



University Glen PROPERTY MANAGEMENT REPORT

August 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 UGlen 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, August 11th at 3:30.
 - The Homeowners Advisory Council (HAC) met on Tuesday, August 18th at 6:00 PM. Friesen provided an update to the community on the activities of the Common Area Property Management Office.
 - The Community Advisory Group (CAG) met on Tuesday, August 25th 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 a second 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 July 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.
 - The Site Authority's General Manager authorized the Seabreeze Team to develop a delinquency policy per the ground sublease for implementation. Seabreeze presented an initial draft of a proposed delinquency policy to the Site Authority's General Manager. Following discussion, Seabreeze is working to add detail to the initial draft presented.

- Projects
 - Single-Family Home retaining wall rebuild project at two locations on Anacapa Island Drive. Cedar and Stone Construction, the successful bidder on the demolition and rebuilding of cracked portion of retaining wall at on SFH in the 200-block and one SFH in the 300-block of Anacapa Island Drive were completed. These repairs were funded by the Single-Family Home Reserves.
 - Townhouse Dryer Vent Cleaning Project-Phase 2. Phase 2 of the townhouse dryer vent cleaning project began at the end of August.
 - The common area bollard painting project (144-bollards) continues.
 - The DG Path refurbishing project from the vehicular bridge on Channel Islands Drive to the Playground is being schedules to commence in September.
- Townhouse Water Leaks UPDATES:
 - The pipe leak in the 200-block of Smugglers Cove—the remaining drywall restoration work was completed.
 - The slab leak at the 100-block of Channel Islands Drive –The drywall restoration was completed.
 - (Insurance claims with each of these water leaks continue to be processed.)
- Meetings:
 - The Budget Advisory Group (BAG) meet on Tuesday, August 11th at 3:30 PM.
 - Management presented the second pass through the FY 2025-2026 Reconciliation.
 - Attendees discussed Parking Boss. Since the July BAG Meeting members of the community participated in a zoom presentation by representatives from Parking Boss explaining the features of the Parking Boss Program. Discussion continues.
 - The contracts with Complex Solutions for the 2027-2028 Reserves Studies were recommended to move forward. This includes reserve studies for the UGlen Common Areas, Single-Family Homes, and Townhouses.

- Common Area Management continues to seek clarification from the Site Authority regarding two drainage projects, one at the Town Center and one in the 200-block of Channel Islands Drive. Also, management continues to seek direction regarding the safety hazard at three communication vaults along Channel Islands Drive between Rincon Drive and the Playground.
- BAG members continued to discuss the importance of clear definitions for the infrastructure below the ground and who is responsible for what. This includes who is responsible for payment.
- Work continues developing the RFPs associated with the trip hazard project. The tree removals and the concrete sidewalk replacement.
- Tree removal proposal as part of the budgeted annual tree trimming project was recommended to move ahead as proposed.
- The Community Advisory Council (CAC) met on Tuesday, August 25th in one of the Community Center Conference Rooms from 4:00-5:00 PM.
 - HAC's representative requested the UGlen CA Property Manager forward the communication from CSUCI Facility Services stating the black aluminum fencing is accepted as the standard for non-combustible fencing throughout University Glen.
 - CAG members mentioned Parking Boss (PB) with management of the Apartments accentuating the positive aspects of implementing PB and the other owners in the community stating that the present system for parking in UGlen is not broken and does not need to be fixed.
 - The member of the CAG who owns a SFH in UGlen pointed out that the striping on Camarillo Street between Lewis and Camarillo Street on to the Campus is not visible, particularly at night, and requested the Site Authority's representative take this concern to Facility Services.
 - The idea of a bike lane along Camarillo Street was brought forward and it was determined that the street does not have adequate width to accommodate a bike lane.

- The UGlen Common Area Property Manager noted that on Friday August 21st at about 5:00 PM an owner in UGlen videoed a mountain lion stalking two deer on the mountain across Channel Islands Drive from the playground. Everyone was reminded we share over living environment with many forms of wildlife.
- UGlen Common Area Property Manager mentions his office has received many complaints of cats roaming freely throughout the community, which is not permitted per the ground sublease.
- UGlen Common Area Property Manager suggested bringing to the owners in University Glen's attention that when they take advantage of the reciprocal use agreement with Anacapa Canyon, the rules posted at the Anacapa Canyon amenities are in effect. Further there was the suggestion that the owners of the amenities in University Glen agree to post rules in the UGlen amenities which are similar to Anacapa Canyon. Management was directed to gather information about posting signage with rules of use at the University Glen amenities.
- The most recent update regarding the Zero Zone fire regulations was brought forward. The Department of Forestry signed an order to go to the governor for their signature placing a 5-year timeframe for residents to become compliant with Zero Zone Rules. There are some rules to be complied with within 3 years and others from the 3 to 5-year timeframe.
- The Homeowners Advisory Council (HAC) met on Tuesday, August 18th at 6:00 PM in the Town Center Community Room.
 - County Supervisor Vainey Lopez attended the meeting.
 - The CSUCI Interim Police Chief Steinbrenner spoke about the new CSUCI Alert Emergency Notification System and how to register via text for CSUCI Alerts. The new CSUCI Alert System is replacing the previous alert notification system.
 - UGlen Common Area Property Manager reported on the HAC members participating in a zoom call with a representative from Parking Boss. HAC members stated that although Mission Hills Management feels Parking Boss addresses their residents' needs, they stated the TH/SFHs' generally do not believe the parking system in UGlen is broken and needs to be fixed by implementing Parking Boss.

- UGlen Common Area Property Manager Friesen informed the community that Seabreeze Management Company is working with the Site Authority to develop a policy for collections of monthly maintenance rent delinquencies. Further information is forthcoming.
- 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.
 - Several members of the community contacted the Property Management office expressing appreciation that Gothic Landscape had transitioned to using electric equipment, blower/trimmers/mowers. The owners noticed that the sound levels were more manageable.
 - American Heritage Landscape/Legacy Tree Trimming Service remove 8-trees with issue such as invasive roots and or proximity to structures. They also crown trimmed 12-poplar trees at the roundabout at the intersection of Anacapa Island Drive and Channel Islands Drive.
- Notifications:
 - Eblast sent to UGlen owners informing them of the monthly HAC meeting on Tuesday, August 18th at 6:00 PM.
 - Eblast informing owner of an Artisan Market was held very successfully on Sunday, August 30th from 11:00-3:00 in the courtyard of the Town Center.
 - UGlen Common Area Property Management sent out an Eblast to the community which included an article offering information about the "State approved fire-safety rules of landscaping". This article is about the Zero Zone regulations which are going into effect.
 - Notifications about the schedule for Phase 2 of the Townhouse Dryer Vent Project were sent by Eblast to the affected owners.

- An Eblast was sent to the community reminding owners about the guidelines which are in compliance with the Ground Sublease for having pets in University Glen.
- Work Orders
 - The following is a list by CINC category of the work orders (WO) placed during the month of August:

9 WO submitted via Seabreeze Portal (CINC).

39 WO submitted via Text.

48 Total Work Orders

WORK ORDERS IN CINC	PENDING	Cancelled	CLOSED	Totals
Electrical				
Landscaping				
Plumbing				
Gutter & Downspouts				
Roofing/Waterproofing				
HVAC/Dryer Vents	1			1
Painting/Stucco Repair/Garage Door				
Janitorial				
Gates/Fences				
TH Garage Doors	1		2	3
Fitness Equipment Repair				
Other-Fire Hardening				
Other-TH Windows/Sliding Drs	3			3
Other- wall/concrete flatwork				
Pest Control	1		1	2
Subtotal	6		3	9

WORK ORDERS SENT BY TEXT	PENDING	Cancelled	CLOSED	Totals
Electrical (includes streetlights)				
Landscaping	2		25	27
Roofing/Waterproofing				
TH Garage Doors				
Fitness Equipment Repair				
Other-TH Windows/Sliding Drs				
Pest Control			12	12
Subtotal	2		37	39

TOTAL Work Orders for the Month	8		40	48
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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	1	0	0	0	0	0	0	0	0	0	0	1
Total Apps/Month	0	1	0	0	0	0	0	0	0	0	0	0	1

University Glen - Work Orders for August 2026							
	Created Date	Work Order	Address1	Status	Description	WO Type	Notes
1	08/03/2026	108338	308 Smuggler's Cove	Pending	Repairs to ductwork	HVAC/Air Conditioning	Owner wishes to revisit the recommendation from 2022 about reworking/replacing the ductwork at this townhouse.
2	08/03/2026	108374	324 E. Platt's Harbor Drive	Closed	Manual Operation not working properly	Garage Door	Work Order Completed Reason :On August 6, 2026, Garage Door Doctor went to 324 E Platts Harbor Drive and installed a 16-foot strut brace.
3	08/06/2026	108804	305 Channel Islands Drive	Pending	Owner reports bottom seal of garage door needs to replaced	Garage Door	Owner's Home Inspection Report stated the bottom seal on the Garage Door needs to be replaced.
4	08/06/2026	108810	305 Channel Islands Drive	Pending	Windows need to be repaired	Windows	New Owner's inspection report lists several windows needing to be repaired. Please evaluate all windows when QW comes to 305 Channel Islands Drive.
5	08/13/2026	109561	721 N. Santa Cruz Island Dr.	Pending	Owner reports windows and doors needing attention	Windows	Owner reports there are windows/screens, and doors which need attention/repair.
6	08/17/2026	109795	334 E. Platt's Harbor Drive	Pending	Window Balancers	Windows	Owner reports windows balancers need to be replaced.
7	08/21/2026	110482	214 Smuggler's Cove	Pending	Termites	Pest/Insect Control	Owner reports ongoing issue with termites.
8	08/23/2026	110580	346 Smuggler's Cove	Closed	Ant spray	Miscellaneous	We are having a little bit of an ant problem. Would like to request for the outside to be sprayed. Thank you.
9	08/28/2026	111353	399 Smuggler's Cove	Pending	Owner reports garage door needs to be evaluated	Garage Door	Owner reports garage door required temporary fix and wants Garage door Doctor to evaluate and make repairs needed.

Balance Sheet Comparative - Combined

University Glen (Cal State University Channel Island Site Authority)

End Date: 08/31/2026

		Current Balance at 8/31/2026	Prior Month Balance at 07/31/2026	Change
Assets				
CASH - OPERATING				
01-1003-00	Sunwest Oper - Acct 2137	\$ 748,198.19	\$ 707,023.27	\$ 41,174.92
Total CASH - OPERATING:		\$ 748,198.19	\$ 707,023.27	\$ 41,174.92
ACCOUNTS RECEIVABLE				
12-1280-00	Accounts Receivable	\$ 56,046.04	\$ 51,135.17	\$ 4,910.87
12-1281-00	A/R-Miscellaneous	43,005.69	43,005.69	-
Total ACCOUNTS RECEIVABLE:		\$ 99,051.73	\$ 94,140.86	\$ 4,910.87
OTHER ASSETS				
13-1300-00	Prepaid Insurance	\$ 37,386.90	\$ -	\$ 37,386.90
Total OTHER ASSETS:		\$ 37,386.90	\$ -	\$ 37,386.90
Total Assets:		\$ 884,636.82	\$ 801,164.13	\$ 83,472.69
Liabilities & Equity				
ACCOUNTS PAYABLE				
20-2001-00	Prepaid Dues	\$ 22,515.80	\$ 26,989.22	\$ (4,473.42)
20-2795-00	Accrued Operating Expenses	149,014.14	79,026.03	69,988.11
Total ACCOUNTS PAYABLE:		\$ 171,529.94	\$ 106,015.25	\$ 65,514.69
RESERVES				
40-4000-00	Reserve Liability	\$ 271,799.42	\$ 238,441.39	\$ 33,358.03
Total RESERVES:		\$ 271,799.42	\$ 238,441.39	\$ 33,358.03
EQUITY				
49-4998-00	Prior Year Equity	\$ 390,668.55	\$ 390,668.55	\$ -
Total EQUITY:		\$ 390,668.55	\$ 390,668.55	\$ -
Net Income / (Loss)		\$ 50,638.91	\$ 66,038.94	\$ (15,400.03)
Total Liabilities & Equity:		\$ 884,636.82	\$ 801,164.13	\$ 83,472.69

Income Statement

University Glen (Cal State University Channel Island Site Authority)

From 08/01/2026 to 08/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
TOTAL OPERATING INCOME	\$ 270,582.52	\$ 270,378.33	\$ 204.19	\$542,786.62	\$540,756.66	\$2,029.96	\$3,244,540.00
TOTAL INCOME	\$ 270,582.52	\$270,378.33	\$ 204.19	\$542,786.62	\$540,756.66	\$ 2,029.96	\$3,244,540.00
EXPENSES AND RESERVE FUNDING							
TOTAL ADMINISTRATION	\$ 10,871.69	\$ 20,208.24	\$ 9,336.55	\$ 27,382.97	\$ 40,416.48	\$13,033.51	\$242,499.00
TOTAL PROPERTY PROTECTION	\$ 7,966.67	\$ 7,966.67	\$ -	\$ 15,933.34	\$ 15,933.34	\$0.00	\$ 95,600.00
TOTAL LANDSCAPE	\$ 48,208.73	\$ 40,700.99	(\$ 7,507.74)	\$ 77,571.09	\$ 81,401.98	\$3,830.89	\$488,412.00
TOTAL COMMON AREA MAINTENANCE	\$ 27,371.02	\$ 23,760.44	(\$ 3,610.58)	\$ 45,666.36	\$ 47,520.88	\$1,854.52	\$285,125.00
TOTAL TOWNHOUSE MAINTENANCE	\$ 7,285.50	\$ 7,486.84	\$ 201.34	\$ 10,240.89	\$ 14,973.68	\$4,732.79	\$ 89,842.00
TOTAL UTILITIES	\$ 109,809.12	\$ 98,578.00	(\$ 11,231.12)	\$173,890.74	\$197,156.00	\$23,265.26	\$1,182,936.00
TOTAL INSURANCE	\$ 18,209.82	\$ 15,417.17	(\$ 2,792.65)	\$ 28,942.32	\$ 30,834.34	\$1,892.02	\$185,006.00
TOTAL RESERVE ALLOCATION	\$ 56,260.00	\$ 56,260.00	\$ -	\$112,520.00	\$112,520.00	\$0.00	\$675,120.00
TOTAL DISBURSEMENTS	\$ 285,982.55	\$270,378.35	(\$ 15,604.20)	\$492,147.71	\$540,756.70	\$ 48,608.99	\$3,244,540.00
	(\$ 15,400.03)	(\$ 0.02)	(\$ 15,400.01)	\$ 50,638.91	(\$ 0.04)	\$ 50,638.95	\$ 0.00
NET INCREASE (DECREASE)	(\$ 15,400.03)	(\$ 0.02)	(\$ 15,400.01)	\$ 50,638.91	(\$ 0.04)	\$ 50,638.95	\$ 0.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 08/01/2026 to 08/31/2026

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)	\$230,012.38	\$230,014.00	(\$1.62)	\$1,380,084.00
5013-00 Single family homes	\$24,887.33	\$24,887.33	\$0.00	\$49,774.66	\$49,774.66	\$0.00	\$298,648.00
5015-00 Apartment Assessment	\$130,484.00	\$130,484.00	\$0.00	\$260,968.00	\$260,968.00	\$0.00	\$1,565,808.00
5023-00 Bank Return Check/NSF Fees	\$30.00	\$0.00	\$30.00	\$60.00	\$0.00	\$60.00	\$0.00
5045-00 Parking Fees	\$25.00	\$0.00	\$25.00	\$75.00	\$0.00	\$75.00	\$0.00
5060-00 Gate/Pool Keys/Remotes	\$150.00	\$0.00	\$150.00	\$300.00	\$0.00	\$300.00	\$0.00
5150-00 Insurance Claim Reimbursement	\$0.00	\$0.00	\$0.00	\$1,596.58	\$0.00	\$1,596.58	\$0.00
TOTAL OPERATING INCOME	\$270,582.52	\$270,378.33	\$204.19	\$542,786.62	\$540,756.66	\$2,029.96	\$3,244,540.00
TOTAL OPERATING INCOME	\$270,582.52	\$270,378.33	\$204.19	\$542,786.62	\$540,756.66	\$2,029.96	\$3,244,540.00
OPERATING EXPENSE							
ADMINISTRATION							
6015-00 Reserve Study	\$0.00	\$466.67	\$466.67	\$0.00	\$933.34	\$933.34	\$5,600.00
6035-00 Mgmt Billback - Office & Postage	\$477.80	\$1,113.33	\$635.53	\$956.53	\$2,226.66	\$1,270.13	\$13,360.00
6040-00 Mgmt Services & On-Site Staff Payroll	\$10,012.56	\$16,633.33	\$6,620.77	\$25,723.44	\$33,266.66	\$7,543.22	\$199,600.00
6041-00 Office Rent & Maint/Record Storage	\$0.00	\$561.58	\$561.58	\$0.00	\$1,123.16	\$1,123.16	\$6,739.00
6085-00 Misc Admin (Office Supplies/Cellphone)	\$381.33	\$600.00	\$218.67	\$703.00	\$1,200.00	\$497.00	\$7,200.00
6090-00 Parking Management	\$0.00	\$833.33	\$833.33	\$0.00	\$1,666.66	\$1,666.66	\$10,000.00
TOTAL ADMINISTRATION	\$10,871.69	\$20,208.24	\$9,336.55	\$27,382.97	\$40,416.48	\$13,033.51	\$242,499.00
PROPERTY PROTECTION							
6320-00 Security Services	\$7,966.67	\$7,966.67	\$0.00	\$15,933.34	\$15,933.34	\$0.00	\$95,600.00
TOTAL PROPERTY PROTECTION	\$7,966.67	\$7,966.67	\$0.00	\$15,933.34	\$15,933.34	\$0.00	\$95,600.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 08/01/2026 to 08/31/2026

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	\$58,724.72	\$58,734.66	\$9.94	\$352,408.00
6407-00 Brush Clearance	\$0.00	\$367.00	\$367.00	\$0.00	\$734.00	\$734.00	\$4,404.00
6410-00 Landscape Extras	\$878.73	\$2,000.00	\$1,121.27	\$878.73	\$4,000.00	\$3,121.27	\$24,000.00
6420-00 Irrigation Repairs	\$4,925.64	\$2,133.33	(\$2,792.31)	\$4,925.64	\$4,266.66	(\$658.98)	\$25,600.00
6425-00 Tree Maintenance	\$13,042.00	\$6,833.33	(\$6,208.67)	\$13,042.00	\$13,666.66	\$624.66	\$82,000.00
TOTAL LANDSCAPE	\$48,208.73	\$40,700.99	(\$7,507.74)	\$77,571.09	\$81,401.98	\$3,830.89	\$488,412.00
COMMON AREA MAINTENANCE							
6509-00 Plumbing Repair (Common Area)	\$850.00	\$171.67	(\$678.33)	\$1,000.00	\$343.34	(\$656.66)	\$2,060.00
6528-00 Electrical/Lighting Rpr - Common Area Bollards	\$1,737.27	\$850.00	(\$887.27)	\$1,737.27	\$1,700.00	(\$37.27)	\$10,200.00
6532-00 Tot Lot Inspection	\$0.00	\$112.25	\$112.25	\$0.00	\$224.50	\$224.50	\$1,347.00
6534-00 Roof Repairs (Common Area)	\$0.00	\$173.17	\$173.17	\$0.00	\$346.34	\$346.34	\$2,078.00
6550-00 Janitorial Service	\$5,280.00	\$5,814.17	\$534.17	\$11,840.00	\$11,628.34	(\$211.66)	\$69,770.00
6553-00 Common Area Maintenance	\$6,725.24	\$1,916.67	(\$4,808.57)	\$7,738.12	\$3,833.34	(\$3,904.78)	\$23,000.00
6554-00 Common Area Supplies	\$952.76	\$1,479.17	\$526.41	\$1,915.22	\$2,958.34	\$1,043.12	\$17,750.00
6555-00 Pest Control (Pest & Gopher)	\$4,080.00	\$2,753.33	(\$1,326.67)	\$4,630.00	\$5,506.66	\$876.66	\$33,040.00
6570-00 Pool/Fountain Contract Services	\$3,175.00	\$3,395.00	\$220.00	\$6,350.00	\$6,790.00	\$440.00	\$40,740.00
6572-00 Pool/Fountain Extras	\$3,650.75	\$2,666.67	(\$984.08)	\$9,010.75	\$5,333.34	(\$3,677.41)	\$32,000.00
6588-00 Fitness Equipment	\$920.00	\$692.50	(\$227.50)	\$1,445.00	\$1,385.00	(\$60.00)	\$8,310.00
6590-00 Sidewalk Trip Hazard Project (Annual)	\$0.00	\$3,320.42	\$3,320.42	\$0.00	\$6,640.84	\$6,640.84	\$39,845.00
6595-00 Misc Maintenance (DG Path Repairs)	\$0.00	\$415.42	\$415.42	\$0.00	\$830.84	\$830.84	\$4,985.00
TOTAL COMMON AREA MAINTENANCE	\$27,371.02	\$23,760.44	(\$3,610.58)	\$45,666.36	\$47,520.88	\$1,854.52	\$285,125.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 08/01/2026 to 08/31/2026

Description	Actual	Current Period Budget	Variance	Actual	Year-to-date Budget	Variance	Annual Budget
TOWNHOUSE MAINTENANCE							
6627-00 Lighting - Townhomes Sconce Repairs	\$4,606.55	\$2,166.67	(\$2,439.88)	\$4,606.55	\$4,333.34	(\$273.21)	\$26,000.00
6630-00 Windows & Doors	\$450.00	\$1,000.00	\$550.00	\$450.00	\$2,000.00	\$1,550.00	\$12,000.00
6633-00 Roofing/Waterproofing (Townhomes)	\$0.00	\$686.67	\$686.67	\$0.00	\$1,373.34	\$1,373.34	\$8,240.00
6638-00 Gutter Cleaning	\$0.00	\$1,000.00	\$1,000.00	\$0.00	\$2,000.00	\$2,000.00	\$12,000.00
6640-00 Fencing/Trash Enclosure/Gates	\$0.00	\$500.00	\$500.00	\$0.00	\$1,000.00	\$1,000.00	\$6,000.00
6645-00 Plumbing (Townhouse)	\$1,567.92	\$333.33	(\$1,234.59)	\$2,543.31	\$666.66	(\$1,876.65)	\$4,000.00
6650-00 Garage Doors	\$311.03	\$206.00	(\$105.03)	\$461.03	\$412.00	(\$49.03)	\$2,472.00
6655-00 Pest Control/Termites	\$0.00	\$250.00	\$250.00	\$0.00	\$500.00	\$500.00	\$3,000.00
6660-00 Heaters	\$0.00	\$133.33	\$133.33	\$0.00	\$266.66	\$266.66	\$1,600.00
6665-00 Stucco Drywall Repair	\$350.00	\$266.67	(\$83.33)	\$900.00	\$533.34	(\$366.66)	\$3,200.00
6670-00 Dryer Vent Cleaning	\$0.00	\$944.17	\$944.17	\$1,280.00	\$1,888.34	\$608.34	\$11,330.00
TOTAL TOWNHOUSE MAINTENANCE	\$7,285.50	\$7,486.84	\$201.34	\$10,240.89	\$14,973.68	\$4,732.79	\$89,842.00
UTILITIES							
6700-00 Water - Reclaimed (Landscape)	\$6,643.50	\$6,902.50	\$259.00	\$13,287.00	\$13,805.00	\$518.00	\$82,830.00
6701-00 Water-(Potable/Common Area Pools)	\$12,000.00	\$16,837.50	\$4,837.50	\$24,000.00	\$33,675.00	\$9,675.00	\$202,050.00
6702-00 Sewer	\$27,025.14	\$30,002.25	\$2,977.11	\$54,050.28	\$60,004.50	\$5,954.22	\$360,027.00
6703-00 Water/Sewer Infrastructue Fee	\$8,080.72	\$8,395.83	\$315.11	\$16,161.44	\$16,791.66	\$630.22	\$100,750.00
6705-00 Electricity	\$2,743.55	\$9,564.00	\$6,820.45	\$5,538.21	\$19,128.00	\$13,589.79	\$114,768.00
6710-00 Gas	\$615.82	\$3,491.67	\$2,875.85	\$1,185.84	\$6,983.34	\$5,797.50	\$41,900.00
6720-00 Telephone/WiFi/Cable	\$790.76	\$750.00	(\$40.76)	\$1,581.52	\$1,500.00	(\$81.52)	\$9,000.00
6725-00 Trash Removal	\$51,909.63	\$21,154.00	(\$30,755.63)	\$58,086.45	\$42,308.00	(\$15,778.45)	\$253,848.00
6730-00 Trash Extras	\$0.00	\$1,480.25	\$1,480.25	\$0.00	\$2,960.50	\$2,960.50	\$17,763.00
TOTAL UTILITIES	\$109,809.12	\$98,578.00	(\$11,231.12)	\$173,890.74	\$197,156.00	\$23,265.26	\$1,182,936.00
INSURANCE							
6800-00 Insurance Master Policy	\$10,732.50	\$11,054.50	\$322.00	\$21,465.00	\$22,109.00	\$644.00	\$132,654.00
6810-00 Earthquake Insurance	\$7,477.32	\$4,362.67	(\$3,114.65)	\$7,477.32	\$8,725.34	\$1,248.02	\$52,352.00
TOTAL INSURANCE	\$18,209.82	\$15,417.17	(\$2,792.65)	\$28,942.32	\$30,834.34	\$1,892.02	\$185,006.00

Income Statement - Operating

University Glen (Cal State University Channel Island Site Authority)

From 08/01/2026 to 08/31/2026

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	\$56,000.00	\$56,000.00	\$0.00	\$336,000.00
9008-00 Reserves-Single Family	\$1,400.00	\$1,400.00	\$0.00	\$2,800.00	\$2,800.00	\$0.00	\$16,800.00
9009-00 Reserves-Townhouse	\$26,860.00	\$26,860.00	\$0.00	\$53,720.00	\$53,720.00	\$0.00	\$322,320.00
TOTAL RESERVE ALLOCATION	\$56,260.00	\$56,260.00	\$0.00	\$112,520.00	\$112,520.00	\$0.00	\$675,120.00
TOTAL OPERATING EXPENSE	\$285,982.55	\$270,378.35	(\$15,604.20)	\$492,147.71	\$540,756.70	\$48,608.99	\$3,244,540.00
Net Income:	(\$15,400.03)	(\$0.02)	(\$15,400.01)	\$50,638.91	(\$0.04)	\$50,638.95	\$0.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 08/31/2026

	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	-	-	-	-	-	-	-	-	-	-	230,014.00	1,380,084.00
Actual	115,006.19	115,006.19	-	-	-	-	-	-	-	-	-	-	230,012.38	
Variance	(0.81)	(0.81)	-	-	-	-	-	-	-	-	-	-	(1.62)	
5013-00 Single family homes														
Budget	24,887.33	24,887.33	-	-	-	-	-	-	-	-	-	-	49,774.66	298,648.00
Actual	24,887.33	24,887.33	-	-	-	-	-	-	-	-	-	-	49,774.66	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
5015-00 Apartment Assessment														
Budget	130,484.00	130,484.00	-	-	-	-	-	-	-	-	-	-	260,968.00	1,565,808.00
Actual	130,484.00	130,484.00	-	-	-	-	-	-	-	-	-	-	260,968.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
5023-00 Bank Return Check/NSF Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	30.00	30.00	-	-	-	-	-	-	-	-	-	-	60.00	
Variance	30.00	30.00	-	-	-	-	-	-	-	-	-	-	60.00	
5045-00 Parking Fees														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	50.00	25.00	-	-	-	-	-	-	-	-	-	-	75.00	
Variance	50.00	25.00	-	-	-	-	-	-	-	-	-	-	75.00	
5060-00 Gate/Pool Keys/Remotes														
Budget	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Actual	150.00	150.00	-	-	-	-	-	-	-	-	-	-	300.00	
Variance	150.00	150.00	-	-	-	-	-	-	-	-	-	-	300.00	
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	270,378.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	540,756.66	3,244,540.00
Actual	272,204.10	270,582.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	542,786.62	
Variance	1,825.77	204.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,029.96	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 08/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Total OPERATING INCOME														
Budget	270,378.33	270,378.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	540,756.66	3,244,540.00
Actual	272,204.10	270,582.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	542,786.62	
Variance	1,825.77	204.19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,029.96	
OPERATING EXPENSE														
ADMINISTRATION														
6015-00 Reserve Study														
Budget	466.67	466.67	-	-	-	-	-	-	-	-	-	-	933.34	5,600.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	466.67	466.67	-	-	-	-	-	-	-	-	-	-	933.34	
6035-00 Mgmt Billback - Office & Postage														
Budget	1,113.33	1,113.33	-	-	-	-	-	-	-	-	-	-	2,226.66	13,360.00
Actual	478.73	477.80	-	-	-	-	-	-	-	-	-	-	956.53	
Variance	634.60	635.53	-	-	-	-	-	-	-	-	-	-	1,270.13	
6040-00 Mgmt Services & On-Site Staff Payroll														
Budget	16,633.33	16,633.33	-	-	-	-	-	-	-	-	-	-	33,266.66	199,600.00
Actual	15,710.88	10,012.56	-	-	-	-	-	-	-	-	-	-	25,723.44	
Variance	922.45	6,620.77	-	-	-	-	-	-	-	-	-	-	7,543.22	
6041-00 Office Rent & Maint/Record Storage														
Budget	561.58	561.58	-	-	-	-	-	-	-	-	-	-	1,123.16	6,739.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	561.58	561.58	-	-	-	-	-	-	-	-	-	-	1,123.16	
6085-00 Misc Admin (Office Supplies/Cellphone)														
Budget	600.00	600.00	-	-	-	-	-	-	-	-	-	-	1,200.00	7,200.00
Actual	321.67	381.33	-	-	-	-	-	-	-	-	-	-	703.00	
Variance	278.33	218.67	-	-	-	-	-	-	-	-	-	-	497.00	
6090-00 Parking Management														
Budget	833.33	833.33	-	-	-	-	-	-	-	-	-	-	1,666.66	10,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	833.33	833.33	-	-	-	-	-	-	-	-	-	-	1,666.66	
Total 60 - ADMINISTRATION														
Budget	20,208.24	20,208.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40,416.48	242,499.00
Actual	16,511.28	10,871.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,382.97	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 08/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Variance	3,696.96	9,336.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	13,033.51	
PROPERTY PROTECTION														
6320-00 Security Services														
Budget	7,966.67	7,966.67	-	-	-	-	-	-	-	-	-	-	15,933.34	95,600.00
Actual	7,966.67	7,966.67	-	-	-	-	-	-	-	-	-	-	15,933.34	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total 63 - PROPERTY PROTECTION														
Budget	7,966.67	7,966.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,933.34	95,600.00
Actual	7,966.67	7,966.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,933.34	
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	-	-	-	-	-	-	-	-	-	-	58,734.66	352,408.00
Actual	29,362.36	29,362.36	-	-	-	-	-	-	-	-	-	-	58,724.72	
Variance	4.97	4.97	-	-	-	-	-	-	-	-	-	-	9.94	
6407-00 Brush Clearance														
Budget	367.00	367.00	-	-	-	-	-	-	-	-	-	-	734.00	4,404.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	367.00	367.00	-	-	-	-	-	-	-	-	-	-	734.00	
6410-00 Landscape Extras														
Budget	2,000.00	2,000.00	-	-	-	-	-	-	-	-	-	-	4,000.00	24,000.00
Actual	-	878.73	-	-	-	-	-	-	-	-	-	-	878.73	
Variance	2,000.00	1,121.27	-	-	-	-	-	-	-	-	-	-	3,121.27	
6420-00 Irrigation Repairs														
Budget	2,133.33	2,133.33	-	-	-	-	-	-	-	-	-	-	4,266.66	25,600.00
Actual	-	4,925.64	-	-	-	-	-	-	-	-	-	-	4,925.64	
Variance	2,133.33	(2,792.31)	-	-	-	-	-	-	-	-	-	-	(658.98)	
6425-00 Tree Maintenance														
Budget	6,833.33	6,833.33	-	-	-	-	-	-	-	-	-	-	13,666.66	82,000.00
Actual	-	13,042.00	-	-	-	-	-	-	-	-	-	-	13,042.00	
Variance	6,833.33	(6,208.67)	-	-	-	-	-	-	-	-	-	-	624.66	
Total 64 - LANDSCAPE														
Budget	40,700.99	40,700.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81,401.98	488,412.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 08/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Actual	29,362.36	48,208.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77,571.09	
Variance	11,338.63	(7,507.74)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,830.89	
COMMON AREA MAINTENANCE														
6509-00 Plumbing Repair (Common Area)														
Budget	171.67	171.67	-	-	-	-	-	-	-	-	-	-	343.34	2,060.00
Actual	150.00	850.00	-	-	-	-	-	-	-	-	-	-	1,000.00	
Variance	21.67	(678.33)	-	-	-	-	-	-	-	-	-	-	(656.66)	
6528-00 Electrical/Lighting Rpr - Common Area Bollards														
Budget	850.00	850.00	-	-	-	-	-	-	-	-	-	-	1,700.00	10,200.00
Actual	-	1,737.27	-	-	-	-	-	-	-	-	-	-	1,737.27	
Variance	850.00	(887.27)	-	-	-	-	-	-	-	-	-	-	(37.27)	
6532-00 Tot Lot Inspection														
Budget	112.25	112.25	-	-	-	-	-	-	-	-	-	-	224.50	1,347.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	112.25	112.25	-	-	-	-	-	-	-	-	-	-	224.50	
6534-00 Roof Repairs (Common Area)														
Budget	173.17	173.17	-	-	-	-	-	-	-	-	-	-	346.34	2,078.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	173.17	173.17	-	-	-	-	-	-	-	-	-	-	346.34	
6550-00 Janitorial Service														
Budget	5,814.17	5,814.17	-	-	-	-	-	-	-	-	-	-	11,628.34	69,770.00
Actual	6,560.00	5,280.00	-	-	-	-	-	-	-	-	-	-	11,840.00	
Variance	(745.83)	534.17	-	-	-	-	-	-	-	-	-	-	(211.66)	
6553-00 Common Area Maintenance														
Budget	1,916.67	1,916.67	-	-	-	-	-	-	-	-	-	-	3,833.34	23,000.00
Actual	1,012.88	6,725.24	-	-	-	-	-	-	-	-	-	-	7,738.12	
Variance	903.79	(4,808.57)	-	-	-	-	-	-	-	-	-	-	(3,904.78)	
6554-00 Common Area Supplies														
Budget	1,479.17	1,479.17	-	-	-	-	-	-	-	-	-	-	2,958.34	17,750.00
Actual	962.46	952.76	-	-	-	-	-	-	-	-	-	-	1,915.22	
Variance	516.71	526.41	-	-	-	-	-	-	-	-	-	-	1,043.12	
6555-00 Pest Control (Pest & Gopher)														
Budget	2,753.33	2,753.33	-	-	-	-	-	-	-	-	-	-	5,506.66	33,040.00
Actual	550.00	4,080.00	-	-	-	-	-	-	-	-	-	-	4,630.00	
Variance	2,203.33	(1,326.67)	-	-	-	-	-	-	-	-	-	-	876.66	

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 08/31/2026

	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	-	-	-	-	-	-	-	-	-	-	6,790.00	40,740.00
Actual	3,175.00	3,175.00	-	-	-	-	-	-	-	-	-	-	6,350.00	
Variance	220.00	220.00	-	-	-	-	-	-	-	-	-	-	440.00	
6572-00 Pool/Fountain Extras														
Budget	2,666.67	2,666.67	-	-	-	-	-	-	-	-	-	-	5,333.34	32,000.00
Actual	5,360.00	3,650.75	-	-	-	-	-	-	-	-	-	-	9,010.75	
Variance	(2,693.33)	(984.08)	-	-	-	-	-	-	-	-	-	-	(3,677.41)	
6588-00 Fitness Equipment														
Budget	692.50	692.50	-	-	-	-	-	-	-	-	-	-	1,385.00	8,310.00
Actual	525.00	920.00	-	-	-	-	-	-	-	-	-	-	1,445.00	
Variance	167.50	(227.50)	-	-	-	-	-	-	-	-	-	-	(60.00)	
6590-00 Sidewalk Trip Hazard Project (Annual)														
Budget	3,320.42	3,320.42	-	-	-	-	-	-	-	-	-	-	6,640.84	39,845.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	3,320.42	3,320.42	-	-	-	-	-	-	-	-	-	-	6,640.84	
6595-00 Misc Maintenance (DG Path Repairs)														
Budget	415.42	415.42	-	-	-	-	-	-	-	-	-	-	830.84	4,985.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	415.42	415.42	-	-	-	-	-	-	-	-	-	-	830.84	
Total 65 - COMMON AREA MAINTENANCE														
Budget	23,760.44	23,760.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47,520.88	285,125.00
Actual	18,295.34	27,371.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45,666.36	
Variance	5,465.10	(3,610.58)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,854.52	
TOWNHOUSE MAINTENANCE														
6627-00 Lighting - Townhomes Sconce Repairs														
Budget	2,166.67	2,166.67	-	-	-	-	-	-	-	-	-	-	4,333.34	26,000.00
Actual	-	4,606.55	-	-	-	-	-	-	-	-	-	-	4,606.55	
Variance	2,166.67	(2,439.88)	-	-	-	-	-	-	-	-	-	-	(273.21)	
6630-00 Windows & Doors														
Budget	1,000.00	1,000.00	-	-	-	-	-	-	-	-	-	-	2,000.00	12,000.00
Actual	-	450.00	-	-	-	-	-	-	-	-	-	-	450.00	
Variance	1,000.00	550.00	-	-	-	-	-	-	-	-	-	-	1,550.00	
6633-00 Roofing/Waterproofing (Townhomes)														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 08/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	686.67	686.67	-	-	-	-	-	-	-	-	-	-	1,373.34	8,240.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	686.67	686.67	-	-	-	-	-	-	-	-	-	-	1,373.34	-
6638-00 Gutter Cleaning														
Budget	1,000.00	1,000.00	-	-	-	-	-	-	-	-	-	-	2,000.00	12,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	1,000.00	1,000.00	-	-	-	-	-	-	-	-	-	-	2,000.00	-
6640-00 Fencing/Trash Enclosure/Gates														
Budget	500.00	500.00	-	-	-	-	-	-	-	-	-	-	1,000.00	6,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	500.00	500.00	-	-	-	-	-	-	-	-	-	-	1,000.00	-
6645-00 Plumbing (Townhouse)														
Budget	333.33	333.33	-	-	-	-	-	-	-	-	-	-	666.66	4,000.00
Actual	975.39	1,567.92	-	-	-	-	-	-	-	-	-	-	2,543.31	-
Variance	(642.06)	(1,234.59)	-	-	-	-	-	-	-	-	-	-	(1,876.65)	-
6650-00 Garage Doors														
Budget	206.00	206.00	-	-	-	-	-	-	-	-	-	-	412.00	2,472.00
Actual	150.00	311.03	-	-	-	-	-	-	-	-	-	-	461.03	-
Variance	56.00	(105.03)	-	-	-	-	-	-	-	-	-	-	(49.03)	-
6655-00 Pest Control/Termites														
Budget	250.00	250.00	-	-	-	-	-	-	-	-	-	-	500.00	3,000.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	250.00	250.00	-	-	-	-	-	-	-	-	-	-	500.00	-
6660-00 Heaters														
Budget	133.33	133.33	-	-	-	-	-	-	-	-	-	-	266.66	1,600.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Variance	133.33	133.33	-	-	-	-	-	-	-	-	-	-	266.66	-
6665-00 Stucco Drywall Repair														
Budget	266.67	266.67	-	-	-	-	-	-	-	-	-	-	533.34	3,200.00
Actual	550.00	350.00	-	-	-	-	-	-	-	-	-	-	900.00	-
Variance	(283.33)	(83.33)	-	-	-	-	-	-	-	-	-	-	(366.66)	-
6670-00 Dryer Vent Cleaning														
Budget	944.17	944.17	-	-	-	-	-	-	-	-	-	-	1,888.34	11,330.00
Actual	1,280.00	-	-	-	-	-	-	-	-	-	-	-	1,280.00	-
Variance	(335.83)	944.17	-	-	-	-	-	-	-	-	-	-	608.34	-
Total 66 - TOWNHOUSE MAINTENANCE														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 08/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	7,486.84	7,486.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14,973.68	89,842.00
Actual	2,955.39	7,285.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,240.89	
Variance	4,531.45	201.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,732.79	
UTILITIES														
6700-00 Water - Reclaimed (Landscape)														
Budget	6,902.50	6,902.50	-	-	-	-	-	-	-	-	-	-	13,805.00	82,830.00
Actual	6,643.50	6,643.50	-	-	-	-	-	-	-	-	-	-	13,287.00	
Variance	259.00	259.00	-	-	-	-	-	-	-	-	-	-	518.00	
6701-00 Water-(Potable/Common Area Pools)														
Budget	16,837.50	16,837.50	-	-	-	-	-	-	-	-	-	-	33,675.00	202,050.00
Actual	12,000.00	12,000.00	-	-	-	-	-	-	-	-	-	-	24,000.00	
Variance	4,837.50	4,837.50	-	-	-	-	-	-	-	-	-	-	9,675.00	
6702-00 Sewer														
Budget	30,002.25	30,002.25	-	-	-	-	-	-	-	-	-	-	60,004.50	360,027.00
Actual	27,025.14	27,025.14	-	-	-	-	-	-	-	-	-	-	54,050.28	
Variance	2,977.11	2,977.11	-	-	-	-	-	-	-	-	-	-	5,954.22	
6703-00 Water/Sewer Infrastructrue Fee														
Budget	8,395.83	8,395.83	-	-	-	-	-	-	-	-	-	-	16,791.66	100,750.00
Actual	8,080.72	8,080.72	-	-	-	-	-	-	-	-	-	-	16,161.44	
Variance	315.11	315.11	-	-	-	-	-	-	-	-	-	-	630.22	
6705-00 Electricity														
Budget	9,564.00	9,564.00	-	-	-	-	-	-	-	-	-	-	19,128.00	114,768.00
Actual	2,794.66	2,743.55	-	-	-	-	-	-	-	-	-	-	5,538.21	
Variance	6,769.34	6,820.45	-	-	-	-	-	-	-	-	-	-	13,589.79	
6710-00 Gas														
Budget	3,491.67	3,491.67	-	-	-	-	-	-	-	-	-	-	6,983.34	41,900.00
Actual	570.02	615.82	-	-	-	-	-	-	-	-	-	-	1,185.84	
Variance	2,921.65	2,875.85	-	-	-	-	-	-	-	-	-	-	5,797.50	
6720-00 Telephone/WiFi/Cable														
Budget	750.00	750.00	-	-	-	-	-	-	-	-	-	-	1,500.00	9,000.00
Actual	790.76	790.76	-	-	-	-	-	-	-	-	-	-	1,581.52	
Variance	(40.76)	(40.76)	-	-	-	-	-	-	-	-	-	-	(81.52)	
6725-00 Trash Removal														
Budget	21,154.00	21,154.00	-	-	-	-	-	-	-	-	-	-	42,308.00	253,848.00

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 08/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Actual	6,176.82	51,909.63	-	-	-	-	-	-	-	-	-	-	58,086.45	
Variance	14,977.18	(30,755.63)	-	-	-	-	-	-	-	-	-	-	(15,778.45)	
6730-00 Trash Extras														
Budget	1,480.25	1,480.25	-	-	-	-	-	-	-	-	-	-	2,960.50	17,763.00
Actual	-	-	-	-	-	-	-	-	-	-	-	-	-	
Variance	1,480.25	1,480.25	-	-	-	-	-	-	-	-	-	-	2,960.50	
Total 67 - UTILITIES														
Budget	98,578.00	98,578.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	197,156.00	1,182,936.00
Actual	64,081.62	109,809.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	173,890.74	
Variance	34,496.38	(11,231.12)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,265.26	
INSURANCE														
6800-00 Insurance Master Policy														
Budget	11,054.50	11,054.50	-	-	-	-	-	-	-	-	-	-	22,109.00	132,654.00
Actual	10,732.50	10,732.50	-	-	-	-	-	-	-	-	-	-	21,465.00	
Variance	322.00	322.00	-	-	-	-	-	-	-	-	-	-	644.00	
6810-00 Earthquake Insurance														
Budget	4,362.67	4,362.67	-	-	-	-	-	-	-	-	-	-	8,725.34	52,352.00
Actual	-	7,477.32	-	-	-	-	-	-	-	-	-	-	7,477.32	
Variance	4,362.67	(3,114.65)	-	-	-	-	-	-	-	-	-	-	1,248.02	
Total 68 - INSURANCE														
Budget	15,417.17	15,417.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	30,834.34	185,006.00
Actual	10,732.50	18,209.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28,942.32	
Variance	4,684.67	(2,792.65)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,892.02	
RESERVE ALLOCATION														
9005-00 Reserves-Common Space														
Budget	28,000.00	28,000.00	-	-	-	-	-	-	-	-	-	-	56,000.00	336,000.00
Actual	28,000.00	28,000.00	-	-	-	-	-	-	-	-	-	-	56,000.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
9008-00 Reserves-Single Family														
Budget	1,400.00	1,400.00	-	-	-	-	-	-	-	-	-	-	2,800.00	16,800.00
Actual	1,400.00	1,400.00	-	-	-	-	-	-	-	-	-	-	2,800.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
9009-00 Reserves-Townhouse														

Budget Spread Report - Operating

University Glen (Cal State University Channel Island Site Authority)

End Date: 08/31/2026

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	YTD	Annual Budget
Budget	26,860.00	26,860.00	-	-	-	-	-	-	-	-	-	-	53,720.00	322,320.00
Actual	26,860.00	26,860.00	-	-	-	-	-	-	-	-	-	-	53,720.00	
Variance	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total 90 - RESERVE ALLOCATION														
Budget	56,260.00	56,260.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	112,520.00	675,120.00
Actual	56,260.00	56,260.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	112,520.00	
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	270,378.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	540,756.70	3,244,540.00
Actual	206,165.16	285,982.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	492,147.71	
Variance	64,213.19	(15,604.20)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48,608.99	
Net Income:														
Budget	(0.02)	(0.02)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(0.04)	
Actual	66,038.94	(15,400.03)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,638.91	
Variance	66,038.96	(15,400.01)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50,638.95	

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

08/01/2026 - 08/31/2026

Date	Check #	Payee	Amount
01-1003-00 Sunwest Oper - Acct 2137			
08/03/2026	100537	Seabreeze Management Company, Inc.	\$4,500.00
		Invoice #: 3740440	
		60-6040-00 99911-Seabreeze Management Company, Inc.	\$4,500.00
08/04/2026	100538	Eastman Electric	\$4,606.55
		Invoice #: 200-1	
		66-6627-00 TH Elec. for July 2026	\$4,606.55
08/04/2026	100539	Mike Kimble Plumbing	\$367.92
		Invoice #: 88613740	
		66-6645-00 305 CI Drive. new owner plumbing repairs	\$367.92
08/04/2026	300084	Charter Communications	\$610.10
		Invoice #: 0033385072126	
		67-6720-00 8448 20 899 0033385	\$610.10
08/04/2026	300085	E. J. Harrison & Sons, Inc.	\$827.64
		Invoice #: 071626-0119228 2	
		67-6725-00 1 -0119228 2	\$827.64
08/05/2026	300086	E. J. Harrison & Sons, Inc.	\$2,014.10
		Invoice #: 071626	
		67-6725-00 1 -0044477 5-E. J. Harrison & Sons, Inc.	\$2,014.10
08/06/2026	300087	E. J. Harrison & Sons, Inc.	\$1,701.08
		Invoice #: 071626-0127257 1	
		67-6725-00 1-0127257 1	\$1,701.08
08/06/2026	300088	E. J. Harrison & Sons, Inc.	\$3,462.01
		Invoice #: 071626-0128958 3	
		67-6725-00 1 -0128958 3	\$3,462.01
08/06/2026	300089	E. J. Harrison & Sons, Inc.	\$5,180.50
		Invoice #: 071626-0005617 3	
		67-6725-00 1 -0005617 3	\$5,180.50
08/07/2026	100540	SoCalGas	\$81.94
		Invoice #: 080326-085881513	
		67-6710-00 100 858 8151 3	\$81.94
08/07/2026	100541	SoCalGas	\$533.88
		Invoice #: 080326-337810871	
		67-6710-00 153 378 1087 1	\$533.88
08/07/2026	100542	Vega cleaning service inc.	\$1,320.00
		Invoice #: 1448	
		65-6550-00 Weekly Contract Service thru Aug 2, 2026	\$1,320.00
08/07/2026	100543	Vega cleaning service inc.	\$250.00
		Invoice #: 1449	
		66-6645-00 307 E Platts-Hose Bib Replacement	\$250.00
08/07/2026	100544	Vega cleaning service inc.	\$325.00
		Invoice #: 1450	
		65-6509-00 TC Women's RR Sink Drain repair	\$325.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

08/01/2026 - 08/31/2026

Date	Check #	Payee	Amount
08/07/2026	100545	Vega cleaning service inc. Invoice #: 1451 65-6509-00 TC Bldg. B snake toilet floor drain	\$250.00 \$250.00
08/07/2026	100546	Vega cleaning service inc. Invoice #: 1452 66-6645-00 239 Smugglers Cove Replace Hose Bib	\$250.00
08/07/2026	100547	Vega cleaning service inc. Invoice #: 1454 66-6665-00 301 Landing Cove Remove dead vine from TH.	\$350.00
08/07/2026	100548	Seabreeze Management Company, Inc. Invoice #: 3741172 60-6040-00 Payroll & Burden Reimbursement thru July 31, 2026	\$5,512.56 \$5,512.56
08/07/2026	100549	Better Pools LA Invoice #: 97582 65-6572-00 Hillcrest & Townside Pool Skimmer Weir Replacement	\$33.90 \$33.90
08/07/2026	100550	Remedy Pest Elimination Invoice #: 2262 65-6555-00 Contract Pest Control for July 2026	\$1,000.00 \$1,000.00
08/07/2026	100551	Remedy Pest Elimination Invoice #: 2401 65-6555-00 165 CI Drive-Address Bat Issue.	\$160.00
08/07/2026	100552	Remedy Pest Elimination Invoice #: 2402 65-6555-00 319 Smugglers Gopher Remediation	\$180.00
08/07/2026	100553	Remedy Pest Elimination Invoice #: 2403 65-6555-00 445 Channel Islands Drive Bird Mite Remediation	\$670.00
08/07/2026	100554	Remedy Pest Elimination Invoice #: 2404 65-6555-00 219 Smugglers Cove-Bird Mite Remediation	\$520.00
08/10/2026	100555	BluSky Restoration Contractors, LLC Invoice #: 299202 - 24 40-4003-00 239 Smugglers Cove Slab Leak Response/Remediation	\$6,933.97 \$6,933.97
08/10/2026	100556	American Heritage Landscape Lp Invoice #: 10050640 64-6425-00 Part of Annual Tree Maintenance	\$6,180.00
08/10/2026	100557	American Heritage Landscape Lp Invoice #: 10050695 40-4002-00 203 Anacapa -- Retaining wall rebuilding.	\$643.00
08/10/2026	100558	American Heritage Landscape Lp Invoice #: 10050699 64-6425-00 tree removals per schedule.	\$6,862.00
08/10/2026	100559	Better Pools LA Invoice #: 97384 65-6570-00 Contract Service for August 2026	\$2,525.00 \$2,525.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

08/01/2026 - 08/31/2026

Date	Check #	Payee	Amount
08/10/2026	100560	Better Pools LA	\$650.00
		Invoice #: 97385	
		65-6570-00 Fountain Service for August 2026	\$650.00
08/10/2026	100561	Better Pools LA	\$250.00
		Invoice #: 97612	
		65-6572-00 Hillcrest Pool filter/grid cleaning	\$250.00
08/10/2026	100562	Better Pools LA	\$125.00
		Invoice #: 97613	
		65-6572-00 Townside Pool/Spa Grid Cleaning	\$125.00
08/13/2026	100563	Garage Door Doctor	\$311.03
		Invoice #: 14346	
		66-6650-00 324 E Platts Harbor Dr. Garage Dr. Repairs	\$311.03
08/13/2026	100564	Seabreeze Management Company, Inc.	\$477.80
		Invoice #: 3741367	
		60-6035-00 JUL Admin 2026-Seabreeze Management Company, Inc.	\$477.80
08/13/2026	100565	Gothic Landscape Maintenance Division	\$2,788.14
		Invoice #: 432405	
		64-6420-00 Irrigation Repairs.	\$1,505.26
		Invoice #: 432406	
		64-6420-00 Irrigation System repairs	\$1,282.88
08/13/2026	100566	HD Supply	\$51.25
		Invoice #: 9252551318	
		65-6554-00 Janitorial Supplies	\$51.25
08/13/2026	100567	HD Supply	\$901.51
		Invoice #: 9252611803	
		65-6554-00 Janitorial Supplies	\$901.51
08/13/2026	100568	Gothic Landscape Maintenance Division	\$29,362.36
		Invoice #: 431863	
		64-6405-00 Contract Service for August 2026	\$29,362.36
08/14/2026	0	UGlen	\$970.46
		60-6000-00 Bank Adjustment - Offset deposit batch of check 703 - Site Authority Escrow Check; Offset deposit batch of check 703 - Site Authority Escrow Check	\$970.46
08/14/2026	100569	Southern California Edison Co.	\$2,396.18
		Invoice #: 080526-239238016	
		67-6705-00 700239238016-Southern California Edison Co.	\$2,396.18
08/17/2026	100570	Better Pools LA	\$250.00
		Invoice #: 97696	
		65-6572-00 Clean Hillcrest Pool Grids	\$250.00
08/17/2026	100571	Better Pools LA	\$250.00
		Invoice #: 97697	
		65-6572-00 Clean Townside Pool/Spa Grids	\$250.00
08/17/2026	100572	Vega cleaning service inc.	\$450.00
		Invoice #: 1453	
		66-6645-00 Replace hose bib at 221 LC alley side	\$450.00

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

08/01/2026 - 08/31/2026

Date	Check #	Payee	Amount
08/17/2026	100573	Vega cleaning service inc.	\$875.00
		Invoice #: 1456	
		40-4003-00 Paint Garage Door at 336 E Santa Cruz Island Court	\$875.00
08/17/2026	100574	Vega cleaning service inc.	\$250.00
		Invoice #: 1457	
		66-6645-00 Replace hose bib 221 LC front of TH	\$250.00
08/17/2026	100575	Xtreme Fitness Service Inc.	\$920.00
		Invoice #: 13672	
		65-6588-00 TC Fitness Center - replace upholstery	\$920.00
08/20/2026	300090	Charter Communications	\$51.53
		Invoice #: 0293780080926	
		67-6720-00 8448 20 041 0293780-Charter Communications	\$51.53
08/20/2026	100576	Better Pools LA	\$195.00
		Invoice #: 97756	
		65-6572-00 Hillcrest Spa Drain/Refill	\$195.00
08/20/2026	100577	Better Pools LA	\$195.00
		Invoice #: 97757	
		65-6572-00 Townside Spa drain/refill	\$195.00
08/20/2026	100578	Better Pools LA	\$250.00
		Invoice #: 97766	
		65-6572-00 Townside Pool/Spa Filter Cleaning	\$250.00
08/20/2026	100579	Better Pools LA	\$674.00
		Invoice #: 97782	
		65-6572-00 Hillcrest Pool Filter Cartridge Replacement	\$674.00
08/20/2026	100580	Vega cleaning service inc.	\$1,320.00
		Invoice #: 1455	
		65-6550-00 Contract Service thru August 9, 2026	\$1,320.00
08/20/2026	100581	Vega cleaning service inc.	\$1,320.00
		Invoice #: 1458	
		65-6550-00 Contract Service thru August 16, 2026	\$1,320.00
08/20/2026	100582	Vega cleaning service inc.	\$2,450.00
		Invoice #: 1459	
		40-4003-00 Drywall Restoration 207 Smugglers Cove	\$2,450.00
08/20/2026	100583	Cedar and Stone Construction	\$6,000.00
		Invoice #: 203 Anacapa 001	
		40-4002-00 203 Anacapa Island Dr. Retaining wall rebuild	\$6,000.00
08/20/2026	100584	Cedar and Stone Construction	\$6,000.00
		Invoice #: 302 Anacapa 001	
		40-4002-00 302 Anacapa Island Dr. Retaining wall project	\$6,000.00
08/21/2026	100585	Southern California Edison Co.	\$2,807.79
		Invoice #: 081726-466262876	
		67-6705-00 7/15-8/12-Southern California Edison Co.	\$2,807.79
08/21/2026	100586	Eastman Electric	\$1,737.27
		Invoice #: 96	
		65-6528-00 CA Elec for July 2026	\$1,737.27

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

08/01/2026 - 08/31/2026

Date	Check #	Payee	Amount
08/24/2026	100587	Eastman Electric	\$6,725.24
		Invoice #: 251	
		65-6553-00 CA Contingency--TC Parking Lot Lights	\$6,725.24
08/24/2026	100588	Remedy Pest Elimination	\$1,000.00
		Invoice #: 2429	
		65-6555-00 Contract Service for August 2026	\$1,000.00
08/25/2026	300091	Charter Communications	\$129.13
		Invoice #: 0380181081226	
		67-6720-00 8448 20 041 0380181-Charter Communications	\$129.13
08/25/2026	100589	Seabreeze Management Company, Inc.	\$381.33
		Invoice #: 3742588	
		60-6085-00 Office Supplies: Printing Temporary Parking Passes	\$93.71
		60-6085-00 Office Supplies: Stakes for Poison Oak Signs	\$13.92
		60-6085-00 Office Supplies-Packing Tape	\$4.62
		60-6085-00 Office Supplies-Printer Ink	\$153.36
		60-6085-00 Business Cellphone	\$115.72
08/25/2026	100590	Better Pools LA	\$12.95
		Invoice #: 97805	
		65-6572-00 Townside Spa Eyeball Replacement	\$12.95
08/25/2026	100591	Better Pools LA	\$789.90
		Invoice #: 97811	
		65-6572-00 Hillcrest Spa Emergency Switch Repair.	\$789.90
08/25/2026	100592	Kastle Kare Inc	\$550.00
		Invoice #: SR-06620	
		65-6555-00 Contract Service for Aug-Sep 2026	\$550.00
08/27/2026	300092	E. J. Harrison & Sons, Inc.	\$6,924.02
		Invoice #: 081426-0128958 3	
		67-6725-00 1 -0128958 3	\$6,924.02
08/27/2026	100593	Vega cleaning service inc.	\$1,320.00
		Invoice #: 1460	
		65-6550-00 Contract service thru Aug 23, 2026	\$1,320.00
08/27/2026	100594	Vega cleaning service inc.	\$275.00
		Invoice #: 1461	
		65-6509-00 Replacement of toilet flush valve.	\$275.00
08/27/2026	100595	Vega cleaning service inc.	\$450.00
		Invoice #: 1462	
		66-6630-00 Paint front door at 721 Santa Cruz Island Dr.	\$450.00
08/27/2026	300093	E. J. Harrison & Sons, Inc.	\$10,361.00
		Invoice #: 081426-0005617 3	
		67-6725-00 1 -0005617 3	\$10,361.00
08/27/2026	300094	E. J. Harrison & Sons, Inc.	\$3,402.16
		Invoice #: 081426-0127257 1	
		67-6725-00 1 -0127257 1	\$3,402.16

Cash Disbursement

University Glen (Cal State University Channel Island Site Authority)

08/01/2026 - 08/31/2026

Date	Check #	Payee	Amount
08/28/2026	300095	E. J. Harrison & Sons,Inc. Invoice #: 081426-0044384 3 67-6725-00 1 -0044384 3	\$12,353.64 \$12,353.64
08/28/2026	300096	E. J. Harrison & Sons,Inc. Invoice #: 081426-0044477 5 67-6725-00 1 -0044477 5	\$4,028.20 \$4,028.20
08/28/2026	300097	E. J. Harrison & Sons,Inc. Invoice #: 081426-0119228 2 67-6725-00 1 -0119228 2	\$1,655.28 \$1,655.28
08/31/2026	100596	Gothic Landscape Maintenance Division Invoice #: 433612 64-6410-00 230 Cathedral Cove Bender Board	\$3,016.23 \$411.45
		Invoice #: 433613 64-6410-00 Landscape Enhancement at 310 Frys Harbor Drive	\$467.28
		Invoice #: 433614 64-6420-00 Irrigation System Repairs	\$1,537.50
		Invoice #: 433615 64-6420-00 Irrigation Inline Valve Replacement	\$600.00
08/31/2026	100597	Better Pools LA Invoice #: 98231 65-6572-00 Hillcrest Pool/Spa Grid Cleaning	\$375.00 \$375.00
08/31/2026	100598	Better Pools LA Invoice #: 98232 65-6572-00 Townside Pool/Spa Grid Cleaning	\$250.00 \$250.00
08/31/2026	100599	CSU Channel Islands Site Authority Invoice #: 512522 68-6810-00 TH Earthquake insurance premium 2026-27	\$44,864.22 \$44,864.22
		Account Totals	# Checks: 78 \$220,993.77
		Association Totals	# Checks: 78 \$220,993.77

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		

University Glen
Prepaid Insurance # 1300
As of August 31, 2026

DESCRIPTION	Aug 26	Sep 26	Oct 26	Nov 26	Dec 26	Jan 27	Feb 27	Mar 27	Apr 27	May 27	Jun 27	Cum.	Balance Due
GL 6810													
Eatthquake Insurance	44,864.22											44,864.22	
7/1/26-6/30/27	(7,477.32)	(3,738.69)	(3,738.69)	(3,738.69)	(3,738.69)	(3,738.69)	(3,738.69)	(3,738.69)	(3,738.69)	(3,738.69)	(3,738.69)	(44,864.22)	0.00
Monthly Total:	37,386.90	(3,738.69)	(3,738.69)	(3,738.69)	(3,738.69)	(3,738.69)	(3,738.69)	(3,738.69)	(3,738.69)	(3,738.69)	(3,738.69)	0.00	
Amortized Expense	(7,477.32)	(3,738.69)	(3,738.69)	(3,738.69)	(3,738.69)	(3,738.69)	(3,738.69)	(3,738.69)	(3,738.69)	(3,738.69)	(3,738.69)		
Account Total:	37,386.90	33,648.21	29,909.52	26,170.83	22,432.14	18,693.45	14,954.76	11,216.07	7,477.38	3,738.69	0.00		

		Monthly				
DATE	Amount	Subtotal	Reserve Exp Type	Description	Vendor	Invoice Number
Jul-26	215,671.55	215,671.55		Year End Balance		
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				
Aug-26	56,260.00	33,358.03		Reserve Contribution		
Aug-26	(643.00)		Single Family	Retaining wall rebuild	American Heritage Landscape	10050695
Aug-26	(6,000.00)		Single Family	Retaining wall project - 302 Anacapa	Cedar & Stone Construction	302 Anacapa 001
Aug-26	(6,000.00)		Single Family	Retaining wall project - 203 Anacapa	Cedar & Stone Construction	203 Anacapa 001
Aug-26	(6,933.97)		Townhouse	239 Smugglers Cove - Slab Leak	BluSky Restoration	299202-24
Aug-26	(875.00)		Townhouse	336 E Santa Cruz Island - Paint garage door	Vega Cleaning	1456
Aug-26	(2,450.00)		Townhouse	207 Smugglers Cove - Drywall restoration	Vega Cleaning	1459
Total	271,799.42	271,799.42				

GL Code	Vendor	Description	Month	Amount
	6320 CSU Channel Islands	Security Services	Jul-26	7,966.67
	6320 CSU Channel Islands	Security Services	Aug-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	Jul-26	8,080.72
	6700 CSU Channel Islands	Water-Reclaimed	Aug-26	6,643.50
	6701 CSU Channel Islands	Water-Potable	Aug-26	12,000.00
	6702 CSU Channel Islands	Water-Sewer	Aug-26	27,025.14
	6703 CSU Channel Islands	Water/Sewer Infrastructure	Aug-26	8,080.72
	6705 Southern Calif Edison	Electricity	Aug-26	4,117.08
	6800 CSU Channel Islands	TH Insurance Master	Jul-26	10,732.50
	6800 CSU Channel Islands	TH Insurance Master	Aug-26	10,732.50
			Total:	149,014.14
				-

University Glen - Reserve Account Income & Expenses

CONTRIBUTION: CAM Income					EXPENDITURES				NET TOTALS			
	9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL	4002 9CSA05 - Single Family Homes	4001 9CSA11 - CAMS	4003 9CSA14 - Town Homes	TOTAL	9CSA05 - Single Family Homes	9CSA11 - CAMS	9CSA14 - Town Homes	TOTAL
Beg Bal	-	-	-	-	-	-	-	-	-	-	-	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
Aug-26	1,400.00	28,000.00	26,860.00	56,260.00	(12,643.00)	-	(10,258.97)	(22,901.97)	(11,243.00)	28,000.00	16,601.03	33,358.03
				-		-	-	-	-	-	-	-
				-		-	-	-	-	-	-	-
				-		-	-	-	-	-	-	-
				-		-	-	-	-	-	-	-
				-		-	-	-	-	-	-	-
				-		-	-	-	-	-	-	-
				-		-	-	-	-	-	-	-
				-		-	-	-	-	-	-	-
				-		-	-	-	-	-	-	-
YTD	2,800.00	56,000.00	53,720.00	112,520.00	(12,643.00)	(11,300.00)	(32,449.13)	(56,392.13)	(9,843.00)	44,700.00	21,270.87	271,799.42

University Glen Reserve Balance

July 31, 2026

Preliminary Unaudited

Reserve Type	Balance as of 6/30/26	Jul 2026 Contributions	Jul 2026 Expenses	Jul 2026 Adjustments	Investment Activity	Balance as of 7/31/26
Common Area	1,801,777.50	28,000.00	(11,300.00)		1,002.71	1,819,480.21
Single Family Homes	147,967.08	1,400.00			47.64	149,414.72
Townhomes	3,209,094.43	26,860.00	(22,190.16)		2,241.98	3,216,006.25
Total	5,158,839.01	56,260.00	(33,490.16)	-	3,292.33	5,184,901.18

Activity Jul-26	
Contributions	56,260.00
Expenses	(33,490.16)
Adjustments	-
Investments	3,292.33
Total Activity	\$ 26,062.17
Net Change in Balance	
CAM - 9CSA11	17,702.71
Single Family - 9CSA05	1,447.64
Townhomes 9CSA14	6,911.82
Total Activity by Type	\$ 26,062.17

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)
Due from UGCAM for Jul 2026	22,769.84
Total Due from UGCAM	238,441.39
<i>(accounts receivable)</i>	
Wells Fargo	9,172.80
CalTRUST	4,937,286.99
Acct Balances as of 7/31/26	4,946,459.79
Reserve Total as of 7/31/26	5,184,901.18

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
01-1003-00	Sunwest Oper - Acct 2137	\$707,023.27	\$262,743.72	\$221,568.80	\$748,198.19
Date	GL Ref #	Debit	Credit	Description	
08/03/2026	15552535	\$ 3,450.18	\$ -	Deposit from batch 465867	
08/03/2026	15556794	8,486.56	-	Deposit from batch 465063	
08/03/2026	15568516	-	4,500.00	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100537 Inv: 3740440 Seabreeze Management Company, Inc.	
08/03/2026	15572537	2,070.75	-	Deposit from batch 466201	
08/04/2026	15577073	659.52	-	Deposit from batch 466483	
08/04/2026	15578094	2,071.72	-	Deposit from batch 465899	
08/04/2026	15585162	-	4,606.55	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100538 Inv: 200-1 Eastman Electric	
08/04/2026	15585164	-	367.92	Sunwest Oper - Acct 2137; Mike Kimble Plumbing Chk # 100539 Inv: 88613740 Mike Kimble Plumbing	
08/04/2026	15585166	-	610.10	Sunwest Oper - Acct 2137; Charter Communications Chk # 300084 Inv: 0033385072126 Charter Communications	
08/04/2026	15585168	-	827.64	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300085 Inv: 071626-0119228 2 E. J. Harrison & Sons, Inc.	
08/04/2026	15588042	1,453.46	-	Deposit from batch 466789	
08/05/2026	15593192	1,519.72	-	Deposit from batch 467656	
08/05/2026	15594331	920.69	-	Deposit from batch 466532	
08/05/2026	15601613	-	2,014.10	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300086 Inv: 071626 E. J. Harrison & Sons, Inc.	
08/05/2026	15606123	5,638.19	-	Deposit from batch 468056	
08/06/2026	15612279	1,817.49	-	Deposit from batch 468339	
08/06/2026	15613440	320.77	-	Deposit from batch 467699	
08/06/2026	15617930	-	1,701.08	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300087 Inv: 071626-0127257 1 E. J. Harrison & Sons, Inc.	
08/06/2026	15617932	-	3,462.01	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300088 Inv: 071626-0128958 3 E. J. Harrison & Sons, Inc.	
08/06/2026	15617934	-	5,180.50	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300089 Inv: 071626-0005617 3 E. J. Harrison & Sons, Inc.	
08/06/2026	15620267	1,175.03	-	Deposit from batch 468737	
08/07/2026	15705861	650.03	-	Deposit from batch 469017	
08/07/2026	15706790	3,450.18	-	Deposit from batch 468402	
08/07/2026	15713679	-	81.94	Sunwest Oper - Acct 2137; SoCalGas Chk # 100540 Inv: 080326-085881513 SoCalGas	
08/07/2026	15713681	-	533.88	Sunwest Oper - Acct 2137; SoCalGas Chk # 100541 Inv: 080326-337810871 SoCalGas	
08/07/2026	15713683	-	1,320.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100542 Inv: 1448 Vega cleaning service inc.	
08/07/2026	15713685	-	250.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100543 Inv: 1449 Vega cleaning service inc.	
08/07/2026	15713687	-	325.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100544	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
					Inv: 1450 Vega cleaning service inc.
08/07/2026	15713689	-	250.00		Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100545
					Inv: 1451 Vega cleaning service inc.
08/07/2026	15713691	-	250.00		Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100546
					Inv: 1452 Vega cleaning service inc.
08/07/2026	15713693	-	350.00		Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100547
					Inv: 1454 Vega cleaning service inc.
08/07/2026	15713695	-	5,512.56		Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100548
					Inv: 3741172 Seabreeze Management Company, Inc.
08/07/2026	15713697	-	33.90		Sunwest Oper - Acct 2137; Better Pools LA Chk # 100549
					Inv: 97582 Better Pools LA
08/07/2026	15713699	-	1,000.00		Sunwest Oper - Acct 2137; Remedy Pest Elimination Chk # 100550
					Inv: 2262 Remedy Pest Elimination
08/07/2026	15713701	-	160.00		Sunwest Oper - Acct 2137; Remedy Pest Elimination Chk # 100551
					Inv: 2401 Remedy Pest Elimination
08/07/2026	15713703	-	180.00		Sunwest Oper - Acct 2137; Remedy Pest Elimination Chk # 100552
					Inv: 2402 Remedy Pest Elimination
08/07/2026	15713705	-	670.00		Sunwest Oper - Acct 2137; Remedy Pest Elimination Chk # 100553
					Inv: 2403 Remedy Pest Elimination
08/07/2026	15713707	-	520.00		Sunwest Oper - Acct 2137; Remedy Pest Elimination Chk # 100554
					Inv: 2404 Remedy Pest Elimination
08/07/2026	15717993	580.00	-		Deposit from batch 469630
08/10/2026	15692841	183,063.57	-		Deposit from batch 466765
08/10/2026	15721576	3,407.89	-		Deposit from batch 469054
08/10/2026	15732093	-	6,933.97		Sunwest Oper - Acct 2137; BluSky Restoration Contractors, LLC Chk # 100555
					Inv: 299202 - 24 BluSky Restoration Contractors, LLC
08/10/2026	15732095	-	6,180.00		Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100556
					Inv: 10050640 American Heritage Landscape Lp
08/10/2026	15732097	-	643.00		Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100557
					Inv: 10050695 American Heritage Landscape Lp
08/10/2026	15732099	-	6,862.00		Sunwest Oper - Acct 2137; American Heritage Landscape Lp Chk # 100558
					Inv: 10050699 American Heritage Landscape Lp
08/10/2026	15732101	-	2,525.00		Sunwest Oper - Acct 2137; Better Pools LA Chk # 100559
					Inv: 97384 Better Pools LA
08/10/2026	15732103	-	650.00		Sunwest Oper - Acct 2137; Better Pools LA Chk # 100560
					Inv: 97385 Better Pools LA
08/10/2026	15732105	-	250.00		Sunwest Oper - Acct 2137; Better Pools LA Chk # 100561
					Inv: 97612 Better Pools LA
08/10/2026	15732107	-	125.00		Sunwest Oper - Acct 2137; Better Pools LA Chk # 100562
					Inv: 97613 Better Pools LA
08/10/2026	15735428	1,495.72	-		Deposit from batch 470007

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/10/2026	15736684	\$ 532.77	\$ -	Deposit from batch 470129	
08/11/2026	15738287	2,045.86	-	Deposit from batch 469746	
08/11/2026	15738660	1,150.06	-	Deposit from batch 470276	
08/11/2026	15739419	1,495.72	-	Deposit from batch 469728	
08/11/2026	15750776	2,070.75	-	Deposit from batch 470631	
08/12/2026	15757629	920.69	-	Deposit from batch 471142	
08/12/2026	15758588	1,150.06	-	Deposit from batch 470297	
08/12/2026	15766163	3,220.15	-	Deposit from batch 471719	
08/13/2026	15771165	970.46	-	Misc Scanned Deposit	
08/13/2026	15778146	-	311.03	Sunwest Oper - Acct 2137; Garage Door Doctor Chk # 100563 Inv: 14346 Garage Door Doctor	
08/13/2026	15778148	-	477.80	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100564 Inv: 3741367 Seabreeze Management Company, Inc.	
08/13/2026	15778150	-	1,505.26	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100565 Inv: 432405 Gothic Landscape Maintenance Division	
08/13/2026	15778150	-	1,282.88	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100565 Inv: 432406 Gothic Landscape Maintenance Division	
08/13/2026	15778154	-	51.25	Sunwest Oper - Acct 2137; HD Supply Chk # 100566 Inv: 9252551318 HD Supply	
08/13/2026	15778156	-	901.51	Sunwest Oper - Acct 2137; HD Supply Chk # 100567 Inv: 9252611803 HD Supply	
08/13/2026	15778158	-	29,362.36	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100568 Inv: 431863 Gothic Landscape Maintenance Division	
08/13/2026	15781001	2,301.12	-	Deposit from batch 472652	
08/13/2026	16167594	970.46	-	Deposit from batch 485904	
08/14/2026	15782723	-	970.46	Offset deposit batch of check 703 - Site Authority Escrow Check; UGlen Chk # 0	
08/14/2026	15784086	1,150.06	-	Deposit from batch 472055	
08/14/2026	15790283	-	2,396.18	Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 100569 Inv: 080526-239238016 Southern California Edison Co.	
08/14/2026	15791698	575.03	-	Deposit from batch 473400	
08/14/2026	15793895	345.66	-	Deposit from batch 473584	
08/17/2026	15799096	575.03	-	Deposit from batch 473640	
08/17/2026	15801380	575.03	-	Deposit from batch 472988	
08/17/2026	15805630	-	250.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100570 Inv: 97696 Better Pools LA	
08/17/2026	15805632	-	250.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100571 Inv: 97697 Better Pools LA	
08/17/2026	15805634	-	450.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100572 Inv: 1453 Vega cleaning service inc.	
08/17/2026	15805636	-	875.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100573 Inv: 1456 Vega cleaning service inc.	
08/17/2026	15805638	-	250.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100574 Inv: 1457 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: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/17/2026	15805640	\$ -	\$ 920.00	Sunwest Oper - Acct 2137; Xtreme Fitness Service Inc. Chk # 100575 Inv: 13672 Xtreme Fitness Service Inc.	
08/17/2026	15809321	575.03	-	Deposit from batch 474089	
08/18/2026	15813016	800.00	-	Deposit from batch 473775	
08/19/2026	15823389	1,279.62	-	Deposit from batch 474383	
08/19/2026	15824175	575.03	-	Deposit from batch 475138	
08/20/2026	15836982	-	51.53	Sunwest Oper - Acct 2137; Charter Communications Chk # 300090 Inv: 0293780080926 Charter Communications	
08/20/2026	15836984	-	195.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100576 Inv: 97756 Better Pools LA	
08/20/2026	15836986	-	195.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100577 Inv: 97757 Better Pools LA	
08/20/2026	15836988	-	250.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100578 Inv: 97766 Better Pools LA	
08/20/2026	15836990	-	674.00	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100579 Inv: 97782 Better Pools LA	
08/20/2026	15836992	-	1,320.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100580 Inv: 1455 Vega cleaning service inc.	
08/20/2026	15836994	-	1,320.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100581 Inv: 1458 Vega cleaning service inc.	
08/20/2026	15836996	-	2,450.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100582 Inv: 1459 Vega cleaning service inc.	
08/20/2026	15836998	-	6,000.00	Sunwest Oper - Acct 2137; Cedar and Stone Construction Chk # 100583 Inv: 203 Anacapa 001 Cedar and Stone Construction	
08/20/2026	15837000	-	6,000.00	Sunwest Oper - Acct 2137; Cedar and Stone Construction Chk # 100584 Inv: 302 Anacapa 001 Cedar and Stone Construction	
08/20/2026	15838517	920.69	-	Deposit from batch 475947	
08/21/2026	15840398	691.32	-	Deposit from batch 475634	
08/21/2026	15843762	-	2,807.79	Sunwest Oper - Acct 2137; Southern California Edison Co. Chk # 100585 Inv: 081726-466262876 Southern California Edison Co.	
08/21/2026	15843764	-	1,737.27	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100586 Inv: 96 Eastman Electric	
08/24/2026	15849168	700.00	-	Deposit from batch 476183	
08/24/2026	15857689	-	6,725.24	Sunwest Oper - Acct 2137; Eastman Electric Chk # 100587 Inv: 251 Eastman Electric	
08/24/2026	15857691	-	1,000.00	Sunwest Oper - Acct 2137; Remedy Pest Elimination Chk # 100588 Inv: 2429 Remedy Pest Elimination	
08/25/2026	15861157	2,876.72	-	Deposit from batch 476733	
08/25/2026	15861908	575.03	-	Deposit from batch 476663	
08/25/2026	15869788	-	129.13	Sunwest Oper - Acct 2137; Charter Communications Chk # 300091 Inv: 0380181081226 Charter Communications	
08/25/2026	15869790	-	381.33	Sunwest Oper - Acct 2137; Seabreeze Management Company, Inc. Chk # 100589	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 3742588 Seabreeze Management Company, Inc.					
08/25/2026	15869792	-	12.95	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100590	
Inv: 97805 Better Pools LA					
08/25/2026	15869794	-	789.90	Sunwest Oper - Acct 2137; Better Pools LA Chk # 100591	
Inv: 97811 Better Pools LA					
08/25/2026	15869796	-	550.00	Sunwest Oper - Acct 2137; Kastle Kare Inc Chk # 100592	
Inv: SR-06620 Kastle Kare Inc					
08/26/2026	15872741	575.03	-	Deposit from batch 477319	
08/26/2026	15881282	1,495.72	-	Deposit from batch 478315	
08/27/2026	15883112	345.66	-	Deposit from batch 478007	
08/27/2026	15883370	1,200.00	-	Deposit from batch 478640	
08/27/2026	15884507	-	575.03	Return CK# 0102 - Uncollected Funds Hold	
08/27/2026	15889276	-	6,924.02	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300092	
Inv: 081426-0128958 3 E. J. Harrison & Sons, Inc.					
08/27/2026	15889278	-	1,320.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100593	
Inv: 1460 Vega cleaning service inc.					
08/27/2026	15889280	-	275.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100594	
Inv: 1461 Vega cleaning service inc.					
08/27/2026	15889282	-	450.00	Sunwest Oper - Acct 2137; Vega cleaning service inc. Chk # 100595	
Inv: 1462 Vega cleaning service inc.					
08/27/2026	15889284	-	10,361.00	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300093	
Inv: 081426-0005617 3 E. J. Harrison & Sons, Inc.					
08/27/2026	15889286	-	3,402.16	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300094	
Inv: 081426-0127257 1 E. J. Harrison & Sons, Inc.					
08/28/2026	15892961	575.03	-	Deposit from batch 479197	
08/28/2026	15898146	-	12,353.64	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300095	
Inv: 081426-0044384 3 E. J. Harrison & Sons, Inc.					
08/28/2026	15898148	-	4,028.20	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300096	
Inv: 081426-0044477 5 E. J. Harrison & Sons, Inc.					
08/28/2026	15898150	-	1,655.28	Sunwest Oper - Acct 2137; E. J. Harrison & Sons, Inc. Chk # 300097	
Inv: 081426-0119228 2 E. J. Harrison & Sons, Inc.					
08/28/2026	15900468	345.00	-	Deposit from batch 479484	
08/28/2026	15901106	400.55	-	Deposit from batch 479506	
08/31/2026	15904286	5,382.85	-	Deposit from batch 479255	
08/31/2026	15912851	-	411.45	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100596	
Inv: 433612 Gothic Landscape Maintenance Division					
08/31/2026	15912851	-	467.28	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100596	
Inv: 433613 Gothic Landscape Maintenance Division					
08/31/2026	15912851	-	1,537.50	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100596	
Inv: 433614 Gothic Landscape Maintenance Division					
08/31/2026	15912851	-	600.00	Sunwest Oper - Acct 2137; Gothic Landscape Maintenance Division Chk # 100596	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 433615 Gothic Landscape Maintenance Division					
08/31/2026	15912859	-	375.00		Sunwest Oper - Acct 2137; Better Pools LA Chk # 100597
Inv: 98231 Better Pools LA					
08/31/2026	15912861	-	250.00		Sunwest Oper - Acct 2137; Better Pools LA Chk # 100598
Inv: 98232 Better Pools LA					
08/31/2026	15912863	-	44,864.22		Sunwest Oper - Acct 2137; CSU Channel Islands Site Authority Chk # 100599
Inv: 512522 CSU Channel Islands Site Authority					
08/31/2026	15916004	1,150.06	-		Deposit from batch 480108
12-1280-00	Accounts Receivable	51,135.17	271,157.55	266,246.68	56,046.04
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	14916781	\$ 106,996.88	\$ -	Apartment Assessment - A - Batch 443621	
08/01/2026	14916805	18,920.18	-	Apartment Assessment - A - Batch 443622	
08/01/2026	14916829	24,887.52	-	Assessment-A - Batch 443623	
08/01/2026	14916853	115,006.00	-	Assessment-A - Batch 443624	
08/01/2026	14916877	4,566.94	-	Commercial Assessment - A - Batch 443625	
08/01/2026	15504625	-	1.42	Applied Prepaid 124525874620	
08/01/2026	15504640	-	345.66	Applied Prepaid 124525874659	
08/01/2026	15504654	-	345.66	Applied Prepaid 124525874607	
08/01/2026	15504667	-	345.66	Applied Prepaid 124525874657	
08/01/2026	15504686	-	358.14	Applied Prepaid 124525874758	
08/01/2026	15504703	-	377.14	Applied Prepaid 124525874679	
08/01/2026	15504716	-	575.03	Applied Prepaid 124525874817	
08/01/2026	15504723	-	575.03	Applied Prepaid 124525874836	
08/01/2026	15504733	-	575.03	Applied Prepaid 124525874814	
08/01/2026	15504747	-	575.03	Applied Prepaid 124525874651	
08/01/2026	15504757	-	575.03	Applied Prepaid 124525874735	
08/01/2026	15504765	-	345.66	Applied Prepaid 124525874647	
08/01/2026	15504774	-	0.23	Applied Prepaid 124525874652	
08/01/2026	15504784	-	345.66	Applied Prepaid 124525874634	
08/01/2026	15504793	-	345.66	Applied Prepaid 124525874589	
08/01/2026	15504802	-	345.66	Applied Prepaid 124525874656	
08/01/2026	15504809	-	1.11	Applied Prepaid 124525874671	
08/01/2026	15504814	-	575.03	Applied Prepaid 124525874800	
08/01/2026	15504820	-	575.03	Applied Prepaid 124525874585	
08/01/2026	15504825	-	575.03	Applied Prepaid 124525874710	
08/01/2026	15504836	-	527.26	Applied Prepaid 124525874805	
08/01/2026	15504842	-	575.03	Applied Prepaid 124525874743	
08/01/2026	15504848	-	575.03	Applied Prepaid 124525874762	
08/01/2026	15504856	-	471.50	Applied Prepaid 124525874774	
08/01/2026	15504861	-	575.03	Applied Prepaid 124525874687	
08/01/2026	15504866	-	42.26	Applied Prepaid 124525874770	
08/01/2026	15504870	-	575.03	Applied Prepaid 124525874644	
08/01/2026	15504877	-	575.03	Applied Prepaid 124525874608	
08/01/2026	15504883	-	575.03	Applied Prepaid 124525874798	
08/01/2026	15504890	-	0.06	Applied Prepaid 124525874819	
08/01/2026	15504896	-	575.03	Applied Prepaid 124525874699	
08/01/2026	15504903	-	575.03	Applied Prepaid 124525874733	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 8/1/2026 - 8/31/2026

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
08/01/2026	15504910	\$ -	\$ 575.03	Applied Prepaid 124525874824		
08/01/2026	15504919	-	575.03	Applied Prepaid 124525874706		
08/01/2026	15504925	-	575.03	Applied Prepaid 124525874752		
08/01/2026	15504937	-	575.03	Applied Prepaid 124525874637		
08/01/2026	15504942	-	323.59	Applied Prepaid 124525874709		
08/01/2026	15504947	-	0.94	Applied Prepaid 124525874701		
08/01/2026	15504952	-	575.03	Applied Prepaid 124525874799		
08/01/2026	15504958	-	1.00	Applied Prepaid 124525874635		
08/01/2026	15504964	-	80.28	Applied Prepaid 124525874813		
08/01/2026	15504968	-	575.03	Applied Prepaid 124525874641		
08/01/2026	15504974	-	575.03	Applied Prepaid 124525874698		
08/03/2026	15556794	0.00	7,070.47	Deposit from batch 465063		
08/03/2026	15552535	0.00	3,450.18	Deposit from batch 465867		
08/03/2026	15572537	0.00	2,070.75	Deposit from batch 466201		
08/04/2026	15578094	0.00	2,069.81	Deposit from batch 465899		
08/04/2026	15577073	0.00	345.66	Deposit from batch 466483		
08/04/2026	15588042	0.00	1,453.46	Deposit from batch 466789		
08/05/2026	15594331	0.00	345.66	Deposit from batch 466532		
08/05/2026	15593192	0.00	1,519.72	Deposit from batch 467656		
08/05/2026	15606123	0.00	4,786.37	Deposit from batch 468056		
08/05/2026	15595762	25.00	-	Parking Permit/ Pass Fee - Batch 467652		
08/06/2026	15612279	0.00	1,816.49	Deposit from batch 468339		
08/06/2026	15620267	0.00	1,175.03	Deposit from batch 468737		
08/07/2026	15706790	0.00	3,450.18	Deposit from batch 468402		
08/07/2026	15705861	0.00	650.03	Deposit from batch 469017		
08/07/2026	15717993	0.00	580.00	Deposit from batch 469630		
08/10/2026	15692841	0.00	183,063.57	Deposit from batch 466765		
08/10/2026	15721576	0.00	2,832.89	Deposit from batch 469054		
08/10/2026	15735428	0.00	1,495.72	Deposit from batch 470007		
08/11/2026	15739419	0.00	920.69	Deposit from batch 469728		
08/11/2026	15738287	0.00	2,045.86	Deposit from batch 469746		
08/11/2026	15738660	0.00	1,150.06	Deposit from batch 470276		
08/11/2026	15750776	0.00	2,070.75	Deposit from batch 470631		
08/12/2026	15758588	0.00	1,150.06	Deposit from batch 470297		
08/12/2026	15757629	0.00	920.69	Deposit from batch 471142		

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 8/1/2026 - 8/31/2026

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
08/12/2026	15766163	\$ 0.00	\$ 2,267.98	Deposit from batch 471719		
08/13/2026	15781001	0.00	2,299.01	Deposit from batch 472652		
08/13/2026	16167592	75.00	-	Key Fob / Remotes / RFID - Batch 485904		
08/14/2026	15784086	0.00	1,150.06	Deposit from batch 472055		
08/14/2026	15791698	0.00	575.03	Deposit from batch 473400		
08/14/2026	15793895	0.00	345.66	Deposit from batch 473584		
08/17/2026	15799096	0.00	575.03	Deposit from batch 473640		
08/17/2026	15809321	0.00	575.03	Deposit from batch 474089		
08/18/2026	15813016	0.00	800.00	Deposit from batch 473775		
08/19/2026	15823389	0.00	704.59	Deposit from batch 474383		
08/19/2026	15824175	0.00	575.03	Deposit from batch 475138		
08/19/2026	15825517	75.00	-	Key Fob / Remotes / RFID - Batch 475314		
08/20/2026	15838517	0.00	920.69	Deposit from batch 475947		
08/21/2026	15840398	0.00	345.66	Deposit from batch 475634		
08/24/2026	15849168	0.00	700.00	Deposit from batch 476183		
08/25/2026	15861908	0.00	575.03	Deposit from batch 476663		
08/25/2026	15861157	0.00	1,828.62	Deposit from batch 476733		
08/26/2026	15872741	0.00	574.97	Deposit from batch 477319		
08/26/2026	15881282	0.00	575.03	Deposit from batch 478315		
08/27/2026	15883112	0.00	345.66	Deposit from batch 478007		
08/27/2026	15883370	0.00	653.63	Deposit from batch 478640		
08/27/2026	15884507	575.03	-	Return CK# 0102 - Uncollected Funds Hold		
08/27/2026	15885095	30.00	-	NSF/Returned Check Fee - Batch 478829		
08/28/2026	15892961	0.00	575.03	Deposit from batch 479197		
08/28/2026	15900468	0.00	345.00	Deposit from batch 479484		
08/28/2026	15901106	0.00	400.55	Deposit from batch 479506		
08/31/2026	15904286	0.00	4,275.05	Deposit from batch 479255		
12-1281-00	A/R-Miscellaneous		43,005.69	-	-	43,005.69
Date	GL Ref #	Debit	Credit	Description		
13-1300-00	Prepaid Insurance		-	37,386.90	-	37,386.90
Date	GL Ref #	Debit	Credit	Description		
08/31/2026	16167617	\$ 37,386.90	\$ -	Reclass prepaid EQ insurance		
20-2001-00	Prepaid Dues		(26,989.22)	17,830.24	13,356.82	(22,515.80)
Date	GL Ref #	Debit	Credit	Description		
08/01/2026	15504625	\$ 1.42	\$ -	Adjust Prepaid		
08/01/2026	15504640	345.66	-	Adjust Prepaid		

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University Glen (Cal State University Channel Island Site Authority)

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/01/2026	15504654	\$ 345.66	\$ -	Adjust Prepaid	
08/01/2026	15504667	345.66	-	Adjust Prepaid	
08/01/2026	15504686	358.14	-	Adjust Prepaid	
08/01/2026	15504703	377.14	-	Adjust Prepaid	
08/01/2026	15504716	575.03	-	Adjust Prepaid	
08/01/2026	15504723	575.03	-	Adjust Prepaid	
08/01/2026	15504733	575.03	-	Adjust Prepaid	
08/01/2026	15504747	575.03	-	Adjust Prepaid	
08/01/2026	15504757	575.03	-	Adjust Prepaid	
08/01/2026	15504765	345.66	-	Adjust Prepaid	
08/01/2026	15504774	0.23	-	Adjust Prepaid	
08/01/2026	15504784	345.66	-	Adjust Prepaid	
08/01/2026	15504793	345.66	-	Adjust Prepaid	
08/01/2026	15504802	345.66	-	Adjust Prepaid	
08/01/2026	15504809	1.11	-	Adjust Prepaid	
08/01/2026	15504814	575.03	-	Adjust Prepaid	
08/01/2026	15504820	575.03	-	Adjust Prepaid	
08/01/2026	15504825	575.03	-	Adjust Prepaid	
08/01/2026	15504836	527.26	-	Adjust Prepaid	
08/01/2026	15504842	575.03	-	Adjust Prepaid	
08/01/2026	15504848	575.03	-	Adjust Prepaid	
08/01/2026	15504856	471.50	-	Adjust Prepaid	
08/01/2026	15504861	575.03	-	Adjust Prepaid	
08/01/2026	15504866	42.26	-	Adjust Prepaid	
08/01/2026	15504870	575.03	-	Adjust Prepaid	
08/01/2026	15504877	575.03	-	Adjust Prepaid	
08/01/2026	15504883	575.03	-	Adjust Prepaid	
08/01/2026	15504890	0.06	-	Adjust Prepaid	
08/01/2026	15504896	575.03	-	Adjust Prepaid	
08/01/2026	15504903	575.03	-	Adjust Prepaid	
08/01/2026	15504910	575.03	-	Adjust Prepaid	
08/01/2026	15504919	575.03	-	Adjust Prepaid	
08/01/2026	15504925	575.03	-	Adjust Prepaid	
08/01/2026	15504937	575.03	-	Adjust Prepaid	
08/01/2026	15504942	323.59	-	Adjust Prepaid	
08/01/2026	15504947	0.94	-	Adjust Prepaid	
08/01/2026	15504952	575.03	-	Adjust Prepaid	
08/01/2026	15504958	1.00	-	Adjust Prepaid	
08/01/2026	15504964	80.28	-	Adjust Prepaid	
08/01/2026	15504968	575.03	-	Adjust Prepaid	
08/01/2026	15504974	575.03	-	Adjust Prepaid	
08/03/2026	15556794	0.00	1,416.09	Deposit from batch 465063	
08/04/2026	15578094	0.00	1.91	Deposit from batch 465899	
08/04/2026	15577073	0.00	313.86	Deposit from batch 466483	
08/05/2026	15594331	0.00	575.03	Deposit from batch 466532	

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University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/05/2026	15606123	\$ 0.00	\$ 851.82	Deposit from batch 468056	
08/06/2026	15613440	0.00	320.77	Deposit from batch 467699	
08/06/2026	15612279	0.00	1.00	Deposit from batch 468339	
08/10/2026	15721576	0.00	575.00	Deposit from batch 469054	
08/10/2026	15736684	0.00	532.77	Deposit from batch 470129	
08/11/2026	15739419	0.00	575.03	Deposit from batch 469728	
08/12/2026	15766163	0.00	952.17	Deposit from batch 471719	
08/13/2026	15781001	0.00	2.11	Deposit from batch 472652	
08/13/2026	16167594	0.00	970.46	Deposit from batch 485904	
08/17/2026	15801380	0.00	575.03	Deposit from batch 472988	
08/19/2026	15823389	0.00	575.03	Deposit from batch 474383	
08/21/2026	15840398	0.00	345.66	Deposit from batch 475634	
08/25/2026	15861157	0.00	1,048.10	Deposit from batch 476733	
08/26/2026	15872741	0.00	0.06	Deposit from batch 477319	
08/26/2026	15881282	0.00	920.69	Deposit from batch 478315	
08/27/2026	15883370	0.00	546.37	Deposit from batch 478640	
08/31/2026	15904286	0.00	1,107.80	Deposit from batch 479255	
08/31/2026	15916004	0.00	1,150.06	Deposit from batch 480108	
20-2795-00	Accrued Operating Expenses	(79,026.03)	79,026.03	149,014.14	(149,014.14)
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	15600773	\$ 79,026.03	\$ -	Monthly Accrual (Reversal)	
08/31/2026	16167667	-	149,014.14	Monthly Accrual	
20-2799-00	Accounts Payable	-	220,023.31	220,023.31	-
Date	GL Ref #	Debit	Credit	Description	
08/03/2026	15568514	\$ -	\$ 4,500.00	Accounts Payable Inv # 3740440 Inv: 3740440 Seabreeze Management Company, Inc.	
08/03/2026	15568516	4,500.00	-	Accounts Payable Inv # 3740440; Seabreeze Management Company, Inc. Chk # 100537 Inv: 3740440 Seabreeze Management Company, Inc.	
08/04/2026	15585154	-	610.10	Accounts Payable Inv # 0033385072126 Inv: 0033385072126 Charter Communications	
08/04/2026	15585156	-	4,606.55	Accounts Payable Inv # 200-1 Inv: 200-1 Eastman Electric	
08/04/2026	15585158	-	367.92	Accounts Payable Inv # 88613740 Inv: 88613740 Mike Kimble Plumbing	
08/04/2026	15585160	-	827.64	Accounts Payable Inv # 071626-0119228 2 Inv: 071626-0119228 2 E. J. Harrison & Sons, 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: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/04/2026	15585162	\$ 4,606.55	\$ -	Accounts Payable Inv # 200-1; Eastman Electric Chk # 100538 Inv: 200-1 Eastman Electric	
08/04/2026	15585164	367.92	-	Accounts Payable Inv # 88613740; Mike Kimble Plumbing Chk # 100539 Inv: 88613740 Mike Kimble Plumbing	
08/04/2026	15585166	610.10	-	Accounts Payable Inv # 0033385072126; Charter Communications Chk # 300084 Inv: 0033385072126 Charter Communications	
08/04/2026	15585168	827.64	-	Accounts Payable Inv # 071626-0119228 2; E. J. Harrison & Sons, Inc. Chk # 300085 Inv: 071626-0119228 2 E. J. Harrison & Sons, Inc.	
08/05/2026	15601611	-	2,014.10	Accounts Payable Inv # 071626 Inv: 071626 E. J. Harrison & Sons, Inc.	
08/05/2026	15601613	2,014.10	-	Accounts Payable Inv # 071626; E. J. Harrison & Sons, Inc. Chk # 300086 Inv: 071626 E. J. Harrison & Sons, Inc.	
08/06/2026	15617924	-	1,701.08	Accounts Payable Inv # 071626-0127257 1 Inv: 071626-0127257 1 E. J. Harrison & Sons, Inc.	
08/06/2026	15617926	-	3,462.01	Accounts Payable Inv # 071626-0128958 3 Inv: 071626-0128958 3 E. J. Harrison & Sons, Inc.	
08/06/2026	15617928	-	5,180.50	Accounts Payable Inv # 071626-0005617 3 Inv: 071626-0005617 3 E. J. Harrison & Sons, Inc.	
08/06/2026	15617930	1,701.08	-	Accounts Payable Inv # 071626-0127257 1; E. J. Harrison & Sons, Inc. Chk # 300087 Inv: 071626-0127257 1 E. J. Harrison & Sons, Inc.	
08/06/2026	15617932	3,462.01	-	Accounts Payable Inv # 071626-0128958 3; E. J. Harrison & Sons, Inc. Chk # 300088 Inv: 071626-0128958 3 E. J. Harrison & Sons, Inc.	
08/06/2026	15617934	5,180.50	-	Accounts Payable Inv # 071626-0005617 3; E. J. Harrison & Sons, Inc. Chk # 300089 Inv: 071626-0005617 3 E. J. Harrison & Sons, Inc.	
08/07/2026	15713649	-	5,512.56	Accounts Payable Inv # 3741172 Inv: 3741172 Seabreeze Management Company, Inc.	
08/07/2026	15713651	-	81.94	Accounts Payable Inv # 080326-085881513 Inv: 080326-085881513 SoCalGas	
08/07/2026	15713653	-	533.88	Accounts Payable Inv # 080326-337810871 Inv: 080326-337810871 SoCalGas	
08/07/2026	15713655	-	1,320.00	Accounts Payable Inv # 1448 Inv: 1448 Vega cleaning service inc.	
08/07/2026	15713657	-	250.00	Accounts Payable Inv # 1449 Inv: 1449 Vega cleaning service inc.	
08/07/2026	15713659	-	325.00	Accounts Payable Inv # 1450 Inv: 1450 Vega cleaning service inc.	
08/07/2026	15713661	-	250.00	Accounts Payable Inv # 1451 Inv: 1451 Vega cleaning service inc.	
08/07/2026	15713663	-	33.90	Accounts Payable Inv # 97582 Inv: 97582 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: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/07/2026	15713665	\$ -	\$ 1,000.00		Accounts Payable Inv # 2262 Inv: 2262 Joel L Bustamante
08/07/2026	15713667	-	160.00		Accounts Payable Inv # 2401 Inv: 2401 Joel L Bustamante
08/07/2026	15713669	-	250.00		Accounts Payable Inv # 1452 Inv: 1452 Vega cleaning service inc.
08/07/2026	15713671	-	350.00		Accounts Payable Inv # 1454 Inv: 1454 Vega cleaning service inc.
08/07/2026	15713673	-	180.00		Accounts Payable Inv # 2402 Inv: 2402 Joel L Bustamante
08/07/2026	15713675	-	670.00		Accounts Payable Inv # 2403 Inv: 2403 Joel L Bustamante
08/07/2026	15713677	-	520.00		Accounts Payable Inv # 2404 Inv: 2404 Joel L Bustamante
08/07/2026	15713679	81.94	-		Accounts Payable Inv # 080326-085881513; SoCalGas Chk # 100540 Inv: 080326-085881513 SoCalGas
08/07/2026	15713681	533.88	-		Accounts Payable Inv # 080326-337810871; SoCalGas Chk # 100541 Inv: 080326-337810871 SoCalGas
08/07/2026	15713683	1,320.00	-		Accounts Payable Inv # 1448; Vega cleaning service inc. Chk # 100542 Inv: 1448 Vega cleaning service inc.
08/07/2026	15713685	250.00	-		Accounts Payable Inv # 1449; Vega cleaning service inc. Chk # 100543 Inv: 1449 Vega cleaning service inc.
08/07/2026	15713687	325.00	-		Accounts Payable Inv # 1450; Vega cleaning service inc. Chk # 100544 Inv: 1450 Vega cleaning service inc.
08/07/2026	15713689	250.00	-		Accounts Payable Inv # 1451; Vega cleaning service inc. Chk # 100545 Inv: 1451 Vega cleaning service inc.
08/07/2026	15713691	250.00	-		Accounts Payable Inv # 1452; Vega cleaning service inc. Chk # 100546 Inv: 1452 Vega cleaning service inc.
08/07/2026	15713693	350.00	-		Accounts Payable Inv # 1454; Vega cleaning service inc. Chk # 100547 Inv: 1454 Vega cleaning service inc.
08/07/2026	15713695	5,512.56	-		Accounts Payable Inv # 3741172; Seabreeze Management Company, Inc. Chk # 100548 Inv: 3741172 Seabreeze Management Company, Inc.
08/07/2026	15713697	33.90	-		Accounts Payable Inv # 97582; Better Pools LA Chk # 100549 Inv: 97582 Better Pools LA
08/07/2026	15713699	1,000.00	-		Accounts Payable Inv # 2262; Remedy Pest Elimination Chk # 100550 Inv: 2262 Remedy Pest Elimination
08/07/2026	15713701	160.00	-		Accounts Payable Inv # 2401; Remedy Pest Elimination Chk # 100551 Inv: 2401 Remedy Pest Elimination
08/07/2026	15713703	180.00	-		Accounts Payable Inv # 2402; Remedy Pest Elimination Chk # 100552 Inv: 2402 Remedy Pest Elimination

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/07/2026	15713705	\$ 670.00	\$ -	Accounts Payable Inv # 2403; Remedy Pest Elimination Chk # 100553 Inv: 2403 Remedy Pest Elimination	
08/07/2026	15713707	520.00	-	Accounts Payable Inv # 2404; Remedy Pest Elimination Chk # 100554 Inv: 2404 Remedy Pest Elimination	
08/10/2026	15732077	-	6,933.97	Accounts Payable Inv # 299202 - 24 Inv: 299202 - 24 BluSky Restoration Contractors, LLC	
08/10/2026	15732079	-	125.00	Accounts Payable Inv # 97613 Inv: 97613 Aquatic Pool Services Inc	
08/10/2026	15732081	-	2,525.00	Accounts Payable Inv # 97384 Inv: 97384 Aquatic Pool Services Inc	
08/10/2026	15732083	-	6,180.00	Accounts Payable Inv # 10050640 Inv: 10050640 American Heritage Landscape Lp	
08/10/2026	15732085	-	6,862.00	Accounts Payable Inv # 10050699 Inv: 10050699 American Heritage Landscape Lp	
08/10/2026	15732087	-	650.00	Accounts Payable Inv # 97385 Inv: 97385 Aquatic Pool Services Inc	
08/10/2026	15732089	-	250.00	Accounts Payable Inv # 97612 Inv: 97612 Aquatic Pool Services Inc	
08/10/2026	15732091	-	643.00	Accounts Payable Inv # 10050695 Inv: 10050695 American Heritage Landscape Lp	
08/10/2026	15732093	6,933.97	-	Accounts Payable Inv # 299202 - 24; BluSky Restoration Contractors, LLC Chk # 100555 Inv: 299202 - 24 BluSky Restoration Contractors, LLC	
08/10/2026	15732095	6,180.00	-	Accounts Payable Inv # 10050640; American Heritage Landscape Lp Chk # 100556 Inv: 10050640 American Heritage Landscape Lp	
08/10/2026	15732097	643.00	-	Accounts Payable Inv # 10050695; American Heritage Landscape Lp Chk # 100557 Inv: 10050695 American Heritage Landscape Lp	
08/10/2026	15732099	6,862.00	-	Accounts Payable Inv # 10050699; American Heritage Landscape Lp Chk # 100558 Inv: 10050699 American Heritage Landscape Lp	
08/10/2026	15732101	2,525.00	-	Accounts Payable Inv # 97384; Better Pools LA Chk # 100559 Inv: 97384 Better Pools LA	
08/10/2026	15732103	650.00	-	Accounts Payable Inv # 97385; Better Pools LA Chk # 100560 Inv: 97385 Better Pools LA	
08/10/2026	15732105	250.00	-	Accounts Payable Inv # 97612; Better Pools LA Chk # 100561 Inv: 97612 Better Pools LA	
08/10/2026	15732107	125.00	-	Accounts Payable Inv # 97613; Better Pools LA Chk # 100562 Inv: 97613 Better Pools LA	
08/13/2026	15778132	-	311.03	Accounts Payable Inv # 14346 Inv: 14346 Ventura Garage Door Doc, Inc.	
08/13/2026	15778134	-	901.51	Accounts Payable Inv # 9252611803 Inv: 9252611803 HD Supply	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/13/2026	15778136	\$ -	\$ 477.80	Accounts Payable Inv # 3741367 Inv: 3741367 Seabreeze Management Company, Inc.	
08/13/2026	15778138	-	1,282.88	Accounts Payable Inv # 432406 Inv: 432406 Gothic Grounds Management, Inc	
08/13/2026	15778140	-	1,505.26	Accounts Payable Inv # 432405 Inv: 432405 Gothic Grounds Management, Inc	
08/13/2026	15778142	-	51.25	Accounts Payable Inv # 9252551318 Inv: 9252551318 HD Supply	
08/13/2026	15778144	-	29,362.36	Accounts Payable Inv # 431863 Inv: 431863 Gothic Grounds Management, Inc	
08/13/2026	15778146	311.03	-	Accounts Payable Inv # 14346; Garage Door Doctor Chk # 100563 Inv: 14346 Garage Door Doctor	
08/13/2026	15778148	477.80	-	Accounts Payable Inv # 3741367; Seabreeze Management Company, Inc. Chk # 100564 Inv: 3741367 Seabreeze Management Company, Inc.	
08/13/2026	15778150	1,505.26	-	Accounts Payable Inv # 432405; Gothic Landscape Maintenance Division Chk # 100565 Inv: 432405 Gothic Landscape Maintenance Division	
08/13/2026	15778150	1,282.88	-	Accounts Payable Inv # 432406; Gothic Landscape Maintenance Division Chk # 100565 Inv: 432406 Gothic Landscape Maintenance Division	
08/13/2026	15778154	51.25	-	Accounts Payable Inv # 9252551318; HD Supply Chk # 100566 Inv: 9252551318 HD Supply	
08/13/2026	15778156	901.51	-	Accounts Payable Inv # 9252611803; HD Supply Chk # 100567 Inv: 9252611803 HD Supply	
08/13/2026	15778158	29,362.36	-	Accounts Payable Inv # 431863; Gothic Landscape Maintenance Division Chk # 100568 Inv: 431863 Gothic Landscape Maintenance Division	
08/14/2026	15790281	-	2,396.18	Accounts Payable Inv # 080526-239238016 Inv: 080526-239238016 Southern California Edison Co.	
08/14/2026	15790283	2,396.18	-	Accounts Payable Inv # 080526-239238016; Southern California Edison Co. Chk # 100569 Inv: 080526-239238016 Southern California Edison Co.	
08/17/2026	15805618	-	920.00	Accounts Payable Inv # 13672 Inv: 13672 Xtreme Fitness Service Inc.	
08/17/2026	15805620	-	250.00	Accounts Payable Inv # 1457 Inv: 1457 Vega cleaning service inc.	
08/17/2026	15805622	-	450.00	Accounts Payable Inv # 1453 Inv: 1453 Vega cleaning service inc.	
08/17/2026	15805624	-	250.00	Accounts Payable Inv # 97696 Inv: 97696 Aquatic Pool Services Inc	
08/17/2026	15805626	-	250.00	Accounts Payable Inv # 97697 Inv: 97697 Aquatic Pool Services Inc	
08/17/2026	15805628	-	875.00	Accounts Payable Inv # 1456 Inv: 1456 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: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/17/2026	15805630	\$ 250.00	\$ -	Accounts Payable Inv # 97696; Better Pools LA Chk # 100570 Inv: 97696 Better Pools LA	
08/17/2026	15805632	250.00	-	Accounts Payable Inv # 97697; Better Pools LA Chk # 100571 Inv: 97697 Better Pools LA	
08/17/2026	15805634	450.00	-	Accounts Payable Inv # 1453; Vega cleaning service inc. Chk # 100572 Inv: 1453 Vega cleaning service inc.	
08/17/2026	15805636	875.00	-	Accounts Payable Inv # 1456; Vega cleaning service inc. Chk # 100573 Inv: 1456 Vega cleaning service inc.	
08/17/2026	15805638	250.00	-	Accounts Payable Inv # 1457; Vega cleaning service inc. Chk # 100574 Inv: 1457 Vega cleaning service inc.	
08/17/2026	15805640	920.00	-	Accounts Payable Inv # 13672; Xtreme Fitness Service Inc. Chk # 100575 Inv: 13672 Xtreme Fitness Service Inc.	
08/20/2026	15836962	-	6,000.00	Accounts Payable Inv # 302 Anacapa 001 Inv: 302 Anacapa 001 Cedar and Stone Construction	
08/20/2026	15836964	-	6,000.00	Accounts Payable Inv # 203 Anacapa 001 Inv: 203 Anacapa 001 Cedar and Stone Construction	
08/20/2026	15836966	-	1,320.00	Accounts Payable Inv # 1455 Inv: 1455 Vega cleaning service inc.	
08/20/2026	15836968	-	195.00	Accounts Payable Inv # 97756 Inv: 97756 Aquatic Pool Services Inc	
08/20/2026	15836970	-	674.00	Accounts Payable Inv # 97782 Inv: 97782 Aquatic Pool Services Inc	
08/20/2026	15836972	-	1,320.00	Accounts Payable Inv # 1458 Inv: 1458 Vega cleaning service inc.	
08/20/2026	15836974	-	2,450.00	Accounts Payable Inv # 1459 Inv: 1459 Vega cleaning service inc.	
08/20/2026	15836976	-	51.53	Accounts Payable Inv # 0293780080926 Inv: 0293780080926 Charter Communications	
08/20/2026	15836978	-	195.00	Accounts Payable Inv # 97757 Inv: 97757 Aquatic Pool Services Inc	
08/20/2026	15836980	-	250.00	Accounts Payable Inv # 97766 Inv: 97766 Aquatic Pool Services Inc	
08/20/2026	15836982	51.53	-	Accounts Payable Inv # 0293780080926; Charter Communications Chk # 300090 Inv: 0293780080926 Charter Communications	
08/20/2026	15836984	195.00	-	Accounts Payable Inv # 97756; Better Pools LA Chk # 100576 Inv: 97756 Better Pools LA	
08/20/2026	15836986	195.00	-	Accounts Payable Inv # 97757; Better Pools LA Chk # 100577 Inv: 97757 Better Pools LA	
08/20/2026	15836988	250.00	-	Accounts Payable Inv # 97766; Better Pools LA Chk # 100578 Inv: 97766 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: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/20/2026	15836990	\$ 674.00	\$ -	Accounts Payable Inv # 97782; Better Pools LA Chk # 100579 Inv: 97782 Better Pools LA	
08/20/2026	15836992	1,320.00	-	Accounts Payable Inv # 1455; Vega cleaning service inc. Chk # 100580 Inv: 1455 Vega cleaning service inc.	
08/20/2026	15836994	1,320.00	-	Accounts Payable Inv # 1458; Vega cleaning service inc. Chk # 100581 Inv: 1458 Vega cleaning service inc.	
08/20/2026	15836996	2,450.00	-	Accounts Payable Inv # 1459; Vega cleaning service inc. Chk # 100582 Inv: 1459 Vega cleaning service inc.	
08/20/2026	15836998	6,000.00	-	Accounts Payable Inv # 203 Anacapa 001; Cedar and Stone Construction Chk # 100583 Inv: 203 Anacapa 001 Cedar and Stone Construction	
08/20/2026	15837000	6,000.00	-	Accounts Payable Inv # 302 Anacapa 001; Cedar and Stone Construction Chk # 100584 Inv: 302 Anacapa 001 Cedar and Stone Construction	
08/21/2026	15843758	-	1,737.27	Accounts Payable Inv # 96 Inv: 96 Eastman Electric	
08/21/2026	15843760	-	2,807.79	Accounts Payable Inv # 081726-466262876 Inv: 081726-466262876 Southern California Edison Co.	
08/21/2026	15843762	2,807.79	-	Accounts Payable Inv # 081726-466262876; Southern California Edison Co. Chk # 100585 Inv: 081726-466262876 Southern California Edison Co.	
08/21/2026	15843764	1,737.27	-	Accounts Payable Inv # 96; Eastman Electric Chk # 100586 Inv: 96 Eastman Electric	
08/24/2026	15857685	-	1,000.00	Accounts Payable Inv # 2429 Inv: 2429 Joel L Bustamante	
08/24/2026	15857687	-	6,725.24	Accounts Payable Inv # 251 Inv: 251 Eastman Electric	
08/24/2026	15857689	6,725.24	-	Accounts Payable Inv # 251; Eastman Electric Chk # 100587 Inv: 251 Eastman Electric	
08/24/2026	15857691	1,000.00	-	Accounts Payable Inv # 2429; Remedy Pest Elimination Chk # 100588 Inv: 2429 Remedy Pest Elimination	
08/25/2026	15869774	-	550.00	Accounts Payable Inv # SR-06620 Inv: SR-06620 Kastle Kare Inc	
08/25/2026	15869776	-	789.90	Accounts Payable Inv # 97811 Inv: 97811 Aquatic Pool Services Inc	
08/25/2026	15869778	-	129.13	Accounts Payable Inv # 0380181081226 Inv: 0380181081226 Charter Communications	
08/25/2026	15869780	-	381.33	Accounts Payable Inv # 3742588 Inv: 3742588 Seabreeze Management Company, Inc.	
08/25/2026	15869786	-	12.95	Accounts Payable Inv # 97805 Inv: 97805 Aquatic Pool Services Inc	
08/25/2026	15869788	129.13	-	Accounts Payable Inv # 0380181081226; Charter Communications Chk # 300091 Inv: 0380181081226 Charter Communications	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/25/2026	15869790	\$ 381.33	\$ -	Accounts Payable Inv # 3742588; Seabreeze Management Company, Inc. Chk # 100589 Inv: 3742588 Seabreeze Management Company, Inc.	
08/25/2026	15869792	12.95	-	Accounts Payable Inv # 97805; Better Pools LA Chk # 100590 Inv: 97805 Better Pools LA	
08/25/2026	15869794	789.90	-	Accounts Payable Inv # 97811; Better Pools LA Chk # 100591 Inv: 97811 Better Pools LA	
08/25/2026	15869796	550.00	-	Accounts Payable Inv # SR-06620; Kastle Kare Inc Chk # 100592 Inv: SR-06620 Kastle Kare Inc	
08/27/2026	15889264	-	450.00	Accounts Payable Inv # 1462 Inv: 1462 Vega cleaning service inc.	
08/27/2026	15889266	-	275.00	Accounts Payable Inv # 1461 Inv: 1461 Vega cleaning service inc.	
08/27/2026	15889268	-	6,924.02	Accounts Payable Inv # 081426-0128958 3 Inv: 081426-0128958 3 E. J. Harrison & Sons,Inc.	
08/27/2026	15889270	-	1,320.00	Accounts Payable Inv # 1460 Inv: 1460 Vega cleaning service inc.	
08/27/2026	15889272	-	10,361.00	Accounts Payable Inv # 081426-0005617 3 Inv: 081426-0005617 3 E. J. Harrison & Sons,Inc.	
08/27/2026	15889274	-	3,402.16	Accounts Payable Inv # 081426-0127257 1 Inv: 081426-0127257 1 E. J. Harrison & Sons,Inc.	
08/27/2026	15889276	6,924.02	-	Accounts Payable Inv # 081426-0128958 3; E. J. Harrison & Sons,Inc. Chk # 300092 Inv: 081426-0128958 3 E. J. Harrison & Sons,Inc.	
08/27/2026	15889278	1,320.00	-	Accounts Payable Inv # 1460; Vega cleaning service inc. Chk # 100593 Inv: 1460 Vega cleaning service inc.	
08/27/2026	15889280	275.00	-	Accounts Payable Inv # 1461; Vega cleaning service inc. Chk # 100594 Inv: 1461 Vega cleaning service inc.	
08/27/2026	15889282	450.00	-	Accounts Payable Inv # 1462; Vega cleaning service inc. Chk # 100595 Inv: 1462 Vega cleaning service inc.	
08/27/2026	15889284	10,361.00	-	Accounts Payable Inv # 081426-0005617 3; E. J. Harrison & Sons,Inc. Chk # 300093 Inv: 081426-0005617 3 E. J. Harrison & Sons,Inc.	
08/27/2026	15889286	3,402.16	-	Accounts Payable Inv # 081426-0127257 1; E. J. Harrison & Sons,Inc. Chk # 300094 Inv: 081426-0127257 1 E. J. Harrison & Sons,Inc.	
08/28/2026	15898140	-	1,655.28	Accounts Payable Inv # 081426-0119228 2 Inv: 081426-0119228 2 E. J. Harrison & Sons,Inc.	
08/28/2026	15898142	-	4,028.20	Accounts Payable Inv # 081426-0044477 5 Inv: 081426-0044477 5 E. J. Harrison & Sons,Inc.	
08/28/2026	15898144	-	12,353.64	Accounts Payable Inv # 081426-0044384 3 Inv: 081426-0044384 3 E. J. Harrison & Sons,Inc.	
08/28/2026	15898146	12,353.64	-	Accounts Payable Inv # 081426-0044384 3; E. J. Harrison & Sons,Inc. Chk # 300095 Inv: 081426-0044384 3 E. J. Harrison & Sons,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: 8/1/2026 - 8/31/2026

Account No	Description		Prior Balance	Current Debit	Current Credit	End Balance
08/28/2026	15898148	\$ 4,028.20	\$ -	Accounts Payable Inv # 081426-0044477 5; E. J. Harrison & Sons,Inc. Chk # 300096 Inv: 081426-0044477 5 E. J. Harrison & Sons,Inc.		
08/28/2026	15898150	1,655.28	-	Accounts Payable Inv # 081426-0119228 2; E. J. Harrison & Sons,Inc. Chk # 300097 Inv: 081426-0119228 2 E. J. Harrison & Sons,Inc.		
08/31/2026	15912837	-	411.45	Accounts Payable Inv # 433612 Inv: 433612 Gothic Grounds Management, Inc		
08/31/2026	15912839	-	467.28	Accounts Payable Inv # 433613 Inv: 433613 Gothic Grounds Management, Inc		
08/31/2026	15912841	-	1,537.50	Accounts Payable Inv # 433614 Inv: 433614 Gothic Grounds Management, Inc		
08/31/2026	15912843	-	600.00	Accounts Payable Inv # 433615 Inv: 433615 Gothic Grounds Management, Inc		
08/31/2026	15912845	-	375.00	Accounts Payable Inv # 98231 Inv: 98231 Aquatic Pool Services Inc		
08/31/2026	15912847	-	250.00	Accounts Payable Inv # 98232 Inv: 98232 Aquatic Pool Services Inc		
08/31/2026	15912849	-	44,864.22	Accounts Payable Inv # 512522 Inv: 512522 CSU Channel Islands Site Authority		
08/31/2026	15912851	411.45	-	Accounts Payable Inv # 433612; Gothic Landscape Maintenance Division Chk # 100596 Inv: 433612 Gothic Landscape Maintenance Division		
08/31/2026	15912851	467.28	-	Accounts Payable Inv # 433613; Gothic Landscape Maintenance Division Chk # 100596 Inv: 433613 Gothic Landscape Maintenance Division		
08/31/2026	15912851	1,537.50	-	Accounts Payable Inv # 433614; Gothic Landscape Maintenance Division Chk # 100596 Inv: 433614 Gothic Landscape Maintenance Division		
08/31/2026	15912851	600.00	-	Accounts Payable Inv # 433615; Gothic Landscape Maintenance Division Chk # 100596 Inv: 433615 Gothic Landscape Maintenance Division		
08/31/2026	15912859	375.00	-	Accounts Payable Inv # 98231; Better Pools LA Chk # 100597 Inv: 98231 Better Pools LA		
08/31/2026	15912861	250.00	-	Accounts Payable Inv # 98232; Better Pools LA Chk # 100598 Inv: 98232 Better Pools LA		
08/31/2026	15912863	44,864.22	-	Accounts Payable Inv # 512522; CSU Channel Islands Site Authority Chk # 100599 Inv: 512522 CSU Channel Islands Site Authority		
40-4000-00	Reserve Liability		(238,441.39)	22,901.97	56,260.00	(271,799.42)
Date	GL Ref #	Debit	Credit	Description		
08/31/2026	15907299	\$ -	\$ 28,000.00	Monthly Reserve Contribution		
08/31/2026	15907299	-	1,400.00	Monthly Reserve Contribution		
08/31/2026	15907299	-	26,860.00	Monthly Reserve Contribution		
08/31/2026	16167640	22,901.97	-	Reallocate reserve exp to GL 4000 liability		
40-4002-00	Reserve Expenses - Single Family		-	12,643.00	12,643.00	-
Date	GL Ref #	Debit	Credit	Description		
08/10/2026	15732091	\$ 643.00	\$ -	203 Anacapa -- Retaining wall rebuilding. Inv: 10050695 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: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/20/2026	15836962 \$ 6,000.00	\$ -	302 Anacapa Island Dr. Retaining wall project Inv: 302 Anacapa 001 Cedar and Stone Construction		
08/20/2026	15836964 6,000.00	-	203 Anacapa Island Dr. Retaining wall rebuild Inv: 203 Anacapa 001 Cedar and Stone Construction		
08/31/2026	16167640 -	12,643.00	Reallocate reserve exp to GL 4000 liability		
40-4003-00	Reserve Expenses - Townhouse	-	10,258.97	10,258.97	-
Date	GL Ref #	Debit	Credit	Description	
08/10/2026	15732077	\$ 6,933.97	\$ -	239 Smugglers Cove Slab Leak Response/Remediation Inv: 299202 - 24 BluSky Restoration Contractors, LLC	
08/17/2026	15805628	875.00	-	Paint Garage Door at 336 E Santa Cruz Island Court Inv: 1456 Vega cleaning service inc.	
08/20/2026	15836974	2,450.00	-	Drywall Restoration 207 Smugglers Cove Inv: 1459 Vega cleaning service inc.	
08/31/2026	16167640 -	10,258.97	Reallocate reserve exp to GL 4000 liability		
49-4998-00	Prior Year Equity		(390,668.55)	-	(390,668.55)
Date	GL Ref #	Debit	Credit	Description	
50-5010-00	Townhomes Assessments		(115,006.19)	24,887.33	139,893.52 (230,012.38)
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	14916829	\$ -	\$ 24,887.52	Assessment-A - Batch 443623	
08/01/2026	14916853	-	115,006.00	Assessment-A - Batch 443624	
08/01/2026	15486449	24,887.33	-	RECLASS SINGLE FAMILY HOMES ASSESSMENTS	
50-5013-00	Single family homes		(24,887.33)	-	24,887.33 (49,774.66)
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	15486449	\$ -	\$ 24,887.33	RECLASS SINGLE FAMILY HOMES ASSESSMENTS	
50-5015-00	Apartment Assessment		(130,484.00)	-	130,484.00 (260,968.00)
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	14916781	\$ -	\$ 106,996.88	Apartment Assessment - A - Batch 443621	
08/01/2026	14916805	-	18,920.18	Apartment Assessment - A - Batch 443622	
08/01/2026	14916877	-	4,566.94	Commercial Assessment - A - Batch 443625	
50-5023-00	Bank Return Check/NSF Fees		(30.00)	-	30.00 (60.00)
Date	GL Ref #	Debit	Credit	Description	
08/27/2026	15885095	\$ -	\$ 30.00	NSF/Returned Check Fee - Batch 478829	
50-5045-00	Parking Fees		(50.00)	-	25.00 (75.00)
Date	GL Ref #	Debit	Credit	Description	
08/05/2026	15595762	\$ -	\$ 25.00	Parking Permit/ Pass Fee - Batch 467652	
50-5060-00	Gate/Pool Keys/Remotes		(150.00)	-	150.00 (300.00)
Date	GL Ref #	Debit	Credit	Description	
08/13/2026	16167592	\$ -	\$ 75.00	Key Fob / Remotes / RFID - Batch 485904	
08/19/2026	15825517	-	75.00	Key Fob / Remotes / RFID - Batch 475314	
50-5150-00	Insurance Claim Reimbursement		(1,596.58)	-	- (1,596.58)
Date	GL Ref #	Debit	Credit	Description	
60-6000-00	PLEASE SELECT PROPER GL CODE		-	970.46	970.46 -
Date	GL Ref #	Debit	Credit	Description	
08/13/2026	15771165	\$ -	\$ 970.46	CHANNEL ISLAND SITE AUTHORITY	
08/14/2026	15782723	970.46	-	Offset deposit batch of check 703 - Site Authority Escrow Check; UGlen Chk # 0	
60-6035-00	Mgmt Billback - Office & Postage		478.73	477.80	- 956.53
Date	GL Ref #	Debit	Credit	Description	
08/13/2026	15778136	\$ 477.80	\$ -	JUL Admin 2026-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: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 3741367 Seabreeze Management Company, Inc.					
60-6040-00	Mgmt Services & On-Site Staff Payroll	15,710.88	10,012.56	-	25,723.44
Date	GL Ref #	Debit	Credit	Description	
08/03/2026	15568514	\$ 4,500.00	\$ -	99911-Seabreeze Management Company, Inc.	
Inv: 3740440 Seabreeze Management Company, Inc.					
08/07/2026	15713649	5,512.56	-	Payroll & Burden Reimbursement thru July 31, 2026	
Inv: 3741172 Seabreeze Management Company, Inc.					
60-6085-00	Misc Admin (Office Supplies/Cellphone)	321.67	381.33	-	703.00
Date	GL Ref #	Debit	Credit	Description	
08/25/2026	15869780	\$ 93.71	\$ -	Office Supplies: Printing Temporary Parking Passes	
Inv: 3742588 Seabreeze Management Company, Inc.					
08/25/2026	15869780	13.92	-	Office Supplies: Stakes for Poison Oak Signs	
Inv: 3742588 Seabreeze Management Company, Inc.					
08/25/2026	15869780	4.62	-	Office Supplies-Packing Tape	
Inv: 3742588 Seabreeze Management Company, Inc.					
08/25/2026	15869780	153.36	-	Office Supplies-Printer Ink	
Inv: 3742588 Seabreeze Management Company, Inc.					
08/25/2026	15869780	115.72	-	Business Cellphone	
Inv: 3742588 Seabreeze Management Company, Inc.					
63-6320-00	Security Services	7,966.67	15,933.34	7,966.67	15,933.34
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	15600773	\$ -	\$ 7,966.67	Monthly Accrual (Reversal)	
08/31/2026	16167667	7,966.67	-	Monthly Accrual	
08/31/2026	16167667	7,966.67	-	Monthly Accrual	
64-6405-00	Landscape Contract	29,362.36	29,362.36	-	58,724.72
Date	GL Ref #	Debit	Credit	Description	
08/13/2026	15778144	\$ 29,362.36	\$ -	Contract Service for August 2026	
Inv: 431863 Gothic Grounds Management, Inc					
64-6410-00	Landscape Extras	-	878.73	-	878.73
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	15912837	\$ 411.45	\$ -	230 Cathedral Cove Bender Board	
Inv: 433612 Gothic Grounds Management, Inc					
08/31/2026	15912839	467.28	-	Landscape Enhancement at 310 Frys Harbor Drive	
Inv: 433613 Gothic Grounds Management, Inc					
64-6420-00	Irrigation Repairs	-	4,925.64	-	4,925.64
Date	GL Ref #	Debit	Credit	Description	
08/13/2026	15778138	\$ 1,282.88	\$ -	Irrigation System repairs	
Inv: 432406 Gothic Grounds Management, Inc					
08/13/2026	15778140	1,505.26	-	Irrigation Repairs.	
Inv: 432405 Gothic Grounds Management, Inc					
08/31/2026	15912841	1,537.50	-	Irrigation System Repairs	
Inv: 433614 Gothic Grounds Management, Inc					
08/31/2026	15912843	600.00	-	Irrigation Inline Valve Replacement	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 433615 Gothic Grounds Management, Inc					
64-6425-00	Tree Maintenance	-	13,042.00	-	13,042.00
Date	GL Ref #	Debit	Credit	Description	
08/10/2026	15732083	\$ 6,180.00	\$ -	Part of Annual Tree Maintenance	
Inv: 10050640 American Heritage Landscape Lp					
08/10/2026	15732085	6,862.00	-	tree removals per schedule.	
Inv: 10050699 American Heritage Landscape Lp					
65-6509-00	Plumbing Repair (Common Area)	150.00	850.00	-	1,000.00
Date	GL Ref #	Debit	Credit	Description	
08/07/2026	15713659	\$ 325.00	\$ -	TC Women's RR Sink Drain repair	
Inv: 1450 Vega cleaning service inc.					
08/07/2026	15713661	250.00	-	TC Bldg. B snake toilet floor drain	
Inv: 1451 Vega cleaning service inc.					
08/27/2026	15889266	275.00	-	Replacement of toilet flush valve.	
Inv: 1461 Vega cleaning service inc.					
65-6528-00	Electrical/Lighting Rpr - Common Area Bollards	-	1,737.27	-	1,737.27
Date	GL Ref #	Debit	Credit	Description	
08/21/2026	15843758	\$ 1,737.27	\$ -	CA Elec for July 2026	
Inv: 96 Eastman Electric					
65-6550-00	Janitorial Service	6,560.00	5,280.00	-	11,840.00
Date	GL Ref #	Debit	Credit	Description	
08/07/2026	15713655	\$ 1,320.00	\$ -	Weekly Contract Service thru Aug 2, 2026	
Inv: 1448 Vega cleaning service inc.					
08/20/2026	15836966	1,320.00	-	Contract Service thru August 9, 2026	
Inv: 1455 Vega cleaning service inc.					
08/20/2026	15836972	1,320.00	-	Contract Service thru August 16, 2026	
Inv: 1458 Vega cleaning service inc.					
08/27/2026	15889270	1,320.00	-	Contract service thru Aug 23, 2026	
Inv: 1460 Vega cleaning service inc.					
65-6553-00	Common Area Maintenance	1,012.88	6,725.24	-	7,738.12
Date	GL Ref #	Debit	Credit	Description	
08/24/2026	15857687	\$ 6,725.24	\$ -	CA Contingency--TC Parking Lot Lights	
Inv: 251 Eastman Electric					
65-6554-00	Common Area Supplies	962.46	952.76	-	1,915.22
Date	GL Ref #	Debit	Credit	Description	
08/13/2026	15778134	\$ 901.51	\$ -	Janitorial Supplies	
Inv: 9252611803 HD Supply					
08/13/2026	15778142	51.25	-	Janitorial Supplies	
Inv: 9252551318 HD Supply					
65-6555-00	Pest Control (Pest & Gopher)	550.00	4,080.00	-	4,630.00
Date	GL Ref #	Debit	Credit	Description	
08/07/2026	15713665	\$ 1,000.00	\$ -	Contract Pest Control for July 2026	
Inv: 2262 Joel L Bustamante					

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/07/2026	15713667	\$ 160.00	\$ -	165 CI Drive-Address Bat Issue. Inv: 2401 Joel L Bustamante	
08/07/2026	15713673	180.00	-	319 Smugglers Gopher Remediation Inv: 2402 Joel L Bustamante	
08/07/2026	15713675	670.00	-	445 Channel Islands Drive Bird Mite Remediation Inv: 2403 Joel L Bustamante	
08/07/2026	15713677	520.00	-	219 Smugglers Cove-Bird Mite Remediation Inv: 2404 Joel L Bustamante	
08/24/2026	15857685	1,000.00	-	Contract Service for August 2026 Inv: 2429 Joel L Bustamante	
08/25/2026	15869774	550.00	-	Contract Service for Aug-Sep 2026 Inv: SR-06620 Kastle Kare Inc	
65-6570-00	Pool/Fountain Contract Services	3,175.00	3,175.00	-	6,350.00
Date	GL Ref #	Debit	Credit	Description	
08/10/2026	15732081	\$ 2,525.00	\$ -	Contract Service for August 2026 Inv: 97384 Aquatic Pool Services Inc	
08/10/2026	15732087	650.00	-	Fountain Service for August 2026 Inv: 97385 Aquatic Pool Services Inc	
65-6572-00	Pool/Fountain Extras	5,360.00	3,650.75	-	9,010.75
Date	GL Ref #	Debit	Credit	Description	
08/07/2026	15713663	\$ 33.90	\$ -	Hillcrest & Townside Pool Skimmer Weir Replacement Inv: 97582 Aquatic Pool Services Inc	
08/10/2026	15732079	125.00	-	Townside Pool/Spa Grid Cleaning Inv: 97613 Aquatic Pool Services Inc	
08/10/2026	15732089	250.00	-	Hillcrest Pool filter/grid cleaning Inv: 97612 Aquatic Pool Services Inc	
08/17/2026	15805624	250.00	-	Clean Hillcrest Pool Grids Inv: 97696 Aquatic Pool Services Inc	
08/17/2026	15805626	250.00	-	Clean Townside Pool/Spa Grids Inv: 97697 Aquatic Pool Services Inc	
08/20/2026	15836968	195.00	-	Hillcrest Spa Drain/Refill Inv: 97756 Aquatic Pool Services Inc	
08/20/2026	15836970	674.00	-	Hillcrest Pool Filter Cartridge Replacement Inv: 97782 Aquatic Pool Services Inc	
08/20/2026	15836978	195.00	-	Townside Spa drain/refill Inv: 97757 Aquatic Pool Services Inc	
08/20/2026	15836980	250.00	-	Townside Pool/Spa Filter Cleaning Inv: 97766 Aquatic Pool Services Inc	
08/25/2026	15869776	789.90	-	Hillcrest Spa Emergency Switch Repair. Inv: 97811 Aquatic Pool Services Inc	
08/25/2026	15869786	12.95	-	Townside Spa Eyeball Replacement	

General Ledger Trial Balance with Details

University Glen (Cal State University Channel Island Site Authority)

Accts: 01-1001-00 To: 99-9920-55 Dates: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
Inv: 97805 Aquatic Pool Services Inc					
08/31/2026	15912845	375.00	-		
Hillcrest Pool/Spa Grid Cleaning					
Inv: 98231 Aquatic Pool Services Inc					
08/31/2026	15912847	250.00	-		
Townside Pool/Spa Grid Cleaning					
Inv: 98232 Aquatic Pool Services Inc					
65-6588-00	Fitness Equipment	525.00	920.00	-	1,445.00
Date	GL Ref #	Debit	Credit	Description	
08/17/2026	15805618	\$ 920.00	\$ -	TC Fitness Center - replace upholstery	
Inv: 13672 Xtreme Fitness Service Inc.					
66-6627-00	Lighting - Townhomes Sconce Repairs	-	4,606.55	-	4,606.55
Date	GL Ref #	Debit	Credit	Description	
08/04/2026	15585156	\$ 4,606.55	\$ -	TH Elec. for July 2026	
Inv: 200-1 Eastman Electric					
66-6630-00	Windows & Doors	-	450.00	-	450.00
Date	GL Ref #	Debit	Credit	Description	
08/27/2026	15889264	\$ 450.00	\$ -	Paint front door at 721 Santa Cruz Island Dr.	
Inv: 1462 Vega cleaning service inc.					
66-6645-00	Plumbing (Townhouse)	975.39	1,567.92	-	2,543.31
Date	GL Ref #	Debit	Credit	Description	
08/04/2026	15585158	\$ 367.92	\$ -	305 CI Drive. new owner plumbing repairs	
Inv: 88613740 Mike Kimble Plumbing					
08/07/2026	15713657	250.00	-	307 E Platts-Hose Bib Replacement	
Inv: 1449 Vega cleaning service inc.					
08/07/2026	15713669	250.00	-	239 Smugglers Cove Replace Hose Bib	
Inv: 1452 Vega cleaning service inc.					
08/17/2026	15805620	250.00	-	Replace hose bib 221 LC front of TH	
Inv: 1457 Vega cleaning service inc.					
08/17/2026	15805622	450.00	-	Replace hose bib at 221 LC alley side	
Inv: 1453 Vega cleaning service inc.					
66-6650-00	Garage Doors	150.00	311.03	-	461.03
Date	GL Ref #	Debit	Credit	Description	
08/13/2026	15778132	\$ 311.03	\$ -	324 E Platts Harbor Dr. Garage Dr. Repairs	
Inv: 14346 Ventura Garage Door Doc, Inc.					
66-6665-00	Stucco Drywall Repair	550.00	350.00	-	900.00
Date	GL Ref #	Debit	Credit	Description	
08/07/2026	15713671	\$ 350.00	\$ -	301 Landing Cove Remove dead vine from TH.	
Inv: 1454 Vega cleaning service inc.					
66-6670-00	Dryer Vent Cleaning	1,280.00	-	-	1,280.00
Date	GL Ref #	Debit	Credit	Description	
67-6700-00	Water - Reclaimed (Landscape)	6,643.50	13,287.00	6,643.50	13,287.00
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	15600773	\$ -	\$ 6,643.50	Monthly Accrual (Reversal)	
08/31/2026	16167667	6,643.50	-	Monthly Accrual	
08/31/2026	16167667	6,643.50	-	Monthly 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: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
67-6701-00	Water-(Potable/Common Area Pools)	\$12,000.00	\$24,000.00	\$12,000.00	\$24,000.00
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	15600773	\$ -	\$ 12,000.00	Monthly Accrual (Reversal)	
08/31/2026	16167667	12,000.00	-	Monthly Accrual	
08/31/2026	16167667	12,000.00	-	Monthly Accrual	
67-6702-00	Sewer	27,025.14	54,050.28	27,025.14	54,050.28
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	15600773	\$ -	\$ 27,025.14	Monthly Accrual (Reversal)	
08/31/2026	16167667	27,025.14	-	Monthly Accrual	
08/31/2026	16167667	27,025.14	-	Monthly Accrual	
67-6703-00	Water/Sewer Infrastructue Fee	8,080.72	16,161.44	8,080.72	16,161.44
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	15600773	\$ -	\$ 8,080.72	Monthly Accrual (Reversal)	
08/31/2026	16167667	8,080.72	-	Monthly Accrual	
08/31/2026	16167667	8,080.72	-	Monthly Accrual	
67-6705-00	Electricity	2,794.66	9,321.05	6,577.50	5,538.21
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	15600773	\$ -	\$ 6,577.50	Monthly Accrual (Reversal)	
08/14/2026	15790281	2,396.18	-	700239238016-Southern California Edison Co. Inv: 080526-239238016 Southern California Edison Co.	
08/21/2026	15843760	2,807.79	-	7/15-8/12-Southern California Edison Co. Inv: 081726-466262876 Southern California Edison Co.	
08/31/2026	16167667	4,117.08	-	Monthly Accrual	
67-6710-00	Gas	570.02	615.82	-	1,185.84
Date	GL Ref #	Debit	Credit	Description	
08/07/2026	15713651	\$ 81.94	\$ -	100 858 8151 3 Inv: 080326-085881513 SoCalGas	
08/07/2026	15713653	533.88	-	153 378 1087 1 Inv: 080326-337810871 SoCalGas	
67-6720-00	Telephone/WiFi/Cable	790.76	790.76	-	1,581.52
Date	GL Ref #	Debit	Credit	Description	
08/04/2026	15585154	\$ 610.10	\$ -	8448 20 899 0033385 Inv: 0033385072126 Charter Communications	
08/20/2026	15836976	51.53	-	8448 20 041 0293780-Charter Communications Inv: 0293780080926 Charter Communications	
08/25/2026	15869778	129.13	-	8448 20 041 0380181-Charter Communications Inv: 0380181081226 Charter Communications	
67-6725-00	Trash Removal	6,176.82	51,909.63	-	58,086.45
Date	GL Ref #	Debit	Credit	Description	
08/04/2026	15585160	\$ 827.64	\$ -	1 -0119228 2 Inv: 071626-0119228 2 E. J. Harrison & Sons,Inc.	
08/05/2026	15601611	2,014.10	-	1 -0044477 5-E. J. Harrison & Sons,Inc. Inv: 071626 E. J. Harrison & Sons,Inc.	
08/06/2026	15617924	1,701.08	-	1-0127257 1 Inv: 071626-0127257 1 E. J. Harrison & Sons,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: 8/1/2026 - 8/31/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
08/06/2026	15617926	\$ 3,462.01	\$ -	1 -0128958 3 Inv: 071626-0128958 3 E. J. Harrison & Sons,Inc.	
08/06/2026	15617928	5,180.50	-	1 -0005617 3 Inv: 071626-0005617 3 E. J. Harrison & Sons,Inc.	
08/27/2026	15889268	6,924.02	-	1 -0128958 3 Inv: 081426-0128958 3 E. J. Harrison & Sons,Inc.	
08/27/2026	15889272	10,361.00	-	1 -0005617 3 Inv: 081426-0005617 3 E. J. Harrison & Sons,Inc.	
08/27/2026	15889274	3,402.16	-	1 -0127257 1 Inv: 081426-0127257 1 E. J. Harrison & Sons,Inc.	
08/28/2026	15898140	1,655.28	-	1 -0119228 2 Inv: 081426-0119228 2 E. J. Harrison & Sons,Inc.	
08/28/2026	15898142	4,028.20	-	1 -0044477 5 Inv: 081426-0044477 5 E. J. Harrison & Sons,Inc.	
08/28/2026	15898144	12,353.64	-	1 -0044384 3 Inv: 081426-0044384 3 E. J. Harrison & Sons,Inc.	
68-6800-00	Insurance Master Policy	10,732.50	21,465.00	10,732.50	21,465.00
Date	GL Ref #	Debit	Credit	Description	
08/01/2026	15600773	\$ -	\$ 10,732.50	Monthly Accrual (Reversal)	
08/31/2026	16167667	10,732.50	-	Monthly Accrual	
08/31/2026	16167667	10,732.50	-	Monthly Accrual	
68-6810-00	Earthquake Insurance	-	44,864.22	37,386.90	7,477.32
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	15912849	\$ 44,864.22	\$ -	TH Earthquake insurance premium 2026-27 Inv: 512522 CSU Channel Islands Site Authority	
08/31/2026	16167617	-	37,386.90	Reclass prepaid EQ insurance	
90-9005-00	Reserves-Common Space	28,000.00	28,000.00	-	56,000.00
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	15907299	\$ 28,000.00	\$ -	Monthly Reserve Contribution	
90-9008-00	Reserves-Single Family	1,400.00	1,400.00	-	2,800.00
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	15907299	\$ 1,400.00	\$ -	Monthly Reserve Contribution	
90-9009-00	Reserves-Townhouse	26,860.00	26,860.00	-	53,720.00
Date	GL Ref #	Debit	Credit	Description	
08/31/2026	15907299	\$ 26,860.00	\$ -	Monthly Reserve Contribution	
Totals:		\$0.00	\$1,362,224.96	\$1,362,224.96	\$0.00

Bank Account Reconciliation

University Glen (Cal State University Channel Island Site Authority)

Sunwest - Operating - 2137 (End: 08/31/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
05/29/2026		Cynthia Carolina Smith		100410	(\$750.00)
07/24/2026		E. J. Harrison & Sons,Inc.		300083	(\$6,176.82)
08/04/2026		E. J. Harrison & Sons,Inc.		300085	(\$827.64)
08/05/2026		E. J. Harrison & Sons,Inc.		300086	(\$2,014.10)
08/06/2026		E. J. Harrison & Sons,Inc.		300087	(\$1,701.08)
08/06/2026		E. J. Harrison & Sons,Inc.		300089	(\$5,180.50)
08/20/2026		Cedar and Stone Construction		100583	(\$6,000.00)
08/20/2026		Cedar and Stone Construction		100584	(\$6,000.00)
08/21/2026		Southern California Edison Co.		100585	(\$2,807.79)
08/21/2026		Eastman Electric		100586	(\$1,737.27)
08/24/2026		Eastman Electric		100587	(\$6,725.24)
08/24/2026		Remedy Pest Elimination		100588	(\$1,000.00)
08/25/2026		Kastle Kare Inc		100592	(\$550.00)
08/27/2026		E. J. Harrison & Sons,Inc.		300092	(\$6,924.02)
08/27/2026		Vega cleaning service inc.		100593	(\$1,320.00)
08/27/2026		Vega cleaning service inc.		100594	(\$275.00)
08/27/2026		Vega cleaning service inc.		100595	(\$450.00)
08/31/2026		Deposit from batch 479255	479255 - Online Payment	631	\$5,382.85
08/31/2026		Gothic Landscape Maintenance Division		100596	(\$3,016.23)
08/31/2026		Better Pools LA		100597	(\$375.00)
08/31/2026		Better Pools LA		100598	(\$250.00)
08/31/2026		CSU Channel Islands Site Authority		100599	(\$44,864.22)
				Total Uncleared	(\$93,562.06)

Sunwest - Operating - 2137 Summary

Ending Account Balance:	\$	748,198.19
Uncleared Items:	(\$	93,562.06)
Adjusted Balance:	\$	841,760.25
Sweep Account Balance:	\$	601,760.25
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
08/01/2026	Beginning Balance	\$240,000.00
	60 Credit(s) This Period	\$364,871.55
	90 Debit(s) This Period	\$364,871.55
08/31/2026	Ending Balance	\$240,000.00

Deposits

Date	Description	Amount
08/03/2026	RDC DEPOSIT	\$3,450.18
08/04/2026	RDC DEPOSIT	\$659.52
08/05/2026	RDC DEPOSIT	\$1,519.72
08/06/2026	RDC DEPOSIT	\$1,817.49
08/07/2026	RDC DEPOSIT	\$650.03
08/11/2026	RDC DEPOSIT	\$1,150.06
08/11/2026	RDC DEPOSIT	\$2,045.86
08/12/2026	RDC DEPOSIT	\$920.69
08/14/2026	RDC DEPOSIT	\$970.46
08/17/2026	RDC DEPOSIT	\$575.03
08/19/2026	RDC DEPOSIT	\$575.03
08/25/2026	RDC DEPOSIT	\$2,876.72
08/26/2026	RDC DEPOSIT	\$575.03
08/27/2026	RDC DEPOSIT	\$345.66
08/27/2026	RDC DEPOSIT	\$1,200.00
08/28/2026	RDC DEPOSIT	\$575.03



IMPORTANT INFORMATION ABOUT YOUR CONSTANT CASH ACCOUNT

Your Constant Cash account will be charged with (1) all principal sums loaned there under and (2) **FINANCE CHARGES** as of each account statement date. **FINANCE CHARGES** for credit advances under your account begin to accrue on the date credit advances are posted to your account. This means that there is no "free ride period" which would allow you to avoid a **FINANCE CHARGE** on your credit advances. A daily **FINANCE CHARGE** will be imposed on all credit advances from the date of each credit advance based on the "daily balance" method. To go the daily balance, we take the beginning balance of your account each day, add any new advances and subtract any payments or credits and any unpaid **FINANCE CHARGES**. This gives us the "daily balance". Any **FINANCE CHARGE** is determined by applying the "Periodic Rate" shown on the front of this statement. Then we add together the periodic **FINANCE CHARGES** for each day in the billing cycle. This is your **FINANCE CHARGE** calculated by applying the periodic rate. Sail Periodic Rate results in the **ANNUAL PERCENTAGE RATE** shown on the front of this statement, which applies to all unpaid balances. The **NEW BALANCE** shown on your statement represents the ending balance of your Constant Cash account on your statement date plus your **FINANCE CHARGE**.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you think there is an error on your statement, write to us at: Sunwest Bank, 660 E. Watertower St., Meridian, ID 83642. In your letter, give us the following information:

- *Account Information:* Your name and account number
- *Dollar Amount:* The dollar amount of the suspected error
- *Description of Problem:* If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement

You must notify us of any potential errors in writing. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of the balance.
- We can apply any unpaid amount against your credit limit.

THE SECTION BELOW APPLIES ONLY TO CONSUMER ACCOUNTS AS DEFINED BY REGULATION E

Please examine immediately and report if incorrect. If no reply is received within 60 days the account will be considered correct.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

In case of errors or questions about your electronic transfers, telephone us at 800.330.9890 or write us at 660 E. Watertower St., Meridian, ID 83642. If you think your statement or receipt is wrong or if you need more information about a transfer listed on the statement or receipt. We must hear from you no later than 60 days after we sent the FIRST statement on which the problem or error appeared.

1. Tell us your name and account number (if any).
2. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

If you tell us orally, we may require that you send us your complaint or question in writing within 10 business days. We will determine whether an error occurred within 10 business days after we hear from you and will correct any error promptly. If we need more time, however, we may take up to 45 days to investigate your complaint or question. If we decide to do this, we will credit your account within 10 business days* for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation. If we ask you to put your complaint or question in writing and we do not receive it within 10 business days, we may not credit your account.

For errors involving new accounts, point-of-sale, or foreign initiated transactions, we may take up to 90 days to investigate your complaint or question. For new accounts we may take up to 20 business days to credit your account for the amount you think is in error. We will tell you the results within three business days after completing our investigation. If we decide that there was an error, we will send you a written explanation.

You may ask for copies of the documents that we used in our investigation.

*Disputed transactions involving your VISA Check Card will be given provisional credit within five business days of your notification to us.

HOA CHECKING - XXXXXX2137 (continued)
Electronic Credits

Date	Description	Amount
08/03/2026	LOCKBOX DEPOSIT	\$2,070.75
08/04/2026	University Glen OnlinePay -SETT-A211CINC	\$8,486.56
08/04/2026	LOCKBOX DEPOSIT	\$1,453.46
08/05/2026	University Glen OnlinePay -SETT-A211CINC	\$2,071.72
08/05/2026	LOCKBOX DEPOSIT	\$5,638.19
08/06/2026	University Glen OnlinePay -SETT-A211CINC	\$920.69
08/06/2026	LOCKBOX DEPOSIT	\$1,175.03
08/07/2026	University Glen OnlinePay -SETT-A211CINC	\$320.77
08/07/2026	LOCKBOX DEPOSIT	\$580.00
08/10/2026	PAYABLI DEPOSIT TRANSFER 942710699	\$532.77
08/10/2026	University Glen OnlinePay -SETT-A211CINC	\$3,450.18
08/10/2026	LOCKBOX DEPOSIT	\$1,495.72
08/11/2026	University Glen OnlinePay -SETT-A211CINC	\$3,407.89
08/11/2026	University Glen ASSN DUES -SETT-A211CINC	\$183,063.57
08/11/2026	LOCKBOX DEPOSIT	\$2,070.75
08/12/2026	University Glen OnlinePay -SETT-A211CINC	\$1,495.72
08/12/2026	LOCKBOX DEPOSIT	\$3,220.15
08/13/2026	University Glen OnlinePay -SETT-A211CINC	\$1,150.06
08/13/2026	LOCKBOX DEPOSIT	\$2,301.12
08/14/2026	PAYABLI DEPOSIT TRANSFER 944064363	\$575.03
08/14/2026	LOCKBOX DEPOSIT	\$345.66
08/17/2026	University Glen OnlinePay -SETT-A211CINC	\$1,150.06
08/17/2026	LOCKBOX DEPOSIT	\$575.03
08/18/2026	University Glen OnlinePay -SETT-A211CINC	\$575.03
08/19/2026	University Glen OnlinePay -SETT-A211CINC	\$800.00
08/20/2026	University Glen OnlinePay -SETT-A211CINC	\$1,279.62
08/20/2026	LOCKBOX DEPOSIT	\$920.69
08/24/2026	University Glen OnlinePay -SETT-A211CINC	\$691.32
08/25/2026	University Glen OnlinePay -SETT-A211CINC	\$700.00
08/26/2026	University Glen OnlinePay -SETT-A211CINC	\$575.03
08/26/2026	LOCKBOX DEPOSIT	\$1,495.72
08/28/2026	PAYABLI DEPOSIT TRANSFER 947068016	\$400.55
08/28/2026	LOCKBOX DEPOSIT	\$345.00
08/31/2026	LOCKBOX DEPOSIT	\$1,150.06

Other Credits

Date	Description	Amount
08/03/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$9,769.07
08/05/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,456.29
08/10/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$677.89
08/13/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,330.37
08/17/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,161.89
08/18/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,589.97
08/19/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$12,309.97
08/24/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$35,303.18
08/28/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$14,380.14
08/31/2026	TRANSFER FROM DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$24,502.37

Electronic Debits

Date	Description	Amount
08/03/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100535* 260731* Better Pools LA\217435109\17892	\$250.00
08/03/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100534* 260731* Better Pools LA\217435156\17892	\$250.00
08/03/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100533* 260731* Franklin Vizzo Plumbing Inc\21	\$500.00
08/04/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100537* 260803* Seabreeze Management Company \2	\$4,500.00

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

Date	Description	Amount
08/05/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100539* 260804* Mike Kimble Plumbing\217652732\	\$367.92
08/10/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100549* 260807* Better Pools LA\218115124\17970	\$33.90
08/10/2026	SPECTRUM SPECTRUM 7477697	\$610.10
08/10/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100548* 260807* Seabreeze Management Company \2	\$5,512.56
08/11/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100540* 260807* SoCalGas\218142213\179890094\21	\$81.94
08/11/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100562* 260810* Better Pools LA\218266613\17988	\$125.00
08/11/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100561* 260810* Better Pools LA\218266537\17988	\$250.00
08/11/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100541* 260807* SoCalGas\218142055\179890068\21	\$533.88
08/11/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100560* 260810* Better Pools LA\218266520\17988	\$650.00
08/11/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100559* 260810* Better Pools LA\218266601\17988	\$2,525.00
08/11/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100555* 260810* BluSky Restoration Contractor\2	\$6,933.97
08/14/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100566* 260813* HD Supply\218677486\180491060\2	\$51.25
08/14/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100564* 260813* Seabreeze Management Company \2	\$477.80
08/14/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100567* 260813* HD Supply\218677910\180491108\2	\$901.51
08/17/2026	E.J. Harrison an D002764150	\$3,462.01
08/18/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100571* 260817* Better Pools LA\219025314\18081	\$250.00
08/18/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100570* 260817* Better Pools LA\219025285\18081	\$250.00
08/18/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100575* 260817* Xtreme Fitness Service Inc\2190	\$920.00
08/24/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100577* 260820* Better Pools LA\219438014\18128	\$195.00
08/24/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100576* 260820* Better Pools LA\219438037\18128	\$195.00
08/24/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100578* 260820* Better Pools LA\219438024\18128	\$250.00
08/24/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100579* 260820* Better Pools LA\219437964\18128	\$674.00
08/26/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100590* 260825* Better Pools LA\219812986\18178	\$12.95
08/26/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100589* 260825* Seabreeze Management Company \2	\$381.33
08/26/2026	AVIDPAY AVIDPAY SERVICE REF* CK* 100591* 260825* Better Pools LA\219812884\18178	\$789.90
08/28/2026	SPECTRUM SPECTRUM 8051498	\$51.53
08/28/2026	E.J. Harrison an D002792922 101272571	\$3,402.16
08/28/2026	E.J. Harrison an D002792922 100056173	\$10,361.00
08/31/2026	SPECTRUM SPECTRUM 2205779	\$129.13
08/31/2026	E.J. Harrison an D002795640 101192282	\$1,655.28
08/31/2026	E.J. Harrison an D002795640 100444775	\$4,028.20
08/31/2026	E.J. Harrison an D002795640 100443843	\$12,353.64

Other Debits

Date	Description	Amount
08/04/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,504.54
08/06/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,913.21
08/07/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,550.80
08/11/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$176,523.68
08/12/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$5,636.56

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

Date	Description	Amount
08/14/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$460.59
08/20/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$2,200.31
08/25/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$3,576.72
08/26/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$1,461.60
08/27/2026	Charge Back Item Check 102	\$575.03
08/27/2026	TRANSFER TO DEP PLACEMENT DDA ACCOUNT XXXXXXXXXXXXX5057	\$970.63

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
100506	08/03/2026	\$1,320.00	100528	08/05/2026	\$200.00	100556*	08/19/2026	\$6,180.00
100507	08/03/2026	\$350.00	100531*	08/13/2026	\$175.00	100557	08/19/2026	\$643.00
100508	08/03/2026	\$1,320.00	100536*	08/11/2026	\$1,320.00	100558	08/19/2026	\$6,862.00
100512*	08/03/2026	\$11,300.00	100538*	08/13/2026	\$4,606.55	100563*	08/28/2026	\$311.03
100514*	08/04/2026	\$1,320.00	100542*	08/18/2026	\$1,320.00	100565*	08/24/2026	\$2,788.14
100515	08/04/2026	\$150.00	100543	08/18/2026	\$250.00	100568*	08/24/2026	\$29,362.36
100516	08/04/2026	\$150.00	100544	08/18/2026	\$325.00	100569	08/31/2026	\$2,396.18
100517	08/04/2026	\$625.00	100545	08/18/2026	\$250.00	100572*	08/28/2026	\$450.00
100518	08/04/2026	\$550.00	100546	08/18/2026	\$250.00	100573	08/28/2026	\$875.00
100519	08/04/2026	\$250.00	100547	08/18/2026	\$350.00	100574	08/28/2026	\$250.00
100520	08/11/2026	\$2,794.66	100550*	08/24/2026	\$1,000.00	100580*	08/31/2026	\$1,320.00
100523*	08/04/2026	\$550.00	100551	08/24/2026	\$160.00	100581	08/31/2026	\$1,320.00
100525*	08/05/2026	\$150.00	100552	08/24/2026	\$180.00	100582	08/31/2026	\$2,450.00
100526	08/05/2026	\$2,400.00	100553	08/24/2026	\$670.00			
100527	08/05/2026	\$11,568.00	100554	08/24/2026	\$520.00			

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
08/03/2026	\$240,000.00	08/12/2026	\$240,000.00	08/24/2026	\$240,000.00
08/04/2026	\$240,000.00	08/13/2026	\$240,000.00	08/25/2026	\$240,000.00
08/05/2026	\$240,000.00	08/14/2026	\$240,000.00	08/26/2026	\$240,000.00
08/06/2026	\$240,000.00	08/17/2026	\$240,000.00	08/27/2026	\$240,000.00
08/07/2026	\$240,000.00	08/18/2026	\$240,000.00	08/28/2026	\$240,000.00
08/10/2026	\$240,000.00	08/19/2026	\$240,000.00	08/31/2026	\$240,000.00
08/11/2026	\$240,000.00	08/20/2026	\$240,000.00		

Overdraft and Returned Item Fees

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

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 07/20/2026

100506

PAY TO
THE ORDER OF Vega cleaning service inc.

\$ 1,320.00

One Thousand Three Hundred Twenty Dollars and Zero Cents

memo: inc 1437

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

100506 1222280031 440002137

#100506 08/03/2026 \$1,320.00

THE SECURITY FEATURES OF THIS CHECK EXCEED INDUSTRY STANDARDS

CashID:777 Date:07/31/26 Seq#:0004
CorrelationID:1181744 DeviceID:DCAS3179 Trans#:2011

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

PAY TO THE ORDER OF
VEGA CLEANING SERVICE INC.
3201 WILSON BLVD
SAN ANTONIO, TX 78201

ENCLOSURE HERE

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 07/20/2026

100507

PAY TO
THE ORDER OF Vega cleaning service inc.

\$ 350.00

Three Hundred Fifty Dollars and Zero Cents

memo: inc 1438

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

100507 1222280031 440002137

#100507 08/03/2026 \$350.00

THE SECURITY FEATURES OF THIS CHECK EXCEED INDUSTRY STANDARDS

CashID:777 Date:07/31/26 Seq#:0005
CorrelationID:43061181744 DeviceID:DCAS3179 Trans#:2011

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

PAY TO THE ORDER OF
VEGA CLEANING SERVICE INC.
3201 WILSON BLVD
SAN ANTONIO, TX 78201

ENCLOSURE HERE

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 07/20/2026

100508

PAY TO
THE ORDER OF Vega cleaning service inc.

\$ 1,320.00

One Thousand Three Hundred Twenty Dollars and Zero Cents

memo: inc 1439

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

100508 1222280031 440002137

#100508 08/03/2026 \$1,320.00

THE SECURITY FEATURES OF THIS CHECK EXCEED INDUSTRY STANDARDS

CashID:777 Date:07/31/26 Seq#:0006
CorrelationID:43061181744 DeviceID:DCAS3179 Trans#:2011

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

PAY TO THE ORDER OF
VEGA CLEANING SERVICE INC.
3201 WILSON BLVD
SAN ANTONIO, TX 78201

ENCLOSURE HERE

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 07/21/2026

100512

PAY TO
THE ORDER OF Vega cleaning service inc.

\$ 11,300.00

Eleven Thousand Three Hundred Dollars and Zero Cents

memo: inc 1435

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

100512 1222280031 440002137

#100512 08/03/2026 \$11,300.00

THE SECURITY FEATURES OF THIS CHECK EXCEED INDUSTRY STANDARDS

CashID:777 Date:07/31/26 Seq#:0006
CorrelationID:4311181924 DeviceID:DCAS3179 Trans#:2022

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

PAY TO THE ORDER OF
VEGA CLEANING SERVICE INC.
3201 WILSON BLVD
SAN ANTONIO, TX 78201

ENCLOSURE HERE

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 07/22/2026

100514

PAY TO
THE ORDER OF Vega cleaning service inc.

\$ 1,320.00

One Thousand Three Hundred Twenty Dollars and Zero Cents

memo: inc 1440

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

100514 1222280031 440002137

#100514 08/04/2026 \$1,320.00

THE SECURITY FEATURES OF THIS CHECK EXCEED INDUSTRY STANDARDS

CashID:709 Date:08/03/26 Seq#:0011
CorrelationID:20260803194850 DeviceID:DCAS5113 Trans#:1487

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

PAY TO THE ORDER OF
VEGA CLEANING SERVICE INC.
3201 WILSON BLVD
SAN ANTONIO, TX 78201

ENCLOSURE HERE

UNIVERSITY GLEN (CAL STATE UNIVERSITY CHANNEL ISLAND)
c/o Seabreeze Management Company, Inc.
26840 Aliso Viejo Parkway, Suite 100
Aliso Viejo, CA 92656

Summit Bank
2050 Main Street
Irvine, CA 92614

DATE: 07/22/2026

100515

PAY TO
THE ORDER OF Vega cleaning service inc.

\$ 150.00

One Hundred Fifty Dollars and Zero Cents

memo: inc 1441

EXPLANATION OF ADDITIONAL SECURITY FEATURES INDICATED ON REVERSE SIDE

100515 1222280031 440002137

#100515 08/04/2026 \$150.00

THE SECURITY FEATURES OF THIS CHECK EXCEED INDUSTRY STANDARDS

CashID:709 Date:08/03/26 Seq#:0005
CorrelationID:20260803194850 DeviceID:DCAS5113 Trans#:1487

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

PAY TO THE ORDER OF
VEGA CLEANING SERVICE INC.
3201 WILSON BLVD
SAN ANTONIO, TX 78201

ENCLOSURE HERE



Statement Ending 08/31/2026

CALIFORNIA STATE UNIVERISTY

Page 7 of 14

Account Number: XXXXXX2137

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: 07/22/2026

100516

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

memo: inv 1442

100516 08/04/2026 \$150.00

BOA CC:3180000912 CashID:709 Date:08/03/26 Seq#:0006
CorrectionID:20260803194850 DeviceID:DCA65113 Trans#:148
LTPS:DAL PT

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

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: 07/22/2026

100517

PAY TO THE ORDER OF Vega cleaning service inc.
\$ 625.00 DOLLARS

memo: inv 1443

100517 08/04/2026 \$625.00

BOA CC:3180000912 CashID:709 Date:08/03/26 Seq#:0010
CorrectionID:20260803194850 DeviceID:DCA65113 Trans#:148
LTPS:DAL PT

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

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: 07/22/2026

100518

PAY TO THE ORDER OF Vega cleaning service inc.
\$ 550.00 DOLLARS

memo: inv 1444

100518 08/04/2026 \$550.00

BOA CC:3180000912 CashID:709 Date:08/03/26 Seq#:0006
CorrectionID:20260803194850 DeviceID:DCA65113 Trans#:148
LTPS:DAL PT

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

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: 07/22/2026

100519

PAY TO THE ORDER OF Vega cleaning service inc.
\$ 250.00 DOLLARS

memo: inv 1445

100519 08/04/2026 \$250.00

BOA CC:3180000912 CashID:709 Date:08/03/26 Seq#:0007
CorrectionID:20260803194850 DeviceID:DCA65113 Trans#:148
LTPS:DAL PT

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

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: 07/27/2026

100520

PAY TO THE ORDER OF Southern California Edison Co.
\$ 2,794.66 DOLLARS

memo: ARI:700463262876; INV:071726-455262876

100520 08/11/2026 \$2,794.66

PAY TO THE ORDER OF
SOUTHERN CALIFORNIA EDISON CO.
10000 WILSON AVENUE
IRVINE, CA 92618

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: 07/27/2026

100523

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

memo: ARI:540609

100523 08/04/2026 \$550.00

For Deposit Only to BANKERS ONLY
Do Not Write or Stamp Over This Area
MICR LINE
100523 08/04/2026 \$550.00



Statement Ending 08/31/2026

CALIFORNIA STATE UNIVERISTY

Page 9 of 14

Account Number: XXXXXX2137

CASH ONLY IF CHECKS HAVE SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING AND NO COPYING

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: 08/04/2026

100538

PAY TO THE ORDER OF Eastman Electric \$ 4,606.55 DOLLARS

memo: inv 2001

Signature: [Signature]

MP 100538 1222280031 4410002137

#100538 08/13/2026 \$4,606.55

8/12/2026 3:06 PM
Premier America CU
322283990
972100000047293
LOC #16
TELLER #3089
SEQ # 444407

Signature: [Signature]

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: 08/07/2026

100542

PAY TO THE ORDER OF Vega cleaning service inc. \$ 1,320.00 DOLLARS

memo: inv 1448

BOA CC:3180000912 CashID:768 Date:08/17/26 Seq#:0007
CorrelationID:32560817204238 DeviceID:DCA65090 Trans#:4145
LTPS:DAL PT

Signature: [Signature]

MP 100542 1222280031 4410002137

#100542 08/18/2026 \$1,320.00

BOA CC:3180000912 CashID:768 Date:08/17/26 Seq#:0007
CorrelationID:32560817204349 DeviceID:DCA65090 Trans#:4146
LTPS:DAL PT

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

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: 08/07/2026

100543

PAY TO THE ORDER OF Vega cleaning service inc. \$ 250.00 DOLLARS

memo: inv 1449

Signature: [Signature]

MP 100543 1222280031 4410002137

#100543 08/18/2026 \$250.00

BOA CC:3180000912 CashID:768 Date:08/17/26 Seq#:0008
CorrelationID:32560817204346 DeviceID:DCA65090 Trans#:4145
LTPS:DAL PT

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

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: 08/07/2026

100544

PAY TO THE ORDER OF Vega cleaning service inc. \$ 325.00 DOLLARS

memo: inv 1450

Signature: [Signature]

MP 100544 1222280031 4410002137

#100544 08/18/2026 \$325.00

BOA CC:3180000912 CashID:768 Date:08/17/26 Seq#:0013
CorrelationID:32560817204340 DeviceID:DCA65090 Trans#:4146
LTPS:DAL PT

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

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: 08/07/2026

100545

PAY TO THE ORDER OF Vega cleaning service inc. \$ 250.00 DOLLARS

memo: inv 1451

Signature: [Signature]

MP 100545 1222280031 4410002137

#100545 08/18/2026 \$250.00

BOA CC:3180000912 CashID:768 Date:08/17/26 Seq#:0007
CorrelationID:32560817204340 DeviceID:DCA65090 Trans#:4145
LTPS:DAL PT

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

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: 08/07/2026

100546

PAY TO THE ORDER OF Vega cleaning service inc. \$ 250.00 DOLLARS

memo: inv 1452

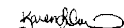
Signature: [Signature]

MP 100546 1222280031 4410002137

#100546 08/18/2026 \$250.00

BOA CC:3180000912 CashID:768 Date:08/17/26 Seq#:0008
CorrelationID:32560817204340 DeviceID:DCA65090 Trans#:4146
LTPS:DAL PT

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

University Glen (CA) State University Channel Island c/o Seawavez Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92655	Service Bank 2055 Main Street Irvine, CA 92614 DATE: 08/07/2026 100547 PAY TO: Vega cleaning service inc. THE ORDER OF: Three Hundred Fifty Dollars and Zero Cents \$ 350.00 DOLLARS memo: inv: 1454  PRINTED NAME: DATE OF BIRTH: SIGNATURE:	
#100547	08/18/2026	\$350.00

PAY TO THE ORDER OF
DORRIS J. AMERICA
NFCB CREDIT UNION
CHRYSTLER, INC.

08/17/26

PG# 0009

CashID:766 Date:08/17/26 Seq#:0009
CorrelationID:32560817204340 DeviceID:DCA65090 Transid:4148
THRUVA PI

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

Summit Bank
390 Main Street
Pineville, CA 92514

100550
DATE: 05/07/2026

PAY TO: Remedy Pest Elimination \$ 1,000.00

THE ORDER OF One Thousand Dollars and Zero Cents DOLLARS

memo: A/c: 1006 Inv: 2362

Karen [Signature]

100550 1122280031 4410002137#

#100550 08/24/2026 \$1,000.00

University Glen (Cal State University Channel Islands)	Sunset Bank	100551
C/o Seabreeze Management Company, Inc.	250 N. Coast Hwy.	
4666 Aliso Viejo Parkway, Suite 100	Aliso Viejo, CA 92614	
Aliso Viejo, CA 92655		
		DATE: 08/07/2026
PAY TO _____	\$ 100.00	
THE ORDER OF _____	DOLLARS	
memo: Add 1006 Inv 2401		
		
_____ PRINTED NAME SIGNATURE OF ACCOUNTS RECEIVABLE SUBJECT COMPANY OFFICIAL #100551 # 4122228003# 4410002137#		
#100551	08/24/2026	\$160.00

1. NAME OF THE PARTY: _____

2. ADDRESS: _____

3. CITY: _____

4. STATE: _____

5. ZIP CODE: _____

6. PHONE NUMBER: _____

7. FAX NUMBER: _____

8. E-MAIL ADDRESS: _____

9. WEBSITE: _____

10. OTHER INFORMATION: _____

11. DATE OF BIRTH: _____

12. DATE OF DEATH: _____

13. DATE OF BURIAL: _____

14. DATE OF CREMATION: _____

15. DATE OF INTERMENT: _____

16. DATE OF REINTERMENT: _____

17. DATE OF REINTERMENT: _____

18. DATE OF REINTERMENT: _____

19. DATE OF REINTERMENT: _____

20. DATE OF REINTERMENT: _____

1. NAME OF THE PARTY: _____

2. ADDRESS: _____

3. CITY: _____

4. STATE: _____

5. ZIP CODE: _____

6. PHONE NUMBER: _____

7. FAX NUMBER: _____

8. E-MAIL ADDRESS: _____

9. WEBSITE: _____

10. OTHER INFORMATION: _____

11. DATE OF BIRTH: _____

12. DATE OF DEATH: _____

13. DATE OF BURIAL: _____

14. DATE OF CREMATION: _____

15. DATE OF INTERMENT: _____

16. DATE OF REINTERMENT: _____

17. DATE OF REINTERMENT: _____

18. DATE OF REINTERMENT: _____

19. DATE OF REINTERMENT: _____

20. DATE OF REINTERMENT: _____

University Glen: (CA) State University Channel Island
c/o Southern University Channel Island, Inc.
20640 Altivo Village Parkway, Suite 100
Altivo Village, CA 92558

Approved Date
2/25/2024
Printed CA 20640

100552

DATE: 08/07/2026

Remedy Pest Elimination

\$ 180.00

DOLLARS

memo: AD 1006 for 242

Handwritten signature

100552# 412228003# 444002137#

#100552 08/24/2026 \$180.00

[illegible]

University Glen (Cal State University Channel Island)	University Glen 205 North Street Inglewood, CA 90304	100553
610 Seabreeze Management Company, Inc.		
26860 Aliso Viejo Parkway, Suite 100		
Aliso Viejo, CA 92656		
DATE: 08/07/2016		
PAY TO	Remedy Pest Elimination	\$ 670.00
THE ORDER OF Six Hundred Seventy Dollars and Zero Cents		DOLLARS
MEMO: A/c: 100553, Inv: 2403		
		
UNIVERSITY GLEN 100553 08/24/2016 670.00 100553 08/24/2016		

University Glen/Cal State University Channel Islands c/o Seabreeze Management Company, Inc. 26840 Aliso Viejo Parkway, Suite 100 Aliso Viejo, CA 92656	100554 DATE: 08/02/2026 \$ 520.00 DOLLARS memo: Acct 1006 Inv 2434 K. Henderson 100554 0122280031 4100021370 #100554 08/24/2026 \$520.00
---	---

[illegible]

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
2500 Main Street
Irvine, CA 92614

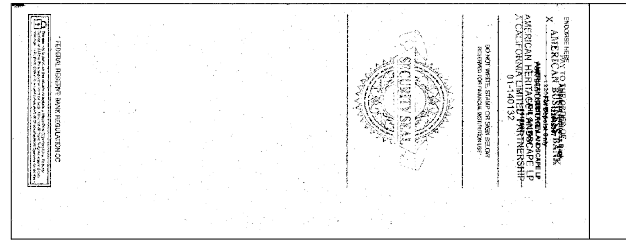
DATE: 08/19/2026

PAY TO THE ORDER OF: American Heritage Landscape Lp

\$ 6,180.00 DOLLARS

memo: Add 10311 Inv 1005560

#100556 08/19/2026 \$6,180.00



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
2500 Main Street
Irvine, CA 92614

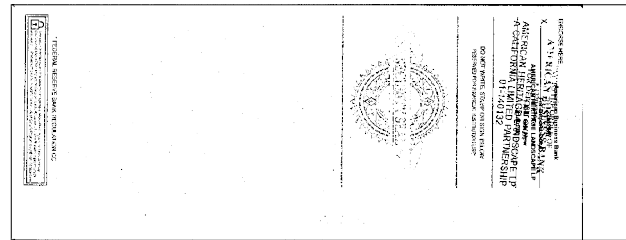
DATE: 08/19/2026

PAY TO THE ORDER OF: American Heritage Landscape Lp

\$ 643.00 DOLLARS

memo: Add 10311 Inv 1005560

#100557 08/19/2026 \$643.00



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
2500 Main Street
Irvine, CA 92614

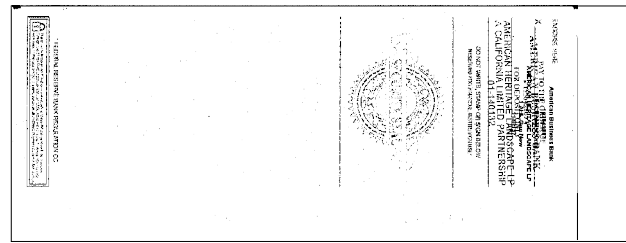
DATE: 08/19/2026

PAY TO THE ORDER OF: American Heritage Landscape Lp

\$ 6,862.00 DOLLARS

memo: Add 10311 Inv 1005560

#100558 08/19/2026 \$6,862.00



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
2500 Main Street
Irvine, CA 92614

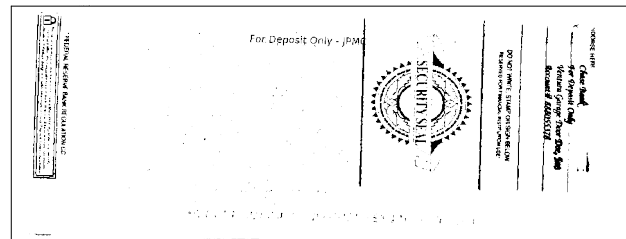
DATE: 08/13/2026

PAY TO THE ORDER OF: Garage Door Doctor

\$ 311.03 DOLLARS

memo: Inv 14346

#100563 08/28/2026 \$311.03



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
2500 Main Street
Irvine, CA 92614

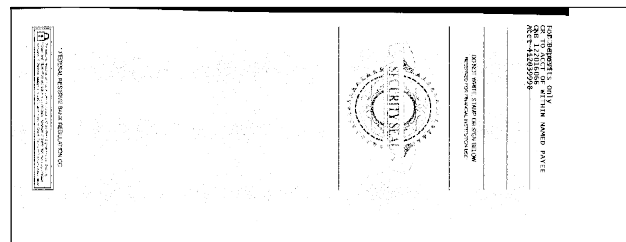
DATE: 08/13/2026

PAY TO THE ORDER OF: Gothic Landscape Maintenance Division

\$ 2,788.14 DOLLARS

memo: See Check Stub for Reference Info

#100565 08/24/2026 \$2,788.14



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
2500 Main Street
Irvine, CA 92614

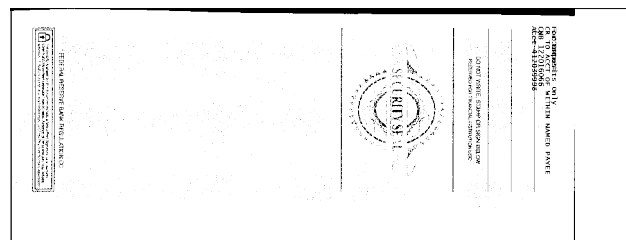
DATE: 08/13/2026

PAY TO THE ORDER OF: Gothic Landscape Maintenance Division

\$ 29,362.36 DOLLARS

memo: Add UN5897 431 Inv 421853

#100568 08/24/2026 \$29,362.36





Statement Ending 08/31/2026

CALIFORNIA STATE UNIVERISTY

Page 13 of 14

Account Number: XXXXXX2137

UNIVERSITY GEN (CAL STATE UNIVERSITY CHANNEL ISLAND) SEABROOK MANAGEMENT COMPANY, INC.
26540 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92556

SUNWEST BANK
2080 MAIN STREET
IRVINE, CA 92614

100582
DATE: 08/29/2026

PAY TO THE ORDER OF Vega Cleaning Service Inc.
\$ 2,450.00
DOLLARS

MEMO: INC 1459

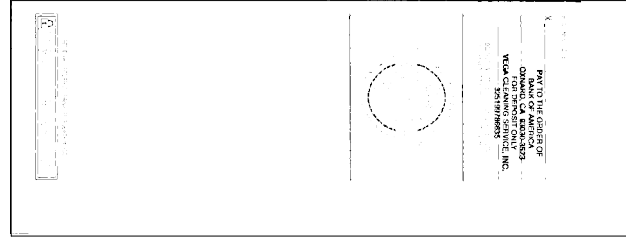
Signature: [Handwritten Signature]

100582 1222280034 4410002137

#100582

08/31/2026

\$2,450.00



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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
08/31/2026

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 August 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%	\$508,106.91	\$626,262.62
TOTAL			\$508,106.91	\$626,262.62

DETAILED ACCOUNT OVERVIEW

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

Account Summary - Demand			
Statement Period	8/1-8/31/2026	Average Daily Balance	\$607,200.56
Previous Period Ending Balance	\$508,106.91	Interest Rate at End of Statement Period	0.00%
Total Program Deposits	202,134.48	Annual Percentage Yield Earned	0.00%
Total Program Withdrawals	(83,978.77)	YTD Interest Paid	0.00
Interest Capitalized	0.00		
Current Period Ending Balance		\$626,262.62	

Account Transaction Detail

Date	Activity Type	Amount	Balance
08/03/2026	Deposit	\$3,335.84	\$511,442.75
08/04/2026	Withdrawal	(9,769.07)	501,673.68
08/05/2026	Deposit	2,504.54	504,178.22
08/06/2026	Withdrawal	(5,456.29)	498,721.93
08/07/2026	Deposit	3,913.21	502,635.14
08/10/2026	Deposit	1,550.80	504,185.94
08/11/2026	Withdrawal	(677.89)	503,508.05
08/12/2026	Deposit	176,523.68	680,031.73
08/13/2026	Deposit	5,636.56	685,668.29
08/14/2026	Withdrawal	(1,330.37)	684,337.92
08/17/2026	Deposit	460.59	684,798.51
08/18/2026	Withdrawal	(1,161.89)	683,636.62
08/19/2026	Withdrawal	(3,589.97)	680,046.65
08/20/2026	Withdrawal	(12,309.97)	667,736.68
08/21/2026	Deposit	2,200.31	669,936.99
08/25/2026	Withdrawal	(35,303.18)	634,633.81
08/26/2026	Deposit	3,576.72	638,210.53
08/27/2026	Deposit	1,461.60	639,672.13
08/28/2026	Deposit	970.63	640,642.76
08/31/2026	Withdrawal	(14,380.14)	626,262.62

Summary of Balances as of August 31, 2026

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Raymond James Bank	St. Petersburg, FL	33893	\$247,000.00
Stifel Bank	St. Louis, MO	57358	247,000.00
Western Alliance Bank	Phoenix, AZ	57512	132,262.62



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Investment Account Summary

07/01/2026 through 07/31/2026

SUMMARY OF INVESTMENTS

Fund	Account Number	Total Shares Owned	Net Asset Value per Share on Jul 31 (\$)	Value on Jul 31 (\$)	Average Cost Amount (\$)	Cumulative Change In Value (\$)
CSU CHANNEL ISLANDS SITE AUTHORITY						
CalTRUST Short Term Fund		330,574.209	10.02	3,312,353.57	3,316,579.05	(4,225.48)
CalTRUST Medium Term Fund		563,783.149	9.76	5,502,523.53	5,496,980.28	5,543.25
CalTRUST Liquidity Fund		1,663,107.990	1.00	1,663,107.99	1,663,107.99	0.00
Total For Account -				10,477,985.09		
CSU CHANNEL ISLANDS TOWNHOUSE						
CalTRUST Short Term Fund		56,457.012	10.02	565,699.26	567,960.77	(2,261.51)
CalTRUST Medium Term Fund		176,709.338	9.76	1,724,683.14	1,776,034.86	(51,351.72)
CalTRUST Liquidity Fund		748,691.350	1.00	748,691.35	748,691.35	0.00
Total For Account -				3,039,073.75		
CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE						
CalTRUST Short Term Fund		18,064.427	10.02	181,005.56	181,823.18	(817.62)
CalTRUST Medium Term Fund		114,611.018	9.76	1,118,603.54	1,146,938.58	(28,335.04)
CalTRUST Liquidity Fund		468,306.320	1.00	468,306.32	468,306.32	0.00
Total For Account -				1,767,915.42		
CSU CHANNEL ISLANDS SINGLE FAMILY						
CalTRUST Short Term Fund		1,306.069	10.02	13,086.81	13,145.95	(59.14)
CalTRUST Medium Term Fund		9,131.672	9.76	89,125.12	91,088.66	(1,963.54)
CalTRUST Liquidity Fund		28,085.890	1.00	28,085.89	28,085.89	0.00
Total For Account -				130,297.82		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 TOWNHOMES						
CalTRUST Medium Term Fund		15,567.675	9.76	151,940.51	153,263.73	(1,323.22)
Total For Account -				151,940.51		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 SINGLE FAMILY						
CalTRUST Medium Term Fund		2,652.713	9.76	25,890.48	26,120.22	(229.74)
Total For Account -				25,890.48		
CSU CHANNEL ISLANDS SITE AUTHORITY ANACA PA UG PHASE 2 CAM						
CalTRUST Medium Term Fund		49,255.835	9.76	480,736.95	485,117.31	(4,380.36)
Total For Account -				480,736.95		
Portfolios Total value as of 07/31/2026				16,073,840.02		

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	07/01/2026			329,540.911	10.03	3,305,295.34		
Accrual Income Div Reinvestment	07/31/2026	10,353.65	1,033.298	330,574.209	10.02	3,312,353.57	0.00	0.00
Change in Value						(3,295.42)		
Closing Balance as of	Jul 31			330,574.209	10.02	3,312,353.57		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	07/01/2026			56,280.540	10.03	564,493.82		
Accrual Income Div Reinvestment	07/31/2026	1,768.25	176.472	56,457.012	10.02	565,699.26	0.00	0.00
Change in Value						(562.81)		
Closing Balance as of	Jul 31			56,457.012	10.02	565,699.26		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	07/01/2026			18,007.962	10.03	180,619.86		
Accrual Income Div Reinvestment	07/31/2026	565.78	56.465	18,064.427	10.02	181,005.56	0.00	0.00
Change in Value						(180.08)		
Closing Balance as of	Jul 31			18,064.427	10.02	181,005.56		
CalTRUST Short Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	07/01/2026			1,301.986	10.03	13,058.92		
Accrual Income Div Reinvestment	07/31/2026	40.91	4.083	1,306.069	10.02	13,086.81	0.00	0.00
Change in Value						(13.02)		
Closing Balance as of	Jul 31			1,306.069	10.02	13,086.81		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY Account Number: [REDACTED]								
Beginning Balance	07/01/2026			561,922.110	9.80	5,506,836.68		
Accrual Income Div Reinvestment	07/31/2026	18,163.74	1,861.039	563,783.149	9.76	5,502,523.53	0.00	0.00
Change in Value						(22,476.89)		
Closing Balance as of	Jul 31			563,783.149	9.76	5,502,523.53		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS TOWNHOUSE Account Number: [REDACTED]								
Beginning Balance	07/01/2026			176,126.023	9.80	1,726,035.03		
Accrual Income Div Reinvestment	07/31/2026	5,693.15	583.315	176,709.338	9.76	1,724,683.14	0.00	0.00
Change in Value						(7,045.04)		
Closing Balance as of	Jul 31			176,709.338	9.76	1,724,683.14		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE Account Number: [REDACTED]								
Beginning Balance	07/01/2026			114,232.689	9.80	1,119,480.35		
Accrual Income Div Reinvestment	07/31/2026	3,692.49	378.329	114,611.018	9.76	1,118,603.54	0.00	0.00
Change in Value						(4,569.30)		
Closing Balance as of	Jul 31			114,611.018	9.76	1,118,603.54		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	07/01/2026			9,101.529	9.80	89,194.98		
Accrual Income Div Reinvestment	07/31/2026	294.20	30.143	9,131.672	9.76	89,125.12	0.00	0.00
Change in Value						(364.06)		
Closing Balance as of	Jul 31			9,131.672	9.76	89,125.12		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 TOWNHOMES Account Number: [REDACTED]								
Beginning Balance	07/01/2026			15,516.287	9.80	152,059.61		
Accrual Income Div Reinvestment	07/31/2026	501.55	51.388	15,567.675	9.76	151,940.51	0.00	0.00
Change in Value						(620.65)		
Closing Balance as of	Jul 31			15,567.675	9.76	151,940.51		
CalTRUST Medium Term Fund CSU CHANNEL ISLANDS SITE AUTHORITY ANACAPA UG PHASE 2 SINGLE FAMILY Account Number: [REDACTED]								
Beginning Balance	07/01/2026			2,643.957	9.80	25,910.78		
Accrual Income Div Reinvestment	07/31/2026	85.46	8.756	2,652.713	9.76	25,890.48	0.00	0.00
Change in Value						(105.76)		
Closing Balance as of	Jul 31			2,652.713	9.76	25,890.48		

Please note that this information should not be construed as tax advice and it is recommended that you consult with a tax professional regarding your account.

DETAIL OF TRANSACTION ACTIVITY

Activity Description	Activity Date	Amount (\$)	Amount in Shares	Balance in Shares	Price per Share (\$)	Balance (\$)	Average Cost Amt (\$)	Realized Gain/(Loss) (\$)
CalTRUST Medium Term Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY ANACA		Account Number:		
				PA UG PHASE 2 CAM				
Beginning Balance	07/01/2026			49,093.243	9.80	481,113.78		
Accrual Income Div Reinvestment	07/31/2026	1,586.90	162.592	49,255.835	9.76	480,736.95	0.00	0.00
Change in Value						(1,963.73)		
Closing Balance as of	Jul 31			49,255.835	9.76	480,736.95		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SITE AUTHORITY		Account Number:		
Beginning Balance	07/01/2026			1,657,807.370	1.00	1,657,807.37		
Accrual Income Div Reinvestment	07/31/2026	5,300.62	5,300.620	1,663,107.990	1.00	1,663,107.99	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jul 31			1,663,107.990	1.00	1,663,107.99		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS TOWNHOUSE		Account Number:		
Beginning Balance	07/01/2026			746,305.140	1.00	746,305.14		
Accrual Income Div Reinvestment	07/31/2026	2,386.21	2,386.210	748,691.350	1.00	748,691.35	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jul 31			748,691.350	1.00	748,691.35		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS COMMON AREA MAINTENANCE		Account Number:		
Beginning Balance	07/01/2026			466,813.750	1.00	466,813.75		
Accrual Income Div Reinvestment	07/31/2026	1,492.57	1,492.570	468,306.320	1.00	468,306.32	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jul 31			468,306.320	1.00	468,306.32		
CalTRUST Liquidity Fund								
				CSU CHANNEL ISLANDS SINGLE FAMILY		Account Number:		
Beginning Balance	07/01/2026			27,996.380	1.00	27,996.38		
Accrual Income Div Reinvestment	07/31/2026	89.51	89.510	28,085.890	1.00	28,085.89	0.00	0.00
Change in Value						0.00		
Closing Balance as of	Jul 31			28,085.890	1.00	28,085.89		

Govt Advantage Int Ckg - State/Muni

Account number: [REDACTED] ■ July 1, 2026 - July 31, 2026 ■ Page 1 of 1



CALIFORNIA STATE UNIVERSITY, CHANNEL IS
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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]	\$20,906.75	\$93,722.40	\$0.00	\$114,629.15

Interest summary

Year to date interest and bonuses paid \$195.92

Credits

Electronic deposits/bank credits

Effective date	Posted date	Amount	Transaction detail
	07/08	8.15	Analysis Int Earned 0626 Interest 260708
	07/15	93,714.25	Ug2 MR, LLC (Ana Avidpay 260715 Ck100828 Ref*Ck*100828*Ug2 MR LLC Anacapa Canyon\215442133
		\$93,722.40	Total electronic deposits/bank credits
		\$93,722.40	Total credits

Daily ledger balance summary

Date	Balance	Date	Balance	Date	Balance
06/30	20,906.75	07/08	20,914.90	07/15	114,629.15
Average daily ledger balance		\$72,304.74			