512402 California State University, Channel Islands	
06/11/2026	14852216	54,186.35	-	Accounts Payable Inv # 512402; California State University, Channel Islands Chk # 100449 Inv: 512402 California State University, Channel Islands	
06/15/2026	14887846	-	1,230.00	Accounts Payable Inv # 13519 Inv: 13519 Xtreme Fitness Service Inc.	
06/15/2026	14887848	-	285.00	Accounts Payable Inv # 14142 Inv: 14142 Ventura Garage Door Doc, Inc.	
06/15/2026	14887850	-	30.00	Accounts Payable Inv # 3735526 Inv: 3735526 Seabreeze Management Company, Inc.	
06/15/2026	14887852	-	5,529.41	Accounts Payable Inv # 3736525 Inv: 3736525 Seabreeze Management Company, Inc.	
06/15/2026	14887854	30.00	-	Accounts Payable Inv # 3735526; Seabreeze Management Company, Inc. Chk # 100450 Inv: 3735526 Seabreeze Management Company, Inc.	
06/15/2026	14887854	5,529.41	-	Accounts Payable Inv # 3736525; Seabreeze Management Company, Inc. Chk # 100450 Inv: 3736525 Seabreeze Management Company, Inc.	
06/15/2026	14887858	285.00	-	Accounts Payable Inv # 14142; Garage Door Doctor Chk # 100451 Inv: 14142 Garage Door Doctor	
06/15/2026	14887860	1,230.00	-	Accounts Payable Inv # 13519; Xtreme Fitness Service Inc. Chk # 100452 Inv: 13519 Xtreme Fitness Service Inc.	
06/16/2026	14900021	-	11,840.00	Accounts Payable Inv # 55850 Inv: 55850 CHANNEL ISLANDS CARPET CLEANING INC	
06/16/2026	14900023	-	8,640.68	Accounts Payable Inv # 061026-001512196 Inv: 061026-001512196 Southern California Edison Co.	
06/16/2026	14900025	11,840.00	-	Accounts Payable Inv # 55850; CHANNEL ISLANDS CARPET CLEANING INC Chk # 100453 Inv: 55850 CHANNEL ISLANDS CARPET CLEANING INC	
06/16/2026	14900027	8,640.68	-	Accounts Payable Inv # 061026-001512196; Southern California Edison Co. Chk # 300077 Inv: 061026-001512196 Southern California Edison Co.	
06/22/2026	14945647	-	1,280.00	Accounts Payable Inv # 1430 Inv: 1430 Vega cleaning service inc.	
06/22/2026	14945649	-	640.84	Accounts Payable Inv # 9250285366 Inv: 9250285366 HD Supply	
06/22/2026	14945651	1,280.00	-	Accounts Payable Inv # 1430; Vega cleaning service inc. Chk # 100454 Inv: 1430 Vega cleaning service inc.	
06/22/2026	14945653	640.84	-	Accounts Payable Inv # 9250285366; HD Supply Chk # 100455 Inv: 9250285366 HD Supply	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/23/2026	14955230	\$ -	\$ 2,499.39		Accounts Payable Inv # 061726-466262876 Inv: 061726-466262876 Southern California Edison Co.
06/23/2026	14955232	2,499.39	-		Accounts Payable Inv # 061726-466262876; Southern California Edison Co. Chk # 100456 Inv: 061726-466262876 Southern California Edison Co.
06/24/2026	14965624	-	129.06		Accounts Payable Inv # 0380181061226 Inv: 0380181061226 Charter Communications
06/24/2026	14965626	-	51.39		Accounts Payable Inv # 0293780060926 Inv: 0293780060926 Charter Communications
06/24/2026	14965628	51.39	-		Accounts Payable Inv # 0293780060926; Charter Communications Chk # 300078 Inv: 0293780060926 Charter Communications
06/24/2026	14965630	129.06	-		Accounts Payable Inv # 0380181061226; Charter Communications Chk # 300079 Inv: 0380181061226 Charter Communications
06/25/2026	14976143	-	350.00		Accounts Payable Inv # 85682928 Inv: 85682928 Mike Kimble Plumbing
06/25/2026	14976145	-	3,314.43		Accounts Payable Inv # 84756990 Inv: 84756990 Mike Kimble Plumbing
06/25/2026	14976147	-	1,000.00		Accounts Payable Inv # 1974 Inv: 1974 Joel L Bustamante
06/25/2026	14976149	-	550.00		Accounts Payable Inv # SR-05797 Inv: SR-05797 Kastle Kare Inc
06/25/2026	14976151	-	4,950.00		Accounts Payable Inv # 1412 Inv: 1412 Vega cleaning service inc.
06/25/2026	14976153	-	1,280.00		Accounts Payable Inv # 1431 Inv: 1431 Vega cleaning service inc.
06/25/2026	14976155	-	16,445.00		Accounts Payable Inv # 10049395 Inv: 10049395 American Heritage Landscape Lp
06/25/2026	14976157	-	3,545.00		Accounts Payable Inv # 10049396 Inv: 10049396 American Heritage Landscape Lp
06/25/2026	14976159	-	1,045.00		Accounts Payable Inv # UN-060626 Inv: UN-060626 Environmental Testing Associates
06/25/2026	14976161	16,445.00	-		Accounts Payable Inv # 10049395; American Heritage Landscape Lp Chk # 100457 Inv: 10049395 American Heritage Landscape Lp
06/25/2026	14976163	3,545.00	-		Accounts Payable Inv # 10049396; American Heritage Landscape Lp Chk # 100458 Inv: 10049396 American Heritage Landscape Lp
06/25/2026	14976165	3,314.43	-		Accounts Payable Inv # 84756990; Mike Kimble Plumbing Chk # 100459 Inv: 84756990 Mike Kimble Plumbing
06/25/2026	14976167	350.00	-		Accounts Payable Inv # 85682928; Mike Kimble Plumbing Chk # 100460 Inv: 85682928 Mike Kimble Plumbing
06/25/2026	14976169	4,950.00	-		Accounts Payable Inv # 1412; Vega cleaning service inc. Chk # 100461 Inv: 1412 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: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/25/2026	14976171	\$ 1,280.00	\$ -	Accounts Payable Inv # 1431; Vega cleaning service inc. Chk # 100462 Inv: 1431 Vega cleaning service inc.	
06/25/2026	14976173	550.00	-	Accounts Payable Inv # SR-05797; Kastle Kare Inc Chk # 100463 Inv: SR-05797 Kastle Kare Inc	
06/25/2026	14976175	1,045.00	-	Accounts Payable Inv # UN-060626; Environmental Testing Associates Chk # 100464 Inv: UN-060626 Environmental Testing Associates	
06/25/2026	14976177	1,000.00	-	Accounts Payable Inv # 1974; Remedy Pest Elimination Chk # 100465 Inv: 1974 Remedy Pest Elimination	
06/26/2026	14984246	-	5,529.41	Accounts Payable Inv # 3736783 Inv: 3736783 Seabreeze Management Company, Inc.	
06/26/2026	14984248	5,529.41	-	Accounts Payable Inv # 3736783; Seabreeze Management Company, Inc. Chk # 100466 Inv: 3736783 Seabreeze Management Company, Inc.	
06/30/2026	15009489	-	600.00	Accounts Payable Inv # 427467 Inv: 427467 Gothic Grounds Management, Inc	
06/30/2026	15009491	-	9,630.00	Accounts Payable Inv # 2026-18961-F Inv: 2026-18961-F Precision Construction and Painting Inc	
06/30/2026	15009493	-	2,640.00	Accounts Payable Inv # 427464 Inv: 427464 Gothic Grounds Management, Inc	
06/30/2026	15009495	-	3,722.40	Accounts Payable Inv # 427465 Inv: 427465 Gothic Grounds Management, Inc	
06/30/2026	15009497	-	2,650.00	Accounts Payable Inv # 1432 Inv: 1432 Vega cleaning service inc.	
06/30/2026	15009499	-	275.00	Accounts Payable Inv # 1433 Inv: 1433 Vega cleaning service inc.	
06/30/2026	15009501	-	1,292.99	Accounts Payable Inv # 95 Inv: 95 Eastman Electric	
06/30/2026	15009503	-	3,208.00	Accounts Payable Inv # 199 Inv: 199 Eastman Electric	
06/30/2026	15009505	-	7,954.70	Accounts Payable Inv # 299021-24 Inv: 299021-24 BluSky Restoration Contractors, LLC	
06/30/2026	15009507	7,954.70	-	Accounts Payable Inv # 299021-24; BluSky Restoration Contractors, LLC Chk # 100467 Inv: 299021-24 BluSky Restoration Contractors, LLC	
06/30/2026	15009509	2,650.00	-	Accounts Payable Inv # 1432; Vega cleaning service inc. Chk # 100468 Inv: 1432 Vega cleaning service inc.	
06/30/2026	15009511	275.00	-	Accounts Payable Inv # 1433; Vega cleaning service inc. Chk # 100469 Inv: 1433 Vega cleaning service inc.	
06/30/2026	15009513	2,640.00	-	Accounts Payable Inv # 427464; Gothic Landscape Maintenance Division Chk # 100470 Inv: 427464 Gothic Landscape Maintenance Division	
06/30/2026	15009515	3,722.40	-	Accounts Payable Inv # 427465; Gothic Landscape Maintenance Division Chk # 100471 Inv: 427465 Gothic Landscape Maintenance Division	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/30/2026	15009517	\$ 600.00	\$ -		Accounts Payable Inv # 427467; Gothic Landscape Maintenance Division Chk # 100472 Inv: 427467 Gothic Landscape Maintenance Division
06/30/2026	15009519	9,630.00	-		Accounts Payable Inv # 2026-18961-F; Precision Construction and Painting Inc Chk # 100473 Inv: 2026-18961-F Precision Construction and Painting Inc
06/30/2026	15009521	1,292.99	-		Accounts Payable Inv # 95; Eastman Electric Chk # 100474 Inv: 95 Eastman Electric
06/30/2026	15009523	3,208.00	-		Accounts Payable Inv # 199; Eastman Electric Chk # 100475 Inv: 199 Eastman Electric
40-4000-00	Reserve Liability	(223,230.90)	61,993.35	54,434.00	(215,671.55)
Date	GL Ref #	Debit	Credit	Description	
06/30/2026	15171184	\$ -	\$ 28,000.00	Monthly Contribution	
06/30/2026	15171184	-	1,400.00	Monthly Contribution	
06/30/2026	15171184	-	25,034.00	Monthly Contribution	
06/30/2026	15171190	61,993.35	-	Reallocate reserve exp to GL 4000 liability	
40-4001-00	Reserve Expenses - Common Space	-	24,597.40	24,597.40	-
Date	GL Ref #	Debit	Credit	Description	
06/08/2026	14726259	\$ 24,597.40	\$ -	Trails Repairs (Phase 1) Inv: 424587 Gothic Grounds Management, Inc	
06/30/2026	15171190	-	24,597.40	Reallocate reserve exp to GL 4000 liability	
40-4002-00	Reserve Expenses - Single Family	-	2,640.00	2,640.00	-
Date	GL Ref #	Debit	Credit	Description	
06/30/2026	15009493	\$ 2,640.00	\$ -	SFH Retaining Wall Painting Project Project. Inv: 427464 Gothic Grounds Management, Inc	
06/30/2026	15171190	-	2,640.00	Reallocate reserve exp to GL 4000 liability	
40-4003-00	Reserve Expenses - Townhouse	-	34,755.95	34,755.95	-
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	14641621	\$ 2,393.82	\$ -	711 Santa Cruz Garage Door Replacement Inv: 13100 Ventura Garage Door Doc, Inc.	
06/08/2026	14726251	1,618.00	-	239 Slab Leak Repair Inv: UN-051326 Environmental Testing Associates	
06/10/2026	14835612	1,200.00	-	312 Santa Cruz Isl. Crt. drywall restoration. Inv: 1427 Vega cleaning service inc.	
06/25/2026	14976145	3,314.43	-	165 CI Drive--Slab Leak Reroute Inv: 84756990 Mike Kimble Plumbing	
06/25/2026	14976151	4,950.00	-	226 Smugglers Cove-Drywall Repair Inv: 1412 Vega cleaning service inc.	
06/25/2026	14976159	1,045.00	-	239 Smuggler Cove Final Environmental Report Inv: UN-060626 Environmental Testing Associates	
06/30/2026	15009491	9,630.00	-	Wrought Iron railing repairs Inv: 2026-18961-F Precision Construction and Painting Inc	
06/30/2026	15009497	2,650.00	-	239 Smugglers Cove drywall restoration Inv: 1432 Vega cleaning service inc.	
06/30/2026	15009505	7,954.70	-	239 Smugglers Slab Leak Remediation	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 299021-24 BluSky Restoration Contractors, LLC					
06/30/2026	15171190	-	34,755.95		
49-4998-00	Prior Year Equity	(375,828.46)	-	-	(375,828.46)
Date	GL Ref #	Debit	Credit	Description	
50-5010-00	Townhomes Assessments	(1,265,066.00)	23,095.44	138,101.44	(1,380,072.00)
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	9390218	\$ -	\$ 23,095.44	Assessment - A - Batch 259640	
06/01/2026	9390242	-	115,006.00	Assessment - A - Batch 259641	
06/01/2026	10121665	23,095.44	-	Reclass single family home assessments	
50-5013-00	Single family homes	(254,049.84)	-	23,095.44	(277,145.28)
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	10121665	\$ -	\$ 23,095.44	Reclass single family home assessments	
50-5015-00	Apartment Assessment	(1,325,833.19)	-	120,530.29	(1,446,363.48)
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	9390266	\$ -	\$ 98,834.75	Apartment Assessment - A - Batch 259757	
06/01/2026	9390290	-	17,476.92	Apartment Assessment - A - Batch 259758	
06/01/2026	9390314	-	4,218.62	Commercial Assessment - A - Batch 259759	
50-5023-00	Bank Return Check/NSF Fees	(305.00)	-	-	(305.00)
Date	GL Ref #	Debit	Credit	Description	
50-5042-00	Late Interest	(122.50)	-	-	(122.50)
Date	GL Ref #	Debit	Credit	Description	
50-5045-00	Parking Fees	(475.00)	-	50.00	(525.00)
Date	GL Ref #	Debit	Credit	Description	
06/05/2026	14703247	\$ -	\$ 50.00	Parking Permit/ Pass Fee - Batch 436446	
50-5060-00	Gate/Pool Keys/Remotes	(375.00)	-	150.00	(525.00)
Date	GL Ref #	Debit	Credit	Description	
06/02/2026	14649912	\$ -	\$ 75.00	Key Fob / Remotes - Batch 433937	
06/22/2026	14937633	-	75.00	Key Fob / Remotes / RFID - Batch 445682	
50-5100-00	Miscellaneous Income	(3,419.11)	-	270.75	(3,689.86)
Date	GL Ref #	Debit	Credit	Description	
06/04/2026	14689705	\$ -	\$ 270.75	Miscellaneous Fee - A - Batch 436187	
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	8,926.72	589.49	-	9,516.21
Date	GL Ref #	Debit	Credit	Description	
06/02/2026	14658287	\$ 59.64	\$ -	April 2026 Admin Billing-Seabreeze Management Company, Inc.	
Inv: 3734889 Seabreeze Management Company, Inc.					
06/30/2026	15171366	529.85	-	Monthly Accrual	
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	176,405.31	21,408.23	-	197,813.54
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	14641619	\$ 4,500.00	\$ -	99911-Seabreeze Management Company, Inc.	
Inv: 3733745 Seabreeze Management Company, Inc.					
06/02/2026	14658289	5,529.41	-	Pay Period 5/3/2026 - 5/16/2026-Seabreeze Management Company, Inc.	
Inv: 3734780 Seabreeze Management Company, Inc.					
06/08/2026	14726265	320.00	-	Admin Fee	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 3735417 Seabreeze Management Company, Inc.					
06/15/2026	14887852	5,529.41	-		
Pay Period 5/17/2026 - 5/30/2026-Seabreeze Management Company, Inc.					
Inv: 3736525 Seabreeze Management Company, Inc.					
06/26/2026	14984246	5,529.41	-		
Pay Period: 05/31/26-06/13/26 Pd 6/18/26-Seabreeze Management Company, Inc.					
Inv: 3736783 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	210.00	30.00	-	240.00
Date	GL Ref #	Debit	Credit	Description	
06/15/2026	14887850	\$ 30.00	\$ -	Collection Charges-Seabreeze Management Company, Inc.	
Inv: 3735526 Seabreeze Management Company, Inc.					
60-6085-00	Misc Admin (Office Supplies/Cellphone)	4,197.58	1,512.67	-	5,710.25
Date	GL Ref #	Debit	Credit	Description	
06/08/2026	14726263	\$ 496.57	\$ -	Office Supplies reimbursement	
Inv: 3734391 Seabreeze Management Company, Inc.					
06/30/2026	15171366	1,016.10	-	Monthly Accrual	
63-6320-00	Security Services	87,633.37	15,933.34	7,966.67	95,600.04
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	14702780	\$ -	\$ 7,966.67	Accrue security (Reversal)	
06/08/2026	14726253	7,966.67	-	Police Service for May 2026	
Inv: 512368 CSU Channel Islands Site Authority					
06/30/2026	15171366	7,966.67	-	Monthly Accrual	
64-6405-00	Landscape Contract	326,700.00	29,700.00	12,117.60	344,282.40
Date	GL Ref #	Debit	Credit	Description	
06/09/2026	14820331	\$ 29,700.00	\$ -	Contract Service thru June 2026	
Inv: 425643 Gothic Grounds Management, Inc					
06/30/2026	15295275	-	12,117.60	Reclass invoices billed to site authority	
64-6410-00	Landscape Extras	737.12	4,516.72	-	5,253.84
Date	GL Ref #	Debit	Credit	Description	
06/30/2026	15009495	\$ 3,722.40	\$ -	address slip hazard at sidewalks	
Inv: 427465 Gothic Grounds Management, Inc					
06/30/2026	15171366	794.32	-	Monthly Accrual	
64-6415-00	Landscape Services on Site Authority Land	-	10,899.15	3,543.94	7,355.21
Date	GL Ref #	Debit	Credit	Description	
06/08/2026	14726261	\$ 10,899.15	\$ -	Brush Clearance requested by Site Authority	
Inv: 424588 Gothic Grounds Management, Inc					
06/30/2026	15295275	-	3,543.94	Reclass invoices billed to site authority	
64-6420-00	Irrigation Repairs	16,300.85	2,050.00	-	18,350.85
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	14641623	\$ 1,450.00	\$ -	Irrigation Valve Replacement	
Inv: 424484 Gothic Grounds Management, Inc					
06/30/2026	15009489	600.00	-	Irrigation - Inline Valve Replacement	
Inv: 427467 Gothic Grounds Management, Inc					
64-6425-00	Tree Maintenance	77,434.94	22,305.00	27,344.15	72,395.79
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: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/09/2026	14820333	\$ 2,315.00	\$ -	Emergency Tree Limb Removals Inv: 10048577 American Heritage Landscape Lp	
06/25/2026	14976155	16,445.00	-	Site Authority requested Tree Work Inv: 10049395 American Heritage Landscape Lp	
06/25/2026	14976157	3,545.00	-	Tree Maintenance requested by Site Authority Inv: 10049396 American Heritage Landscape Lp	
06/30/2026	15295275	-	16,445.00	Reclass invoices billed to site authority	
06/30/2026	15295275	-	10,899.15	Reclass invoices billed to site authority	
65-6509-00	Plumbing Repair (Common Area)	1,372.50	-	-	1,372.50
Date	GL Ref #	Debit	Credit	Description	
65-6528-00	Electrical/Lighting Rpr - Common Area Bollards	27,164.67	2,645.98	-	29,810.65
Date	GL Ref #	Debit	Credit	Description	
06/08/2026	14726245	\$ 1,352.99	\$ -	CA Electrical for May 2026 Inv: 94 Eastman Electric	
06/30/2026	15009501	1,292.99	-	CA Electrical Repairs for June 2026 Inv: 95 Eastman Electric	
65-6550-00	Janitorial Service	63,855.00	5,120.00	-	68,975.00
Date	GL Ref #	Debit	Credit	Description	
06/08/2026	14726257	\$ 1,280.00	\$ -	Janitorial Services thru May 31, 2026 Inv: 1423 Vega cleaning service inc.	
06/10/2026	14835610	1,280.00	-	Contract Service thru June 7, 2026 Inv: 1426 Vega cleaning service inc.	
06/22/2026	14945647	1,280.00	-	Contract Service thru June 14, 2026 Inv: 1430 Vega cleaning service inc.	
06/25/2026	14976153	1,280.00	-	Contract Service thru June 21, 2026 Inv: 1431 Vega cleaning service inc.	
65-6553-00	Common Area Maintenance	12,859.24	1,409.08	-	14,268.32
Date	GL Ref #	Debit	Credit	Description	
06/10/2026	14835618	\$ 225.00	\$ -	Hillcrest Women's RR Partition Repair Inv: 1429 Vega cleaning service inc.	
06/22/2026	14945649	640.84	-	Replacement Stop Signs Inv: 9250285366 HD Supply	
06/30/2026	15009499	275.00	-	Town Center Courtyard pressure washing. Inv: 1433 Vega cleaning service inc.	
06/30/2026	15171366	268.24	-	Monthly Accrual	
65-6554-00	Common Area Supplies	16,303.47	1,289.48	-	17,592.95
Date	GL Ref #	Debit	Credit	Description	
06/08/2026	14726271	\$ 946.63	\$ -	CA Supplies. Inv: 9249886556 HD Supply	
06/09/2026	14820323	342.85	-	Common Area Supplies Inv: 9249944652 HD Supply	
65-6555-00	Pest Control (Pest & Gopher)	18,675.00	1,550.00	-	20,225.00
Date	GL Ref #	Debit	Credit	Description	
06/25/2026	14976147	\$ 1,000.00	\$ -	Monthly Pest Control Service for June 2026	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 1974 Joel L Bustamante					
06/25/2026	14976149	550.00	-		
Contract Service for June 2026					
Inv: SR-05797 Kastle Kare Inc					
65-6570-00	Pool/Fountain Contract Services	34,925.00	3,175.00	-	38,100.00
Date	GL Ref #	Debit	Credit	Description	
06/09/2026	14820325	\$ 2,525.00	\$ -	Contract Service for June 2026	
Inv: 95917 Aquatic Pool Services Inc					
06/10/2026	14835616	650.00	-	Fountain Service for June 2026	
Inv: 95918 Aquatic Pool Services Inc					
65-6572-00	Pool/Fountain Extras	18,135.96	2,095.00	-	20,230.96
Date	GL Ref #	Debit	Credit	Description	
06/08/2026	14726247	\$ 485.00	\$ -	Townside Pool Equip. Rm Door Repair	
Inv: 1424 Vega cleaning service inc.					
06/08/2026	14726267	375.00	-	Hillcrest Pool Spa Grid Cleaning	
Inv: 96083 Aquatic Pool Services Inc					
06/08/2026	14726269	250.00	-	Townside Pool/Spa Filter Cleaning	
Inv: 96084 Aquatic Pool Services Inc					
06/10/2026	14835620	985.00	-	Fountain Pump Replacement	
Inv: 96150 Aquatic Pool Services Inc					
65-6588-00	Fitness Equipment	4,425.75	1,230.00	-	5,655.75
Date	GL Ref #	Debit	Credit	Description	
06/15/2026	14887846	\$ 1,230.00	\$ -	Repair TC Treadmill	
Inv: 13519 Xtreme Fitness Service Inc.					
65-6590-00	Sidewalk Trip Hazard Project (Annual)	41,073.16	-	-	41,073.16
Date	GL Ref #	Debit	Credit	Description	
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	27,265.32	6,028.87	-	33,294.19
Date	GL Ref #	Debit	Credit	Description	
06/08/2026	14726255	\$ 2,820.87	\$ -	Townhouse Lighting for May 2026	
Inv: 198 Eastman Electric					
06/30/2026	15009503	3,208.00	-	TH Electrical services for June 2026	
Inv: 199 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	350.00	-	4,525.00
Date	GL Ref #	Debit	Credit	Description	
06/08/2026	14726249	\$ 350.00	\$ -	435/445 CI Dr. Downspout reroute	
Inv: 1425 Vega cleaning service inc.					
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	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
66-6645-00	Plumbing (Townhouse)	3,321.12	1,760.00	-	5,081.12
Date	GL Ref #	Debit	Credit	Description	
06/08/2026	14726243	\$ 960.00	\$ -	333 E Platts Harbor - TH reported leak Inv: 84153856 Mike Kimble Plumbing	
06/10/2026	14835614	450.00	-	349 Smugglers Hose Bib Replacement (2) Inv: 1428 Vega cleaning service inc.	
06/25/2026	14976143	350.00	-	165 CI Drive--Pressure Test Inv: 85682928 Mike Kimble Plumbing	
66-6650-00	Garage Doors	2,059.44	285.00	-	2,344.44
Date	GL Ref #	Debit	Credit	Description	
06/15/2026	14887848	\$ 285.00	\$ -	219 Smugglers Cove-Garage Door Repairs Inv: 14142 Ventura Garage Door Doc, Inc.	
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	1,500.00	-	-	1,500.00
Date	GL Ref #	Debit	Credit	Description	
66-6670-00	Dryer Vent Cleaning	166.00	11,840.00	-	12,006.00
Date	GL Ref #	Debit	Credit	Description	
06/16/2026	14900021	\$ 11,840.00	\$ -	TH Dryer Vent Cleaning Phase 1 Inv: 55850 CHANNEL ISLANDS CARPET CLEANING INC	
67-6700-00	Water - Reclaimed (Landscape)	70,533.12	30,825.61	13,287.00	88,071.73
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	14702674	\$ -	\$ 6,643.50	Monthly Accrual (Reversal)	
06/01/2026	14702674	-	6,643.50	Monthly Accrual (Reversal)	
06/11/2026	14852211	8,733.46	-	May 2026 Reclaimed Water Inv: 512402 California State University, Channel Islands	
06/30/2026	15171366	10,448.65	-	Monthly Accrual	
06/30/2026	15171366	5,000.00	-	Monthly Accrual	
06/30/2026	15171366	6,643.50	-	Monthly Accrual	
67-6701-00	Water-(Potable/Common Area Pools)	180,687.18	44,659.38	29,704.00	195,642.56
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	14702674	\$ -	\$ 14,852.00	Monthly Accrual (Reversal)	
06/01/2026	14702674	-	14,852.00	Monthly Accrual (Reversal)	
06/11/2026	14852211	10,347.03	-	May 2026 Potable Water Inv: 512402 California State University, Channel Islands	
06/30/2026	15171366	11,137.25	-	Monthly Accrual	
06/30/2026	15171366	8,323.10	-	Monthly Accrual	
06/30/2026	15171366	14,852.00	-	Monthly Accrual	
67-6702-00	Sewer	285,289.26	102,106.92	42,063.00	345,333.18
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	14702674	\$ -	\$ 21,031.50	Monthly Accrual (Reversal)	
06/01/2026	14702674	-	21,031.50	Monthly Accrual (Reversal)	
06/11/2026	14852211	27,025.14	-	May 2026 Sewer Inv: 512402 California State University, Channel Islands	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/30/2026	15171366	\$ 27,025.14	\$ -	Monthly Accrual	
06/30/2026	15171366	27,025.14	-	Monthly Accrual	
06/30/2026	15171366	21,031.50	-	Monthly Accrual	
67-6703-00	Water/Sewer Infrastructure Fee	93,719.51	32,322.88	16,161.50	109,880.89
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	14702674	\$ -	\$ 8,080.75	Monthly Accrual (Reversal)	
06/01/2026	14702674	-	8,080.75	Monthly Accrual (Reversal)	
06/11/2026	14852211	8,080.72	-	May 2026 Infrastructure Fee	
				Inv: 512402 California State University, Channel Islands	
06/30/2026	15171366	8,080.72	-	Monthly Accrual	
06/30/2026	15171366	8,080.72	-	Monthly Accrual	
06/30/2026	15171366	8,080.72	-	Monthly Accrual	
67-6705-00	Electricity	83,451.92	17,717.57	6,577.50	94,591.99
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	14702674	\$ -	\$ 6,577.50	Monthly Accrual (Reversal)	
06/16/2026	14900023	8,640.68	-	600001512196	
				Inv: 061026-001512196 Southern California Edison Co.	
06/23/2026	14955230	2,499.39	-	700466262876-Southern California Edison Co.	
				Inv: 061726-466262876 Southern California Edison Co.	
06/30/2026	15171366	6,577.50	-	Monthly Accrual	
67-6710-00	Gas	24,078.01	3,673.03	-	27,751.04
Date	GL Ref #	Debit	Credit	Description	
06/05/2026	14714108	\$ 189.43	\$ -	SOCALGAS PAYMENT 300900021746816; SoCalGas Chk # 0	
06/05/2026	14950358	1,000.00	-	SOCALGAS PAYMENT 300900021746784; SoCalGas Chk # 0	
06/09/2026	14820327	1,250.86	-	153 378 1087 1	
				Inv: 060326-337810871 SoCalGas	
06/09/2026	14820329	1,232.74	-	100 858 8151 3	
				Inv: 060326-085881513 SoCalGas	
67-6720-00	Telephone/WiFi/Cable	8,256.99	906.24	-	9,163.23
Date	GL Ref #	Debit	Credit	Description	
06/02/2026	14658291	\$ 610.10	\$ -	8448 20 899 0033385	
				Inv: 0033385052126 Charter Communications	
06/24/2026	14965624	129.06	-	8448 20 041 0380181	
				Inv: 0380181061226 Charter Communications	
06/24/2026	14965626	51.39	-	8448 20 041 0293780	
				Inv: 0293780060926 Charter Communications	
06/30/2026	15171366	115.69	-	Monthly Accrual	
67-6725-00	Trash Removal	209,052.01	18,842.75	-	227,894.76
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	14641625	\$ 1,086.12	\$ -	1 -0119228 2-E. J. Harrison & Sons,Inc.	
				Inv: 051526 E. J. Harrison & Sons,Inc.	
06/15/2026	14892221	17,756.63	-	Correct bank draft withdrawals for trash services; E.J. Harrison Chk # 0	
68-6800-00	Insurance Master Policy	150,255.00	32,197.50	21,465.00	160,987.50
Date	GL Ref #	Debit	Credit	Description	
06/01/2026	14702674	\$ -	\$ 10,732.50	Monthly Accrual (Reversal)	
06/01/2026	14702674	-	10,732.50	Monthly Accrual (Reversal)	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 6/1/2026 - 6/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
06/30/2026	15171366 \$ 10,732.50	\$ -	Monthly Accrual		
06/30/2026	15171366 10,732.50	-	Monthly Accrual		
06/30/2026	15171366 10,732.50	-	Monthly Accrual		
68-6810-00	Earthquake Insurance	46,592.48	4,235.63	-	50,828.11
Date	GL Ref #	Debit	Credit	Description	
06/30/2026	15171158	\$ 4,235.63	\$ -	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	308,000.00	28,000.00		336,000.00
Date	GL Ref #	Debit	Credit	Description	
06/30/2026	15171184	\$ 28,000.00	\$ -	Monthly Contribution	
90-9008-00	Reserves-Single Family	15,400.00	1,400.00		16,800.00
Date	GL Ref #	Debit	Credit	Description	
06/30/2026	15171184	\$ 1,400.00	\$ -	Monthly Contribution	
90-9009-00	Reserves-Townhouse	275,374.00	25,034.00		300,408.00
Date	GL Ref #	Debit	Credit	Description	
06/30/2026	15171184	\$ 25,034.00	\$ -	Monthly Contribution	
		Totals:	\$0.00	\$1,626,792.72	\$1,626,792.72
					\$0.00

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 2137 (End: 06/30/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
05/29/2026		Cynthia Carolina Smith		100410	(\$750.00)
06/22/2026		Vega cleaning service inc.		100454	(\$1,280.00)
06/23/2026		Southern California Edison Co.		100456	(\$2,499.39)
06/24/2026		Charter Communications		300079	(\$129.06)
06/25/2026		American Heritage Landscape Lp		100457	(\$16,445.00)
06/25/2026		American Heritage Landscape Lp		100458	(\$3,545.00)
06/25/2026		Vega cleaning service inc.		100461	(\$4,950.00)
06/25/2026		Vega cleaning service inc.		100462	(\$1,280.00)
06/25/2026		Kastle Kare Inc		100463	(\$550.00)
06/25/2026		Remedy Pest Elimination		100465	(\$1,000.00)
06/30/2026		BluSky Restoration Contractors, LLC		100467	(\$7,954.70)
06/30/2026		Vega cleaning service inc.		100468	(\$2,650.00)
06/30/2026		Vega cleaning service inc.		100469	(\$275.00)
06/30/2026		Gothic Landscape Maintenance Division		100470	(\$2,640.00)
06/30/2026		Gothic Landscape Maintenance Division		100471	(\$3,722.40)
06/30/2026		Gothic Landscape Maintenance Division		100472	(\$600.00)
06/30/2026		Precision Construction and Painting Inc		100473	(\$9,630.00)
06/30/2026		Eastman Electric		100474	(\$1,292.99)
06/30/2026		Eastman Electric		100475	(\$3,208.00)
06/30/2026		Deposit from batch 448287	448287 - Online Payment	520	\$2,300.12
Total Uncleared					(\$62,101.42)

Sunwest - Operating - 2137 Summary

Ending Account Balance:	\$	666,594.56
Uncleared Items:	(\$	62,101.42)
Adjusted Balance:	\$	728,695.98
Sweep Account Balance:	\$	488,695.98
Bank Ending Balance:	\$	240,000.00
Difference:	\$	-

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

Managing Your Accounts

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

Summary of Accounts



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

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

HOA CHECKING - XXXXXX2137

Account Summary

Date	Description	Amount
05/30/2026	Beginning Balance	\$240,000.00
	65 Credit(s) This Period	\$537,243.05
	84 Debit(s) This Period	\$537,243.05
06/30/2026	Ending Balance	\$240,000.00

Deposits

Date	Description	Amount
06/01/2026	RDC DEPOSIT	\$3,195.89
06/03/2026	RDC DEPOSIT	\$4,323.21
06/05/2026	RDC DEPOSIT	\$320.77
06/05/2026	RDC DEPOSIT	\$1,463.92
06/10/2026	RDC DEPOSIT	\$730.66
06/11/2026	RDC DEPOSIT	\$575.03
06/12/2026	RDC DEPOSIT	\$320.77
06/16/2026	RDC DEPOSIT	\$1,470.84
06/17/2026	RDC DEPOSIT	\$1,150.06
06/22/2026	RDC DEPOSIT	\$650.03
06/24/2026	RDC DEPOSIT	\$575.03
06/24/2026	RDC DEPOSIT	\$895.80
06/25/2026	RDC DEPOSIT	\$1,471.80
06/26/2026	RDC DEPOSIT	\$575.03
06/29/2026	RDC DEPOSIT	\$575.03
06/30/2026	RDC DEPOSIT	\$532.77



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
06/01/2026	University Glen OnlinePay -SETT-A211CINC	\$2,003.60
06/01/2026	LOCKBOX DEPOSIT	\$2,330.66
06/02/2026	University Glen OnlinePay -SETT-A211CINC	\$11,394.17
06/02/2026	LOCKBOX DEPOSIT	\$2,941.66
06/03/2026	University Glen OnlinePay -SETT-A211CINC	\$3,188.19
06/03/2026	LOCKBOX DEPOSIT	\$1,725.09
06/04/2026	LOCKBOX DEPOSIT	\$320.77
06/05/2026	PAYABLI DEPOSIT TRANSFER 925633871	\$862.50
06/05/2026	University Glen OnlinePay -SETT-A211CINC	\$1,150.06
06/05/2026	LOCKBOX DEPOSIT	\$4,320.89
06/08/2026	University Glen OnlinePay -SETT-A211CINC	\$2,620.89
06/08/2026	LOCKBOX DEPOSIT	\$1,175.03
06/09/2026	PAYABLI DEPOSIT TRANSFER 926496136	\$532.77
06/09/2026	PAYABLI DEPOSIT TRANSFER 926627786	\$1,000.00
06/09/2026	University Glen OnlinePay -SETT-A211CINC	\$2,516.69
06/09/2026	LOCKBOX DEPOSIT	\$1,682.83
06/10/2026	University Glen OnlinePay -SETT-A211CINC	\$532.77
06/10/2026	LOCKBOX DEPOSIT	\$4,152.29
06/11/2026	University Glen OnlinePay -SETT-A211CINC	\$1,500.06
06/11/2026	University Glen ASSN DUES -SETT-A211CINC	\$171,688.57
06/11/2026	LOCKBOX DEPOSIT	\$4,116.69
06/12/2026	University Glen OnlinePay -SETT-A211CINC	\$1,150.06
06/12/2026	LOCKBOX DEPOSIT	\$3,450.18
06/15/2026	PAYABLI DEPOSIT TRANSFER 927614672	\$645.00
06/15/2026	University Glen OnlinePay -SETT-A211CINC	\$1,726.06
06/15/2026	LOCKBOX DEPOSIT	\$641.54
06/16/2026	University Glen OnlinePay -SETT-A211CINC	\$1,150.06
06/17/2026	University Glen OnlinePay -SETT-A211CINC	\$1,150.06
06/18/2026	University Glen OnlinePay -SETT-A211CINC	\$650.03
06/22/2026	LOCKBOX DEPOSIT	\$575.03
06/23/2026	University Glen OnlinePay -SETT-A211CINC	\$664.15
06/24/2026	LOCKBOX DEPOSIT	\$575.03
06/26/2026	PAYABLI DEPOSIT TRANSFER 930355496	\$575.03
06/26/2026	LOCKBOX DEPOSIT	\$575.03
06/29/2026	LOCKBOX DEPOSIT	\$1,241.46
06/30/2026	PAYABLI DEPOSIT TRANSFER 931208602	\$2,300.00
06/30/2026	University Glen OnlinePay -SETT-A211CINC	\$3,103.60
06/30/2026	LOCKBOX DEPOSIT	\$345.66

Other Credits

Date	Description	Amount
06/03/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$65,336.13
06/09/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$3,005.25
06/10/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$5,406.40
06/15/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$35,877.70
06/16/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$73,538.92
06/17/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$10,770.56
06/22/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$8,346.46
06/23/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$11,816.69
06/24/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$1,109.14
06/26/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$2,984.34
06/29/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXXXX5057	\$57,950.66

Electronic Debits

Date	Description	Amount
06/01/2026	SPECTRUM SPECTRUM 1948238	\$130.31
06/01/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100418* 260529* Xtreme Fitness Service Inc\2113	\$603.00

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

Date	Description	Amount
06/01/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100412* 260529* Mike Kimble Plumbing\211353845\	\$2,453.33
06/02/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100420* 260601* Seabreeze Management Company \2	\$4,500.00
06/03/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100422* 260602* Seabreeze Management Company \2	\$5,589.05
06/05/2026	BILLMATRIX PAYMENTFEE 300900021746816	\$1.50
06/05/2026	BILLMATRIX PAYMENTFEE 300900021746784	\$1.50
06/05/2026	SOCALGAS PAYMENT 300900021746816	\$186.43
06/05/2026	SOCALGAS PAYMENT 300900021746784	\$1,000.00
06/09/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100431* 260608* Better Pools LA\212152282\17260	\$250.00
06/09/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100430* 260608* Better Pools LA\212152366\17260	\$375.00
06/09/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100429* 260608* Seabreeze Management Company \2	\$816.57
06/09/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100432* 260608* HD Supply\212152274\172666630\2	\$946.63
06/09/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100428* 260608* Mike Kimble Plumbing\212152303\	\$960.00
06/09/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100433* 260608* Environmental Testing Associa\2	\$1,618.00
06/10/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100441* 260609* HD Supply\212280629\172822982\2	\$342.85
06/10/2026	SPECTRUM SPECTRUM 5686652	\$610.10
06/10/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100438* 260609* SoCalGas\212236017\172779003\21	\$1,232.74
06/10/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100437* 260609* SoCalGas\212236115\172779021\21	\$1,250.86
06/10/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100440* 260609* Better Pools LA\212280550\17275	\$2,525.00
06/11/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100447* 260610* Better Pools LA\212441947\17292	\$650.00
06/11/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100448* 260610* Better Pools LA\212441946\17292	\$985.00
06/15/2026	E.J. Harrison an D002621068	\$1,655.28
06/15/2026	E.J. Harrison an D002621068	\$3,402.16
06/15/2026	E.J. Harrison an D002621068	\$4,028.20
06/15/2026	E.J. Harrison an D002621068	\$6,924.02
06/15/2026	E.J. Harrison an D002621068	\$10,361.00
06/15/2026	E.J. Harrison an D002621068	\$12,353.64
06/16/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100452* 260615* Xtreme Fitness Service Inc\2128	\$1,230.00
06/16/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100450* 260615* Seabreeze Management Company \2	\$5,559.41
06/17/2026	SO CAL EDISON CO BILL PAYMT 600001512196	\$8,640.68
06/23/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100455* 260622* HD Supply\213579408\174365365\2	\$640.84
06/26/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100460* 260625* Mike Kimble Plumbing\213979613\	\$350.00
06/26/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100464* 260625* Environmental Testing Associa\2	\$1,045.00
06/26/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100459* 260625* Mike Kimble Plumbing\213979608\	\$3,314.43
06/29/2026	SPECTRUM SPECTRUM 2054207	\$51.39
06/29/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100466* 260626* Seabreeze Management Company \2	\$5,529.41

Other Debits

Date	Description	Amount
06/01/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,343.51
06/02/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$8,765.83
06/04/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$320.77
06/05/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,478.71

HOA CHECKING - XXXXXX2137 (continued)
Other Debits (continued)

Date	Description	Amount
06/08/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$465.92
06/11/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$175,695.35
06/12/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,921.01
06/18/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$650.03
06/25/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,186.80
06/30/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,282.03

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100381	06/22/2026	\$534.85	100413*	06/08/2026	\$1,800.00	100435	06/16/2026	\$1,352.99
100392*	06/03/2026	\$58,573.86	100414	06/08/2026	\$1,280.00	100436	06/16/2026	\$2,820.87
100397*	06/02/2026	\$1,070.00	100415	06/08/2026	\$250.00	100439*	06/16/2026	\$29,700.00
100401*	06/09/2026	\$2,171.34	100416	06/09/2026	\$150.00	100442*	06/17/2026	\$2,315.00
100402	06/03/2026	\$2,985.58	100417	06/10/2026	\$2,466.75	100443	06/24/2026	\$1,280.00
100403	06/05/2026	\$450.00	100419*	06/10/2026	\$2,393.82	100444	06/24/2026	\$1,200.00
100404	06/03/2026	\$1,150.00	100421*	06/09/2026	\$1,450.00	100445	06/24/2026	\$450.00
100405	06/03/2026	\$1,280.00	100423*	06/17/2026	\$1,280.00	100446	06/24/2026	\$225.00
100406	06/22/2026	\$1,000.00	100424	06/17/2026	\$485.00	100449*	06/29/2026	\$54,186.35
100407	06/22/2026	\$70.00	100425	06/17/2026	\$350.00	100451*	06/25/2026	\$285.00
100408	06/03/2026	\$4,994.13	100426	06/16/2026	\$24,597.40	100453*	06/23/2026	\$11,840.00
100409	06/11/2026	\$550.00	100427	06/16/2026	\$10,899.15			
100411*	06/15/2026	\$166.00	100434*	06/22/2026	\$7,966.67			

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
06/01/2026	\$240,000.00	06/10/2026	\$240,000.00	06/22/2026	\$240,000.00
06/02/2026	\$240,000.00	06/11/2026	\$240,000.00	06/23/2026	\$240,000.00
06/03/2026	\$240,000.00	06/12/2026	\$240,000.00	06/24/2026	\$240,000.00
06/04/2026	\$240,000.00	06/15/2026	\$240,000.00	06/25/2026	\$240,000.00
06/05/2026	\$240,000.00	06/16/2026	\$240,000.00	06/26/2026	\$240,000.00
06/08/2026	\$240,000.00	06/17/2026	\$240,000.00	06/29/2026	\$240,000.00
06/09/2026	\$240,000.00	06/18/2026	\$240,000.00	06/30/2026	\$240,000.00

Overdraft and Returned Item Fees

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

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26842 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
200 Main Street
Irvine, CA 92614

DATE: 05/07/2026

100381

PAY TO THE ORDER OF: RW University Glen, LLC
Five Hundred Thirty-Four Dollars and Eighty-Five Cents

\$ 534.85 DOLLARS

memo: INV 901-0026

#100381 06/22/2026 \$534.85

21382095

FOR DEPOSIT ONLY

ENDORSE HERE

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26842 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
200 Main Street
Irvine, CA 92614

DATE: 05/15/2026

100392

PAY TO THE ORDER OF: California State University, Channel Islands
Fifty-Eight Thousand Five Hundred Seventy-Three Dollars and Eighty-Six Cents

\$ 58,573.86 DOLLARS

memo: A/c: 100244, Inv: 51299

#100392 06/03/2026 \$58,573.86

214568

FOR DEPOSIT ONLY

ENDORSE HERE

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26842 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
200 Main Street
Irvine, CA 92614

DATE: 05/21/2026

100397

PAY TO THE ORDER OF: Precision Construction and Painting, Inc.
One Thousand Seventy Dollars and Zero Cents

\$ 1,070.00 DOLLARS

memo: INV 32861-INV-10
32861-INV-10

#100397 06/02/2026 \$1,070.00

21481772

FOR DEPOSIT ONLY

ENDORSE HERE

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26842 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
200 Main Street
Irvine, CA 92614

DATE: 05/22/2026

100401

PAY TO THE ORDER OF: Southern California Edison Co.
Two Thousand One Hundred Seventy-One Dollars and Thirty-Four Cents

\$ 2,171.34 DOLLARS

memo: A/c: 55046022876, Inv: 031626-6602876

#100401 06/09/2026 \$2,171.34

21406

FOR DEPOSIT ONLY

ENDORSE HERE

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26842 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
200 Main Street
Irvine, CA 92614

DATE: 05/26/2026

100402

PAY TO THE ORDER OF: Busky Restoration Contractors, LLC
Two Thousand Nine Hundred Eighty-Five Dollars and Fifty-Eight Cents

\$ 2,985.58 DOLLARS

memo: A/c: 1010319758 Seabreeze 3102 Service/273260NVI, Inv: 290159-24

#100402 06/03/2026 \$2,985.58

21508542

FOR DEPOSIT ONLY

ENDORSE HERE

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

IF DISHONORED RETURN TO:
<0310 0005>
Date: 2026-06-02

University Glen (Cal State University Channel Island)
c/o Seabreeze Management Company, Inc.
26842 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
200 Main Street
Irvine, CA 92614

DATE: 05/26/2026

100403

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

\$ 450.00 DOLLARS

memo: INV: 1419

#100403 06/05/2026 \$450.00

21508543

FOR DEPOSIT ONLY

ENDORSE HERE

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

IF DISHONORED RETURN TO:
<0310 0005>
Date: 2026-06-02



Statement Ending 06/30/2026

CALIFORNIA STATE UNIVERISTY

Page 7 of 12

Account Number: XXXXXX2137

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
250 Main Street
Irvine, CA 92614

DATE: 05/26/2026

100404

PAY TO THE ORDER OF Vega cleaning service inc.
\$ 1,150.00
DOLLARS

memo: inv 1417

#100404# 4422280034 4410002137#

#100404 06/03/2026 \$1,150.00

21508655

FOR DEPOSIT ONLY
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

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

BOA ID: 318007213 CashID: 777 Date: 06/02/26 Seq: 30114
CorrelationID: 07360602191519 DeviceID: DCA31819 Trans: 4506
LTFS: DAL PT

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

Sunwest Bank
250 Main Street
Irvine, CA 92614

DATE: 05/26/2026

100405

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

memo: inv 1418

#100405# 4422280034 4410002137#

#100405 06/03/2026 \$1,280.00

21508645

FOR DEPOSIT ONLY
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

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

BOA ID: 318007213 CashID: 777 Date: 06/02/26 Seq: 30113
CorrelationID: 07360602191519 DeviceID: DCA31819 Trans: 4506
LTFS: DAL PT

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

Sunwest Bank
250 Main Street
Irvine, CA 92614

DATE: 05/26/2026

100406

PAY TO THE ORDER OF Remedy Pest Elimination
\$ 1,000.00
DOLLARS

memo: Act 1006 inv 1797

#100406# 4422280034 4410002137#

#100406 06/22/2026 \$1,000.00

21508665

FOR DEPOSIT ONLY
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

PAY TO THE ORDER OF
REMEDY PEST ELIMINATION
3020110099

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
250 Main Street
Irvine, CA 92614

DATE: 05/26/2026

100407

PAY TO THE ORDER OF Remedy Pest Elimination
\$ 70.00
DOLLARS

memo: Act 1006 inv 1795

#100407# 4422280034 4410002137#

#100407 06/22/2026 \$70.00

21508665

FOR DEPOSIT ONLY
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

PAY TO THE ORDER OF
REMEDY PEST ELIMINATION
3020110099

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
250 Main Street
Irvine, CA 92614

DATE: 05/26/2026

100408

PAY TO THE ORDER OF Blusky Restoration Contractors, LLC
\$ 4,994.13
DOLLARS

memo: Act 1005239-18 Substrate 2895-LiquidCore2222ENVA, Inc.
290153-24

#100408# 4422280034 4410002137#

#100408 06/03/2026 \$4,994.13

21524999

FOR DEPOSIT ONLY
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

For Deposit only to
account: 8025327243
Cust: Blusky Restoration Contractors INC
Loc: Headquarters
Seq: 23
Dep: 013228
Location Code: 1

IF DISHONORED RETURN TO:
<0310 0005>
Date: 2026-09-02

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
250 Main Street
Irvine, CA 92614

DATE: 05/29/2026

100409

PAY TO THE ORDER OF Kastle Kare Inc
\$ 550.00
DOLLARS

memo: 110010108 Cap000674 ACT Head User
inv 18-0459

#100409# 4422280034 4410002137#

#100409 06/11/2026 \$550.00

21508655

FOR DEPOSIT ONLY
DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

For Deposit Only to
KASTLE KARE INC
110010108
Deposited By: KASTLE KARE INC
CASH ON HAND
Seq: 11
Dep: 000674
Date: 06/10/26

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100411
DATE: 05/29/2026

PAY TO Robert Gwynn \$ 166.00
THE ORDER OF One Hundred Sixty-Six Dollars and Zero Cents DOLLARS

memo: inv 03226400

#100411 06/15/2026 \$166.00

21535642

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

UNIVERSITY OF CALIFORNIA - SAN DIEGO

DATE: 05/29/2026

AMOUNT: \$166.00

ACCOUNT: 100411

DEPOSIT TO: 100411

DEPOSIT BY: [Signature]

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100413
DATE: 05/29/2026

PAY TO Vega cleaning service inc. \$ 1,800.00
THE ORDER OF One Thousand Eight Hundred Dollars and Zero Cents DOLLARS

memo: inv 1419

#100413 06/08/2026 \$1,800.00

21535643

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

UNIVERSITY OF CALIFORNIA - SAN DIEGO

DATE: 05/29/2026

AMOUNT: \$1,800.00

ACCOUNT: 100413

DEPOSIT TO: 100413

DEPOSIT BY: [Signature]

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100414
DATE: 05/29/2026

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

memo: inv 1420

#100414 06/08/2026 \$1,280.00

21535650

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

UNIVERSITY OF CALIFORNIA - SAN DIEGO

DATE: 05/29/2026

AMOUNT: \$1,280.00

ACCOUNT: 100414

DEPOSIT TO: 100414

DEPOSIT BY: [Signature]

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100415
DATE: 05/29/2026

PAY TO Vega cleaning service inc. \$ 250.00
THE ORDER OF Two Hundred Fifty Dollars and Zero Cents DOLLARS

memo: inv 1421

#100415 06/08/2026 \$250.00

21535657

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

UNIVERSITY OF CALIFORNIA - SAN DIEGO

DATE: 05/29/2026

AMOUNT: \$250.00

ACCOUNT: 100415

DEPOSIT TO: 100415

DEPOSIT BY: [Signature]

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100416
DATE: 05/29/2026

PAY TO Vega cleaning service inc. \$ 150.00
THE ORDER OF One Hundred Fifty Dollars and Zero Cents DOLLARS

memo: inv 1422

#100416 06/09/2026 \$150.00

21535658

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

UNIVERSITY OF CALIFORNIA - SAN DIEGO

DATE: 05/29/2026

AMOUNT: \$150.00

ACCOUNT: 100416

DEPOSIT TO: 100416

DEPOSIT BY: [Signature]

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

Summit Bank
2050 Main Street
Irvine, CA 92614

100417
DATE: 05/29/2026

PAY TO Garage Door Doctor \$ 2,466.75
THE ORDER OF Two Thousand Four Hundred Sixty-Six Dollars and Seventy-Five Cents DOLLARS

memo: inv 1347

#100417 06/10/2026 \$2,466.75

21535659

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

UNIVERSITY OF CALIFORNIA - SAN DIEGO

DATE: 05/29/2026

AMOUNT: \$2,466.75

ACCOUNT: 100417

DEPOSIT TO: 100417

DEPOSIT BY: [Signature]

University Glen/Cal State University Channel Island c/o Seabreeze Management Company, Inc. 26845 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2500 Main Street Irvine, CA 92614	100419 DATE: 06/07/2026
PAY TO THE ORDER OF: Garage Door Doctor \$ 2,393.82 Two Thousand Three Hundred Ninety-Three Dollars and Eighty-Two Cents DOLLARS memo: Inv 13100		
MICR: ⑈100419⑈ ⑈122228003⑈ ⑈4410002137⑈		

#100419 06/10/2026 \$2,393.82

For Deposit Only - JPMC	21546996
MICR: ⑈100419⑈ ⑈122228003⑈ ⑈4410002137⑈	

University Glen/Cal State University Channel Island c/o Seabreeze Management Company, Inc. 26845 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2500 Main Street Irvine, CA 92614	100421 DATE: 06/01/2026
PAY TO THE ORDER OF: Gothic Landscape Maintenance Division \$ 1,450.00 One Thousand Four Hundred Fifty Dollars and Zero Cents DOLLARS memo: Act UNBPA-Inv 42494		
MICR: ⑈100421⑈ ⑈122228003⑈ ⑈4410002137⑈		

#100421 06/09/2026 \$1,450.00

21547057
MICR: ⑈100421⑈ ⑈122228003⑈ ⑈4410002137⑈

University Glen/Cal State University Channel Island c/o Seabreeze Management Company, Inc. 26845 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2500 Main Street Irvine, CA 92614	100423 DATE: 06/08/2026
PAY TO THE ORDER OF: Vega cleaning service inc \$ 1,280.00 One Thousand Two Hundred Eighty Dollars and Zero Cents DOLLARS memo: Inv 1423		
MICR: ⑈100423⑈ ⑈122228003⑈ ⑈4410002137⑈		

#100423 06/17/2026 \$1,280.00

BOA CC:3180002213 DocId:777 Date:06/16/26 Seq:0017 CorrelationID:62060616173533 DeviceID:DCA31619 Trans#:5838 LTPS:DAL PT

University Glen/Cal State University Channel Island c/o Seabreeze Management Company, Inc. 26845 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2500 Main Street Irvine, CA 92614	100424 DATE: 06/08/2026
PAY TO THE ORDER OF: Vega cleaning service inc \$ 485.00 Four Hundred Eighty-Five Dollars and Zero Cents DOLLARS memo: Inv 1424		
MICR: ⑈100424⑈ ⑈122228003⑈ ⑈4410002137⑈		

#100424 06/17/2026 \$485.00

BOA CC:3180002213 DocId:777 Date:06/16/26 Seq:0017 CorrelationID:62060616173533 DeviceID:DCA31619 Trans#:5838 LTPS:DAL PT

University Glen/Cal State University Channel Island c/o Seabreeze Management Company, Inc. 26845 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2500 Main Street Irvine, CA 92614	100425 DATE: 06/08/2026
PAY TO THE ORDER OF: Vega cleaning service inc \$ 350.00 Three Hundred Fifty Dollars and Zero Cents DOLLARS memo: Inv 1425		
MICR: ⑈100425⑈ ⑈122228003⑈ ⑈4410002137⑈		

#100425 06/17/2026 \$350.00

BOA CC:3180002213 DocId:777 Date:06/16/26 Seq:0017 CorrelationID:62060616173533 DeviceID:DCA31619 Trans#:5838 LTPS:DAL PT

University Glen/Cal State University Channel Island c/o Seabreeze Management Company, Inc. 26845 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	Sunwest Bank 2500 Main Street Irvine, CA 92614	100426 DATE: 06/08/2026
PAY TO THE ORDER OF: Gothic Landscape Maintenance Division \$ 24,597.40 Twenty-Four Thousand Five Hundred Ninety-Seven Dollars and Forty Cents DOLLARS memo: Act UNBPA-Inv 42497		
MICR: ⑈100426⑈ ⑈122228003⑈ ⑈4410002137⑈		

#100426 06/16/2026 \$24,597.40

21608902
MICR: ⑈100426⑈ ⑈122228003⑈ ⑈4410002137⑈

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 06/08/2026

100427

PAY TO THE ORDER OF Gothic Landscape Maintenance Division
Ten Thousand Eight Hundred Ninety-Nine Dollars and Fifteen Cents

\$ 10,899.15

DOLLARS

memo: Act: UN59741, Inv: 424586

#100427 06/16/2026 \$10,899.15

2160990

DO NOT WRITE IN THESE SPACES OR SIGNATURES WILL BE VOID

AMERICAN HERITAGE BANK

Pay to the order of
California State University
Channel Islands Authority

1/16/2027

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 06/08/2026

100434

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: 512388

#100434 06/22/2026 \$7,966.67

2160997

DO NOT WRITE IN THESE SPACES OR SIGNATURES WILL BE VOID

AMERICAN HERITAGE BANK

Pay to the order of
California State University
Channel Islands Authority

1/16/2027

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 06/08/2026

100435

PAY TO THE ORDER OF Eastman Electric
One Thousand Three Hundred Fifty-Two Dollars and Ninety-Nine Cents

\$ 1,352.99

DOLLARS

memo: Inv: 84

#100435 06/16/2026 \$1,352.99

21609973

DO NOT WRITE IN THESE SPACES OR SIGNATURES WILL BE VOID

AMERICAN HERITAGE BANK

6/15/2026 11:10 AM
Premier America CU
322283990
966300000052775
LOC #16
TELLER #2781
SEQ # 419357

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 06/08/2026

100436

PAY TO THE ORDER OF Eastman Electric
Two Thousand Eight Hundred Twenty Dollars and Eighty-Seven Cents

\$ 2,820.87

DOLLARS

memo: Inv: 198

#100436 06/16/2026 \$2,820.87

21609979

DO NOT WRITE IN THESE SPACES OR SIGNATURES WILL BE VOID

AMERICAN HERITAGE BANK

6/15/2026 11:10 AM
Premier America CU
322283990
966300000052776
LOC #16
TELLER #2781
SEQ # 419357

see 100091

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 06/09/2026

100439

PAY TO THE ORDER OF Gothic Landscape Maintenance Division
Twenty-Nine Thousand Seven Hundred Dollars and Zero Cents

\$ 29,700.00

DOLLARS

memo: Act: UN639143, Inv: 425943

#100439 06/16/2026 \$29,700.00

2161880

DO NOT WRITE IN THESE SPACES OR SIGNATURES WILL BE VOID

AMERICAN HERITAGE BANK

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

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 06/09/2026

100442

PAY TO THE ORDER OF American Heritage Landscape, p
Two Thousand Three Hundred Fifteen Dollars and Zero Cents

\$ 2,315.00

DOLLARS

memo: Act: 10311, Inv: 1004877

#100442 06/17/2026 \$2,315.00

21618828

DO NOT WRITE IN THESE SPACES OR SIGNATURES WILL BE VOID

AMERICAN HERITAGE BANK

Account Number: XXXXXX2137

University City Cal State University Channel Island
 SeaBreeze Management Company, Inc.
 20404 Nino Vito Parkway, Suite 100
 Also Viejo, CA 92656

Surwest Bank
 2250 Main Street
 Irvine, CA 92614

100443

DATE: 05/10/2026

PAY TO Vega cleaning service inc.

THE ORDER OF One Thousand Two hundred Eighty Dollars and Zero Cents

\$ 1,280.00

DOLLARS

memo: invc 1426

K. S. [Signature]

FOR DEPOSIT ONLY
 ALL INFORMATION ON ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

#100443# 1212228003# 4410002437#

#100443	06/24/2026	\$1,280.00
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[illegible]

University Glen (Ca) State University Channel Island
c/o Seabreeze Management Company, Inc.
20440 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
250 Main Street
Irvine, CA 92614

100444

DATE: 06/10/2026

PAY TO Vega cleaning service inc.

THE ORDER OF One Thousand Two Hundred Dollars and Zero Cents

\$ 1,200.00

DOLLARS

memo: inc 1427

K. Thompson

2474 IMAGINATION OF ADDITIONAL SECURITY FEATURES REPRODUCED ON THE VERSO SIDE

⑈100444⑈512226000⑈4400001137⑈

#100444	06/24/2026	\$1,200.00
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[illegible]

University Glen (Cal State University Channel Island)
 c/o Seabreeze Management Company, Inc.
 26464 Auto Village Parkway, Suite 100
 Aliso Viejo, CA 92656

Souwest Bank
 2326 Main Street
 Irvine, CA 92614

100445

DATE: 05/10/2016

PAY TO: Seega cleaning service inc.

\$ 450.00

THE ORDER OF: Four Hundred Fifty Dollars and Zero Cents

DOLLARS

memo: memo inc 1528

Handwritten signature

20160510 100445 1122280031 4410002370

DECLARATION OF ADDITIONAL ACCOUNTY FEATURES INDICATED ON REVERSAL SIDE

#100445	06/24/2026	\$450.00
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[illegible]

University Glen / Cal State University Channel Island
c/o Sossberg Management Company, Inc.
26340 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Surveyed Bank
2656 N. 1st Street
Irvine, CA 92614

100446

DATE: 06/10/2026

PAY TO Vega cleaning service inc.

THE ORDER OF Two Hundred Twenty-Five Dollars and Zero Cents

\$ 225.00 DOLLARS

memo: Inc 1429

[Signature]

PER ORDER OF: *[Signature]*

100446 4422260030 4410002137

#100446	06/24/2026	\$225.00
---------	------------	----------

[illegible]

University Glen (Cal State University) Channel Islands
c/o SanBretz Management Company, Inc.
2800 Jolly Vw. Parkway, Suite 190
Aliso Viejo, CA 92656

Turnover Dates
2005 Main Street
Irvine, CA 92614

100449

DATE: 06/11/2005

FAY TO California State University, Channel Islands \$ 54,186.33

THE ORDER OF Fifty-Four Thousand One Hundred Eighty-Six Dollars and Thirty-Five Cents DOLLARS

memo: Aol 1000449, Inv: 512402

Kearney

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

#100449# 4122280033 4410002137*

#100449	06/29/2026	\$54,186.35
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[illegible]

University Glen (Cal State University Channel Islands)
c/o Seabreeze Management Company, Inc.
26540 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92655

Univ. Glen
26540 Aliso Viejo
Suite 100
Aliso Viejo, CA 92655

DATE: 06/15/2025

PAY TO Garage Door Doctor \$ 285.00

THE ORDER OF Two Hundred Eighty-Five Dollars and Zero Cents DOLLARS

memo: inv 1412

K. [Signature]

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

100451# 11222280031# 4410002137#

#100451	06/25/2026	\$285.00
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FOR DEPOSIT ONLY - JPMC

EXHIBIT HIRE

Check Number _____
Pay to the order of _____
Amount \$ _____
DOLLARS AND CENTS

ON DEPOSIT WITH STAMPS ON REVERSE WITH LINE

THIS SECURITY FEATURE INCLUDED WITHIN
THIS CHECK EXCEED INDUSTRY STANDARDS

BE CAREFUL OF FORGERIES
To protect the owner - "VOID" is visible in the front
back of the document when the document is held
up to the light. The "VOID" message is visible
in the center of the document and is not visible
when the document is held up to the light.

TELEPHONE NUMBER: 800-855-8585

University of California State University Channel Islands
C/O Seize Management Company, Inc.
25500 Aliso Vieja Parkway, Suite 100
Aliso Vieja, CA 92656

100453

DATE: 06/16/2026

Pay to
THE ORDER OF

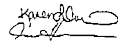
CHANNEL ISLANDS CARPET CLEANING INC

Eleven Thousand Eight Hundred Forty Dollars and Zero Cents

memo: inv55850

\$ 11,840.00

DOLLARS



#100453#

#122228003#

4410002137#

#100453

06/23/2026

\$11,840.00

1. MICR LINE AT BOTTOM OF CHECK

2. MICR LINE AT TOP OF CHECK

3. MICR LINE AT BOTTOM OF CHECK

4. MICR LINE AT TOP OF CHECK

5. MICR LINE AT BOTTOM OF CHECK

6. MICR LINE AT TOP OF CHECK

7. MICR LINE AT BOTTOM OF CHECK

8. MICR LINE AT TOP OF CHECK

9. MICR LINE AT BOTTOM OF CHECK

10. MICR LINE AT TOP OF CHECK

THE SECURITY FEATURES INCLUDED WITHIN THIS CHECK EXCEED INDUSTRY STANDARDS

For Deposit Only - JPMC

ENDORSE HERE

X

PAY TO THE ORDER OF

CHANNEL ISLANDS CARPET CLEANING INC

25500 Aliso Vieja Parkway, Suite 100

Aliso Vieja, CA 92656

DON'T WRITE, STAMP OR SIGN BELOW THIS LINE

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
06/30/2026

Page
1 of 2

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

The following information is a summary of activity in your account(s) for the month of June 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%	\$555,808.21	\$482,413.95
TOTAL			\$555,808.21	\$482,413.95

DETAILED ACCOUNT OVERVIEW

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

Account Summary - Demand			
Statement Period	6/1-6/30/2026	Average Daily Balance	\$559,216.06
Previous Period Ending Balance	\$555,808.21	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	202,827.93	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(276,222.19)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance		\$482,413.95	

Account Transaction Detail

Date	Activity Type	Amount	Balance
06/01/2026	Withdrawal	(\$79.94)	\$555,728.27
06/02/2026	Deposit	4,343.51	560,071.78
06/03/2026	Deposit	8,765.83	568,837.61
06/04/2026	Withdrawal	(65,336.13)	503,501.48
06/05/2026	Deposit	320.77	503,822.25
06/08/2026	Deposit	6,478.71	510,300.96
06/09/2026	Deposit	465.92	510,766.88
06/10/2026	Withdrawal	(3,005.25)	507,761.63
06/11/2026	Withdrawal	(5,406.40)	502,355.23
06/12/2026	Deposit	175,695.35	678,050.58
06/15/2026	Deposit	4,921.01	682,971.59
06/16/2026	Withdrawal	(35,877.70)	647,093.89
06/17/2026	Withdrawal	(73,538.92)	573,554.97
06/18/2026	Withdrawal	(10,770.56)	562,784.41
06/22/2026	Deposit	650.03	563,434.44
06/23/2026	Withdrawal	(8,346.46)	555,087.98
06/24/2026	Withdrawal	(11,816.69)	543,271.29
06/25/2026	Withdrawal	(1,109.14)	542,162.15
06/26/2026	Deposit	1,186.80	543,348.95
06/29/2026	Withdrawal	(2,984.34)	540,364.61
06/30/2026	Withdrawal	(57,950.66)	482,413.95

Summary of Balances as of June 30, 2026

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Pinnacle Bank	Nashville, TN	35583	\$235,413.95
Raymond James Bank	St. Petersburg, FL	33893	247,000.00



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 PO Box 2709
 Granite Bay, CA 95746
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 Phone: 833-CALTRUST (225-8787)

Investment Account Summary

05/01/2026 through 05/31/2026

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on May 31 (\$)	Value on May 31 (\$)	Average Cost Amount (\$)	Cumulative Change in Value (\$)
CSU CHANNEL ISLANDS SITE AUTHORITY						
CalTRUST Short Term Fund		328,475.915	10.04	3,297,898.19	3,295,543.49	2,354.70
CalTRUST Medium Term Fund		560,013.439	9.82	5,499,331.97	5,460,111.56	39,220.41
CalTRUST Liquidity Fund		1,652,714.840	1.00	1,652,714.84	1,652,714.84	0.00
Total For Account -				10,449,945.00		
CSU CHANNEL ISLANDS TOWNHOUSE						
CalTRUST Short Term Fund		56,098.655	10.04	563,230.50	564,368.21	(1,137.71)
CalTRUST Medium Term Fund		167,133.925	9.82	1,641,255.14	1,682,303.30	(41,048.16)
CalTRUST Liquidity Fund		744,012.600	1.00	744,012.60	744,012.60	0.00
Total For Account -				2,948,498.24		
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE						
CalTRUST Short Term Fund		17,949.765	10.04	180,215.64	180,673.68	(458.04)
CalTRUST Medium Term Fund		113,844.677	9.82	1,117,954.73	1,139,443.57	(21,488.84)
CalTRUST Liquidity Fund		465,379.770	1.00	465,379.77	465,379.77	0.00
Total For Account -				1,763,550.14		
CSU CHANNEL ISLANDS SINGLE FAMILY						
CalTRUST Short Term Fund		1,297.779	10.04	13,029.70	13,062.84	(33.14)
CalTRUST Medium Term Fund		9,070.614	9.82	89,073.43	90,491.49	(1,418.06)
CalTRUST Liquidity Fund		27,910.380	1.00	27,910.38	27,910.38	0.00
Total For Account -				130,013.51		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 TOWNHOMES						
CalTRUST Medium Term Fund		12,318.745	9.82	120,970.08	121,457.79	(487.71)
Total For Account -				120,970.08		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 SINGLE FAMILY						
CalTRUST Medium Term Fund		2,165.717	9.82	21,267.34	21,352.72	(85.38)
Total For Account -				21,267.34		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 CAM						
CalTRUST Medium Term Fund		41,795.623	9.82	410,433.02	412,085.23	(1,652.21)
Total For Account -				410,433.02		
Portfolios Total value as of 05/31/2026				15,844,677.33		

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	05/01/2026			327,488.853	10.05	3,291,262.97		
Accrual Income Div Reinvestment	05/29/2026	9,910.10	987.062	328,475.915	10.04	3,297,898.19	0.00	0.00
Change in Value						(3,274.88)		
Closing Balance as of	May 31			328,475.915	10.04	3,297,898.19		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	05/01/2026			55,930.080	10.05	562,097.30		
Accrual Income Div Reinvestment	05/29/2026	1,692.49	168.575	56,098.655	10.04	563,230.50	0.00	0.00
Change in Value						(559.29)		
Closing Balance as of	May 31			56,098.655	10.04	563,230.50		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	05/01/2026			17,895.827	10.05	179,853.06		
Accrual Income Div Reinvestment	05/29/2026	541.54	53.938	17,949.765	10.04	180,215.64	0.00	0.00
Change in Value						(178.96)		
Closing Balance as of	May 31			17,949.765	10.04	180,215.64		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	05/01/2026			1,293.880	10.05	13,003.49		
Accrual Income Div Reinvestment	05/29/2026	39.15	3.899	1,297.779	10.04	13,029.70	0.00	0.00
Change in Value						(12.94)		
Closing Balance as of	May 31			1,297.779	10.04	13,029.70		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY Account Number: [REDACTED]								
Beginning Balance	05/01/2026			558,286.955	9.85	5,499,126.51		
Accrual Income Div Reinvestment	05/29/2026	16,954.07	1,726.484	560,013.439	9.82	5,499,331.97	0.00	0.00
Change in Value						(16,748.61)		
Closing Balance as of	May 31			560,013.439	9.82	5,499,331.97		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	05/01/2026			166,618.662	9.85	1,641,193.82		
Accrual Income Div Reinvestment	05/29/2026	5,059.88	515.263	167,133.925	9.82	1,641,255.14	0.00	0.00
Change in Value						(4,998.56)		
Closing Balance as of	May 31			167,133.925	9.82	1,641,255.14		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	05/01/2026			113,493.701	9.85	1,117,912.95		
Accrual Income Div Reinvestment	05/29/2026	3,446.58	350.976	113,844.677	9.82	1,117,954.73	0.00	0.00
Change in Value						(3,404.80)		
Closing Balance as of	May 31			113,844.677	9.82	1,117,954.73		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	05/01/2026			9,042.650	9.85	89,070.10		
Accrual Income Div Reinvestment	05/29/2026	274.61	27.964	9,070.614	9.82	89,073.43	0.00	0.00
Change in Value						(271.28)		
Closing Balance as of	May 31			9,070.614	9.82	89,073.43		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 TOWNHOMES Account Number: [REDACTED]								
Beginning Balance	05/01/2026			12,280.767	9.85	120,985.55		
Accrual Income Div Reinvestment	05/29/2026	372.94	37.978	12,318.745	9.82	120,970.08	0.00	0.00
Change in Value						(368.41)		
Closing Balance as of	May 31			12,318.745	9.82	120,970.08		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	05/01/2026			2,159.040	9.85	21,266.54		
Accrual Income Div Reinvestment	05/29/2026	65.57	6.677	2,165.717	9.82	21,267.34	0.00	0.00
Change in Value						(64.77)		
Closing Balance as of	May 31			2,165.717	9.82	21,267.34		

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DETAIL OF TRANSACTION ACTIVITY

Activity Description	Activity Date	Amount (\$)	Amount in Shares	Balance in Shares	Price per Share (\$)	Balance (\$)	Average Cost Amt (\$)	Realized Gain/(Loss) (\$)
CalTRUST Medium Term Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY ANACA		Account Number:		
				PA UG PHASE 2 CAM				
Beginning Balance	05/01/2026			41,666.770	9.85	410,417.68		
Accrual Income Div Reinvestment	05/29/2026	1,265.34	128.853	41,795.623	9.82	410,433.02	0.00	0.00
Change in Value						(1,250.00)		
Closing Balance as of	May 31			41,795.623	9.82	410,433.02		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY		Account Number:		
Beginning Balance	05/01/2026			1,647,473.790	1.00	1,647,473.79		
Accrual Income Div Reinvestment	05/29/2026	5,241.05	5,241.050	1,652,714.840	1.00	1,652,714.84	0.00	0.00
Change in Value						0.00		
Closing Balance as of	May 31			1,652,714.840	1.00	1,652,714.84		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS TOWNHOUSE		Account Number:		
Beginning Balance	05/01/2026			741,653.200	1.00	741,653.20		
Accrual Income Div Reinvestment	05/29/2026	2,359.40	2,359.400	744,012.600	1.00	744,012.60	0.00	0.00
Change in Value						0.00		
Closing Balance as of	May 31			744,012.600	1.00	744,012.60		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE		Account Number:		
Beginning Balance	05/01/2026			463,903.970	1.00	463,903.97		
Accrual Income Div Reinvestment	05/29/2026	1,475.80	1,475.800	465,379.770	1.00	465,379.77	0.00	0.00
Change in Value						0.00		
Closing Balance as of	May 31			465,379.770	1.00	465,379.77		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SINGLE FAMILY		Account Number:		
Beginning Balance	05/01/2026			27,821.870	1.00	27,821.87		
Accrual Income Div Reinvestment	05/29/2026	88.51	88.510	27,910.380	1.00	27,910.38	0.00	0.00
Change in Value						0.00		
Closing Balance as of	May 31			27,910.380	1.00	27,910.38		

Govt Advantage Int Ckg - State/Muni

Account number [REDACTED] ■ May 1, 2026 - May 31, 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]	\$208,719.43	\$0.00	\$0.00	\$208,719.43

Interest summary

Year to date interest and bonuses paid \$152.95

Daily ledger balance summary

Date	Balance
04/30	208,719.43
Average daily ledger balance	\$208,719.43