



University Glen PROPERTY MANAGEMENT REPORT

July 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:

- Acting as Agent for the CSUCI Site Authority is the Seabreeze Management Company's Team which is comprised of:
 - Jake Friesen, UGlen Common Area Property Manager, is available in the onsite office 9:00-5:00 Monday through Friday*
 - Jessica Oakes, Director of Community Management
 - Courtney Chastain, Senior Vice President Community Management
 - Seabreeze Customer Care contact phone number: 800-232-7517.
- *Seabreeze Management Company employee who is a UGlen homeowner and resides in the community.
- The Seabreeze's Team:
 - collected and processed Maintenance Rent (monthly charges) payments through Seabreeze's online community portal and/or with the drop box at the UGlen office in the Town Center.
 - participated in various monthly meetings including:
 - the UGlen Team meeting with the Site Authority's General Manager, Troy Brown, and the Site Authority Resource Specialist, Christina Sotelo to discuss community updates.
 - the Budget Advisory Group (BAG). As Chair of the BAG, UGlen Common Area Property Manager, Friesen called a meeting of the BAG on Tuesday, July 14th at 3:30.
 - The Homeowners Advisory Council (HAC) met on Tuesday, July 21st at 6:00 PM. Friesen provided an update to the community on the activities of the Common Area Property Management Office.
 - The Community Advisory Group (CAG) met on Tuesday, July 28th at 4:00 PM. Friesen attended and chaired this meeting of the CAG.
 - worked with various Site Authority and CSUCI Facility Services personnel to process building permits and Site Authority authorizations for reserve spending.

- UGlen Common Area Management addressed individual owner's accounting issues, maintenance work order requests, parking pass and security FOB replacements, and Site Authority Casualty insurance claims; and
- disseminated various Eblast notifications and communications of interest to the owners.

Operations:

- 2026-2027 University Glen Common Area Maintenance Budget.
 - The FY 2026-2027 budget began on July 1, 2026.
 - The approved 2026-2027 CAM Budget totals \$3,244,546.00
 - The monthly maintenance rent charges which go into effect July 1, 2026, are as follows:
 - Apartment: \$326.21
 - Town Center Apartment: \$326.21.
 - Town Center Retail: \$326.21.
 - Single-Family Homes: \$345.66.
 - Townhouses: \$575.03.
 - Seabreeze Property Management made the first pass through the 2025-2026 Reconciliation. The final 2025-2026 Reconciliation is due on September 30, 2026.
- Accounts Receivable
 - Seabreeze Management Company collaborated with community members through Eblast and direct communication with individual owners to procure the monthly maintenance rents from owners.
 - The Summary of the June 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.
 - Currently the practice of assessing no interest or late fee continues for maintenance rent balances beyond the 10th of the month.
 - The Site Authority's General Manager authorized the Seabreeze Team to develop a delinquency policy per the ground sublease for implementation. Discussions on the best way to proceed continue.
- Projects
 - Townhouse Fencing Project--Mock-ups
This project was completed during July 2026.

- Common Area Amenity Wrought Iron Painting
 - The contract for this work is underway. The painting of the wrought iron at the Townside/Hillcrest Pool and Playground were completed. The invoice for this work in the amount of \$11,300.00 was paid.
- 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 was completed in July. Touch up work and a list of the paint colors used by address is pending. Austin's Painting contract for this work is in the amount of \$46,800.00.
- Townhouse Water Leaks UPDATES:
 - The pipe leak in the 200-block of Smugglers Cove—the repair is complete and the remediation work is in process.
 - 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 continue to be processed.)
- Meetings:
 - The Budget Advisory Group (BAG) meet on Tuesday, July 14th at 3:30 PM.
 - Management presented the initial pass through the FY 2025-2026 Reconciliation.
 - Attendees started discussion of implementation of Parking Boss in University Glen.
 - The common area bollard painting project (144-bollards) continues.
 - Work continues developing the RFPs associated with the trip hazard project. The tree removals and the concrete sidewalk replacement.
 - Gothic Landscape's proposal for the refurbishing of the DG Path along Channel Islands Drive from the vehicular bridge to the retaining wall near the Playground was discussed and recommended to the Site Authority to move forward following discussion of a reduction in the scope of the project as a way to reduce the cost to the budget. The BAG members agreed to

move forward with the scope of the project as originally presented.

- Tree removal proposal as part of the budgeted annual tree trimming project was recommended to move ahead as proposed.
- The crown trimming tree proposal for 12-poplar trees near the community park at the intersection of Channel Islands and Anacapa Island Drive which is included in the annual tree trimming budget was recommended to move forward as presented in American Heritage Landscaping/Legacy Tree Service.
- The proposals by Cedar and Stone Construction for the demolition and rebuilding of the portion of cracked retaining wall at two SFH locations on Anacapa Island Drive for a total of \$39,946.28. which is within the \$40,988.00 budget line item in the SFH Reserves was recommended to move forward.
- The Community Advisory Council (CAC) met on Tuesday, July 28th in one of the Community Center Conference Rooms from 4:00-5:00 PM.
- The Homeowners Advisory Council (HAC) met on Monday, July 21st at 6:00 PM in the Town Center Community Room.
During Public Comments Chair Kennedy read a letter from a community garden member regarding concerns about the management of the community garden.
Interim Police Chief Steinbrenner introduced the officers (4) with whom the community may come in contact.
Manager Friesen offered a report which mentions items offered in this monthly report under the Budget Advisory Group (BAG).
- County of Ventura—Environment of Health Division
 - The annual inspection of the Townside Pool/Spa and the Hillcrest Pool/Spa were completed. These amenities “PASSED” following minor adjustments to the gates.
- Landscaping
 - Gothic Landscape Service continued with regular mowing and trimming schedule.
 - Gothic Landscape’s irrigation technician continued to make repairs to broken parts of the irrigation system components in University

Glen. Owners continued to inform the UGlen Common Area Property Management office of locations where the irrigation system needed repair. Many owners are now using Seabreeze's online University Glen portal to place work orders.

- Gothic Landscape continues working with Management to address individual owner's landscape requests.
- On Tuesday, July 7th, Management met with Gothic's Project Manager. This included reiterating owners/residents' concerns about the excessive use of blowers by the landscape crew. Throughout the month Gothic used electric powered blowers and shrub trimmers.
- Notifications:
 - Eblast was sent to the community with an invitation to participate in the annual "Push 'Em Pull 'Em Parade on the 4th of July.
 - Eblast notification of the closure of the Townside Pool/Spa amenity due to concerns about the purity of the water and again with the issue was resolved.
 - Various Eblast Notifications to Single-Family Homeowners in UGlen when Austin's Painting would be pressure washing/repairing/painting their front retaining walls.
 - Eblast sent to UGlen owners informing them of the monthly HAC meeting on Tuesday, July 21st at 6:00 PM.
 - Eblast informing owner of an Artisan Market is being planned for Sunday, August 30th from 11:00-3:00 in the courtyard of the Town Center.
- Work Orders
 - The following is a list by CINC category of the work orders (WO) placed during the month of June:

11 WO submitted via Seabreeze Portal (CINC).

14 WO submitted via Text.

25 Total Work Orders

WORK ORDERS IN CINC	PENDING	Cancelled	CLOSED	Totals
Electrical				
Landscaping	2			2
Plumbing			1	1
Gutter & Downspouts				
Roofing/Waterproofing				
HVAC/Dryer Vents				
Painting/Stucco Repair/Garage Door				

Janitorial				
Gates/Fences				
TH Garage Doors	1			1
Fitness Equipment Repair				
Other-Fire Hardening				
Other-TH Windows/Sliding Drs	6		1	7
Other- wall/concrete flatwork				
Pest Control				
Subtotal				11

WORK ORDERS SENT BY TEXT	PENDING	Cancelled	CLOSED	Totals
Electrical (includes streetlights)			3	3
Landscaping	3		1	4
Roofing/Waterproofing				
TH Garage Doors				
Fitness Equipment Repair				
Other-TH Windows/Sliding Drs				
Pest Control	1		6	7
Subtotal				14

TOTAL Work Orders for the Month				25
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- Property Loss/Damage Claims
 - List of Property Loss/Damage Claims for FY 2026-2027 to submitted to the Site Authority for processing to date:

2026-2027	July	August	Sept	Oct	Nov.	Dec.	Jan.	Feb.	March	April	May	June	Total
Townhouse Insurance Claims	0	0	0	0	0	0	0	0	0	0	0	0	0

- Property Improvement Applications & Building Permit Application(s) for FY 2026-2027

2026-2027	July	August	Sept	Oct	Nov	Dec.	Jan.	Feb.	March	April	May	June	Total
PIAs	0	0	0	0	0	0	0	0	0	0	0	0	0
Bldg. Permit Apps	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Apps/Month	0	0	0	0	0	0	0	0	0	0	0	0	0

University Glen - Work Orders for July 2026							
	Created Date	WorkOrder	Address1	Status	Description	WO Type	Notes
1	07/07/2026	105156	901 N. Channel Islands Drive	Pending	Overgrown ground cover	Miscellaneous	Status Change From: Open To: Pending Reason :Working to put this request on Gothic's schedule.
2	07/08/2026	105392	215 Channel Islands Drive	Pending	Owner requests windo	Windows	Status Change From: Open To: Pending Reason :Quality Windows was out to 215 CI Drive. QW provided quote. Quote was authorized for payment from the TH Reserves. Quote returned to QWs for processing.
3	07/08/2026	105393	304 Smuggler's Cove	Pending	Screen repairs	Windows	Owner reports having issues with window screens.
4	07/08/2026	105393	304 Smuggler's Cove	Pending	Screen repairs	Windows	Status Change From: Open To: Pending Reason :Quality Windows went to 304 Smugglers Cove to assess the work needing to be done. QW provided a quote for the screen replacements. Quote was approved and returned to QW. QW to schedule delivery and installation of the replacement screens.
	07/08/2026	105392	215 Channel Islands Drive	Pending	Owner requests windo	Windows	Owner requests repairs to windows and screens.
5	07/09/2026	105534	219 Smuggler's Cove	Closed	Owner concerned about air/smoke infiltration at windows	Windows	Work Order Completed Reason :Quality Windows went to 219 Smugglers Cove and evaluated the windows to address owners air infiltration concerns. QW determined that all the window seals are within industry standards. This completes this work order.
6	07/10/2026	105618	322 Anacapa Island Drive	Pending	Severed Irrigation Hos	Miscellaneous	Please check the left flowerbed in front of the retainer wall (where rose bushes are). There is a complete cut irrigation hose there. Is that zone currently being irrigated?
7	07/10/2026	105626	332 E. Twin Harbor Drive	Pending	Owner reports door do	Garage Door	Status Change From: Open To: Pending Reason :Garage Door Doctor is coordinating site visit with owner.
8	07/20/2026	106595	250 Landing Cove	Pending	Repair window opeatic	Windows	Status Change From: Open To: Pending Reason :Quality Windows scheduling site visit with owner.
9	07/20/2026	106710	313 E. Platt's Harbor Drive	Pending	Garage Door Broken	Miscellaneous	Status Change From: Open To: Pending Reason :Garage Door Doctor to contact owner.
10	07/22/2026	107070	305 Channel Islands Drive	Pending	Window Repairs	Windows	The owner's recent building inspection at the time of purchase noted there are several windows which need to repaired/replaced.
11	07/23/2026	107095	305 Channel Islands Drive	Closed	Sediment Traps	Plumbing	Work Order Completed Reason :Mike Kimble Plumbing Completed this work.

Balance Sheet Comparative - Combined

University Glen (Cal State University Channel Island Site Authority)

End Date: 07/31/2026

	Current Balance at 7/31/2026	Prior Month Balance at 06/30/2026	Change
Assets			
CASH - OPERATING			
01-1003-00 Sunwest Oper - Acct 2137	\$ 707,023.27	\$ 666,594.56	\$ 40,428.71
Total CASH - OPERATING:	\$ 707,023.27	\$ 666,594.56	\$ 40,428.71
ACCOUNTS RECEIVABLE			
12-1280-00 Accounts Receivable	\$ 51,135.17	\$ 60,446.14	\$ (9,310.97)
12-1281-00 A/R-Miscellaneous	43,005.69	43,005.69	-
Total ACCOUNTS RECEIVABLE:	\$ 94,140.86	\$ 103,451.83	\$ (9,310.97)
Total Assets:	\$ 801,164.13	\$ 770,046.39	\$ 31,117.74
Liabilities & Equity			
ACCOUNTS PAYABLE			
20-2001-00 Prepaid Dues	\$ 26,989.22	\$ 27,149.20	\$ (159.98)
20-2795-00 Accrued Operating Expenses	79,026.03	205,194.31	(126,168.28)
Total ACCOUNTS PAYABLE:	\$ 106,015.25	\$ 232,343.51	\$ (126,328.26)
RESERVES			
40-4000-00 Reserve Liability	\$ 238,441.39	\$ 215,671.55	\$ 22,769.84
Total RESERVES:	\$ 238,441.39	\$ 215,671.55	\$ 22,769.84
EQUITY			
49-4998-00 Prior Year Equity	\$ 390,668.55	\$ 375,828.46	\$ 14,840.09
Total EQUITY:	\$ 390,668.55	\$ 375,828.46	\$ 14,840.09
Net Income / (Loss)	\$ 66,038.94	\$ (53,797.13)	\$ 119,836.07
Total Liabilities & Equity:	\$ 801,164.13	\$ 770,046.39	\$ 31,117.74

Income Statement

University Glen (Cal State University Channel Island Site Authority)

From 07/01/2026 to 07/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
TOTAL OPERATING INCOME	\$ 272,204.10	\$ 270,378.33	\$ 1,825.77	\$272,204.10	\$270,378.33	\$1,825.77	\$3,244,540.00
TOTAL INCOME	\$ 272,204.10	\$270,378.33	\$ 1,825.77	\$272,204.10	\$270,378.33	\$ 1,825.77	\$3,244,540.00
EXPENSES AND RESERVE FUNDING							
TOTAL ADMINISTRATION	\$ 16,511.28	\$ 20,208.24	\$ 3,696.96	\$ 16,511.28	\$ 20,208.24	\$3,696.96	\$242,499.00
TOTAL PROPERTY PROTECTION	\$ 7,966.67	\$ 7,966.67	\$ -	\$ 7,966.67	\$ 7,966.67	\$0.00	\$ 95,600.00
TOTAL LANDSCAPE	\$ 29,362.36	\$ 40,700.99	\$ 11,338.63	\$ 29,362.36	\$ 40,700.99	\$11,338.63	\$488,412.00
TOTAL COMMON AREA MAINTENANCE	\$ 18,295.34	\$ 23,760.44	\$ 5,465.10	\$ 18,295.34	\$ 23,760.44	\$5,465.10	\$285,125.00
TOTAL TOWNHOUSE MAINTENANCE	\$ 2,955.39	\$ 7,486.84	\$ 4,531.45	\$ 2,955.39	\$ 7,486.84	\$4,531.45	\$ 89,842.00
TOTAL UTILITIES	\$ 64,081.62	\$ 98,578.00	\$ 34,496.38	\$ 64,081.62	\$ 98,578.00	\$34,496.38	\$1,182,936.00
TOTAL INSURANCE	\$ 10,732.50	\$ 15,417.17	\$ 4,684.67	\$ 10,732.50	\$ 15,417.17	\$4,684.67	\$185,006.00
TOTAL RESERVE ALLOCATION	\$ 56,260.00	\$ 56,260.00	\$ -	\$ 56,260.00	\$ 56,260.00	\$0.00	\$675,120.00
TOTAL DISBURSEMENTS	\$ 206,165.16	\$270,378.35	\$ 64,213.19	\$206,165.16	\$270,378.35	\$ 64,213.19	\$3,244,540.00
	\$ 66,038.94	(\$ 0.02)	\$ 66,038.96	\$ 66,038.94	(\$ 0.02)	\$ 66,038.96	\$ 0.00
NET INCREASE (DECREASE)	\$ 66,038.94	(\$ 0.02)	\$ 66,038.96	\$ 66,038.94	(\$ 0.02)	\$ 66,038.96	\$ 0.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 07/01/2026 to 07/31/2026

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME							
OPERATING INCOME							
5010-00 Townhomes Assessments	\$115,006.19	\$115,007.00	(\$0.81)	\$115,006.19	\$115,007.00	(\$0.81)	\$1,380,084.00
5013-00 Single family homes	\$24,887.33	\$24,887.33	\$0.00	\$24,887.33	\$24,887.33	\$0.00	\$298,648.00
5015-00 Apartment Assessment	\$130,484.00	\$130,484.00	\$0.00	\$130,484.00	\$130,484.00	\$0.00	\$1,565,808.00
5023-00 Bank Return Check/NSF Fees	\$30.00	\$0.00	\$30.00	\$30.00	\$0.00	\$30.00	\$0.00
5045-00 Parking Fees	\$50.00	\$0.00	\$50.00	\$50.00	\$0.00	\$50.00	\$0.00
5060-00 Gate/Pool Keys/Remotes	\$150.00	\$0.00	\$150.00	\$150.00	\$0.00	\$150.00	\$0.00
5150-00 Insurance Claim Reimbursement	\$1,596.58	\$0.00	\$1,596.58	\$1,596.58	\$0.00	\$1,596.58	\$0.00
TOTAL OPERATING INCOME	\$272,204.10	\$270,378.33	\$1,825.77	\$272,204.10	\$270,378.33	\$1,825.77	\$3,244,540.00
TOTAL OPERATING INCOME	\$272,204.10	\$270,378.33	\$1,825.77	\$272,204.10	\$270,378.33	\$1,825.77	\$3,244,540.00
OPERATING EXPENSE							
ADMINISTRATION							
6015-00 Reserve Study	\$0.00	\$466.67	\$466.67	\$0.00	\$466.67	\$466.67	\$5,600.00
6035-00 Mgmt Billback - Office & Postage	\$478.73	\$1,113.33	\$634.60	\$478.73	\$1,113.33	\$634.60	\$13,360.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$15,710.88	\$16,633.33	\$922.45	\$15,710.88	\$16,633.33	\$922.45	\$199,600.00
6041-00 Office Rent & Maint/Record Storage	\$0.00	\$561.58	\$561.58	\$0.00	\$561.58	\$561.58	\$6,739.00
6085-00 Misc Admin (Office Supplies/Cellphone)	\$321.67	\$600.00	\$278.33	\$321.67	\$600.00	\$278.33	\$7,200.00
6090-00 Parking Management	\$0.00	\$833.33	\$833.33	\$0.00	\$833.33	\$833.33	\$10,000.00
TOTAL ADMINISTRATION	\$16,511.28	\$20,208.24	\$3,696.96	\$16,511.28	\$20,208.24	\$3,696.96	\$242,499.00
PROPERTY PROTECTION							
6320-00 Security Services	\$7,966.67	\$7,966.67	\$0.00	\$7,966.67	\$7,966.67	\$0.00	\$95,600.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.67	\$0.00	\$7,966.67	\$7,966.67	\$0.00	\$95,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 07/01/2026 to 07/31/2026

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
LANDSCAPE							
6405-00 Landscape Contract	\$29,362.36	\$29,367.33	\$4.97	\$29,362.36	\$29,367.33	\$4.97	\$352,408.00
6407-00 Brush Clearance	\$0.00	\$367.00	\$367.00	\$0.00	\$367.00	\$367.00	\$4,404.00
6410-00 Landscape Extras	\$0.00	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00	\$2,000.00	\$24,000.00
6420-00 Irrigation Repairs	\$0.00	\$2,133.33	\$2,133.33	\$0.00	\$2,133.33	\$2,133.33	\$25,600.00
6425-00 Tree Maintenance	\$0.00	\$6,833.33	\$6,833.33	\$0.00	\$6,833.33	\$6,833.33	\$82,000.00
TOTAL LANDSCAPE	\$29,362.36	\$40,700.99	\$11,338.63	\$29,362.36	\$40,700.99	\$11,338.63	\$488,412.00
COMMON AREA MAINTENANCE							
6509-00 Plumbing Repair (Common Area)	\$150.00	\$171.67	\$21.67	\$150.00	\$171.67	\$21.67	\$2,060.00
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$0.00	\$850.00	\$850.00	\$0.00	\$850.00	\$850.00	\$10,200.00
6532-00 Tot Lot Inspection	\$0.00	\$112.25	\$112.25	\$0.00	\$112.25	\$112.25	\$1,347.00
6534-00 Roof Repairs (Common Area)	\$0.00	\$173.17	\$173.17	\$0.00	\$173.17	\$173.17	\$2,078.00
6550-00 Janitorial Service	\$6,560.00	\$5,814.17	(\$745.83)	\$6,560.00	\$5,814.17	(\$745.83)	\$69,770.00
6553-00 Common Area Maintenance	\$1,012.88	\$1,916.67	\$903.79	\$1,012.88	\$1,916.67	\$903.79	\$23,000.00
6554-00 Common Area Supplies	\$962.46	\$1,479.17	\$516.71	\$962.46	\$1,479.17	\$516.71	\$17,750.00
6555-00 Pest Control (Pest & Gopher)	\$550.00	\$2,753.33	\$2,203.33	\$550.00	\$2,753.33	\$2,203.33	\$33,040.00
6570-00 Pool/Fountain Contract Services	\$3,175.00	\$3,395.00	\$220.00	\$3,175.00	\$3,395.00	\$220.00	\$40,740.00
6572-00 Pool/Fountain Extras	\$5,360.00	\$2,666.67	(\$2,693.33)	\$5,360.00	\$2,666.67	(\$2,693.33)	\$32,000.00
6588-00 Fitness Equipment	\$525.00	\$692.50	\$167.50	\$525.00	\$692.50	\$167.50	\$8,310.00
6590-00 Sidewalk Trip Hazard Project (Annual)	\$0.00	\$3,320.42	\$3,320.42	\$0.00	\$3,320.42	\$3,320.42	\$39,845.00
6595-00 Misc Maintenance (DG Path Repairs)	\$0.00	\$415.42	\$415.42	\$0.00	\$415.42	\$415.42	\$4,985.00
TOTAL COMMON AREA MAINTENANCE	\$18,295.34	\$23,760.44	\$5,465.10	\$18,295.34	\$23,760.44	\$5,465.10	\$285,125.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 07/01/2026 to 07/31/2026

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
TOWNHOUSE MAINTENANCE							
6627-00 Lighting - Townhomes Sconce Repairs	\$0.00	\$2,166.67	\$2,166.67	\$0.00	\$2,166.67	\$2,166.67	\$26,000.00
6630-00 Windows & Doors	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$12,000.00
6633-00 Roofing/Waterproofing (Townhomes)	\$0.00	\$686.67	\$686.67	\$0.00	\$686.67	\$686.67	\$8,240.00
6638-00 Gutter Cleaning	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00	\$1,000.00	\$12,000.00
6640-00 Fencing/Trash Enclosure/Gates	\$0.00	\$500.00	\$500.00	\$0.00	\$500.00	\$500.00	\$6,000.00
6645-00 Plumbing (Townhouse)	\$975.39	\$333.33	(\$642.06)	\$975.39	\$333.33	(\$642.06)	\$4,000.00
6650-00 Garage Doors	\$150.00	\$206.00	\$56.00	\$150.00	\$206.00	\$56.00	\$2,472.00
6655-00 Pest Control/Termites	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$250.00	\$3,000.00
6660-00 Heaters	\$0.00	\$133.33	\$133.33	\$0.00	\$133.33	\$133.33	\$1,600.00
6665-00 Stucco Drywall Repair	\$550.00	\$266.67	(\$283.33)	\$550.00	\$266.67	(\$283.33)	\$3,200.00
6670-00 Dryer Vent Cleaning	\$1,280.00	\$944.17	(\$335.83)	\$1,280.00	\$944.17	(\$335.83)	\$11,330.00
TOTAL TOWNHOUSE MAINTENANCE	\$2,955.39	\$7,486.84	\$4,531.45	\$2,955.39	\$7,486.84	\$4,531.45	\$89,842.00
UTILITIES							
6700-00 Water - Reclaimed (Landscape)	\$6,643.50	\$6,902.50	\$259.00	\$6,643.50	\$6,902.50	\$259.00	\$82,830.00
6701-00 Water-(Potable/Common Area Pools)	\$12,000.00	\$16,837.50	\$4,837.50	\$12,000.00	\$16,837.50	\$4,837.50	\$202,050.00
6702-00 Sewer	\$27,025.14	\$30,002.25	\$2,977.11	\$27,025.14	\$30,002.25	\$2,977.11	\$360,027.00
6703-00 Water/Sewer Infrastructue Fee	\$8,080.72	\$8,395.83	\$315.11	\$8,080.72	\$8,395.83	\$315.11	\$100,750.00
6705-00 Electricity	\$2,794.66	\$9,564.00	\$6,769.34	\$2,794.66	\$9,564.00	\$6,769.34	\$114,768.00
6710-00 Gas	\$570.02	\$3,491.67	\$2,921.65	\$570.02	\$3,491.67	\$2,921.65	\$41,900.00
6720-00 Telephone/WiFi/Cable	\$790.76	\$750.00	(\$40.76)	\$790.76	\$750.00	(\$40.76)	\$9,000.00
6725-00 Trash Removal	\$6,176.82	\$21,154.00	\$14,977.18	\$6,176.82	\$21,154.00	\$14,977.18	\$253,848.00
6730-00 Trash Extras	\$0.00	\$1,480.25	\$1,480.25	\$0.00	\$1,480.25	\$1,480.25	\$17,763.00
TOTAL UTILITIES	\$64,081.62	\$98,578.00	\$34,496.38	\$64,081.62	\$98,578.00	\$34,496.38	\$1,182,936.00
INSURANCE							
6800-00 Insurance Master Policy	\$10,732.50	\$11,054.50	\$322.00	\$10,732.50	\$11,054.50	\$322.00	\$132,654.00
6810-00 Earthquake Insurance	\$0.00	\$4,362.67	\$4,362.67	\$0.00	\$4,362.67	\$4,362.67	\$52,352.00
TOTAL INSURANCE	\$10,732.50	\$15,417.17	\$4,684.67	\$10,732.50	\$15,417.17	\$4,684.67	\$185,006.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 07/01/2026 to 07/31/2026

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
RESERVE ALLOCATION							
9005-00 Reserves-Common Space	\$28,000.00	\$28,000.00	\$0.00	\$28,000.00	\$28,000.00	\$0.00	\$336,000.00
9008-00 Reserves-Single Family	\$1,400.00	\$1,400.00	\$0.00	\$1,400.00	\$1,400.00	\$0.00	\$16,800.00
9009-00 Reserves-Townhouse	\$26,860.00	\$26,860.00	\$0.00	\$26,860.00	\$26,860.00	\$0.00	\$322,320.00
TOTAL RESERVE ALLOCATION	\$56,260.00	\$56,260.00	\$0.00	\$56,260.00	\$56,260.00	\$0.00	\$675,120.00
TOTAL OPERATING EXPENSE	\$206,165.16	\$270,378.35	\$64,213.19	\$206,165.16	\$270,378.35	\$64,213.19	\$3,244,540.00
Net Income:	\$66,038.94	(\$0.02)	\$66,038.96	\$66,038.94	(\$0.02)	\$66,038.96	\$0.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 07/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
OPERATING INCOME														
OPERATING INCOME														
5010-00 Townhomes Assessments														
Budget	115,007.00	-	-	-	-	-	-	-	-	-	-	-	115,007.00	1,380,084.00
Actual	115,006.19	-	-	-	-	-	-	-	-	-	-	-	115,006.19	
Variance	(0.81)	-	-	-	-	-	-	-	-	-	-	-	(0.81)	
5013-00 Single family homes														
Budget	24,887.33	-	-	-	-	-	-	-	-	-	-	-	24,887.33	298,648.00
Actual	24,887.33	-	-	-	-	-	-	-	-	-	-	-	24,887.33	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
5015-00 Apartment Assessment														
Budget	130,484.00	-	-	-	-	-	-	-	-	-	-	-	130,484.00	1,565,808.00
Actual	130,484.00	-	-	-	-	-	-	-	-	-	-	-	130,484.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
5023-00 Bank Return Check/NSF Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	30.00	-	-	-	-	-	-	-	-	-	-	-	30.00	
Variance	30.00	-	-	-	-	-	-	-	-	-	-	-	30.00	
5045-00 Parking Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	50.00	-	-	-	-	-	-	-	-	-	-	-	50.00	
Variance	50.00	-	-	-	-	-	-	-	-	-	-	-	50.00	
5060-00 Gate/Pool Keys/Remotes														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	150.00	-	-	-	-	-	-	-	-	-	-	-	150.00	
Variance	150.00	-	-	-	-	-	-	-	-	-	-	-	150.00	
5150-00 Insurance Claim Reimbursement														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	1,596.58	-	-	-	-	-	-	-	-	-	-	-	1,596.58	
Variance	1,596.58	-	-	-	-	-	-	-	-	-	-	-	1,596.58	
Total 50 - OPERATING INCOME														
Budget	270,378.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	270,378.33	3,244,540.00
Actual	272,204.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	272,204.10	
Variance	1,825.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,825.77	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 07/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Total OPERATING INCOME														
Budget	270,378.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	270,378.33	3,244,540.00
Actual	272,204.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	272,204.10	
Variance	1,825.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,825.77	
OPERATING EXPENSE														
ADMINISTRATION														
6015-00 Reserve Study														
Budget	466.67	-	-	-	-	-	-	-	-	-	-	-	466.67	5,600.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	466.67	-	-	-	-	-	-	-	-	-	-	-	466.67	
6035-00 Mgmt Billback - Office & Postage														
Budget	1,113.33	-	-	-	-	-	-	-	-	-	-	-	1,113.33	13,360.00
Actual	478.73	-	-	-	-	-	-	-	-	-	-	-	478.73	
Variance	634.60	-	-	-	-	-	-	-	-	-	-	-	634.60	
6040-00 Mgmt Services & On-Site Staff Payroll														
Budget	16,633.33	-	-	-	-	-	-	-	-	-	-	-	16,633.33	199,600.00
Actual	15,710.88	-	-	-	-	-	-	-	-	-	-	-	15,710.88	
Variance	922.45	-	-	-	-	-	-	-	-	-	-	-	922.45	
6041-00 Office Rent & Maint/Record Storage														
Budget	561.58	-	-	-	-	-	-	-	-	-	-	-	561.58	6,739.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	561.58	-	-	-	-	-	-	-	-	-	-	-	561.58	
6085-00 Misc Admin (Office Supplies/Cellphone)														
Budget	600.00	-	-	-	-	-	-	-	-	-	-	-	600.00	7,200.00
Actual	321.67	-	-	-	-	-	-	-	-	-	-	-	321.67	
Variance	278.33	-	-	-	-	-	-	-	-	-	-	-	278.33	
6090-00 Parking Management														
Budget	833.33	-	-	-	-	-	-	-	-	-	-	-	833.33	10,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	833.33	-	-	-	-	-	-	-	-	-	-	-	833.33	
Total 60 - ADMINISTRATION														
Budget	20,208.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	20,208.24	242,499.00
Actual	16,511.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,511.28	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 07/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	3,696.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,696.96	
PROPERTY PROTECTION														
6320-00 Security Services														
Budget	7,966.67	-	-	-	-	-	-	-	-	-	-	-	7,966.67	95,600.00
Actual	7,966.67	-	-	-	-	-	-	-	-	-	-	-	7,966.67	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total 63 - PROPERTY PROTECTION														
Budget	7,966.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,966.67	95,600.00
Actual	7,966.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,966.67	
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	
LANDSCAPE														
6405-00 Landscape Contract														
Budget	29,367.33	-	-	-	-	-	-	-	-	-	-	-	29,367.33	352,408.00
Actual	29,362.36	-	-	-	-	-	-	-	-	-	-	-	29,362.36	
Variance	4.97	-	-	-	-	-	-	-	-	-	-	-	4.97	
6407-00 Brush Clearance														
Budget	367.00	-	-	-	-	-	-	-	-	-	-	-	367.00	4,404.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	367.00	-	-	-	-	-	-	-	-	-	-	-	367.00	
6410-00 Landscape Extras														
Budget	2,000.00	-	-	-	-	-	-	-	-	-	-	-	2,000.00	24,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	2,000.00	-	-	-	-	-	-	-	-	-	-	-	2,000.00	
6420-00 Irrigation Repairs														
Budget	2,133.33	-	-	-	-	-	-	-	-	-	-	-	2,133.33	25,600.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	2,133.33	-	-	-	-	-	-	-	-	-	-	-	2,133.33	
6425-00 Tree Maintenance														
Budget	6,833.33	-	-	-	-	-	-	-	-	-	-	-	6,833.33	82,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	6,833.33	-	-	-	-	-	-	-	-	-	-	-	6,833.33	
Total 64 - LANDSCAPE														
Budget	40,700.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40,700.99	488,412.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 07/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Actual	29,362.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,362.36	
Variance	11,338.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,338.63	
COMMON AREA MAINTENANCE														
6509-00 Plumbing Repair (Common Area)														
Budget	171.67	-	-	-	-	-	-	-	-	-	-	-	171.67	2,060.00
Actual	150.00	-	-	-	-	-	-	-	-	-	-	-	150.00	
Variance	21.67	-	-	-	-	-	-	-	-	-	-	-	21.67	
6528-00 Electrical/Lighting Rpr - Common Area Bollards														
Budget	850.00	-	-	-	-	-	-	-	-	-	-	-	850.00	10,200.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	850.00	-	-	-	-	-	-	-	-	-	-	-	850.00	
6532-00 Tot Lot Inspection														
Budget	112.25	-	-	-	-	-	-	-	-	-	-	-	112.25	1,347.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	112.25	-	-	-	-	-	-	-	-	-	-	-	112.25	
6534-00 Roof Repairs (Common Area)														
Budget	173.17	-	-	-	-	-	-	-	-	-	-	-	173.17	2,078.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	173.17	-	-	-	-	-	-	-	-	-	-	-	173.17	
6550-00 Janitorial Service														
Budget	5,814.17	-	-	-	-	-	-	-	-	-	-	-	5,814.17	69,770.00
Actual	6,560.00	-	-	-	-	-	-	-	-	-	-	-	6,560.00	
Variance	(745.83)	-	-	-	-	-	-	-	-	-	-	-	(745.83)	
6553-00 Common Area Maintenance														
Budget	1,916.67	-	-	-	-	-	-	-	-	-	-	-	1,916.67	23,000.00
Actual	1,012.88	-	-	-	-	-	-	-	-	-	-	-	1,012.88	
Variance	903.79	-	-	-	-	-	-	-	-	-	-	-	903.79	
6554-00 Common Area Supplies														
Budget	1,479.17	-	-	-	-	-	-	-	-	-	-	-	1,479.17	17,750.00
Actual	962.46	-	-	-	-	-	-	-	-	-	-	-	962.46	
Variance	516.71	-	-	-	-	-	-	-	-	-	-	-	516.71	
6555-00 Pest Control (Pest & Gopher)														
Budget	2,753.33	-	-	-	-	-	-	-	-	-	-	-	2,753.33	33,040.00
Actual	550.00	-	-	-	-	-	-	-	-	-	-	-	550.00	
Variance	2,203.33	-	-	-	-	-	-	-	-	-	-	-	2,203.33	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 07/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
6570-00 Pool/Fountain Contract Services														
Budget	3,395.00	-	-	-	-	-	-	-	-	-	-	-	3,395.00	40,740.00
Actual	3,175.00	-	-	-	-	-	-	-	-	-	-	-	3,175.00	
Variance	220.00	-	-	-	-	-	-	-	-	-	-	-	220.00	
6572-00 Pool/Fountain Extras														
Budget	2,666.67	-	-	-	-	-	-	-	-	-	-	-	2,666.67	32,000.00
Actual	5,360.00	-	-	-	-	-	-	-	-	-	-	-	5,360.00	
Variance	(2,693.33)	-	-	-	-	-	-	-	-	-	-	-	(2,693.33)	
6588-00 Fitness Equipment														
Budget	692.50	-	-	-	-	-	-	-	-	-	-	-	692.50	8,310.00
Actual	525.00	-	-	-	-	-	-	-	-	-	-	-	525.00	
Variance	167.50	-	-	-	-	-	-	-	-	-	-	-	167.50	
6590-00 Sidewalk Trip Hazard Project (Annual)														
Budget	3,320.42	-	-	-	-	-	-	-	-	-	-	-	3,320.42	39,845.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	3,320.42	-	-	-	-	-	-	-	-	-	-	-	3,320.42	
6595-00 Misc Maintenance (DG Path Repairs)														
Budget	415.42	-	-	-	-	-	-	-	-	-	-	-	415.42	4,985.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	415.42	-	-	-	-	-	-	-	-	-	-	-	415.42	
Total 65 - COMMON AREA MAINTENANCE														
Budget	23,760.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,760.44	285,125.00
Actual	18,295.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18,295.34	
Variance	5,465.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,465.10	
TOWNHOUSE MAINTENANCE														
6627-00 Lighting - Townhomes Sconce Repairs														
Budget	2,166.67	-	-	-	-	-	-	-	-	-	-	-	2,166.67	26,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	2,166.67	-	-	-	-	-	-	-	-	-	-	-	2,166.67	
6630-00 Windows & Doors														
Budget	1,000.00	-	-	-	-	-	-	-	-	-	-	-	1,000.00	12,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	1,000.00	-	-	-	-	-	-	-	-	-	-	-	1,000.00	
6633-00 Roofing/Waterproofing (Townhomes)														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 07/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	686.67	-	-	-	-	-	-	-	-	-	-	-	686.67	8,240.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	686.67	-	-	-	-	-	-	-	-	-	-	-	686.67	
6638-00 Gutter Cleaning														
Budget	1,000.00	-	-	-	-	-	-	-	-	-	-	-	1,000.00	12,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	1,000.00	-	-	-	-	-	-	-	-	-	-	-	1,000.00	
6640-00 Fencing/Trash Enclosure/Gates														
Budget	500.00	-	-	-	-	-	-	-	-	-	-	-	500.00	6,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	500.00	-	-	-	-	-	-	-	-	-	-	-	500.00	
6645-00 Plumbing (Townhouse)														
Budget	333.33	-	-	-	-	-	-	-	-	-	-	-	333.33	4,000.00
Actual	975.39	-	-	-	-	-	-	-	-	-	-	-	975.39	
Variance	(642.06)	-	-	-	-	-	-	-	-	-	-	-	(642.06)	
6650-00 Garage Doors														
Budget	206.00	-	-	-	-	-	-	-	-	-	-	-	206.00	2,472.00
Actual	150.00	-	-	-	-	-	-	-	-	-	-	-	150.00	
Variance	56.00	-	-	-	-	-	-	-	-	-	-	-	56.00	
6655-00 Pest Control/Termites														
Budget	250.00	-	-	-	-	-	-	-	-	-	-	-	250.00	3,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	250.00	-	-	-	-	-	-	-	-	-	-	-	250.00	
6660-00 Heaters														
Budget	133.33	-	-	-	-	-	-	-	-	-	-	-	133.33	1,600.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	133.33	-	-	-	-	-	-	-	-	-	-	-	133.33	
6665-00 Stucco Drywall Repair														
Budget	266.67	-	-	-	-	-	-	-	-	-	-	-	266.67	3,200.00
Actual	550.00	-	-	-	-	-	-	-	-	-	-	-	550.00	
Variance	(283.33)	-	-	-	-	-	-	-	-	-	-	-	(283.33)	
6670-00 Dryer Vent Cleaning														
Budget	944.17	-	-	-	-	-	-	-	-	-	-	-	944.17	11,330.00
Actual	1,280.00	-	-	-	-	-	-	-	-	-	-	-	1,280.00	
Variance	(335.83)	-	-	-	-	-	-	-	-	-	-	-	(335.83)	
Total 66 - TOWNHOUSE MAINTENANCE														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 07/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	7,486.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,486.84	89,842.00
Actual	2,955.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,955.39	
Variance	4,531.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,531.45	
UTILITIES														
6700-00 Water - Reclaimed (Landscape)														
Budget	6,902.50	-	-	-	-	-	-	-	-	-	-	-	6,902.50	82,830.00
Actual	6,643.50	-	-	-	-	-	-	-	-	-	-	-	6,643.50	
Variance	259.00	-	-	-	-	-	-	-	-	-	-	-	259.00	
6701-00 Water-(Potable/Common Area Pools)														
Budget	16,837.50	-	-	-	-	-	-	-	-	-	-	-	16,837.50	202,050.00
Actual	12,000.00	-	-	-	-	-	-	-	-	-	-	-	12,000.00	
Variance	4,837.50	-	-	-	-	-	-	-	-	-	-	-	4,837.50	
6702-00 Sewer														
Budget	30,002.25	-	-	-	-	-	-	-	-	-	-	-	30,002.25	360,027.00
Actual	27,025.14	-	-	-	-	-	-	-	-	-	-	-	27,025.14	
Variance	2,977.11	-	-	-	-	-	-	-	-	-	-	-	2,977.11	
6703-00 Water/Sewer Infrastructrue Fee														
Budget	8,395.83	-	-	-	-	-	-	-	-	-	-	-	8,395.83	100,750.00
Actual	8,080.72	-	-	-	-	-	-	-	-	-	-	-	8,080.72	
Variance	315.11	-	-	-	-	-	-	-	-	-	-	-	315.11	
6705-00 Electricity														
Budget	9,564.00	-	-	-	-	-	-	-	-	-	-	-	9,564.00	114,768.00
Actual	2,794.66	-	-	-	-	-	-	-	-	-	-	-	2,794.66	
Variance	6,769.34	-	-	-	-	-	-	-	-	-	-	-	6,769.34	
6710-00 Gas														
Budget	3,491.67	-	-	-	-	-	-	-	-	-	-	-	3,491.67	41,900.00
Actual	570.02	-	-	-	-	-	-	-	-	-	-	-	570.02	
Variance	2,921.65	-	-	-	-	-	-	-	-	-	-	-	2,921.65	
6720-00 Telephone/WiFi/Cable														
Budget	750.00	-	-	-	-	-	-	-	-	-	-	-	750.00	9,000.00
Actual	790.76	-	-	-	-	-	-	-	-	-	-	-	790.76	
Variance	(40.76)	-	-	-	-	-	-	-	-	-	-	-	(40.76)	
6725-00 Trash Removal														
Budget	21,154.00	-	-	-	-	-	-	-	-	-	-	-	21,154.00	253,848.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 07/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Actual	6,176.82	-	-	-	-	-	-	-	-	-	-	-	6,176.82	
Variance	14,977.18	-	-	-	-	-	-	-	-	-	-	-	14,977.18	
6730-00 Trash Extras														
Budget	1,480.25	-	-	-	-	-	-	-	-	-	-	-	1,480.25	17,763.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	1,480.25	-	-	-	-	-	-	-	-	-	-	-	1,480.25	
Total 67 - UTILITIES														
Budget	98,578.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	98,578.00	1,182,936.00
Actual	64,081.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64,081.62	
Variance	34,496.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	34,496.38	
INSURANCE														
6800-00 Insurance Master Policy														
Budget	11,054.50	-	-	-	-	-	-	-	-	-	-	-	11,054.50	132,654.00
Actual	10,732.50	-	-	-	-	-	-	-	-	-	-	-	10,732.50	
Variance	322.00	-	-	-	-	-	-	-	-	-	-	-	322.00	
6810-00 Earthquake Insurance														
Budget	4,362.67	-	-	-	-	-	-	-	-	-	-	-	4,362.67	52,352.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	4,362.67	-	-	-	-	-	-	-	-	-	-	-	4,362.67	
Total 68 - INSURANCE														
Budget	15,417.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,417.17	185,006.00
Actual	10,732.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,732.50	
Variance	4,684.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,684.67	
RESERVE ALLOCATION														
9005-00 Reserves-Common Space														
Budget	28,000.00	-	-	-	-	-	-	-	-	-	-	-	28,000.00	336,000.00
Actual	28,000.00	-	-	-	-	-	-	-	-	-	-	-	28,000.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
9008-00 Reserves-Single Family														
Budget	1,400.00	-	-	-	-	-	-	-	-	-	-	-	1,400.00	16,800.00
Actual	1,400.00	-	-	-	-	-	-	-	-	-	-	-	1,400.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
9009-00 Reserves-Townhouse														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 07/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	26,860.00	-	-	-	-	-	-	-	-	-	-	-	26,860.00	322,320.00
Actual	26,860.00	-	-	-	-	-	-	-	-	-	-	-	26,860.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total 90 - RESERVE ALLOCATION														
Budget	56,260.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	56,260.00	675,120.00
Actual	56,260.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	56,260.00	
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	270,378.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	270,378.35	3,244,540.00
Actual	206,165.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	206,165.16	
Variance	64,213.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	64,213.19	
Net Income:														
Budget	(0.02)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(0.02)	
Actual	66,038.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	66,038.94	
Variance	66,038.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	66,038.96	

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

07/01/2026 - 07/31/2026

Date	Check #	Payee	Amount
01-1003-00 Sunwest Oper - Acct 2137			
07/01/2026	100476	Seabreeze Management Company, Inc.	\$4,500.00
		Invoice #: 3737066	
		60-6040-00 99911-Seabreeze Management Company, Inc.	\$4,500.00
07/01/2026	100477	Gothic Landscape Maintenance Division	\$794.32
		Invoice #: 427466	
		64-6410-00 249 Smugglers Replace Tree	\$794.32
07/01/2026	300080	Charter Communications	\$610.10
		Invoice #: 0033385062126	
		67-6720-00 8448 20 899 0033385	\$610.10
07/07/2026	100478	Fence Factory Rentals	\$9,265.00
		Invoice #: 468117	
		40-4003-00 2025-2026 Townhouse Reserves	\$9,265.00
07/07/2026	100479	Seabreeze Management Company, Inc.	\$478.73
		Invoice #: 3735943	
		60-6035-00 MAY 2026-Seabreeze Management Company, Inc.	\$478.73
07/07/2026	100480	Better Pools LA	\$650.00
		Invoice #: 96626	
		65-6570-00 July 2026 Fountain Contract	\$650.00
07/07/2026	100481	CSU Channel Islands Site Authority	\$7,966.67
		Invoice #: 512387	
		63-6320-00 Police Service for June 2026	\$7,966.67
07/07/2026	100482	California State University, Channel Islands	\$105,120.72
		Invoice #: 512432	
		67-6700-00 May 2026 Reclaimed Water	\$10,448.65
		67-6700-00 June 2026 Reclaimed Water ACCRUAL	\$5,000.00
		67-6701-00 May 2026 Potable Water	\$11,137.25
		67-6701-00 June 2026 Potable Water ACCRUAL	\$8,323.10
		67-6702-00 May 2026 Sewer	\$27,025.14
		67-6702-00 June 2026 Sewer ACCRUAL	\$27,025.14
		67-6703-00 May 2026 Infrastructure Fee	\$8,080.72
		67-6703-00 June 2026 Infrastructure fee ACCRUAL	\$8,080.72
07/08/2026	100483	Seabreeze Management Company, Inc.	\$51.12
		Invoice #: 3738474	
		60-6035-00 May 2026 Admin Billing-Seabreeze Management Company, Inc.	\$51.12
07/08/2026	100484	SoCalGas	\$756.45
		Invoice #: 070226-337810871	
		67-6710-00 153 378 1087 1	\$756.45
07/09/2026	100485	Seabreeze Management Company, Inc.	\$1,400.03

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

07/01/2026 - 07/31/2026

Date	Check #	Payee	Amount
		Invoice #: 3738552	
		67-6720-00 Business Cellphone	\$115.69
		60-6085-00 Office Supplies--Printer Ink	\$171.58
		60-6085-00 Office Supplies-Printer Ink	\$178.01
		60-6085-00 Office Supplies HP Printer	\$611.82
		60-6085-00 Office Supplies-Printer Paper	\$54.69
		65-6553-00 Townside Pool Equip Room Padlock	\$29.35
		65-6553-00 Hillcrest RR Door Hinge	\$224.98
		65-6553-00 CA--Caution Tape	\$13.91
07/09/2026	100486	Better Pools LA	\$375.00
		Invoice #: 96873	
		65-6572-00 Hillcrest Pool/Spa Grid Cleaning	\$375.00
07/09/2026	100487	Better Pools LA	\$250.00
		Invoice #: 96874	
		65-6572-00 Townside Pool/Spa Grid Cleaning	\$250.00
07/09/2026	100488	Better Pools LA	\$2,525.00
		Invoice #: 96625	
		65-6570-00 Pool Contract Service July 2026	\$2,525.00
07/09/2026	100489	Environmental Testing Associates	\$1,155.00
		Invoice #: UN-062826	
		40-4003-00 165 CI Drive Post Testing	\$1,155.00
07/09/2026	100490	Environmental Testing Associates	\$1,490.00
		Invoice #: UN-061326	
		40-4003-00 165 CI Drive Env. Testing.	\$1,490.00
07/09/2026	100491	Garage Door Doctor	\$150.00
		Invoice #: 14217	
		66-6650-00 761 CI Dr. Garage Door Repair	\$150.00
07/09/2026	100492	Gothic Landscape Maintenance Division	\$29,362.36
		Invoice #: 429465	
		64-6405-00 July 2026 Service Contract	\$29,362.36
07/16/2026	100493	Vega cleaning service inc.	\$1,280.00
		Invoice #: 1436	
		65-6550-00 Contract Service thru June 28, 2026	\$1,280.00
07/16/2026	100494	Seabreeze Management Company, Inc.	\$6,008.14
		Invoice #: 3739076	
		60-6035-00 June 2026-Seabreeze Management Company, Inc.	\$478.73
		Invoice #: 3739660	
		60-6040-00 Pay Period: 06/14/26-06/27/26,-Seabreeze Management Company, Inc.	\$5,529.41
07/16/2026	100495	Better Pools LA	\$1,995.00
		Invoice #: 96863	
		65-6572-00 Replace filler float valve assemblies	\$1,995.00
07/16/2026	100496	Better Pools LA	\$495.00
		Invoice #: 96920	
		65-6572-00 Townside Pool Autofill	\$495.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

07/01/2026 - 07/31/2026

Date	Check #	Payee	Amount
07/16/2026	100497	Better Pools LA	\$145.00
		Invoice #: 96924	
		65-6572-00 Townside Spa clogged jet repair	\$145.00
07/16/2026	100498	Better Pools LA	\$250.00
		Invoice #: 96981	
		65-6572-00 Townside Pool/Spa Grid Cleaning	\$250.00
07/16/2026	100499	HD Supply	\$962.46
		Invoice #: 9251356644	
		65-6554-00 Common Area Supplies	\$962.46
07/16/2026	100500	Servpro of Camarillo/Oxnard	\$175.00
		Invoice #: 201649	
		66-6670-00 270 Landing Cove	\$175.00
07/16/2026	100501	Servpro of Camarillo/Oxnard	\$175.00
		Invoice #: 201664	
		66-6670-00 330 Landing Cove	\$175.00
07/16/2026	100502	Servpro of Camarillo/Oxnard	\$175.00
		Invoice #: 201665	
		66-6670-00 145 Channel Islands Drive	\$175.00
07/16/2026	100503	Servpro of Camarillo/Oxnard	\$175.00
		Invoice #: 201666	
		66-6670-00 300 Landing Cove	\$175.00
07/16/2026	100504	Servpro of Camarillo/Oxnard	\$405.00
		Invoice #: 201791	
		66-6670-00 425 Channel Islands Drive.	\$405.00
07/20/2026	100505	Better Pools LA	\$375.00
		Invoice #: 96983	
		65-6572-00 Hillcrest Pool Spa Grid Cleaning	\$375.00
07/20/2026	100506	Vega cleaning service inc.	\$1,320.00
		Invoice #: 1437	
		65-6550-00 Weekly Contract Service thru July 5, 2026	\$1,320.00
07/20/2026	100507	Vega cleaning service inc.	\$350.00
		Invoice #: 1438	
		65-6572-00 Adjust Pool/Spa Access Gates for annual VC inspection	\$350.00
07/20/2026	100508	Vega cleaning service inc.	\$1,320.00
		Invoice #: 1439	
		65-6550-00 Weekly Contract Service thru July 12, 2026	\$1,320.00
07/20/2026	100509	Garage Door Doctor	\$2,450.66
		Invoice #: 14231	
		40-4003-00 336 E Santa Cruz Island Crt. Replacement Garage Door	\$2,450.66
07/20/2026	100510	Xtreme Fitness Service Inc.	\$525.00
		Invoice #: 13604	
		65-6588-00 Quarterly Maintenance	\$525.00
07/20/2026	100511	Mike Kimble Plumbing	\$375.39
		Invoice #: 87324782	
		66-6645-00 Sewer snaking at 299 Smugglers Cove	\$375.39

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

07/01/2026 - 07/31/2026

Date	Check #	Payee	Amount
07/21/2026	100512	Vega cleaning service inc.	\$11,300.00
		Invoice #: 1435	
		40-4001-00 Painting CA Wrought Iron Fences	\$11,300.00
07/21/2026	300081	Charter Communications	\$51.53
		Invoice #: 0293780070926	
		67-6720-00 8448 20 041 0293780-Charter Communications	\$51.53
07/21/2026	300082	Charter Communications	\$129.13
		Invoice #: 0380181071226	
		67-6720-00 7/12-8/11-Charter Communications	\$129.13
07/22/2026	100513	Better Pools LA	\$250.00
		Invoice #: 97069	
		65-6572-00 Clean grids at Townside Pool/Spa	\$250.00
07/22/2026	100514	Vega cleaning service inc.	\$1,320.00
		Invoice #: 1440	
		65-6550-00 Weekly Contract Service thru July 19, 2026	\$1,320.00
07/22/2026	100515	Vega cleaning service inc.	\$150.00
		Invoice #: 1441	
		65-6553-00 Town Center Sidewalk Repair	\$150.00
07/22/2026	100516	Vega cleaning service inc.	\$150.00
		Invoice #: 1442	
		65-6509-00 Townside Pool/Spa shower drain cover.	\$150.00
07/22/2026	100517	Vega cleaning service inc.	\$625.00
		Invoice #: 1443	
		65-6553-00 Installation of Stop Signs (4)	\$625.00
07/22/2026	100518	Vega cleaning service inc.	\$550.00
		Invoice #: 1444	
		66-6665-00 TH Stucco Repair 221 Landing Cove	\$550.00
07/22/2026	100519	Vega cleaning service inc.	\$250.00
		Invoice #: 1445	
		66-6645-00 Hose Bib Replacement at 304 E Santa Cruz Isl crt	\$250.00
07/24/2026	300083	E. J. Harrison & Sons, Inc.	\$6,176.82
		Invoice #: 071626-0044384 3	
		67-6725-00 July 2026-E. J. Harrison & Sons, Inc.	\$6,176.82
07/27/2026	100520	Southern California Edison Co.	\$2,794.66
		Invoice #: 071726-466262876	
		67-6705-00 700466262876	\$2,794.66
07/27/2026	100521	Seabreeze Management Company, Inc.	\$5,681.47
		Invoice #: 3739870	
		60-6040-00 Pay Period 6/28/2026 - 7/11/2026-Seabreeze Management Company, Inc.	\$5,681.47
07/27/2026	100522	Mike Kimble Plumbing	\$350.00
		Invoice #: 87440110	
		66-6645-00 TH Plumbing Repair 316 E Platts Harbor	\$350.00
07/27/2026	100523	Kastle Kare Inc	\$550.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

07/01/2026 - 07/31/2026

Date	Check #	Payee	Amount
		Invoice #: SR-06205	
		65-6555-00 Service Contract for July 2026	\$550.00
07/27/2026	100524	Anderson Refrigeration Inc	\$850.00
		Invoice #: 4556019	
		40-4003-00 Heater Blower Motor Replacement 227 LC.	\$850.00
07/27/2026	100525	Vega cleaning service inc.	\$150.00
		Invoice #: 1446	
		65-6553-00 Repair Gate at Large Dog Park	\$150.00
07/28/2026	100526	American Heritage Landscape Lp	\$2,400.00
		Invoice #: 10049354	
		64-6425-00 Pay from FY 2025-2026	\$2,400.00
07/28/2026	100527	American Heritage Landscape Lp	\$11,568.00
		Invoice #: 10049355	
		64-6425-00 Pay from FY 2025-2026	\$11,568.00
07/28/2026	100528	American Heritage Landscape Lp	\$200.00
		Invoice #: 10049379	
		64-6425-00 FY 2025-2026	\$200.00
07/28/2026	100529	BluSky Restoration Contractors, LLC	\$6,479.50
		Invoice #: 301773- 24	
		40-4003-00 Remediation @ 165 CI Drive	\$6,479.50
07/28/2026	100530	Seabreeze Management Company, Inc.	\$409.55
		Invoice #: 3739911	
		60-6085-00 Office Supplies-Report Binding	\$22.27
		60-6085-00 Office Supplies Printer Ink	\$183.68
		60-6085-00 Business Cellphone	\$115.72
		65-6553-00 Garden Hose for CA Community Garden	\$87.88
07/30/2026	100531	Servpro of Camarillo/Oxnard	\$175.00
		Invoice #: 201656	
		66-6670-00 Dryer Vent Cleaning 240 LC.	\$175.00
07/30/2026	100532	Better Pools LA	\$375.00
		Invoice #: 97449	
		65-6572-00 Hillcrest Pool Spa Grid Cleaning	\$375.00
07/31/2026	100533	Franklin & Vizzo Plumbing, Inc	\$500.00
		Invoice #: 77169	
		40-4003-00 Slab leak in 2021 at 227 Landing Cove	\$500.00
07/31/2026	100534	Better Pools LA	\$250.00
		Invoice #: 97533	
		65-6572-00 Clean Hillcrest Pool/Spa Grids	\$250.00
07/31/2026	100535	Better Pools LA	\$250.00
		Invoice #: 97534	
		65-6572-00 Clean Townside Pool/Spa Grids	\$250.00
07/31/2026	100536	Vega cleaning service inc.	\$1,320.00
		Invoice #: 1447	
		65-6550-00 Weekly Contract Service thru July 26, 2026	\$1,320.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

07/01/2026 - 07/31/2026

Date	Check #	Payee	Amount	
		Account Totals	# Checks:	65
				\$241,112.81
		Association Totals	# Checks:	65
				\$241,112.81

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

DATE	Invoice #	Amount	GL	Description
Site Authority Requested Work Reimbursement:				
Gothic Landscape		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		

DATE	Amount	Monthly	Reserve Exp Type	Description	Vendor	Invoice Number
		Subtotal				
Jul-26	215,671.55			Year End Balance		
		215,671.55				
Jul-26	56,260.00			Reserve Contribution		
Jul-26	(11,300.00)		Common Space	Painted Wrought Iron Fences	Vega Cleaning	1435
Jul-26	(9,265.00)		Townhouse	Aluminum Fence Installation	Fence Factory Saticoy	468117
Jul-26	(1,155.00)		Townhouse	165 CI Drive Point Testing	Environmental Testing	UN-062826
Jul-26	(1,490.00)		Townhouse	165 CI Drive Env. Testing	Environmental Testing	UN-061326
Jul-26	(2,450.66)		Townhouse	336 E Santa Cruz Island Crt Replacement-Garage Door	Garage Door Doctor	14231
Jul-26	(850.00)		Townhouse	Heat Blower Motor Replacement 227 LC	Anderson Refrigeration	4556019
Jul-26	(6,479.50)		Townhouse	Remediation at 165 CI Drive	BluSky Restoration	301773-24
Jul-26	(500.00)		Townhouse	Slab Leak in 2021 at 227 Landing Cove	Franklin & Vizzo Plumbing	77169
		22,769.84				
Total		238,441.39	238,441.39			

University Glen
GL 2795 - Accrued Operating Expenses

For the Month Ending: July 31, 2026

GL Code	Vendor	Description	Month	Amount
6320	CSU Channel Islands	Security Services	Jul-26	7,966.67
6700	CSU Channel Islands	Water-Reclaimed	Jul-26	6,643.50
6701	CSU Channel Islands	Water-Potable	Jul-26	12,000.00
6702	CSU Channel Islands	Water-Sewer	Jul-26	27,025.14
6703	CSU Channel Islands	Water/Sewer Infrastructure	Jun-26	8,080.72
6705	Southern Calif Edison	Electricity	Jul-26	6,577.50
6800	CSU Channel Islands	TH Insurance Master	Jun-26	10,732.50
			Total:	79,026.03

University Glen - Reserve Account Income & Expenses

CONTRIBUTION: CAM Income					EXPENDITURES				NET TOTALS			
	9CSA05 - Single	9CSA11 - CAMS	9CSA14 - Town	TOTAL	4002	4001	4003	TOTAL	9CSA05 - Single	9CSA11 - CAMS	9CSA14 - Town	TOTAL
	Family Homes		Homes		9CSA05 - Single	9CSA11 - CAMS	9CSA14 - Town		Family Homes		Homes	
Beg Bal	-	-	-	-	-	-	-	-	-	-	-	215,671.55
Jul-26	1,400.00	28,000.00	26,860.00	56,260.00	-	(11,300.00)	(22,190.16)	(33,490.16)	1,400.00	16,700.00	4,669.84	22,769.84
				-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-
YTD	1,400.00	28,000.00	26,860.00	56,260.00	-	(11,300.00)	(22,190.16)	(33,490.16)	1,400.00	16,700.00	4,669.84	238,441.39

University Glen Reserve Balance

June 30, 2026

Preliminary Unaudited

Reserve Type	Balance as of 5/31/26	Jun 2026 Contributions	Jun 2026 Expenses	Jun 2026 Adjustments	Investment Activity	Balance as of 6/30/26
Common Area	1,795,005.76	28,000.00	(24,597.40)		3,369.14	1,801,777.50
Single Family Homes	148,969.87	1,400.00	(2,640.00)		237.21	147,967.08
Townhomes	3,212,856.80	25,034.00	(34,755.95)		5,959.58	3,209,094.43
Total	5,156,832.43	54,434.00	(61,993.35)	-	9,565.93	5,158,839.01

Activity Jun-26	
Contributions	54,434.00
Expenses	(61,993.35)
Adjustments	-
Investments	9,565.93
Total Activity	\$ 2,006.58
Net Change in Balance	
CAM - 9CSA11	6,771.74
Single Family - 9CSA05	(1,002.79)
Townhomes 9CSA14	(3,762.37)
Total Activity by Type	\$ 2,006.58

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
Due from UGCAM for Jun 2026	(7,559.35)
Total Due from UGCAM	215,671.55
<i>(accounts receivable)</i>	
Wells Fargo	9,169.23
CalTRUST	4,933,998.23
Acct Balances as of 6/30/26	4,943,167.46
Reserve Total as of 6/30/26	5,158,839.01

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 7/1/2026 - 7/31/2026

Account No	Description				Prior Balance	Current Debit	Current Credit	End Balance
01-1003-00	Sunwest Oper - Acct 2137				\$666,594.56	\$282,062.86	\$241,634.15	\$707,023.27
Date	GL Ref #	Debit	Credit	Description				
07/01/2026	15021562	\$ 4,749.24	\$ -	Deposit from batch 448868				
07/01/2026	15098689	-	4,500.00	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100476 Inv: 3737066 Seabreeze Management Company, Inc.				
07/01/2026	15098691	-	794.32	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100477 Inv: 427466 Gothic Landscape Maintenance Division				
07/01/2026	15098693	-	610.10	Sunwest Oper - Acct 2137; Charter Communications Chk # 300080 Inv: 0033385062126 Charter Communications				
07/01/2026	15104127	907.94	-	Deposit from batch 450058				
07/02/2026	15107509	3,451.18	-	Deposit from batch 450366				
07/02/2026	15109397	2,300.12	-	Deposit from batch 449676				
07/02/2026	15122056	2,645.78	-	Deposit from batch 450883				
07/03/2026	15271101	1,150.06	-	Deposit from batch 454287				
07/03/2026	15276600	920.69	-	Deposit from batch 454379				
07/06/2026	15130291	2,416.44	-	Deposit from batch 452013				
07/06/2026	15133350	7,166.55	-	Deposit from batch 450401				
07/06/2026	15149779	3,912.13	-	Deposit from batch 452329				
07/07/2026	15154230	2,778.80	-	Deposit from batch 452077				
07/07/2026	15161915	-	9,265.00	Sunwest Oper - Acct 2137; Fence Factory Rentals Chk # 100478 Inv: 468117 Fence Factory Rentals				
07/07/2026	15161917	-	478.73	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100479 Inv: 3735943 Seabreeze Management Company, Inc.				
07/07/2026	15161919	-	650.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100480 Inv: 96626 Better Pools LA				
07/07/2026	15161921	-	7,966.67	Sunwest Oper - Acct 2137; CSU Channel Islands Site Authority Chk # 100481 Inv: 512387 CSU Channel Islands Site Authority				
07/07/2026	15161923	-	105,120.72	Sunwest Oper - Acct 2137; California State University, Channel Islands Chk # 100482 Inv: 512432 California State University, Channel Islands				
07/07/2026	15164892	1,495.95	-	Deposit from batch 453170				
07/07/2026	15166767	575.03	-	Deposit from batch 453430				
07/08/2026	15168540	1,809.55	-	Deposit from batch 452983				
07/08/2026	15175440	-	51.12	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100483 Inv: 3738474 Seabreeze Management Company, Inc.				
07/08/2026	15175442	-	756.45	Sunwest Oper - Acct 2137; SoCalGas Chk # 100484 Inv: 070226-337810871 SoCalGas				
07/08/2026	15178101	600.00	-	Deposit from batch 454039				
07/08/2026	15179006	1,168.77	-	Deposit from batch 454111				
07/09/2026	15273165	3,982.95	-	Deposit from batch 453795				
07/09/2026	15283399	1,107.80	-	Deposit from batch 454800				
07/09/2026	15284656	99.22	-	Deposit from batch 454967				
07/09/2026	15289621	-	1,400.03	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100485 Inv: 3738552 Seabreeze Management Company, Inc.				
07/09/2026	15289623	-	375.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100486				

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 7/1/2026 - 7/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 96873 Better Pools LA					
07/09/2026	15289625	-	250.00		Sunwest Oper - Acct 2137; Better Pools LA Chk # 100487
Inv: 96874 Better Pools LA					
07/09/2026	15289627	-	2,525.00		Sunwest Oper - Acct 2137; Better Pools LA Chk # 100488
Inv: 96625 Better Pools LA					
07/09/2026	15289629	-	1,155.00		Sunwest Oper - Acct 2137; Environmental Testing Associates Chk # 100489
Inv: UN-062826 Environmental Testing Associates					
07/09/2026	15289631	-	1,490.00		Sunwest Oper - Acct 2137; Environmental Testing Associates Chk # 100490
Inv: UN-061326 Environmental Testing Associates					
07/09/2026	15289633	-	150.00		Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100491
Inv: 14217 Garage Door Doctor					
07/09/2026	15290384	-	29,362.36		Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100492
Inv: 429465 Gothic Landscape Maintenance Division					
07/10/2026	15257059	183,113.57	-		Deposit from batch 451781
07/10/2026	15292534	575.03	-		Deposit from batch 454485
07/10/2026	15293038	1,723.09	-		Deposit from batch 455021
07/10/2026	15294300	4,600.21	-		Deposit from batch 454378
07/10/2026	15302904	4,142.47	-		Deposit from batch 455328
07/13/2026	15308293	3,270.75	-		Deposit from batch 455093
07/13/2026	15320001	1,150.06	-		Deposit from batch 455956
07/14/2026	15323190	4,866.98	-		Deposit from batch 456395
07/14/2026	15337600	4,970.87	-		Deposit from batch 457093
07/14/2026	15339271	645.00	-		Deposit from batch 457226
07/14/2026	15339359	4,634.45	-		Deposit from batch 457252
07/15/2026	15344382	1,596.58	-		Misc Scanned Deposit
07/15/2026	15351714	575.03	-		Deposit from batch 458212
07/16/2026	15353768	575.03	-		Deposit from batch 457900
07/16/2026	15354985	575.03	-		Deposit from batch 457763
07/16/2026	15356676	-	320.77		Return CK# 0000030168 - Insufficient Funds
07/16/2026	15357937	575.03	-		Deposit from batch 458878
07/16/2026	15363584	-	1,280.00		Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100493
Inv: 1436 Vega cleaning service inc.					
07/16/2026	15363586	-	5,529.41		Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100494
Inv: 3739660 Seabreeze Management Company, Inc.					
07/16/2026	15363586	-	478.73		Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100494
Inv: 3739076 Seabreeze Management Company, Inc.					
07/16/2026	15363590	-	1,995.00		Sunwest Oper - Acct 2137; Better Pools LA Chk # 100495
Inv: 96863 Better Pools LA					
07/16/2026	15363592	-	495.00		Sunwest Oper - Acct 2137; Better Pools LA Chk # 100496
Inv: 96920 Better Pools LA					
07/16/2026	15363594	-	145.00		Sunwest Oper - Acct 2137; Better Pools LA Chk # 100497
Inv: 96924 Better Pools LA					
07/16/2026	15363596	-	250.00		Sunwest Oper - Acct 2137; Better Pools LA Chk # 100498

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 7/1/2026 - 7/31/2026

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
Inv: 96981 Better Pools LA							
07/16/2026	15363598	-	962.46	Sunwest Oper - Acct 2137; HD Supply Chk # 100499			
Inv: 9251356644 HD Supply							
07/16/2026	15363600	-	175.00	Sunwest Oper - Acct 2137; Servpro of Camarillo/Oxnard Chk # 100500			
Inv: 201649 Servpro of Camarillo/Oxnard							
07/16/2026	15363602	-	175.00	Sunwest Oper - Acct 2137; Servpro of Camarillo/Oxnard Chk # 100501			
Inv: 201664 Servpro of Camarillo/Oxnard							
07/16/2026	15363604	-	175.00	Sunwest Oper - Acct 2137; Servpro of Camarillo/Oxnard Chk # 100502			
Inv: 201665 Servpro of Camarillo/Oxnard							
07/16/2026	15363606	-	175.00	Sunwest Oper - Acct 2137; Servpro of Camarillo/Oxnard Chk # 100503			
Inv: 201666 Servpro of Camarillo/Oxnard							
07/16/2026	15363608	-	405.00	Sunwest Oper - Acct 2137; Servpro of Camarillo/Oxnard Chk # 100504			
Inv: 201791 Servpro of Camarillo/Oxnard							
07/20/2026	15377898	1,175.03	-	Deposit from batch 459167			
07/20/2026	15384119	-	375.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100505			
Inv: 96983 Better Pools LA							
07/20/2026	15384121	-	1,320.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100506			
Inv: 1437 Vega cleaning service inc.							
07/20/2026	15384123	-	350.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100507			
Inv: 1438 Vega cleaning service inc.							
07/20/2026	15384125	-	1,320.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100508			
Inv: 1439 Vega cleaning service inc.							
07/20/2026	15384127	-	2,450.66	Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100509			
Inv: 14231 Garage Door Doctor							
07/20/2026	15384129	-	525.00	Sunwest Oper - Acct 2137; Xtreme Fitness Service Inc. Chk # 100510			
Inv: 13604 Xtreme Fitness Service Inc.							
07/20/2026	15384131	-	375.39	Sunwest Oper - Acct 2137; Mike Kimble Plumbing Chk # 100511			
Inv: 87324782 Mike Kimble Plumbing							
07/20/2026	15388131	575.03	-	Deposit from batch 460157			
07/21/2026	15392638	575.03	-	Deposit from batch 459890			
07/21/2026	15394974	-	11,300.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100512			
Inv: 1435 Vega cleaning service inc.							
07/21/2026	15397108	-	51.53	Sunwest Oper - Acct 2137; Charter Communications Chk # 300081			
Inv: 0293780070926 Charter Communications							
07/21/2026	15397110	-	129.13	Sunwest Oper - Acct 2137; Charter Communications Chk # 300082			
Inv: 0380181071226 Charter Communications							
07/21/2026	15398170	575.03	-	Deposit from batch 460803			
07/21/2026	15399009	200.57	-	Square deposit Sunwest Oper - Acct 2137			
07/21/2026	15399009	-	200.57	Square deposit Sunwest Oper - Acct 2137 (Reversal)			
07/22/2026	15403001	-	250.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100513			
Inv: 97069 Better Pools LA							

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 7/1/2026 - 7/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/22/2026	15403003	\$ -	\$ 1,320.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100514 Inv: 1440 Vega cleaning service inc.	
07/22/2026	15403005	-	150.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100515 Inv: 1441 Vega cleaning service inc.	
07/22/2026	15403007	-	150.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100516 Inv: 1442 Vega cleaning service inc.	
07/22/2026	15403009	-	625.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100517 Inv: 1443 Vega cleaning service inc.	
07/22/2026	15403011	-	550.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100518 Inv: 1444 Vega cleaning service inc.	
07/22/2026	15403013	-	250.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100519 Inv: 1445 Vega cleaning service inc.	
07/23/2026	15406864	666.44	-	Deposit from batch 461044	
07/23/2026	15407374	1,150.06	-	Deposit from batch 461050	
07/23/2026	15414040	345.66	-	Deposit from batch 461772	
07/24/2026	15415068	2,301.09	-	Deposit from batch 461922	
07/24/2026	15420438	-	6,176.82	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300083 Inv: 071626-0044384 3 E. J. Harrison & Sons, Inc.	
07/27/2026	15426316	575.03	-	Deposit from batch 461968	
07/27/2026	15426891	1,150.09	-	Deposit from batch 462409	
07/27/2026	15434064	-	2,794.66	Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 100520 Inv: 071726-466262876 Southern California Edison Co.	
07/27/2026	15434066	-	5,681.47	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100521 Inv: 3739870 Seabreeze Management Company, Inc.	
07/27/2026	15434068	-	350.00	Sunwest Oper - Acct 2137; Mike Kimble Plumbing Chk # 100522 Inv: 87440110 Mike Kimble Plumbing	
07/27/2026	15434070	-	550.00	Sunwest Oper - Acct 2137; Kastle Kare Inc Chk # 100523 Inv: SR-06205 Kastle Kare Inc	
07/27/2026	15434072	-	850.00	Sunwest Oper - Acct 2137; Anderson Refrigeration Inc Chk # 100524 Inv: 4556019 Anderson Refrigeration Inc	
07/27/2026	15434074	-	150.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100525 Inv: 1446 Vega cleaning service inc.	
07/27/2026	15435965	575.03	-	Deposit from batch 462698	
07/28/2026	15443003	600.00	-	Deposit from batch 462507	
07/28/2026	15443342	-	2,400.00	Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100526 Inv: 10049354 American Heritage Landscape Lp	
07/28/2026	15443344	-	11,568.00	Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100527 Inv: 10049355 American Heritage Landscape Lp	
07/28/2026	15443346	-	200.00	Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100528 Inv: 10049379 American Heritage Landscape Lp	
07/28/2026	15443348	-	6,479.50	Sunwest Oper - Acct 2137; BluSky Restoration Contractors, LLC Chk # 100529	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 7/1/2026 - 7/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 301773- 24 BluSky Restoration Contractors, LLC					
07/28/2026	15443350	-	409.55	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100530	
Inv: 3739911 Seabreeze Management Company, Inc.					
07/28/2026	15446486	2,070.75	-	Deposit from batch 463292	
07/29/2026	15448956	575.03	-	Deposit from batch 463674	
07/29/2026	15449548	1,453.46	-	Deposit from batch 463018	
07/30/2026	15463518	575.00	-	Deposit from batch 464348	
07/30/2026	15467883	-	175.00	Sunwest Oper - Acct 2137; Servpro of Camarillo/Oxnard Chk # 100531	
Inv: 201656 Servpro of Camarillo/Oxnard					
07/30/2026	15467885	-	375.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100532	
Inv: 97449 Better Pools LA					
07/30/2026	15470277	2,070.75	-	Deposit from batch 464781	
07/30/2026	15471467	186.43	-	CORP PAY AVIDPAY NTE*CCD*BUYER REFUND - 209385035-100382\ Sunwest Oper - Acc	
07/31/2026	15472060	532.77	-	Deposit from batch 465017	
07/31/2026	15476092	-	500.00	Sunwest Oper - Acct 2137; Franklin & Vizzo Plumbing, Inc Chk # 100533	
Inv: 77169 Franklin & Vizzo Plumbing, Inc					
07/31/2026	15476094	-	250.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100534	
Inv: 97533 Better Pools LA					
07/31/2026	15476096	-	250.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100535	
Inv: 97534 Better Pools LA					
07/31/2026	15476098	-	1,320.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100536	
Inv: 1447 Vega cleaning service inc.					
07/31/2026	15484171	2,640.77	-	Deposit from batch 465281	
07/31/2026	15485698	666.43	-	Deposit from batch 465374	
12-1280-00	Accounts Receivable		60,446.14	270,929.11	280,240.08
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	15021562	\$ 0.00	\$ 4,403.58	Deposit from batch 448868	
07/01/2026	15104127	0.00	902.93	Deposit from batch 450058	
07/01/2026	14916781	106,996.88	-	Apartment Assessment - A - Batch 443621	
07/01/2026	14916805	18,920.18	-	Apartment Assessment - A - Batch 443622	
07/01/2026	14916829	24,887.52	-	Assessment-A - Batch 443623	
07/01/2026	14916853	115,006.00	-	Assessment-A - Batch 443624	
07/01/2026	14916877	4,566.94	-	Commercial Assessment - A - Batch 443625	
07/01/2026	15041546	-	345.66	Applied Prepaid 124525874629	
07/01/2026	15041560	-	320.77	Applied Prepaid 124525874659	
07/01/2026	15041567	-	345.66	Applied Prepaid 124525874676	
07/01/2026	15041576	-	345.66	Applied Prepaid 124525874838	
07/01/2026	15041584	-	377.14	Applied Prepaid 124525874679	
07/01/2026	15041594	-	575.03	Applied Prepaid 124525874817	
07/01/2026	15041599	-	575.03	Applied Prepaid 124525874836	
07/01/2026	15041605	-	575.03	Applied Prepaid 124525874814	
07/01/2026	15041611	-	575.03	Applied Prepaid 124525874651	
07/01/2026	15041614	-	575.03	Applied Prepaid 124525874735	
07/01/2026	15041620	-	345.66	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: 7/1/2026 - 7/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/01/2026	15041626	\$ -	\$ 345.66	Applied Prepaid 124525874652	
07/01/2026	15041632	-	0.79	Applied Prepaid 124525874702	
07/01/2026	15041639	-	345.66	Applied Prepaid 124525874634	
07/01/2026	15041647	-	345.66	Applied Prepaid 124525874589	
07/01/2026	15041656	-	345.66	Applied Prepaid 124525874656	
07/01/2026	15041666	-	1.11	Applied Prepaid 124525874671	
07/01/2026	15041674	-	0.82	Applied Prepaid 124525874800	
07/01/2026	15041683	-	0.82	Applied Prepaid 124525874825	
07/01/2026	15041690	-	575.03	Applied Prepaid 124525874834	
07/01/2026	15041698	-	575.03	Applied Prepaid 124525874710	
07/01/2026	15041706	-	526.29	Applied Prepaid 124525874805	
07/01/2026	15041716	-	233.32	Applied Prepaid 124525874592	
07/01/2026	15041723	-	470.53	Applied Prepaid 124525874774	
07/01/2026	15041729	-	575.03	Applied Prepaid 124525874687	
07/01/2026	15041736	-	532.77	Applied Prepaid 124525874770	
07/01/2026	15041742	-	47.27	Applied Prepaid 124525874644	
07/01/2026	15041750	-	375.41	Applied Prepaid 124525874738	
07/01/2026	15041755	-	4.96	Applied Prepaid 124525874616	
07/01/2026	15041760	-	4.96	Applied Prepaid 124525874744	
07/01/2026	15041764	-	575.03	Applied Prepaid 124525874733	
07/01/2026	15041771	-	199.86	Applied Prepaid 124525874824	
07/01/2026	15041777	-	575.03	Applied Prepaid 124525874706	
07/01/2026	15041782	-	575.03	Applied Prepaid 124525874752	
07/01/2026	15041787	-	575.03	Applied Prepaid 124525874639	
07/01/2026	15041795	-	575.03	Applied Prepaid 124525874637	
07/01/2026	15041799	-	575.03	Applied Prepaid 124525874640	
07/01/2026	15041804	-	323.59	Applied Prepaid 124525874709	
07/01/2026	15041809	-	0.97	Applied Prepaid 124525874701	
07/01/2026	15041815	-	26.56	Applied Prepaid 124525874623	
07/01/2026	15041819	-	80.28	Applied Prepaid 124525874813	
07/01/2026	15041826	-	320.77	Applied Prepaid 124525874739	
07/01/2026	15041830	-	575.03	Applied Prepaid 124525874698	
07/01/2026	15093761	50.00	-	Parking Permit/ Pass Fee - Batch 449872	
07/01/2026	15171035	0.82	-	Move Payment Transfer	
07/02/2026	15109397	0.00	2,219.84	Deposit from batch 449676	
07/02/2026	15107509	0.00	3,450.18	Deposit from batch 450366	
07/02/2026	15122056	0.00	2,645.78	Deposit from batch 450883	
07/03/2026	15271101	0.00	1,150.06	Deposit from batch 454287	
07/03/2026	15276600	0.00	920.69	Deposit from batch 454379	
07/06/2026	15133350	0.00	6,269.81	Deposit from batch 450401	
07/06/2026	15130291	0.00	2,416.44	Deposit from batch 452013	
07/06/2026	15149779	0.00	3,912.13	Deposit from batch 452329	
07/07/2026	15154230	0.00	2,778.80	Deposit from batch 452077	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 7/1/2026 - 7/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/07/2026	15164892	\$ 0.00	\$ 1,171.25	Deposit from batch 453170	
07/07/2026	15166767	0.00	575.03	Deposit from batch 453430	
07/08/2026	15168540	0.00	1,495.69	Deposit from batch 452983	
07/08/2026	15178101	0.00	600.00	Deposit from batch 454039	
07/08/2026	15179006	0.00	634.58	Deposit from batch 454111	
07/08/2026	15171118	75.00	-	Key Fob / Remotes / RFID - Batch 453981	
07/09/2026	15273165	0.00	3,407.92	Deposit from batch 453795	
07/09/2026	15283399	0.00	1,107.80	Deposit from batch 454800	
07/09/2026	15284656	0.00	99.22	Deposit from batch 454967	
07/09/2026	15279753	-	246.44	Applied Prepaid 124525874740	
07/09/2026	15279758	-	261.78	Applied Prepaid 124525874594	
07/09/2026	15279760	-	575.03	Applied Prepaid 124525874703	
07/09/2026	15279762	-	341.71	Applied Prepaid 124525874592	
07/09/2026	15279764	-	575.03	Applied Prepaid 124525874734	
07/09/2026	15279766	-	199.62	Applied Prepaid 124525874738	
07/09/2026	15279768	-	75.00	Applied Prepaid 124525874769	
07/10/2026	15257059	0.00	183,113.57	Deposit from batch 451781	
07/10/2026	15294300	0.00	3,450.18	Deposit from batch 454378	
07/10/2026	15292534	0.00	575.03	Deposit from batch 454485	
07/10/2026	15293038	0.00	1,723.09	Deposit from batch 455021	
07/10/2026	15302904	0.00	3,238.07	Deposit from batch 455328	
07/13/2026	15308293	0.00	2,695.72	Deposit from batch 455093	
07/13/2026	15320001	0.00	1,150.06	Deposit from batch 455956	
07/14/2026	15323190	0.00	4,866.98	Deposit from batch 456395	
07/14/2026	15337600	0.00	3,795.84	Deposit from batch 457093	
07/14/2026	15339359	0.00	4,634.45	Deposit from batch 457252	
07/15/2026	15351714	0.00	575.03	Deposit from batch 458212	
07/16/2026	15353768	0.00	575.03	Deposit from batch 457900	
07/16/2026	15357937	0.00	575.03	Deposit from batch 458878	
07/16/2026	15356309	75.00	-	Key Fob / Remotes / RFID - Batch 458466	
07/16/2026	15356676	320.77	-	Return CK# 0000030168 - Insufficient Funds	
07/16/2026	15362041	30.00	-	NSF/Returned Check Fee - Batch 458709	
07/20/2026	15377898	0.00	1,175.03	Deposit from batch 459167	
07/20/2026	15388131	0.00	575.03	Deposit from batch 460157	
07/21/2026	15392638	0.00	575.03	Deposit from batch 459890	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 7/1/2026 - 7/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/21/2026	15398170	\$ 0.00	\$ 575.03	Deposit from batch 460803	
07/23/2026	15406864	0.00	666.44	Deposit from batch 461044	
07/23/2026	15407374	0.00	1,150.06	Deposit from batch 461050	
07/23/2026	15414040	0.00	345.66	Deposit from batch 461772	
07/24/2026	15415068	0.00	1,829.59	Deposit from batch 461922	
07/27/2026	15426316	0.00	575.03	Deposit from batch 461968	
07/27/2026	15426891	0.00	1,150.03	Deposit from batch 462409	
07/28/2026	15443003	0.00	600.00	Deposit from batch 462507	
07/29/2026	15449548	0.00	920.69	Deposit from batch 463018	
07/29/2026	15448956	0.00	575.03	Deposit from batch 463674	
07/30/2026	15463518	0.00	216.86	Deposit from batch 464348	
07/31/2026	15485698	0.00	666.43	Deposit from batch 465374	
12-1281-00	A/R-Miscellaneous	43,005.69	-	-	43,005.69
Date	GL Ref #	Debit	Credit	Description	
20-2001-00	Prepaid Dues	(27,149.20)	17,514.33	17,354.35	(26,989.22)
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	15021562	\$ 0.00	\$ 345.66	Deposit from batch 448868	
07/01/2026	15104127	0.00	5.01	Deposit from batch 450058	
07/01/2026	15041546	345.66	-	Adjust Prepaid	
07/01/2026	15041560	320.77	-	Adjust Prepaid	
07/01/2026	15041567	345.66	-	Adjust Prepaid	
07/01/2026	15041576	345.66	-	Adjust Prepaid	
07/01/2026	15041584	377.14	-	Adjust Prepaid	
07/01/2026	15041594	575.03	-	Adjust Prepaid	
07/01/2026	15041599	575.03	-	Adjust Prepaid	
07/01/2026	15041605	575.03	-	Adjust Prepaid	
07/01/2026	15041611	575.03	-	Adjust Prepaid	
07/01/2026	15041614	575.03	-	Adjust Prepaid	
07/01/2026	15041620	345.66	-	Adjust Prepaid	
07/01/2026	15041626	345.66	-	Adjust Prepaid	
07/01/2026	15041632	0.79	-	Adjust Prepaid	
07/01/2026	15041639	345.66	-	Adjust Prepaid	
07/01/2026	15041647	345.66	-	Adjust Prepaid	
07/01/2026	15041656	345.66	-	Adjust Prepaid	
07/01/2026	15041666	1.11	-	Adjust Prepaid	
07/01/2026	15041674	0.82	-	Adjust Prepaid	
07/01/2026	15041683	0.82	-	Adjust Prepaid	
07/01/2026	15041690	575.03	-	Adjust Prepaid	
07/01/2026	15041698	575.03	-	Adjust Prepaid	
07/01/2026	15041706	526.29	-	Adjust Prepaid	
07/01/2026	15041716	233.32	-	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: 7/1/2026 - 7/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/01/2026	15041723	\$ 470.53	\$ -	Adjust Prepaid	
07/01/2026	15041729	575.03	-	Adjust Prepaid	
07/01/2026	15041736	532.77	-	Adjust Prepaid	
07/01/2026	15041742	47.27	-	Adjust Prepaid	
07/01/2026	15041750	375.41	-	Adjust Prepaid	
07/01/2026	15041755	4.96	-	Adjust Prepaid	
07/01/2026	15041760	4.96	-	Adjust Prepaid	
07/01/2026	15041764	575.03	-	Adjust Prepaid	
07/01/2026	15041771	199.86	-	Adjust Prepaid	
07/01/2026	15041777	575.03	-	Adjust Prepaid	
07/01/2026	15041782	575.03	-	Adjust Prepaid	
07/01/2026	15041787	575.03	-	Adjust Prepaid	
07/01/2026	15041795	575.03	-	Adjust Prepaid	
07/01/2026	15041799	575.03	-	Adjust Prepaid	
07/01/2026	15041804	323.59	-	Adjust Prepaid	
07/01/2026	15041809	0.97	-	Adjust Prepaid	
07/01/2026	15041815	26.56	-	Adjust Prepaid	
07/01/2026	15041819	80.28	-	Adjust Prepaid	
07/01/2026	15041826	320.77	-	Adjust Prepaid	
07/01/2026	15041830	575.03	-	Adjust Prepaid	
07/01/2026	15171035	-	0.82	Move Payment Transfer	
07/02/2026	15109397	0.00	80.28	Deposit from batch 449676	
07/02/2026	15107509	0.00	1.00	Deposit from batch 450366	
07/06/2026	15133350	0.00	896.74	Deposit from batch 450401	
07/07/2026	15164892	0.00	324.70	Deposit from batch 453170	
07/08/2026	15168540	0.00	313.86	Deposit from batch 452983	
07/08/2026	15179006	0.00	534.19	Deposit from batch 454111	
07/09/2026	15273165	0.00	575.03	Deposit from batch 453795	
07/09/2026	15279753	246.44	-	Adjust Prepaid	
07/09/2026	15279758	261.78	-	Adjust Prepaid	
07/09/2026	15279760	575.03	-	Adjust Prepaid	
07/09/2026	15279762	341.71	-	Adjust Prepaid	
07/09/2026	15279764	575.03	-	Adjust Prepaid	
07/09/2026	15279766	199.62	-	Adjust Prepaid	
07/09/2026	15279768	75.00	-	Adjust Prepaid	
07/10/2026	15294300	0.00	1,150.03	Deposit from batch 454378	
07/10/2026	15302904	0.00	904.40	Deposit from batch 455328	
07/13/2026	15308293	0.00	575.03	Deposit from batch 455093	
07/14/2026	15337600	0.00	1,175.03	Deposit from batch 457093	
07/14/2026	15339271	0.00	645.00	Deposit from batch 457226	
07/16/2026	15354985	0.00	575.03	Deposit from batch 457763	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 7/1/2026 - 7/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/24/2026	15415068	\$ 0.00	\$ 471.50	Deposit from batch 461922	
07/27/2026	15426891	0.00	0.06	Deposit from batch 462409	
07/27/2026	15435965	0.00	575.03	Deposit from batch 462698	
07/28/2026	15446486	0.00	2,070.75	Deposit from batch 463292	
07/29/2026	15449548	0.00	532.77	Deposit from batch 463018	
07/30/2026	15463518	0.00	358.14	Deposit from batch 464348	
07/30/2026	15470277	0.00	2,070.75	Deposit from batch 464781	
07/31/2026	15472060	0.00	532.77	Deposit from batch 465017	
07/31/2026	15484171	0.00	2,640.77	Deposit from batch 465281	
20-2795-00	Accrued Operating Expenses	(205,194.31)	205,194.31	79,026.03	(79,026.03)
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	15171366	\$ 205,194.31	\$ -	Monthly Accrual (Reversal)	
07/31/2026	15600773	-	79,026.03	Monthly Accrual	
20-2799-00	Accounts Payable	-	241,112.81	241,112.81	-
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	15098683	\$ -	\$ 4,500.00	Accounts Payable Inv # 3737066 Inv: 3737066 Seabreeze Management Company, Inc.	
07/01/2026	15098685	-	794.32	Accounts Payable Inv # 427466 Inv: 427466 Gothic Grounds Management, Inc	
07/01/2026	15098687	-	610.10	Accounts Payable Inv # 0033385062126 Inv: 0033385062126 Charter Communications	
07/01/2026	15098689	4,500.00	-	Accounts Payable Inv # 3737066; Seabreeze Management Company, Inc. Chk # 100476 Inv: 3737066 Seabreeze Management Company, Inc.	
07/01/2026	15098691	794.32	-	Accounts Payable Inv # 427466; Gothic Landscape Maintenance Division Chk # 100477 Inv: 427466 Gothic Landscape Maintenance Division	
07/01/2026	15098693	610.10	-	Accounts Payable Inv # 0033385062126; Charter Communications Chk # 300080 Inv: 0033385062126 Charter Communications	
07/07/2026	15161898	-	478.73	Accounts Payable Inv # 3735943 Inv: 3735943 Seabreeze Management Company, Inc.	
07/07/2026	15161900	-	9,265.00	Accounts Payable Inv # 468117 Inv: 468117 Fence Factory Rentals	
07/07/2026	15161902	-	7,966.67	Accounts Payable Inv # 512387 Inv: 512387 CSU Channel Islands Site Authority	
07/07/2026	15161904	-	650.00	Accounts Payable Inv # 96626 Inv: 96626 Aquatic Pool Services Inc	
07/07/2026	15161906	-	105,120.72	Accounts Payable Inv # 512432 Inv: 512432 California State University, Channel Islands	
07/07/2026	15161915	9,265.00	-	Accounts Payable Inv # 468117; Fence Factory Rentals Chk # 100478 Inv: 468117 Fence Factory Rentals	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 7/1/2026 - 7/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/07/2026	15161917	\$ 478.73	\$ -	Accounts Payable Inv # 3735943; Seabreeze Management Company, Inc. Chk # 100479 Inv: 3735943 Seabreeze Management Company, Inc.	
07/07/2026	15161919	650.00	-	Accounts Payable Inv # 96626; Better Pools LA Chk # 100480 Inv: 96626 Better Pools LA	
07/07/2026	15161921	7,966.67	-	Accounts Payable Inv # 512387; CSU Channel Islands Site Authority Chk # 100481 Inv: 512387 CSU Channel Islands Site Authority	
07/07/2026	15161923	105,120.72	-	Accounts Payable Inv # 512432; California State University, Channel Islands Chk # 100482 Inv: 512432 California State University, Channel Islands	
07/08/2026	15175436	-	51.12	Accounts Payable Inv # 3738474 Inv: 3738474 Seabreeze Management Company, Inc.	
07/08/2026	15175438	-	756.45	Accounts Payable Inv # 070226-337810871 Inv: 070226-337810871 SoCalGas	
07/08/2026	15175440	51.12	-	Accounts Payable Inv # 3738474; Seabreeze Management Company, Inc. Chk # 100483 Inv: 3738474 Seabreeze Management Company, Inc.	
07/08/2026	15175442	756.45	-	Accounts Payable Inv # 070226-337810871; SoCalGas Chk # 100484 Inv: 070226-337810871 SoCalGas	
07/09/2026	15289598	-	1,400.03	Accounts Payable Inv # 3738552 Inv: 3738552 Seabreeze Management Company, Inc.	
07/09/2026	15289607	-	29,362.36	Accounts Payable Inv # 429465 Inv: 429465 Gothic Grounds Management, Inc	
07/09/2026	15289609	-	375.00	Accounts Payable Inv # 96873 Inv: 96873 Aquatic Pool Services Inc	
07/09/2026	15289611	-	250.00	Accounts Payable Inv # 96874 Inv: 96874 Aquatic Pool Services Inc	
07/09/2026	15289613	-	2,525.00	Accounts Payable Inv # 96625 Inv: 96625 Aquatic Pool Services Inc	
07/09/2026	15289615	-	1,155.00	Accounts Payable Inv # UN-062826 Inv: UN-062826 Environmental Testing Associates	
07/09/2026	15289617	-	150.00	Accounts Payable Inv # 14217 Inv: 14217 Ventura Garage Door Doc, Inc.	
07/09/2026	15289619	-	1,490.00	Accounts Payable Inv # UN-061326 Inv: UN-061326 Environmental Testing Associates	
07/09/2026	15289621	1,400.03	-	Accounts Payable Inv # 3738552; Seabreeze Management Company, Inc. Chk # 100485 Inv: 3738552 Seabreeze Management Company, Inc.	
07/09/2026	15289623	375.00	-	Accounts Payable Inv # 96873; Better Pools LA Chk # 100486 Inv: 96873 Better Pools LA	
07/09/2026	15289625	250.00	-	Accounts Payable Inv # 96874; Better Pools LA Chk # 100487 Inv: 96874 Better Pools LA	
07/09/2026	15289627	2,525.00	-	Accounts Payable Inv # 96625; Better Pools LA Chk # 100488 Inv: 96625 Better Pools LA	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 7/1/2026 - 7/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/09/2026	15289629	\$ 1,155.00	\$ -	Accounts Payable Inv # UN-062826; Environmental Testing Associates Chk # 100489 Inv: UN-062826 Environmental Testing Associates	
07/09/2026	15289631	1,490.00	-	Accounts Payable Inv # UN-061326; Environmental Testing Associates Chk # 100490 Inv: UN-061326 Environmental Testing Associates	
07/09/2026	15289633	150.00	-	Accounts Payable Inv # 14217; Garage Door Doctor Chk # 100491 Inv: 14217 Garage Door Doctor	
07/09/2026	15290384	29,362.36	-	Accounts Payable Inv # 429465; Gothic Landscape Maintenance Division Chk # 100492 Inv: 429465 Gothic Landscape Maintenance Division	
07/16/2026	15363558	-	478.73	Accounts Payable Inv # 3739076 Inv: 3739076 Seabreeze Management Company, Inc.	
07/16/2026	15363560	-	5,529.41	Accounts Payable Inv # 3739660 Inv: 3739660 Seabreeze Management Company, Inc.	
07/16/2026	15363562	-	1,280.00	Accounts Payable Inv # 1436 Inv: 1436 Vega cleaning service inc.	
07/16/2026	15363564	-	1,995.00	Accounts Payable Inv # 96863 Inv: 96863 Aquatic Pool Services Inc	
07/16/2026	15363566	-	145.00	Accounts Payable Inv # 96924 Inv: 96924 Aquatic Pool Services Inc	
07/16/2026	15363568	-	962.46	Accounts Payable Inv # 9251356644 Inv: 9251356644 HD Supply	
07/16/2026	15363570	-	175.00	Accounts Payable Inv # 201649 Inv: 201649 P. V. & Associates, Inc.	
07/16/2026	15363572	-	175.00	Accounts Payable Inv # 201664 Inv: 201664 P. V. & Associates, Inc.	
07/16/2026	15363574	-	175.00	Accounts Payable Inv # 201665 Inv: 201665 P. V. & Associates, Inc.	
07/16/2026	15363576	-	175.00	Accounts Payable Inv # 201666 Inv: 201666 P. V. & Associates, Inc.	
07/16/2026	15363578	-	495.00	Accounts Payable Inv # 96920 Inv: 96920 Aquatic Pool Services Inc	
07/16/2026	15363580	-	250.00	Accounts Payable Inv # 96981 Inv: 96981 Aquatic Pool Services Inc	
07/16/2026	15363582	-	405.00	Accounts Payable Inv # 201791 Inv: 201791 P. V. & Associates, Inc.	
07/16/2026	15363584	1,280.00	-	Accounts Payable Inv # 1436; Vega cleaning service inc. Chk # 100493 Inv: 1436 Vega cleaning service inc.	
07/16/2026	15363586	5,529.41	-	Accounts Payable Inv # 3739660; Seabreeze Management Company, Inc. Chk # 100494 Inv: 3739660 Seabreeze Management Company, Inc.	
07/16/2026	15363586	478.73	-	Accounts Payable Inv # 3739076; Seabreeze Management Company, Inc. Chk # 100494 Inv: 3739076 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: 7/1/2026 - 7/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/16/2026	15363590	\$ 1,995.00	\$ -	Accounts Payable Inv # 96863; Better Pools LA Chk # 100495 Inv: 96863 Better Pools LA	
07/16/2026	15363592	495.00	-	Accounts Payable Inv # 96920; Better Pools LA Chk # 100496 Inv: 96920 Better Pools LA	
07/16/2026	15363594	145.00	-	Accounts Payable Inv # 96924; Better Pools LA Chk # 100497 Inv: 96924 Better Pools LA	
07/16/2026	15363596	250.00	-	Accounts Payable Inv # 96981; Better Pools LA Chk # 100498 Inv: 96981 Better Pools LA	
07/16/2026	15363598	962.46	-	Accounts Payable Inv # 9251356644; HD Supply Chk # 100499 Inv: 9251356644 HD Supply	
07/16/2026	15363600	175.00	-	Accounts Payable Inv # 201649; Servpro of Camarillo/Oxnard Chk # 100500 Inv: 201649 Servpro of Camarillo/Oxnard	
07/16/2026	15363602	175.00	-	Accounts Payable Inv # 201664; Servpro of Camarillo/Oxnard Chk # 100501 Inv: 201664 Servpro of Camarillo/Oxnard	
07/16/2026	15363604	175.00	-	Accounts Payable Inv # 201665; Servpro of Camarillo/Oxnard Chk # 100502 Inv: 201665 Servpro of Camarillo/Oxnard	
07/16/2026	15363606	175.00	-	Accounts Payable Inv # 201666; Servpro of Camarillo/Oxnard Chk # 100503 Inv: 201666 Servpro of Camarillo/Oxnard	
07/16/2026	15363608	405.00	-	Accounts Payable Inv # 201791; Servpro of Camarillo/Oxnard Chk # 100504 Inv: 201791 Servpro of Camarillo/Oxnard	
07/20/2026	15384105	-	525.00	Accounts Payable Inv # 13604 Inv: 13604 Xtreme Fitness Service Inc.	
07/20/2026	15384107	-	375.39	Accounts Payable Inv # 87324782 Inv: 87324782 Mike Kimble Plumbing	
07/20/2026	15384109	-	2,450.66	Accounts Payable Inv # 14231 Inv: 14231 Ventura Garage Door Doc, Inc.	
07/20/2026	15384111	-	1,320.00	Accounts Payable Inv # 1437 Inv: 1437 Vega cleaning service inc.	
07/20/2026	15384113	-	375.00	Accounts Payable Inv # 96983 Inv: 96983 Aquatic Pool Services Inc	
07/20/2026	15384115	-	350.00	Accounts Payable Inv # 1438 Inv: 1438 Vega cleaning service inc.	
07/20/2026	15384117	-	1,320.00	Accounts Payable Inv # 1439 Inv: 1439 Vega cleaning service inc.	
07/20/2026	15384119	375.00	-	Accounts Payable Inv # 96983; Better Pools LA Chk # 100505 Inv: 96983 Better Pools LA	
07/20/2026	15384121	1,320.00	-	Accounts Payable Inv # 1437; Vega cleaning service inc. Chk # 100506 Inv: 1437 Vega cleaning service inc.	
07/20/2026	15384123	350.00	-	Accounts Payable Inv # 1438; Vega cleaning service inc. Chk # 100507 Inv: 1438 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: 7/1/2026 - 7/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/20/2026	15384125	\$ 1,320.00	\$ -	Accounts Payable Inv # 1439; Vega cleaning service inc. Chk # 100508 Inv: 1439 Vega cleaning service inc.	
07/20/2026	15384127	2,450.66	-	Accounts Payable Inv # 14231; Garage Door Doctor Chk # 100509 Inv: 14231 Garage Door Doctor	
07/20/2026	15384129	525.00	-	Accounts Payable Inv # 13604; Xtreme Fitness Service Inc. Chk # 100510 Inv: 13604 Xtreme Fitness Service Inc.	
07/20/2026	15384131	375.39	-	Accounts Payable Inv # 87324782; Mike Kimble Plumbing Chk # 100511 Inv: 87324782 Mike Kimble Plumbing	
07/21/2026	15394972	-	11,300.00	Accounts Payable Inv # 1435 Inv: 1435 Vega cleaning service inc.	
07/21/2026	15394974	11,300.00	-	Accounts Payable Inv # 1435; Vega cleaning service inc. Chk # 100512 Inv: 1435 Vega cleaning service inc.	
07/21/2026	15397104	-	51.53	Accounts Payable Inv # 0293780070926 Inv: 0293780070926 Charter Communications	
07/21/2026	15397106	-	129.13	Accounts Payable Inv # 0380181071226 Inv: 0380181071226 Charter Communications	
07/21/2026	15397108	51.53	-	Accounts Payable Inv # 0293780070926; Charter Communications Chk # 300081 Inv: 0293780070926 Charter Communications	
07/21/2026	15397110	129.13	-	Accounts Payable Inv # 0380181071226; Charter Communications Chk # 300082 Inv: 0380181071226 Charter Communications	
07/22/2026	15402987	-	250.00	Accounts Payable Inv # 97069 Inv: 97069 Aquatic Pool Services Inc	
07/22/2026	15402989	-	1,320.00	Accounts Payable Inv # 1440 Inv: 1440 Vega cleaning service inc.	
07/22/2026	15402991	-	150.00	Accounts Payable Inv # 1441 Inv: 1441 Vega cleaning service inc.	
07/22/2026	15402993	-	150.00	Accounts Payable Inv # 1442 Inv: 1442 Vega cleaning service inc.	
07/22/2026	15402995	-	625.00	Accounts Payable Inv # 1443 Inv: 1443 Vega cleaning service inc.	
07/22/2026	15402997	-	550.00	Accounts Payable Inv # 1444 Inv: 1444 Vega cleaning service inc.	
07/22/2026	15402999	-	250.00	Accounts Payable Inv # 1445 Inv: 1445 Vega cleaning service inc.	
07/22/2026	15403001	250.00	-	Accounts Payable Inv # 97069; Better Pools LA Chk # 100513 Inv: 97069 Better Pools LA	
07/22/2026	15403003	1,320.00	-	Accounts Payable Inv # 1440; Vega cleaning service inc. Chk # 100514 Inv: 1440 Vega cleaning service inc.	
07/22/2026	15403005	150.00	-	Accounts Payable Inv # 1441; Vega cleaning service inc. Chk # 100515 Inv: 1441 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: 7/1/2026 - 7/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/22/2026	15403007	\$ 150.00	\$ -	Accounts Payable Inv # 1442; Vega cleaning service inc. Chk # 100516 Inv: 1442 Vega cleaning service inc.	
07/22/2026	15403009	625.00	-	Accounts Payable Inv # 1443; Vega cleaning service inc. Chk # 100517 Inv: 1443 Vega cleaning service inc.	
07/22/2026	15403011	550.00	-	Accounts Payable Inv # 1444; Vega cleaning service inc. Chk # 100518 Inv: 1444 Vega cleaning service inc.	
07/22/2026	15403013	250.00	-	Accounts Payable Inv # 1445; Vega cleaning service inc. Chk # 100519 Inv: 1445 Vega cleaning service inc.	
07/24/2026	15420436	-	6,176.82	Accounts Payable Inv # 071626-0044384 3 Inv: 071626-0044384 3 E. J. Harrison & Sons,Inc.	
07/24/2026	15420438	6,176.82	-	Accounts Payable Inv # 071626-0044384 3; E. J. Harrison & Sons,Inc. Chk # 300083 Inv: 071626-0044384 3 E. J. Harrison & Sons,Inc.	
07/27/2026	15434052	-	5,681.47	Accounts Payable Inv # 3739870 Inv: 3739870 Seabreeze Management Company, Inc.	
07/27/2026	15434054	-	2,794.66	Accounts Payable Inv # 071726-466262876 Inv: 071726-466262876 Southern California Edison Co.	
07/27/2026	15434056	-	350.00	Accounts Payable Inv # 87440110 Inv: 87440110 Mike Kimble Plumbing	
07/27/2026	15434058	-	550.00	Accounts Payable Inv # SR-06205 Inv: SR-06205 Kastle Kare Inc	
07/27/2026	15434060	-	850.00	Accounts Payable Inv # 4556019 Inv: 4556019 Anderson Refrigeration Inc	
07/27/2026	15434062	-	150.00	Accounts Payable Inv # 1446 Inv: 1446 Vega cleaning service inc.	
07/27/2026	15434064	2,794.66	-	Accounts Payable Inv # 071726-466262876; Southern California Edison Co. Chk # 100520 Inv: 071726-466262876 Southern California Edison Co.	
07/27/2026	15434066	5,681.47	-	Accounts Payable Inv # 3739870; Seabreeze Management Company, Inc. Chk # 100521 Inv: 3739870 Seabreeze Management Company, Inc.	
07/27/2026	15434068	350.00	-	Accounts Payable Inv # 87440110; Mike Kimble Plumbing Chk # 100522 Inv: 87440110 Mike Kimble Plumbing	
07/27/2026	15434070	550.00	-	Accounts Payable Inv # SR-06205; Kastle Kare Inc Chk # 100523 Inv: SR-06205 Kastle Kare Inc	
07/27/2026	15434072	850.00	-	Accounts Payable Inv # 4556019; Anderson Refrigeration Inc Chk # 100524 Inv: 4556019 Anderson Refrigeration Inc	
07/27/2026	15434074	150.00	-	Accounts Payable Inv # 1446; Vega cleaning service inc. Chk # 100525 Inv: 1446 Vega cleaning service inc.	
07/28/2026	15443329	-	409.55	Accounts Payable Inv # 3739911 Inv: 3739911 Seabreeze Management Company, Inc.	
07/28/2026	15443334	-	2,400.00	Accounts Payable Inv # 10049354 Inv: 10049354 American Heritage Landscape Lp	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 7/1/2026 - 7/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/28/2026	15443336	\$ -	\$ 11,568.00	Accounts Payable Inv # 10049355 Inv: 10049355 American Heritage Landscape Lp	
07/28/2026	15443338	-	200.00	Accounts Payable Inv # 10049379 Inv: 10049379 American Heritage Landscape Lp	
07/28/2026	15443340	-	6,479.50	Accounts Payable Inv # 301773- 24 Inv: 301773- 24 BluSky Restoration Contractors, LLC	
07/28/2026	15443342	2,400.00	-	Accounts Payable Inv # 10049354; American Heritage Landscape Lp Chk # 100526 Inv: 10049354 American Heritage Landscape Lp	
07/28/2026	15443344	11,568.00	-	Accounts Payable Inv # 10049355; American Heritage Landscape Lp Chk # 100527 Inv: 10049355 American Heritage Landscape Lp	
07/28/2026	15443346	200.00	-	Accounts Payable Inv # 10049379; American Heritage Landscape Lp Chk # 100528 Inv: 10049379 American Heritage Landscape Lp	
07/28/2026	15443348	6,479.50	-	Accounts Payable Inv # 301773- 24; BluSky Restoration Contractors, LLC Chk # 100529 Inv: 301773- 24 BluSky Restoration Contractors, LLC	
07/28/2026	15443350	409.55	-	Accounts Payable Inv # 3739911; Seabreeze Management Company, Inc. Chk # 100530 Inv: 3739911 Seabreeze Management Company, Inc.	
07/30/2026	15467879	-	175.00	Accounts Payable Inv # 201656 Inv: 201656 P. V. & Associates, Inc.	
07/30/2026	15467881	-	375.00	Accounts Payable Inv # 97449 Inv: 97449 Aquatic Pool Services Inc	
07/30/2026	15467883	175.00	-	Accounts Payable Inv # 201656; Servpro of Camarillo/Oxnard Chk # 100531 Inv: 201656 Servpro of Camarillo/Oxnard	
07/30/2026	15467885	375.00	-	Accounts Payable Inv # 97449; Better Pools LA Chk # 100532 Inv: 97449 Better Pools LA	
07/31/2026	15476084	-	500.00	Accounts Payable Inv # 77169 Inv: 77169 Franklin & Vizzo Plumbing, Inc	
07/31/2026	15476086	-	1,320.00	Accounts Payable Inv # 1447 Inv: 1447 Vega cleaning service inc.	
07/31/2026	15476088	-	250.00	Accounts Payable Inv # 97533 Inv: 97533 Aquatic Pool Services Inc	
07/31/2026	15476090	-	250.00	Accounts Payable Inv # 97534 Inv: 97534 Aquatic Pool Services Inc	
07/31/2026	15476092	500.00	-	Accounts Payable Inv # 77169; Franklin & Vizzo Plumbing, Inc Chk # 100533 Inv: 77169 Franklin & Vizzo Plumbing, Inc	
07/31/2026	15476094	250.00	-	Accounts Payable Inv # 97533; Better Pools LA Chk # 100534 Inv: 97533 Better Pools LA	
07/31/2026	15476096	250.00	-	Accounts Payable Inv # 97534; Better Pools LA Chk # 100535 Inv: 97534 Better Pools LA	
07/31/2026	15476098	1,320.00	-	Accounts Payable Inv # 1447; Vega cleaning service inc. Chk # 100536 Inv: 1447 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: 7/1/2026 - 7/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
40-4000-00	Reserve Liability	(\$215,671.55)	\$33,490.16	\$56,260.00	(\$238,441.39)
Date	GL Ref #	Debit	Credit	Description	
07/31/2026	15478745	\$ -	\$ 28,000.00	Monthly Reserve Contribution	
07/31/2026	15478745	-	1,400.00	Monthly Reserve Contribution	
07/31/2026	15478745	-	26,860.00	Monthly Reserve Contribution	
07/31/2026	15600795	33,490.16	-	Reallocate reserve exp to GL 4000 liability	
40-4001-00	Reserve Expenses - Common Space	-	11,300.00	11,300.00	-
Date	GL Ref #	Debit	Credit	Description	
07/21/2026	15394972	\$ 11,300.00	\$ -	Painting CA Wrought Iron Fences Inv: 1435 Vega cleaning service inc.	
07/31/2026	15600795	-	11,300.00	Reallocate reserve exp to GL 4000 liability	
40-4003-00	Reserve Expenses - Townhouse	-	22,190.16	22,190.16	-
Date	GL Ref #	Debit	Credit	Description	
07/07/2026	15161900	\$ 9,265.00	\$ -	2025-2026 Townhouse Reserves Inv: 468117 Fence Factory Rentals	
07/09/2026	15289615	1,155.00	-	165 CI Drive Post Testing Inv: UN-062826 Environmental Testing Associates	
07/09/2026	15289619	1,490.00	-	165 CI Drive Env. Testing. Inv: UN-061326 Environmental Testing Associates	
07/20/2026	15384109	2,450.66	-	336 E Santa Cruz Island Crt. Replacement Garage Door Inv: 14231 Ventura Garage Door Doc, Inc.	
07/27/2026	15434060	850.00	-	Heater Blower Motor Replacement 227 LC. Inv: 4556019 Anderson Refrigeration Inc	
07/28/2026	15443340	6,479.50	-	Remediation @ 165 CI Drive Inv: 301773- 24 BluSky Restoration Contractors, LLC	
07/31/2026	15476084	500.00	-	Slab leak in 2021 at 227 Landing Cove Inv: 77169 Franklin & Vizzo Plumbing, Inc	
07/31/2026	15600795	-	22,190.16	Reallocate reserve exp to GL 4000 liability	
49-4998-00	Prior Year Equity	(322,031.33)	14,168.00	82,805.22	(390,668.55)
Date	GL Ref #	Debit	Credit	Description	
07/29/2026	15449869	\$ -	\$ 32,197.50	Reclass prior year accruals to reflect actual cost 25-26	
07/31/2026	15600763	-	6,643.50	Reclass accrual corrections to prior year	
07/31/2026	15600763	-	14,852.00	Reclass accrual corrections to prior year	
07/31/2026	15600763	-	21,031.50	Reclass accrual corrections to prior year	
07/31/2026	15600763	-	8,080.72	Reclass accrual corrections to prior year	
07/31/2026	15600789	200.00	-	Reclass 2025-26 inv #10049379 to prior year	
07/31/2026	15600791	2,400.00	-	Reclass 2025-26 inv ##10049354 to prior year	
07/31/2026	15600793	11,568.00	-	Reclass 2025-26 inv #10049355 to prior year	
50-5010-00	Townhomes Assessments	-	24,887.33	139,893.52	(115,006.19)
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	14916829	\$ -	\$ 24,887.52	Assessment-A - Batch 443623	
07/01/2026	14916853	-	115,006.00	Assessment-A - Batch 443624	
07/01/2026	15471493	24,887.33	-	Reclass Townhomes Assessments	
50-5013-00	Single family homes	-	-	24,887.33	(24,887.33)
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	15471493	\$ -	\$ 24,887.33	Reclass Townhomes Assessments	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 7/1/2026 - 7/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-5015-00	Apartment Assessment	\$-	\$-	\$130,484.00	(\$130,484.00)
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	14916781	\$ -	\$ 106,996.88	Apartment Assessment - A - Batch 443621	
07/01/2026	14916805	-	18,920.18	Apartment Assessment - A - Batch 443622	
07/01/2026	14916877	-	4,566.94	Commercial Assessment - A - Batch 443625	
50-5023-00	Bank Return Check/NSF Fees	-	-	30.00	(30.00)
Date	GL Ref #	Debit	Credit	Description	
07/16/2026	15362041	\$ -	\$ 30.00	NSF/Returned Check Fee - Batch 458709	
50-5045-00	Parking Fees	-	-	50.00	(50.00)
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	15093761	\$ -	\$ 50.00	Parking Permit/ Pass Fee - Batch 449872	
50-5051-00	Clubhouse Rental Fees	-	200.57	200.57	-
Date	GL Ref #	Debit	Credit	Description	
07/21/2026	15399009	\$ -	\$ 200.57	Square deposit Clubhouse Rental Fees	
07/21/2026	15399009	200.57	-	Square deposit Clubhouse Rental Fees (Reversal)	
50-5060-00	Gate/Pool Keys/Remotes	-	-	150.00	(150.00)
Date	GL Ref #	Debit	Credit	Description	
07/08/2026	15171118	\$ -	\$ 75.00	Key Fob / Remotes / RFID - Batch 453981	
07/16/2026	15356309	-	75.00	Key Fob / Remotes / RFID - Batch 458466	
50-5150-00	Insurance Claim Reimbursement	-	-	1,596.58	(1,596.58)
Date	GL Ref #	Debit	Credit	Description	
07/15/2026	15344382	\$ -	\$ 1,596.58	Insurance Claim Reimbursement	
60-6035-00	Mgmt Billback - Office & Postage	-	1,008.58	529.85	478.73
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	15171366	\$ -	\$ 529.85	Monthly Accrual (Reversal)	
07/07/2026	15161898	478.73	-	MAY 2026-Seabreeze Management Company, Inc. Inv: 3735943 Seabreeze Management Company, Inc.	
07/08/2026	15175436	51.12	-	May 2026 Admin Billing-Seabreeze Management Company, Inc. Inv: 3738474 Seabreeze Management Company, Inc.	
07/16/2026	15363558	478.73	-	June 2026-Seabreeze Management Company, Inc. Inv: 3739076 Seabreeze Management Company, Inc.	
60-6040-00	Mgmt Services & On-Site Staff Payroll	-	15,710.88	-	15,710.88
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	15098683	\$ 4,500.00	\$ -	99911-Seabreeze Management Company, Inc. Inv: 3737066 Seabreeze Management Company, Inc.	
07/16/2026	15363560	5,529.41	-	Pay Period: 06/14/26-06/27/26,-Seabreeze Management Company, Inc. Inv: 3739660 Seabreeze Management Company, Inc.	
07/27/2026	15434052	5,681.47	-	Pay Period 6/28/2026 - 7/11/2026-Seabreeze Management Company, Inc. Inv: 3739870 Seabreeze Management Company, Inc.	
60-6085-00	Misc Admin (Office Supplies/Cellphone)	-	1,337.77	1,016.10	321.67
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	15171366	\$ -	\$ 1,016.10	Monthly Accrual (Reversal)	
07/09/2026	15289598	171.58	-	Office Supplies--Printer Ink Inv: 3738552 Seabreeze Management Company, Inc.	
07/09/2026	15289598	178.01	-	Office Supplies-Printer Ink Inv: 3738552 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: 7/1/2026 - 7/31/2026

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
07/09/2026	15289598	\$ 611.82	\$ -	Office Supplies HP Printer Inv: 3738552 Seabreeze Management Company, Inc.		
07/09/2026	15289598	54.69	-	Office Supplies-Printer Paper Inv: 3738552 Seabreeze Management Company, Inc.		
07/28/2026	15443329	22.27	-	Office Supplies-Report Binding Inv: 3739911 Seabreeze Management Company, Inc.		
07/28/2026	15443329	183.68	-	Office Supplies Printer Ink Inv: 3739911 Seabreeze Management Company, Inc.		
07/28/2026	15443329	115.72	-	Business Cellphone Inv: 3739911 Seabreeze Management Company, Inc.		
63-6320-00	Security Services		-	15,933.34	7,966.67	7,966.67
Date	GL Ref #	Debit	Credit	Description		
07/01/2026	15171366	\$ -	\$ 7,966.67	Monthly Accrual (Reversal)		
07/07/2026	15161902	7,966.67	-	Police Service for June 2026 Inv: 512387 CSU Channel Islands Site Authority		
07/31/2026	15600773	7,966.67	-	Monthly Accrual		
64-6405-00	Landscape Contract		-	29,362.36	-	29,362.36
Date	GL Ref #	Debit	Credit	Description		
07/09/2026	15289607	\$ 29,362.36	\$ -	July 2026 Service Contract Inv: 429465 Gothic Grounds Management, Inc		
64-6410-00	Landscape Extras		-	794.32	794.32	-
Date	GL Ref #	Debit	Credit	Description		
07/01/2026	15098685	\$ 794.32	\$ -	249 Smugglers Replace Tree Inv: 427466 Gothic Grounds Management, Inc		
07/01/2026	15171366	-	794.32	Monthly Accrual (Reversal)		
64-6425-00	Tree Maintenance		-	14,168.00	14,168.00	-
Date	GL Ref #	Debit	Credit	Description		
07/28/2026	15443334	\$ 2,400.00	\$ -	Pay from FY 2025-2026 Inv: 10049354 American Heritage Landscape Lp		
07/28/2026	15443336	11,568.00	-	Pay from FY 2025-2026 Inv: 10049355 American Heritage Landscape Lp		
07/28/2026	15443338	200.00	-	FY 2025-2026 Inv: 10049379 American Heritage Landscape Lp		
07/31/2026	15600789	-	200.00	Reclass 2025-26 inv #10049379 to prior year		
07/31/2026	15600791	-	2,400.00	Reclass 2025-26 inv ##10049354 to prior year		
07/31/2026	15600793	-	11,568.00	Reclass 2025-26 inv #10049355 to prior year		
65-6509-00	Plumbing Repair (Common Area)		-	150.00	-	150.00
Date	GL Ref #	Debit	Credit	Description		
07/22/2026	15402993	\$ 150.00	\$ -	Townside Pool/Spa shower drain cover. Inv: 1442 Vega cleaning service inc.		
65-6550-00	Janitorial Service		-	6,560.00	-	6,560.00
Date	GL Ref #	Debit	Credit	Description		
07/16/2026	15363562	\$ 1,280.00	\$ -	Contract Service thru June 28, 2026 Inv: 1436 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: 7/1/2026 - 7/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/20/2026	15384111	\$ 1,320.00	\$ -	Weekly Contract Service thru July 5, 2026 Inv: 1437 Vega cleaning service inc.	
07/20/2026	15384117	1,320.00	-	Weekly Contract Service thru July 12, 2026 Inv: 1439 Vega cleaning service inc.	
07/22/2026	15402989	1,320.00	-	Weekly Contract Service thru July 19, 2026 Inv: 1440 Vega cleaning service inc.	
07/31/2026	15476086	1,320.00	-	Weekly Contract Service thru July 26, 2026 Inv: 1447 Vega cleaning service inc.	
65-6553-00	Common Area Maintenance	-	1,281.12	268.24	1,012.88
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	15171366	\$ -	\$ 268.24	Monthly Accrual (Reversal)	
07/09/2026	15289598	29.35	-	Townside Pool Equip Room Padlock Inv: 3738552 Seabreeze Management Company, Inc.	
07/09/2026	15289598	224.98	-	Hillcrest RR Door Hinge Inv: 3738552 Seabreeze Management Company, Inc.	
07/09/2026	15289598	13.91	-	CA--Caution Tape Inv: 3738552 Seabreeze Management Company, Inc.	
07/22/2026	15402991	150.00	-	Town Center Sidewalk Repair Inv: 1441 Vega cleaning service inc.	
07/22/2026	15402995	625.00	-	Installation of Stop Signs (4) Inv: 1443 Vega cleaning service inc.	
07/27/2026	15434062	150.00	-	Repair Gate at Large Dog Park Inv: 1446 Vega cleaning service inc.	
07/28/2026	15443329	87.88	-	Garden Hose for CA Community Garden Inv: 3739911 Seabreeze Management Company, Inc.	
65-6554-00	Common Area Supplies	-	962.46	-	962.46
Date	GL Ref #	Debit	Credit	Description	
07/16/2026	15363568	\$ 962.46	\$ -	Common Area Supplies Inv: 9251356644 HD Supply	
65-6555-00	Pest Control (Pest & Gopher)	-	550.00	-	550.00
Date	GL Ref #	Debit	Credit	Description	
07/27/2026	15434058	\$ 550.00	\$ -	Service Contract for July 2026 Inv: SR-06205 Kastle Kare Inc	
65-6570-00	Pool/Fountain Contract Services	-	3,175.00	-	3,175.00
Date	GL Ref #	Debit	Credit	Description	
07/07/2026	15161904	\$ 650.00	\$ -	July 2026 Fountain Contract Inv: 96626 Aquatic Pool Services Inc	
07/09/2026	15289613	2,525.00	-	Pool Contract Service July 2026 Inv: 96625 Aquatic Pool Services Inc	
65-6572-00	Pool/Fountain Extras	-	5,360.00	-	5,360.00
Date	GL Ref #	Debit	Credit	Description	
07/09/2026	15289609	\$ 375.00	\$ -	Hillcrest Pool/Spa Grid Cleaning Inv: 96873 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: 7/1/2026 - 7/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
07/09/2026	15289611	\$ 250.00	\$ -	Townside Pool/Spa Grid Cleaning Inv: 96874 Aquatic Pool Services Inc	
07/16/2026	15363564	1,995.00	-	Replace filler float valve assemblies Inv: 96863 Aquatic Pool Services Inc	
07/16/2026	15363566	145.00	-	Townside Spa clogged jet repair Inv: 96924 Aquatic Pool Services Inc	
07/16/2026	15363578	495.00	-	Townside Pool Autofill Inv: 96920 Aquatic Pool Services Inc	
07/16/2026	15363580	250.00	-	Townside Pool/Spa Grid Cleaning Inv: 96981 Aquatic Pool Services Inc	
07/20/2026	15384113	375.00	-	Hillcrest Pool Spa Grid Cleaning Inv: 96983 Aquatic Pool Services Inc	
07/20/2026	15384115	350.00	-	Adjust Pool/Spa Access Gates for annual VC inspection Inv: 1438 Vega cleaning service inc.	
07/22/2026	15402987	250.00	-	Clean grids at Townside Pool/Spa Inv: 97069 Aquatic Pool Services Inc	
07/30/2026	15467881	375.00	-	Hillcrest Pool Spa Grid Cleaning Inv: 97449 Aquatic Pool Services Inc	
07/31/2026	15476088	250.00	-	Clean Hillcrest Pool/Spa Grids Inv: 97533 Aquatic Pool Services Inc	
07/31/2026	15476090	250.00	-	Clean Townside Pool/Spa Grids Inv: 97534 Aquatic Pool Services Inc	
65-6588-00	Fitness Equipment	-	525.00	-	525.00
Date	GL Ref #	Debit	Credit	Description	
07/20/2026	15384105	\$ 525.00	\$ -	Quarterly Maintenance Inv: 13604 Xtreme Fitness Service Inc.	
66-6645-00	Plumbing (Townhouse)	-	975.39	-	975.39
Date	GL Ref #	Debit	Credit	Description	
07/20/2026	15384107	\$ 375.39	\$ -	Sewer snaking at 299 Smugglers Cove Inv: 87324782 Mike Kimble Plumbing	
07/22/2026	15402999	250.00	-	Hose Bib Replacement at 304 E Santa Cruz Isl crt Inv: 1445 Vega cleaning service inc.	
07/27/2026	15434056	350.00	-	TH Plumbing Repair 316 E Platts Harbor Inv: 87440110 Mike Kimble Plumbing	
66-6650-00	Garage Doors	-	150.00	-	150.00
Date	GL Ref #	Debit	Credit	Description	
07/09/2026	15289617	\$ 150.00	\$ -	761 CI Dr. Garage Door Repair Inv: 14217 Ventura Garage Door Doc, Inc.	
66-6665-00	Stucco Drywall Repair	-	550.00	-	550.00
Date	GL Ref #	Debit	Credit	Description	
07/22/2026	15402997	\$ 550.00	\$ -	TH Stucco Repair 221 Landing Cove Inv: 1444 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: 7/1/2026 - 7/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
66-6670-00	Dryer Vent Cleaning	\$-	\$1,280.00	\$-	\$1,280.00
Date	GL Ref #	Debit	Credit	Description	
07/16/2026	15363570	\$ 175.00	\$ -	270 Landing Cove Inv: 201649 P. V. & Associates, Inc.	
07/16/2026	15363572	175.00	-	330 Landing Cove Inv: 201664 P. V. & Associates, Inc.	
07/16/2026	15363574	175.00	-	145 Channel Islands Drive Inv: 201665 P. V. & Associates, Inc.	
07/16/2026	15363576	175.00	-	300 Landing Cove Inv: 201666 P. V. & Associates, Inc.	
07/16/2026	15363582	405.00	-	425 Channel Islands Drive. Inv: 201791 P. V. & Associates, Inc.	
07/30/2026	15467879	175.00	-	Dryer Vent Cleaning 240 LC. Inv: 201656 P. V. & Associates, Inc.	
67-6700-00	Water - Reclaimed (Landscape)	-	28,735.65	22,092.15	6,643.50
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	15171366	\$ -	\$ 10,448.65	Monthly Accrual (Reversal)	
07/01/2026	15171366	-	5,000.00	Monthly Accrual (Reversal)	
07/01/2026	15171366	-	6,643.50	Monthly Accrual (Reversal)	
07/07/2026	15161906	10,448.65	-	May 2026 Reclaimed Water Inv: 512432 California State University, Channel Islands	
07/07/2026	15161906	5,000.00	-	June 2026 Reclaimed Water ACCRUAL Inv: 512432 California State University, Channel Islands	
07/31/2026	15600763	6,643.50	-	Reclass accrual corrections to prior year	
07/31/2026	15600773	6,643.50	-	Monthly Accrual	
67-6701-00	Water-(Potable/Common Area Pools)	-	46,312.35	34,312.35	12,000.00
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	15171366	\$ -	\$ 11,137.25	Monthly Accrual (Reversal)	
07/01/2026	15171366	-	8,323.10	Monthly Accrual (Reversal)	
07/01/2026	15171366	-	14,852.00	Monthly Accrual (Reversal)	
07/07/2026	15161906	11,137.25	-	May 2026 Potable Water Inv: 512432 California State University, Channel Islands	
07/07/2026	15161906	8,323.10	-	June 2026 Potable Water ACCRUAL Inv: 512432 California State University, Channel Islands	
07/31/2026	15600763	14,852.00	-	Reclass accrual corrections to prior year	
07/31/2026	15600773	12,000.00	-	Monthly Accrual	
67-6702-00	Sewer	-	102,106.92	75,081.78	27,025.14
Date	GL Ref #	Debit	Credit	Description	
07/01/2026	15171366	\$ -	\$ 27,025.14	Monthly Accrual (Reversal)	
07/01/2026	15171366	-	27,025.14	Monthly Accrual (Reversal)	
07/01/2026	15171366	-	21,031.50	Monthly Accrual (Reversal)	
07/07/2026	15161906	27,025.14	-	May 2026 Sewer Inv: 512432 California State University, Channel Islands	
07/07/2026	15161906	27,025.14	-	June 2026 Sewer ACCRUAL	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 7/1/2026 - 7/31/2026

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
Inv: 512432 California State University, Channel Islands							
07/31/2026	15600763	21,031.50	-	Reclass accrual corrections to prior year			
07/31/2026	15600773	27,025.14	-	Monthly Accrual			
67-6703-00	Water/Sewer Infrastructue Fee			-	32,322.88	24,242.16	8,080.72
Date	GL Ref #	Debit	Credit	Description			
07/01/2026	15171366	\$ -	\$ 8,080.72	Monthly Accrual (Reversal)			
07/01/2026	15171366	-	8,080.72	Monthly Accrual (Reversal)			
07/01/2026	15171366	-	8,080.72	Monthly Accrual (Reversal)			
07/07/2026	15161906	8,080.72	-	May 2026 Infrastructure Fee			
Inv: 512432 California State University, Channel Islands							
07/07/2026	15161906	8,080.72	-	June 2026 Infrastructure fee ACCRUAL			
Inv: 512432 California State University, Channel Islands							
07/31/2026	15600763	8,080.72	-	Reclass accrual corrections to prior year			
07/31/2026	15600773	8,080.72	-	Monthly Accrual			
67-6705-00	Electricity			-	9,372.16	6,577.50	2,794.66
Date	GL Ref #	Debit	Credit	Description			
07/01/2026	15171366	\$ -	\$ 6,577.50	Monthly Accrual (Reversal)			
07/27/2026	15434054	2,794.66	-	700466262876			
Inv: 071726-466262876 Southern California Edison Co.							
07/31/2026	15600773	6,577.50	-	Monthly Accrual			
67-6710-00	Gas			-	756.45	186.43	570.02
Date	GL Ref #	Debit	Credit	Description			
07/08/2026	15175438	\$ 756.45	\$ -	153 378 1087 1			
Inv: 070226-337810871 SoCalGas							
07/30/2026	15471467	-	186.43	CORP PAY AVIDPAY NTE*CCD*BUYER REFUND - 209385035-100382\ Gas			
67-6720-00	Telephone/WiFi/Cable			-	906.45	115.69	790.76
Date	GL Ref #	Debit	Credit	Description			
07/01/2026	15098687	\$ 610.10	\$ -	8448 20 899 0033385			
Inv: 0033385062126 Charter Communications							
07/01/2026	15171366	-	115.69	Monthly Accrual (Reversal)			
07/09/2026	15289598	115.69	-	Business Cellphone			
Inv: 3738552 Seabreeze Management Company, Inc.							
07/21/2026	15397104	51.53	-	8448 20 041 0293780-Charter Communications			
Inv: 0293780070926 Charter Communications							
07/21/2026	15397106	129.13	-	7/12-8/11-Charter Communications			
Inv: 0380181071226 Charter Communications							
67-6725-00	Trash Removal			-	6,176.82	-	6,176.82
Date	GL Ref #	Debit	Credit	Description			
07/24/2026	15420436	\$ 6,176.82	\$ -	July 2026-E. J. Harrison & Sons,Inc.			
Inv: 071626-0044384 3 E. J. Harrison & Sons,Inc.							
68-6800-00	Insurance Master Policy			-	42,930.00	32,197.50	10,732.50
Date	GL Ref #	Debit	Credit	Description			
07/01/2026	15171366	\$ -	\$ 10,732.50	Monthly Accrual (Reversal)			
07/01/2026	15171366	-	10,732.50	Monthly Accrual (Reversal)			
07/01/2026	15171366	-	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: 7/1/2026 - 7/31/2026

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
07/29/2026	15449869	\$ 32,197.50	\$ -	Reclass prior year accruals to reflect actual cost 25-26			
07/31/2026	15600773	10,732.50	-	Monthly Accrual			
90-9005-00	Reserves-Common Space			-	28,000.00	-	28,000.00
Date	GL Ref #	Debit	Credit	Description			
07/31/2026	15478745	\$ 28,000.00	\$ -	Monthly Reserve Contribution			
90-9008-00	Reserves-Single Family			-	1,400.00	-	1,400.00
Date	GL Ref #	Debit	Credit	Description			
07/31/2026	15478745	\$ 1,400.00	\$ -	Monthly Reserve Contribution			
90-9009-00	Reserves-Townhouse			-	26,860.00	-	26,860.00
Date	GL Ref #	Debit	Credit	Description			
07/31/2026	15478745	\$ 26,860.00	\$ -	Monthly Reserve Contribution			
Totals:				\$0.00	\$1,548,763.54	\$1,548,763.54	\$0.00

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 2137 (End: 07/31/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
05/29/2026		Cynthia Carolina Smith		100410	(\$750.00)
07/20/2026		Vega cleaning service inc.		100506	(\$1,320.00)
07/20/2026		Vega cleaning service inc.		100507	(\$350.00)
07/20/2026		Vega cleaning service inc.		100508	(\$1,320.00)
07/21/2026		Vega cleaning service inc.		100512	(\$11,300.00)
07/22/2026		Vega cleaning service inc.		100514	(\$1,320.00)
07/22/2026		Vega cleaning service inc.		100515	(\$150.00)
07/22/2026		Vega cleaning service inc.		100516	(\$150.00)
07/22/2026		Vega cleaning service inc.		100517	(\$625.00)
07/22/2026		Vega cleaning service inc.		100518	(\$550.00)
07/22/2026		Vega cleaning service inc.		100519	(\$250.00)
07/24/2026		E. J. Harrison & Sons, Inc.		300083	(\$6,176.82)
07/27/2026		Southern California Edison Co.		100520	(\$2,794.66)
07/27/2026		Kastle Kare Inc		100523	(\$550.00)
07/27/2026		Vega cleaning service inc.		100525	(\$150.00)
07/28/2026		American Heritage Landscape Lp		100526	(\$2,400.00)
07/28/2026		American Heritage Landscape Lp		100527	(\$11,568.00)
07/28/2026		American Heritage Landscape Lp		100528	(\$200.00)
07/30/2026		Servpro of Camarillo/Oxnard		100531	(\$175.00)
07/31/2026		Franklin & Vizzo Plumbing, Inc		100533	(\$500.00)
07/31/2026		Better Pools LA		100534	(\$250.00)
07/31/2026		Better Pools LA		100535	(\$250.00)
07/31/2026		Vega cleaning service inc.		100536	(\$1,320.00)
				Total Uncleared	(\$44,419.48)

Sunwest - Operating - 2137 Summary

Ending Account Balance:	\$	707,023.27
Uncleared Items:	(\$	44,419.48)
Adjusted Balance:	\$	751,442.75
Sweep Account Balance:	\$	511,442.75
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	10011 Centennial Pkwy STE 450 Sandy, Utah 84070
	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
07/01/2026	Beginning Balance	\$240,000.00
	68 Credit(s) This Period	\$490,388.74
	73 Debit(s) This Period	\$490,388.74
07/31/2026	Ending Balance	\$240,000.00

Deposits

Date	Description	Amount
07/02/2026	RDC DEPOSIT	\$3,451.18
07/06/2026	RDC DEPOSIT	\$2,416.44
07/08/2026	RDC DEPOSIT	\$1,809.55
07/10/2026	RDC DEPOSIT	\$575.03
07/10/2026	RDC DEPOSIT	\$1,723.09
07/14/2026	RDC DEPOSIT	\$4,866.98
07/16/2026	RDC DEPOSIT	\$575.03
07/16/2026	RDC DEPOSIT	\$1,596.58
07/23/2026	RDC DEPOSIT	\$666.44
07/24/2026	RDC DEPOSIT	\$2,301.09
07/27/2026	RDC DEPOSIT	\$1,150.09
07/29/2026	RDC DEPOSIT	\$575.03
07/30/2026	RDC DEPOSIT	\$575.00
07/31/2026	RDC DEPOSIT	\$532.77

Electronic Credits

Date	Description	Amount
07/01/2026	University Glen OnlinePay -SETT-A211CINC	\$2,300.12
07/01/2026	LOCKBOX DEPOSIT	\$907.94



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 (continued)**

Date	Description	Amount
07/02/2026	University Glen OnlinePay -SETT-A211CINC	\$4,749.24
07/02/2026	LOCKBOX DEPOSIT	\$2,645.78
07/03/2026	LOCKBOX DEPOSIT	\$2,070.75
07/06/2026	University Glen OnlinePay -SETT-A211CINC	\$2,300.12
07/06/2026	LOCKBOX DEPOSIT	\$3,912.13
07/07/2026	PAYABLI DEPOSIT TRANSFER 933844070	\$575.03
07/07/2026	University Glen OnlinePay -SETT-A211CINC	\$7,166.55
07/07/2026	LOCKBOX DEPOSIT	\$1,495.95
07/08/2026	PAYABLI DEPOSIT TRANSFER 934258728	\$1,168.77
07/08/2026	University Glen OnlinePay -SETT-A211CINC	\$2,778.80
07/08/2026	LOCKBOX DEPOSIT	\$600.00
07/09/2026	PAYABLI DEPOSIT TRANSFER 934509885	\$99.22
07/09/2026	LOCKBOX DEPOSIT	\$1,107.80
07/10/2026	University Glen OnlinePay -SETT-A211CINC	\$3,982.95
07/10/2026	LOCKBOX DEPOSIT	\$4,142.47
07/13/2026	University Glen OnlinePay -SETT-A211CINC	\$4,600.21
07/13/2026	University Glen ASSN DUES -SETT-A211CINC	\$183,113.57
07/13/2026	LOCKBOX DEPOSIT	\$1,150.06
07/14/2026	PAYABLI DEPOSIT TRANSFER 935523910	\$645.00
07/14/2026	University Glen OnlinePay -SETT-A211CINC	\$3,270.75
07/14/2026	PAYABLI DEPOSIT TRANSFER 935524759	\$4,634.45
07/14/2026	LOCKBOX DEPOSIT	\$4,970.87
07/15/2026	LOCKBOX DEPOSIT	\$575.03
07/16/2026	LOCKBOX DEPOSIT	\$575.03
07/17/2026	University Glen OnlinePay -SETT-A211CINC	\$575.03
07/20/2026	LOCKBOX DEPOSIT	\$575.03
07/21/2026	PAYABLI DEPOSIT TRANSFER 937137307	\$575.03
07/21/2026	University Glen OnlinePay -SETT-A211CINC	\$1,175.03
07/22/2026	University Glen OnlinePay -SETT-A211CINC	\$575.03
07/23/2026	LOCKBOX DEPOSIT	\$345.66
07/24/2026	University Glen OnlinePay -SETT-A211CINC	\$1,150.06
07/27/2026	LOCKBOX DEPOSIT	\$575.03
07/28/2026	University Glen OnlinePay -SETT-A211CINC	\$575.03
07/28/2026	LOCKBOX DEPOSIT	\$2,070.75
07/29/2026	University Glen OnlinePay -SETT-A211CINC	\$600.00
07/30/2026	CORP PAY AVIDPAY NTE* CCD* BUYER REFUND - 209385035-100382\	\$186.43
07/30/2026	University Glen OnlinePay -SETT-A211CINC	\$1,453.46
07/30/2026	LOCKBOX DEPOSIT	\$2,070.75
07/31/2026	PAYABLI DEPOSIT TRANSFER 939562150	\$666.43
07/31/2026	LOCKBOX DEPOSIT	\$2,640.77

Other Credits

Date	Description	Amount
07/01/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$16,911.00
07/02/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,213.19
07/08/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$4,036.61
07/09/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$394.87
07/10/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$7,011.59
07/15/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$10,304.67
07/17/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$9,280.57
07/20/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$28,787.33
07/22/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$424.97
07/23/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$112,475.29
07/28/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$6,672.22
07/29/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,714.02

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

Date	Description	Amount
07/01/2026	SPECTRUM SPECTRUM 2850747	\$129.06
07/02/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100476* 260701* Seabreeze Management Company \2	\$4,500.00
07/08/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100479* 260707* Seabreeze Management Company \2	\$478.73
07/08/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100480* 260707* Better Pools LA\214898886\17587	\$650.00
07/08/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100478* 260707* Fence Factory Rentals\214898913	\$9,265.00
07/09/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100483* 260708* Seabreeze Management Company \2	\$51.12
07/09/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100484* 260708* SoCalGas\215031777\176054567\21	\$756.45
07/10/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100487* 260709* Better Pools LA\215226049\17620	\$250.00
07/10/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100486* 260709* Better Pools LA\215225981\17620	\$375.00
07/10/2026	SPECTRUM SPECTRUM 6444259	\$610.10
07/10/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100489* 260709* Environmental Testing Associa\2	\$1,155.00
07/10/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100485* 260709* Seabreeze Management Company \2	\$1,400.03
07/10/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100490* 260709* Environmental Testing Associa\2	\$1,490.00
07/10/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100488* 260709* Better Pools LA\215226041\17620	\$2,525.00
07/17/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100497* 260716* Better Pools LA\215995214\17715	\$145.00
07/17/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100498* 260716* Better Pools LA\215995159\17715	\$250.00
07/17/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100496* 260716* Better Pools LA\215995216\17715	\$495.00
07/17/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100499* 260716* HD Supply\215995237\177241286\2	\$962.46
07/17/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100495* 260716* Better Pools LA\215995226\17715	\$1,995.00
07/17/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100494* 260716* Seabreeze Management Company \2	\$6,008.14
07/21/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100505* 260720* Better Pools LA\216276241\17752	\$375.00
07/21/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100511* 260720* Mike Kimble Plumbing\216276252\	\$375.39
07/21/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100510* 260720* Xtreme Fitness Service Inc\2162	\$525.00
07/23/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100513* 260722* Better Pools LA\216482708\17781	\$250.00
07/28/2026	SPECTRUM SPECTRUM 2631233	\$51.53
07/28/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100522* 260727* Mike Kimble Plumbing\216935800\	\$350.00
07/28/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100524* 260727* Anderson Refrigeration Inc\2169	\$850.00
07/28/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100521* 260727* Seabreeze Management Company \2	\$5,681.47
07/29/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100530* 260728* Seabreeze Management Company \2	\$409.55
07/29/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100529* 260728* BluSky Restoration Contractor\2	\$6,479.50
07/31/2026	SPECTRUM SPECTRUM 3639404	\$129.13
07/31/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100532* 260730* Better Pools LA\217312828\17877	\$375.00

Other Debits

Date	Description	Amount
07/03/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,070.75
07/06/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$8,628.69
07/07/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$9,237.53



Statement Ending 07/31/2026

CALIFORNIA STATE UNIVERISTY

Page 5 of 10

Account Number: XXXXXX2137

HOA CHECKING - XXXXXX2137 (continued)

Other Debits (continued)

Date	Description	Amount
07/13/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$177,400.45
07/14/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$18,388.05
07/16/2026	Charge Back Item Check 30168	\$320.77
07/16/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,425.87
07/21/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$474.67
07/24/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,451.15
07/27/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,725.12
07/30/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,834.98
07/31/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,335.84

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100454	07/02/2026	\$1,280.00	100469	07/15/2026	\$275.00	100491*	07/23/2026	\$150.00
100456*	07/02/2026	\$2,499.39	100470	07/13/2026	\$2,640.00	100492	07/20/2026	\$29,362.36
100457	07/01/2026	\$16,445.00	100471	07/13/2026	\$3,722.40	100493	07/28/2026	\$1,280.00
100458	07/01/2026	\$3,545.00	100472	07/13/2026	\$600.00	100500*	07/28/2026	\$175.00
100461*	07/02/2026	\$4,950.00	100473	07/10/2026	\$9,630.00	100501	07/28/2026	\$175.00
100462	07/02/2026	\$1,280.00	100474	07/13/2026	\$1,292.99	100502	07/28/2026	\$175.00
100463	07/02/2026	\$550.00	100475	07/13/2026	\$3,208.00	100503	07/28/2026	\$175.00
100465*	07/22/2026	\$1,000.00	100477*	07/09/2026	\$794.32	100504	07/28/2026	\$405.00
100467*	07/15/2026	\$7,954.70	100481*	07/23/2026	\$7,966.67	100509*	07/30/2026	\$2,450.66
100468	07/15/2026	\$2,650.00	100482	07/23/2026	\$105,120.72			

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
07/01/2026	\$240,000.00	07/13/2026	\$240,000.00	07/23/2026	\$240,000.00
07/02/2026	\$240,000.00	07/14/2026	\$240,000.00	07/24/2026	\$240,000.00
07/03/2026	\$240,000.00	07/15/2026	\$240,000.00	07/27/2026	\$240,000.00
07/06/2026	\$240,000.00	07/16/2026	\$240,000.00	07/28/2026	\$240,000.00
07/07/2026	\$240,000.00	07/17/2026	\$240,000.00	07/29/2026	\$240,000.00
07/08/2026	\$240,000.00	07/20/2026	\$240,000.00	07/30/2026	\$240,000.00
07/09/2026	\$240,000.00	07/21/2026	\$240,000.00	07/31/2026	\$240,000.00
07/10/2026	\$240,000.00	07/22/2026	\$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

ORIGINAL CHECK HAS A COLORED BACKGROUND WITH A MICRO PRINTED WARNING BAND

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 06/25/2026

100463

PAY TO THE ORDER OF: Kastle Kare Inc

Five Hundred Fifty Dollars and Zero Cents

\$ 550.00

MEMO: 26840 Aliso Viejo Parkway, Suite 100, Aliso Viejo, CA 92656

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

#100463 07/02/2026 \$550.00

FOR DEPOSIT ONLY TO KASTLE KARE, INC.

Deposited By: \$550.00

DATE: 07/01/26

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

THE SECURITY FEATURES INCLUDED WITH THIS CHECK EXCEED INDUSTRY STANDARDS

ORIGINAL CHECK HAS A COLORED BACKGROUND WITH A MICRO PRINTED WARNING BAND

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 06/25/2026

100465

PAY TO THE ORDER OF: Remedy Pest Elimination

One Thousand Dollars and Zero Cents

\$ 1,000.00

MEMO: ACT 1000, PH 1474

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

#100465 07/22/2026 \$1,000.00

FOR DEPOSIT ONLY TO REMEDY PEST ELIMINATION, INC.

DATE: 06/25/2026

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

THE SECURITY FEATURES INCLUDED WITH THIS CHECK EXCEED INDUSTRY STANDARDS

ORIGINAL CHECK HAS A COLORED BACKGROUND WITH A MICRO PRINTED WARNING BAND

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 06/30/2026

100467

PAY TO THE ORDER OF: BluSky Restoration Contractors, LLC

Seven Thousand Nine Hundred Fifty-Four Dollars and Seventy Cents

\$ 7,954.70

MEMO: 26840 Aliso Viejo Parkway, Suite 100, Aliso Viejo, CA 92656

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

#100467 07/15/2026 \$7,954.70

FOR DEPOSIT ONLY TO BLUESKY RESTORATION CONTRACTORS, INC.

DATE: 06/30/2026

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

THE SECURITY FEATURES INCLUDED WITH THIS CHECK EXCEED INDUSTRY STANDARDS

ORIGINAL CHECK HAS A COLORED BACKGROUND WITH A MICRO PRINTED WARNING BAND

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 06/30/2026

100468

PAY TO THE ORDER OF: Vega cleaning service inc.

Two Thousand Six Hundred Fifty Dollars and Zero Cents

\$ 2,650.00

MEMO: INC 1432

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

#100468 07/15/2026 \$2,650.00

FOR DEPOSIT ONLY TO VEGA CLEANING SERVICE, INC.

DATE: 06/30/2026

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

THE SECURITY FEATURES INCLUDED WITH THIS CHECK EXCEED INDUSTRY STANDARDS

ORIGINAL CHECK HAS A COLORED BACKGROUND WITH A MICRO PRINTED WARNING BAND

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 06/30/2026

100469

PAY TO THE ORDER OF: Vega cleaning service inc.

Two Hundred Seventy-Five Dollars and Zero Cents

\$ 275.00

MEMO: INC 1433

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

#100469 07/15/2026 \$275.00

FOR DEPOSIT ONLY TO VEGA CLEANING SERVICE, INC.

DATE: 06/30/2026

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

THE SECURITY FEATURES INCLUDED WITH THIS CHECK EXCEED INDUSTRY STANDARDS

ORIGINAL CHECK HAS A COLORED BACKGROUND WITH A MICRO PRINTED WARNING BAND

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

Sunwest Bank
2050 Main Street
Irvine, CA 92614

DATE: 06/30/2026

100470

PAY TO THE ORDER OF: Gothic Landscape Maintenance Division

Two Thousand Six Hundred Forty Dollars and Zero Cents

\$ 2,640.00

MEMO: ACT 1000, PH 1474

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

#100470 07/13/2026 \$2,640.00

FOR DEPOSIT ONLY TO GOTHIC LANDSCAPE MAINTENANCE DIVISION

DATE: 06/30/2026

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

THE SECURITY FEATURES INCLUDED WITH THIS CHECK EXCEED INDUSTRY STANDARDS

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: 06/30/2026

100471

PAY TO
THE ORDER OF Gothic Landscape Maintenance Division

\$ 3,722.40

DOLLARS

memo: Act UNIS97-41 inv 427455

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

100471 122226003 4410002437

#100471 07/13/2026 \$3,722.40

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

ENDORSE HERE
X
FOR DEPOSIT ONLY
PRECISION CONSTRUCTION AND PAINTING
968800000041290
LOC #16
TELLER #3081
SEQ #461246

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

THE SECURITY FEATURES INCLUDED WITHIN THIS CHECK EXCEED INDUSTRY STANDARDS

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: 06/30/2026

100472

PAY TO
THE ORDER OF Gothic Landscape Maintenance Division

\$ 600.00

DOLLARS

memo: Act UNIS97-41 inv 427457

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

100472 122226003 4410002437

#100472 07/13/2026 \$600.00

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

ENDORSE HERE
X
FOR DEPOSIT ONLY
PRECISION CONSTRUCTION AND PAINTING
968800000041290
LOC #16
TELLER #3081
SEQ #461246

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

THE SECURITY FEATURES INCLUDED WITHIN THIS CHECK EXCEED INDUSTRY STANDARDS

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: 06/30/2026

100473

PAY TO
THE ORDER OF Precision Construction and Painting Inc

\$ 9,630.00

DOLLARS

memo: Act UNIS97-41 inv 427458

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

100473 122226003 4410002437

#100473 07/10/2026 \$9,630.00

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

ENDORSE HERE
X
FOR DEPOSIT ONLY
PRECISION CONSTRUCTION AND PAINTING
968800000041290
LOC #16
TELLER #3081
SEQ #461246

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

THE SECURITY FEATURES INCLUDED WITHIN THIS CHECK EXCEED INDUSTRY STANDARDS

ORIGINAL CHECK HAS A COLORED BACKGROUND WITH A MICROPRINTED WARNING BAND

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: 06/30/2026

100474

PAY TO
THE ORDER OF Eastman Electric

\$ 1,292.99

DOLLARS

memo: Inv 35

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

100474 122226003 4410002437

#100474 07/13/2026 \$1,292.99

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

ENDORSE HERE
X
FOR DEPOSIT ONLY
PRECISION CONSTRUCTION AND PAINTING
968800000041290
LOC #16
TELLER #3081
SEQ #461246

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

THE SECURITY FEATURES INCLUDED WITHIN THIS CHECK EXCEED INDUSTRY STANDARDS

ORIGINAL CHECK HAS A COLORED BACKGROUND WITH A MICROPRINTED WARNING BAND

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: 06/30/2026

100475

PAY TO
THE ORDER OF Eastman Electric

\$ 3,208.00

DOLLARS

memo: Inv 39

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

100475 122226003 4410002437

#100475 07/13/2026 \$3,208.00

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

ENDORSE HERE
X
FOR DEPOSIT ONLY
PRECISION CONSTRUCTION AND PAINTING
968800000041290
LOC #16
TELLER #3081
SEQ #461246

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

THE SECURITY FEATURES INCLUDED WITHIN THIS CHECK EXCEED INDUSTRY STANDARDS

ORIGINAL CHECK HAS A COLORED BACKGROUND WITH A MICROPRINTED WARNING BAND

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: 07/01/2026

100477

PAY TO
THE ORDER OF Gothic Landscape Maintenance Division

\$ 794.32

DOLLARS

memo: Act UNIS97-41 inv 427468

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

100477 122226003 4410002437

#100477 07/09/2026 \$794.32

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

ENDORSE HERE
X
FOR DEPOSIT ONLY
PRECISION CONSTRUCTION AND PAINTING
968800000041290
LOC #16
TELLER #3081
SEQ #461246

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

THE SECURITY FEATURES INCLUDED WITHIN THIS CHECK EXCEED INDUSTRY STANDARDS

[illegible]

ORIGINAL CHECK HAS A COLORED BACKGROUND WITH A MICRO PRINTED WARNING BAND

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

Payroll Bank
2552 Main Street
Irvine, CA 92614

DATE: 07/16/2026

100501

PAY TO: Servpro of Camarillo/Oxnard \$ 175.00 DOLLARS

THE ORDER OF: One Hundred Seventy-Five Dollars and Zero Cents

MEMO: 7/16/2026

VOID

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

#100501 07/28/2026 \$175.00

ENDORSE HERE

X PAY TO THE ORDER OF
PACIFIC WESTERN BANK
FOR DEPOSIT ONLY
THIS CHECK CANNOT BE CASHED
AT ANY OTHER FINANCIAL INSTITUTION
DO NOT WRITE, SIGN OR SIGN BELOW THIS LINE

THE SECURITY FEATURES INCLUDED WITHIN THIS CHECK EXCEED INDUSTRY STANDARDS

VOID

ORIGINAL CHECK HAS A COLORED BACKGROUND WITH A MICRO PRINTED WARNING BAND

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

Payroll Bank
2552 Main Street
Irvine, CA 92614

DATE: 07/16/2026

100502

PAY TO: Servpro of Camarillo/Oxnard \$ 175.00 DOLLARS

THE ORDER OF: One Hundred Seventy-Five Dollars and Zero Cents

MEMO: 7/16/2026

VOID

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

#100502 07/28/2026 \$175.00

ENDORSE HERE

X PAY TO THE ORDER OF
PACIFIC WESTERN BANK
FOR DEPOSIT ONLY
THIS CHECK CANNOT BE CASHED
AT ANY OTHER FINANCIAL INSTITUTION
DO NOT WRITE, SIGN OR SIGN BELOW THIS LINE

THE SECURITY FEATURES INCLUDED WITHIN THIS CHECK EXCEED INDUSTRY STANDARDS

VOID

ORIGINAL CHECK HAS A COLORED BACKGROUND WITH A MICRO PRINTED WARNING BAND

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

Payroll Bank
2552 Main Street
Irvine, CA 92614

DATE: 07/16/2026

100503

PAY TO: Servpro of Camarillo/Oxnard \$ 175.00 DOLLARS

THE ORDER OF: One Hundred Seventy-Five Dollars and Zero Cents

MEMO: 7/16/2026

VOID

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

#100503 07/28/2026 \$175.00

ENDORSE HERE

X PAY TO THE ORDER OF
PACIFIC WESTERN BANK
FOR DEPOSIT ONLY
THIS CHECK CANNOT BE CASHED
AT ANY OTHER FINANCIAL INSTITUTION
DO NOT WRITE, SIGN OR SIGN BELOW THIS LINE

THE SECURITY FEATURES INCLUDED WITHIN THIS CHECK EXCEED INDUSTRY STANDARDS

VOID

ORIGINAL CHECK HAS A COLORED BACKGROUND WITH A MICRO PRINTED WARNING BAND

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

Payroll Bank
2552 Main Street
Irvine, CA 92614

DATE: 07/16/2026

100504

PAY TO: Servpro of Camarillo/Oxnard \$ 405.00 DOLLARS

THE ORDER OF: Four Hundred Five Dollars and Zero Cents

MEMO: 7/16/2026

VOID

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

#100504 07/28/2026 \$405.00

ENDORSE HERE

X PAY TO THE ORDER OF
PACIFIC WESTERN BANK
FOR DEPOSIT ONLY
THIS CHECK CANNOT BE CASHED
AT ANY OTHER FINANCIAL INSTITUTION
DO NOT WRITE, SIGN OR SIGN BELOW THIS LINE

THE SECURITY FEATURES INCLUDED WITHIN THIS CHECK EXCEED INDUSTRY STANDARDS

VOID

ORIGINAL CHECK HAS A COLORED BACKGROUND WITH A MICRO PRINTED WARNING BAND

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

Payroll Bank
2552 Main Street
Irvine, CA 92614

DATE: 07/20/2026

100509

PAY TO: Garage Door Doctor \$ 2,450.66 DOLLARS

THE ORDER OF: Two Thousand Four Hundred Fifty Dollars and Sixty-Six Cents

MEMO: 7/14/2026

VOID

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

#100509 07/30/2026 \$2,450.66

ENDORSE HERE

X For Deposit Only - JPMC
THIS CHECK CANNOT BE CASHED
AT ANY OTHER FINANCIAL INSTITUTION
DO NOT WRITE, SIGN OR SIGN BELOW THIS LINE

THE SECURITY FEATURES INCLUDED WITHIN THIS CHECK EXCEED INDUSTRY STANDARDS

VOID

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
07/31/2026

Page
1 of 2

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

The following information is a summary of activity in your account(s) for the month of July 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%	\$482,413.95	\$508,106.91
TOTAL			\$482,413.95	\$508,106.91

DETAILED ACCOUNT OVERVIEW

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

Account Summary - Demand			
Statement Period	7/1-7/31/2026	Average Daily Balance	\$542,629.93
Previous Period Ending Balance	\$482,413.95	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	231,919.29	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(206,226.33)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance		\$508,106.91	

Account Transaction Detail

Date	Activity Type	Amount	Balance
07/01/2026	Deposit	\$6,282.03	\$488,695.98
07/02/2026	Withdrawal	(16,911.00)	471,784.98
07/03/2026	Withdrawal	(4,213.19)	467,571.79
07/06/2026	Deposit	2,070.75	469,642.54
07/07/2026	Deposit	8,628.69	478,271.23
07/08/2026	Deposit	9,237.53	487,508.76
07/09/2026	Withdrawal	(4,036.61)	483,472.15
07/10/2026	Withdrawal	(394.87)	483,077.28
07/13/2026	Withdrawal	(7,011.59)	476,065.69
07/14/2026	Deposit	177,400.45	653,466.14
07/15/2026	Deposit	18,388.05	671,854.19
07/16/2026	Withdrawal	(10,304.67)	661,549.52
07/17/2026	Deposit	2,425.87	663,975.39
07/20/2026	Withdrawal	(9,280.57)	654,694.82
07/21/2026	Withdrawal	(28,787.33)	625,907.49
07/22/2026	Deposit	474.67	626,382.16
07/23/2026	Withdrawal	(424.97)	625,957.19
07/24/2026	Withdrawal	(112,475.29)	513,481.90
07/27/2026	Deposit	3,451.15	516,933.05
07/28/2026	Deposit	1,725.12	518,658.17
07/29/2026	Withdrawal	(6,672.22)	511,985.95
07/30/2026	Withdrawal	(5,714.02)	506,271.93
07/31/2026	Deposit	1,834.98	508,106.91

Summary of Balances as of July 31, 2026

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
First-Citizens Bank & Trust Company	Raleigh, NC	11063	\$247,000.00
Raymond James Bank	St. Petersburg, FL	33893	247,000.00
Stifel Bank	St. Louis, MO	57358	14,106.91



CalTRUST
 50 Iron Point Circle, Suite 140
 Folsom, CA 95630
 www.caltrust.org
 Email: admin@caltrust.org
 Fax: 402-963-9094
 Phone: 833-CALTRUST (225-8787)

Investment Account Summary

06/01/2026 through 06/30/2026

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on Jun 30 (\$)	Value on Jun 30 (\$)	Average Cost Amount (\$)	Cumulative Change In Value (\$)
CSU CHANNEL ISLANDS SITE AUTHORITY						
CalTRUST Short Term Fund		329,540.911	10.03	3,305,295.34	3,306,225.40	(930.06)
CalTRUST Medium Term Fund		561,922.110	9.80	5,506,836.68	5,478,816.54	28,020.14
CalTRUST Liquidity Fund		1,657,807.370	1.00	1,657,807.37	1,657,807.37	0.00
Total For Account -				10,469,939.39		
CSU CHANNEL ISLANDS TOWNHOUSE						
CalTRUST Short Term Fund		56,280.540	10.03	564,493.82	566,192.52	(1,698.70)
CalTRUST Medium Term Fund		176,126.023	9.80	1,726,035.03	1,770,341.71	(44,306.68)
CalTRUST Liquidity Fund		746,305.140	1.00	746,305.14	746,305.14	0.00
Total For Account -				3,036,833.99		
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE						
CalTRUST Short Term Fund		18,007.962	10.03	180,619.86	181,257.40	(637.54)
CalTRUST Medium Term Fund		114,232.689	9.80	1,119,480.35	1,143,246.09	(23,765.74)
CalTRUST Liquidity Fund		466,813.750	1.00	466,813.75	466,813.75	0.00
Total For Account -				1,766,913.96		
CSU CHANNEL ISLANDS SINGLE FAMILY						
CalTRUST Short Term Fund		1,301.966	10.03	13,058.92	13,105.04	(46.12)
CalTRUST Medium Term Fund		9,101.529	9.80	89,194.98	90,794.46	(1,599.48)
CalTRUST Liquidity Fund		27,996.380	1.00	27,996.38	27,996.38	0.00
Total For Account -				130,250.28		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 TOWNHOMES						
CalTRUST Medium Term Fund		15,516.287	9.80	152,059.61	152,762.18	(702.57)
Total For Account -				152,059.61		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 SINGLE FAMILY						
CalTRUST Medium Term Fund		2,643.957	9.80	25,910.78	26,034.76	(123.98)
Total For Account -				25,910.78		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 CAM						
CalTRUST Medium Term Fund		49,093.243	9.80	481,113.78	483,530.41	(2,416.63)
Total For Account -				481,113.78		
Portfolios Total value as of 06/30/2026				16,063,021.79		

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	06/01/2026			328,475.915	10.04	3,297,898.19		
Accrual Income Div Reinvestment	06/30/2026	10,681.91	1,064.996	329,540.911	10.03	3,305,295.34	0.00	0.00
Change in Value						(3,284.76)		
Closing Balance as of	Jun 30			329,540.911	10.03	3,305,295.34		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	06/01/2026			56,098.655	10.04	563,230.50		
Accrual Income Div Reinvestment	06/30/2026	1,824.31	181.885	56,280.540	10.03	564,493.82	0.00	0.00
Change in Value						(560.99)		
Closing Balance as of	Jun 30			56,280.540	10.03	564,493.82		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	06/01/2026			17,949.765	10.04	180,215.64		
Accrual Income Div Reinvestment	06/30/2026	583.72	58.197	18,007.962	10.03	180,619.86	0.00	0.00
Change in Value						(179.50)		
Closing Balance as of	Jun 30			18,007.962	10.03	180,619.86		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	06/01/2026			1,297.779	10.04	13,029.70		
Accrual Income Div Reinvestment	06/30/2026	42.20	4.207	1,301.986	10.03	13,058.92	0.00	0.00
Change in Value						(12.98)		
Closing Balance as of	Jun 30			1,301.986	10.03	13,058.92		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY Account Number: [REDACTED]								
Beginning Balance	06/01/2026			560,013.439	9.82	5,499,331.97		
Accrual Income Div Reinvestment	06/30/2026	18,704.98	1,908.671	561,922.110	9.80	5,506,836.68	0.00	0.00
Change in Value						(11,200.27)		
Closing Balance as of	Jun 30			561,922.110	9.80	5,506,836.68		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	06/01/2026			167,133.925	9.82	1,641,255.14		
Purchase	06/23/2026	82,385.68	8,415.289	175,549.214	9.79	1,718,626.81	0.00	0.00
Accrual Income Div Reinvestment	06/30/2026	5,652.73	576.809	176,126.023	9.80	1,726,035.03	0.00	0.00
Change in Value						(3,258.52)		
Closing Balance as of	Jun 30			176,126.023	9.80	1,726,035.03		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	06/01/2026			113,844.677	9.82	1,117,954.73		
Accrual Income Div Reinvestment	06/30/2026	3,802.52	388.012	114,232.689	9.80	1,119,480.35	0.00	0.00
Change in Value						(2,276.90)		
Closing Balance as of	Jun 30			114,232.689	9.80	1,119,480.35		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	06/01/2026			9,070.614	9.82	89,073.43		
Accrual Income Div Reinvestment	06/30/2026	302.97	30.915	9,101.529	9.80	89,194.98	0.00	0.00
Change in Value						(181.42)		
Closing Balance as of	Jun 30			9,101.529	9.80	89,194.98		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 TOWNHOMES Account Number: [REDACTED]								
Beginning Balance	06/01/2026			12,318.745	9.82	120,970.08		
Purchase	06/23/2026	30,866.60	3,152.870	15,471.615	9.79	151,467.11	0.00	0.00
Accrual Income Div Reinvestment	06/30/2026	437.79	44.672	15,516.287	9.80	152,059.61	0.00	0.00
Change in Value						(214.86)		
Closing Balance as of	Jun 30			15,516.287	9.80	152,059.61		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	06/01/2026			2,165.717	9.82	21,267.34		
Purchase	06/23/2026	4,605.77	470.457	2,636.174	9.79	25,808.14	0.00	0.00
Accrual Income Div Reinvestment	06/30/2026	76.27	7.783	2,643.957	9.80	25,910.78	0.00	0.00
Change in Value						(38.60)		
Closing Balance as of	Jun 30			2,643.957	9.80	25,910.78		

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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 PA UG PHASE 2 CAM				Account Number: [REDACTED]		
Beginning Balance	06/01/2026			41,795.623	9.82	410,433.02		
Purchase	06/23/2026	69,989.45	7,149.076	48,944.699	9.79	479,168.60	0.00	0.00
Accrual Income Div Reinvestment	06/30/2026	1,455.73	148.544	49,093.243	9.80	481,113.78	0.00	0.00
Change in Value						(764.42)		
Closing Balance as of	Jun 30			49,093.243	9.80	481,113.78		
CalTRUST Liquidity Fund		CSU CHANNEL ISLANDS SITE AUTHORITY				Account Number: [REDACTED]		
Beginning Balance	06/01/2026			1,652,714.840	1.00	1,652,714.84		
Accrual Income Div Reinvestment	06/30/2026	5,092.53	5,092.530	1,657,807.370	1.00	1,657,807.37	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jun 30			1,657,807.370	1.00	1,657,807.37		
CalTRUST Liquidity Fund		CSU CHANNEL ISLANDS TOWNHOUSE				Account Number: [REDACTED]		
Beginning Balance	06/01/2026			744,012.600	1.00	744,012.60		
Accrual Income Div Reinvestment	06/30/2026	2,292.54	2,292.540	746,305.140	1.00	746,305.14	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jun 30			746,305.140	1.00	746,305.14		
CalTRUST Liquidity Fund		CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE				Account Number: [REDACTED]		
Beginning Balance	06/01/2026			465,379.770	1.00	465,379.77		
Accrual Income Div Reinvestment	06/30/2026	1,433.98	1,433.980	466,813.750	1.00	466,813.75	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jun 30			466,813.750	1.00	466,813.75		
CalTRUST Liquidity Fund		CSU CHANNEL ISLANDS SINGLE FAMILY				Account Number: [REDACTED]		
Beginning Balance	06/01/2026			27,910.380	1.00	27,910.38		
Accrual Income Div Reinvestment	06/30/2026	86.00	86.000	27,996.380	1.00	27,996.38	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jun 30			27,996.380	1.00	27,996.38		

Govt Advantage Int Ckg - State/Muni

Account number: [REDACTED] ■ June 1, 2026 - June 30, 2026 ■ Page 1 of 2

WELLS
FARGO

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	\$34.82	-\$187,847.50	\$20,906.75

Interest summary

Year to date interest and bonuses paid \$187.77

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	06/08	34.82	Analysis Int Earned 0526 Interest 260608
		\$34.82	Total electronic deposits/bank credits
		\$34.82	Total credits

Debits

Electronic debits/bank debits

Effective date	Posted date	Amount	Transaction detail
	06/22	4,605.77	WT Fed#02R02 First National Ban /Ftr/Bnf=Gemini Fnd Svc C/Ocaltrust Sub Act Srf# Gw00000085268407 Trn#260622329412 Rfb# 139
	06/22	30,866.60	WT Fed#01R02 First National Ban /Ftr/Bnf=Gemini Fnd Svc C/Ocaltrust Sub Act Srf# Gw00000085268377 Trn#260622328677 Rfb# 138
	06/22	69,989.45	WT Fed#01R02 First National Ban /Ftr/Bnf=Gemini Fnd Svc C/O Caltrust Sub Act Srf# Gw00000085268399 Trn#260622329288 Rfb# 140
	06/22	82,385.68	WT Fed#03R02 First National Ban /Ftr/Bnf=Gemini Fnd Svcs C/Ocaltrust Sub Act Srf# Gw00000085268066 Trn#260622328994 Rfb# 137
		\$187,847.50	Total electronic debits/bank debits
		\$187,847.50	Total debits



Daily ledger balance summary

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
05/31	208,719.43	06/08	208,754.25	06/22	20,906.75
Average daily ledger balance		\$152,391.87			