CALIFORNIA STATE UNIVERSITY
CHANNEL ISLANDS
SITE AUTHORITY

Financial Statements and Supplementary Information for the Year Ended June 30, 2014 and Independent Auditors' Report

CALIFORNIA STATE UNIVERSITY CHANNEL ISLANDS
SITE AUTHORITY
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VASIN, HEYN & COMPANY
AN ACCOUNTANCY CORPORATION
CERTIFIED PUBLIC ACCOUNTANTS AND MANAGEMENT CONSULTANTS

INDEPENDENT AUDITORS' REPORT

To the Board of Directors of
California State University Channel Islands
Site Authority
Camarillo, California

We have audited the accompanying financial statements of California State University Channel Islands Site Authority as of and for the year ended June 30, 2014, and the related notes to the financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of California State University Channel Islands Site Authority as of June 30, 2014, and the respective changes in financial position, and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

INDEPENDENT AUDITORS' REPORT - Continued

Report on Summarized Comparative Information

We have previously audited California State University Channel Islands Site Authority's 2013 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated September 10, 2013. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2013, is consistent, in all material respects, with the audited financial statements from which it has been derived.

The summary financial statements do not contain all the disclosures required by accounting principles generally accepted in the United States of America. Reading the summary financial statements, therefore, is not a substitute for reading the audited financial statements of California State University Channel Islands Site Authority.

Other Matters

Required Supplementary Information

The California State University Channel Islands Site Authority's management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The Schedule 1 – Supplementary Schedule of Net Position (Deficit) by Program – (Unaudited), and Schedule 2 – Supplementary Schedule of Revenues, Expenses, and Changes in Net Position (Deficit) by Program (Unaudited) are presented for purposes of additional analysis and are not a required part of the basic financial statements. The Schedule 1 – Supplementary Schedule of Net Position (Deficit) by Program – (Unaudited), and Schedule 2 – Supplementary Schedule of Revenues, Expenses, and Changes in Net Position (Deficit) by Program (Unaudited) are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Schedule 1 – Supplementary Schedule of Net Position (Deficit) by Program – (Unaudited), and Schedule 2 – Supplementary Schedule of Revenues, Expenses, and Changes in Net Position (Deficit) by Program (Unaudited) are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Vasin, Heyn & Co.

Calabasas, California
September 9, 2014

CALIFORNIA STATE UNIVERSITY CHANNEL ISLANDS SITE AUTHORITY
STATEMENT OF NET POSITION
JUNE 30, 2014
(WITH COMPARATIVE TOTALS FOR 2013)

		2014		2013
Assets				
Current assets:				
Cash and cash equivalents	$	2,163,155	$	6,631,988
Accounts receivable		2,811,483		2,979,291
Related party receivables		111,031		1,336,621
Due from CSUCI Financing Authority – restricted		17,821		6,053
Total current assets		5,103,490		10,953,953
Noncurrent assets:				
Restricted cash		3,650,902		3,065,059
Real estate inventory		4,953,413		4,953,413
Capital assets, net		110,623,733		115,136,910
Total assets	$	124,331,538	$	134,109,335
Liabilities Net Deficit				
Current liabilities:				
Accounts payable and accrued expenses	$	960,640	$	3,691,586
Interest payable to CSU Systemwide Revenue Bond Program		1,434,552		2,057,585
Deferred revenue		8,365		2,822
Related party payables		2,041,360		2,549,676
Capitalized lease obligations, current portion		1,380,000		1,060,000
Loans payable – current portion		865,000		690,000
Total current liabilities		6,689,917		10,051,669
Noncurrent liabilities:				
Security deposit		230,717		274,339
Capitalized lease obligations, net of current portion		135,355,574		136,736,222
Loans payable, net of current portion		60,390,000		67,030,000
Total liabilities		202,666,208		214,092,230
Net position (deficit):				
Invested in capital assets, net of related debt		(21,158,428)		(17,705,899)
Restricted for:				
Debt service		5,913		42,232
Maintenance reserves		3,644,989		3,022,827
Unrestricted		(60,827,144)		(65,342,055)
Total net deficit		(78,334,670)		(79,982,895)
Total liabilities and net deficit	$	124,331,538	$	134,109,335

See accompanying auditors' report and notes to financial statements.

CALIFORNIA STATE UNIVERSITY CHANNEL ISLANDS SITE AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED JUNE 30, 2014
(WITH COMPARATIVE TOTALS FOR 2013)

	2014	2013
Operating revenues:		
Home sales	$ 32,390	47,188
Energy Sales	14,047,563	16,008,499
Rental income	8,261,947	8,316,381
Miscellaneous revenues	523,480	566,652
Maintenance rent	588,697	609,480
Total operating revenues	23,454,077	25,548,200
Operating expenses:		
Cost of energy sales	10,403,583	12,693,586
Rental housing operations	3,067,388	3,684,730
Depreciation and amortization	4,747,353	4,723,935
General, administrative, and other operating costs	597,183	(140,079)
Total operating expenses	18,815,507	20,962,172
Operating surplus/(loss)	4,638,570	4,586,028
Nonoperating revenue (expense):		
Interest, net	(6,668,229)	(6,753,063)
Property taxes	850,489	1,595,284
Sales taxes	31,004	42,362
Contributions for debt service from CSU Chancellor's Office	5,043,330	2,576,074
Interest on loan payable to CSU Channel Islands	(2,729,738)	(3,121,568)
Special taxes	485,357	470,146
Other expense	(2,558)	(51,256)
Total nonoperating expense, net	(2,990,345)	(5,242,021)
Changes in net deficit	1,648,225	(655,993)
Net deficit, beginning of year	(79,982,895)	(79,326,902)
Net deficit, end of year	$ (78,334,670)	(79,982,895)

See accompanying auditors’ report and notes to financial statements.

CALIFORNIA STATE UNIVERSITY CHANNEL ISLANDS SITE AUTHORITY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2014
(WITH COMPARATIVE TOTALS FOR 2013)

	2014	2013
Cash flows from operating activities:		
Home sales	$ 32,390	$ 47,188
Rental income	8,212,390	8,305,660
Energy Sales	14,356,687	15,335,791
Miscellaneous revenue	579,884	574,256
Payments to vendors	(16,608,283)	(13,893,359)
Maintenance rent	14,251	31,253
Net cash provided by operating activities	6,587,319	10,400,789
Cash flows from noncapital financing activities:		
Proceeds from CSUCI Financing Authority		
Interest paid	(9,294,868)	(7,540,506)
Property and sales taxes	892,851	1,593,696
Interest on loan payable to CSU, Channel Islands	(4,109,281)	(3,131,371)
Contributions to Debt Service	7,718,159	1,313,550
Other Income (expense)	173,621	(46,546)
Net cash used in noncapital financing activities	(4,619,518)	(7,811,177)
Cash flows from capital and related financing activities:		
Receipts of amounts due from CSUCI Financing Authority	1,173,136	698,351
Payments on long-term debt obligations	(7,525,648)	(1,330,648)
Capital Expenditures	501,721	267,545
Net cash used in capital and related financing activities	(5,850,791)	(364,752)
Net decrease in cash and cash equivalents	(3,882,990)	2,224,860
Cash and cash equivalents at beginning of year	9,697,047	7,472,187
Cash and cash equivalents at end of year	$ 5,814,057	$ 9,697,047
Reconciliation of net operating Income to net cash provided by operating activities:		
Operating profit/(loss)	$ 4,638,570	$ 4,586,028
Adjustments to reconcile operating loss to net cash provided by operating activities:		
Depreciation and amortization expense	4,747,353	4,723,935
Change in assets and liabilities:		
Accounts receivable	159,551	(634,715)
Related party receivables	(14,337)	(11,291)
Accounts payable and accrued expenses	(2,724,486)	1,520,641
Related party payables	(181,253)	253,614
Security deposit	(43,622)	(29,572)
Deferred revenue	5,543	(7,850)
Net cash provided by operating activities	$ 6,587,319	$ 10,400,790

See accompanying auditors' report and notes to financial statements.

1. ORGANIZATION

The California State University Channel Islands Site Authority (the Site Authority) was formed on September 28, 1998 for the purpose of providing a specific reuse plan that will finance and support the transition of the property previously known as the Camarillo State Hospital (the Property) from its former use to the California State University campus and other compatible uses. The Site Authority is governed by a board of seven members comprising four representatives of the trustees of the California State University and three representatives from the County of Ventura.

The Property comprises two major sectors: the West Campus and East Campus. The West Campus consists of developed space on 42 acres of what was formerly the Camarillo State Hospital. This portion of the Campus is centered on academic uses and houses the California State University Channel Islands (the Campus). The East Campus comprises 162 acres of developable land, which is expected to contain 900 residential units and approximately 31,000 square feet of retail commercial uses. The development of the East Campus began in October 2000. To date, 658 residential units and all retail space has been built.

The Site Authority is an integral part of the California State University Channel Islands (CSUCI), and the financial transactions of the Site Authority are also included in the financial statements of the CSUCI as a discretely presented component unit.

2. SUMMARY OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting and Reporting

The accompanying financial statements for the Site Authority have been prepared using the economic resources measurement focus and the accrual basis of accounting in accordance with U.S. generally accepted accounting principles as prescribed by the Governmental Accounting Standards Board (GASB). Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Financial Statement Presentation

The financial statements include a statement of net position (deficit), a statement of revenues, expenses, and changes in net position (deficit), and a statement of cash flows. The Site Authority is considered a special-purpose government under the provisions of GASB Statement No. 34. The Site Authority records revenue primarily from housing sales, apartment rentals, and tax increment revenues and, accordingly, has chosen to present its financial statements using the reporting model for special-purpose governments. This model allows all financial information for the Site Authority to be reported in a single column in each of the financial statements. In accordance with the business-type activities reporting model, the Site Authority prepares its statement of cash flows using the direct method.

2. SUMMARY OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES - Continued

Election of Applicable FASB Statements

The Site Authority has elected to follow private-sector standards of accounting and financial reporting issued by the Financial Accounting Standards Board (FASB) prior to November 30, 1989, unless those standards conflict with or contradict guidance of the GASB. The Site Authority also has the option of following subsequent private-sector guidance subject to the same limitation. The Site Authority has elected not to follow subsequent private-sector guidance.

Financial Reporting Entity

The financial statements include the accounts of the Site Authority. The Site Authority is a government organization under accounting principles generally accepted in the United States of America and is also a component unit of the University, a public university under the California State University system. The Site Authority has chosen to use the reporting model for special-purpose governments engage only in business type activities.

Classification of Current and Noncurrent Assets (Other Than Investments) and Liabilities

The Site Authority considers assets to be current that can reasonably be expected, as part of its normal business operations, to be converted to cash and be available for liquidation of current liabilities within 12 months of the statement of net position date. Liabilities that reasonably can be expected, as part of normal business operations, to be liquidated within 12 months of the statement of net position date are considered to be current. All other assets and liabilities are considered to be noncurrent.

Net Position (Deficit)

The Site Authority's net assets are classified into the following categories:

> ***Invested in capital assets, net of related debt*** **-** Capital assets, net of accumulated depreciation, amortization, and outstanding principal balances of debt attributable to the acquisition, construction, or improvement of those assets.
>
> ***Restricted*** **-** Net assets subject to externally imposed conditions that can be fulfilled by the actions of the Site Authority or the passage of time.
>
> ***Unrestricted*** **-** All other categories of net assets (deficit). In addition, unrestricted net assets may be designated for use by the Site Authority.

The Site Authority has adopted a policy of utilizing restricted funds, when available, prior to unrestricted funds.

2. SUMMARY OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES - Continued

Cash Equivalents

The Site Authority considers highly liquid investments with an original maturity of three months or less to be cash equivalents.

Real Estate Inventory

Real estate inventory is stated at cost. These costs include capitalized interest related to a project until development is substantially complete; such costs are charged to cost of home sales at the time residential units are sold. Additionally, the real estate inventory balance includes costs related to the purchase of real estate, which is carried at the lower of cost or fair market value.

Revenue Recognition

Revenues from home sales are recognized as homes are sold, title passes, and escrow closes. Rental revenues are recognized as amounts are earned and coincide with the lease agreement. Maintenance rent is recognized monthly upon receipt from homeowners and retail tenants. Tax increment revenues are recognized when the taxes are levied and sales tax revenues are recognized upon receipt. Energy sales are recognized as energy is provided to customers.

Classification of Revenues and Expenses

The Site Authority considers operating revenues and expenses in the statement of revenues, expenses, and changes in net position (deficit) to be those revenues and expenses that result from exchange transactions or other activities that are connected directly to the Site Authority's primary functions. Exchange transactions include charges for services rendered and the acquisition of goods and services. Nonexchange transactions include the collection of tax increment and sales tax revenues, which are reported as nonoperating revenues and expenses. Certain other transactions are reported as nonoperating activities and primarily include the Site Authority's investment income, interest expense, pass-through agency taxes, contribution for debt service, and transfers between the Site Authority and the CSUCI Financing Authority and other California State University (CSU) funds.

Property and Equipment

Capital assets are stated at cost and are capitalized over $5,000, and depreciation is calculated using the straight-line method over the following estimated useful lives of the respective assets:

Infrastructure	40 years
Buildings and building improvements	30 years
Improvement other than buildings	10 years
Equipment	5 years

2. SUMMARY OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES - Continued

Property Taxes

All jurisdictions within California derive their taxing authority from the State Constitution and various legislative provisions contained in the State Government Code and Revenue and Taxation Codes. Property is originally assessed at 100% of full cash or market value at the date of transfer or completion of construction pursuant to Article XIII(A) of the California State Constitution and statutory provisions by the County Assessor and State Board of Equalization.

Pursuant to the Community Development Area Specific Reuse Plan adopted June 5, 2000, the Site Authority is permitted to collect a maximum of $250,000,000 of tax increment revenues. Tax increment revenues are derived from property taxes that result from increases in assessed property values. The Site Authority is required to deposit 20% of the tax increment revenues into a Low and Moderate Income Housing Fund to provide affordable housing for households with moderate and low incomes. The tax increment revenues required to be deposited in the Low and Moderate Income Housing Fund may be pledged to repay that portion of the capitalized lease obligation to Systemwide Revenue Bonds (SRB) related to infrastructure construction financing, and accordingly, all of the tax increment revenues are pledged to repay this portion of the capitalized lease.

Property taxes are levied on both real and personal property. The County Assessor levies taxes on all property developed by the Site Authority, including rental units. Secured property taxes become a lien on the property on January 1 or the date on which title to the property transfers or improvements to the property are completed. Secured property taxes are levied July 1 and payable in two equal installments; the first payment is generally due on November 1 and delinquent with penalties after December 10; the second payment is generally due on February 1 and delinquent with penalties after April 10. Tax increment revenues are recognized in the period in which they are levied, net of amounts determined to be uncollectible.

Supplemental property tax assessments/refunds associated with changes in assessed valuations due to transfers of title and completed property improvements are levied in two equal installments and have variable due dates based on the date of title transfer and/or completion of the property improvements.

2. SUMMARY OF OPERATIONS AND SIGNIFICANT ACCOUNTING POLICIES - Continued

Maintenance Reserves

Maintenance reserve activities are based on the various ground subleases and retail leases reserve payments come from three sources: (1) homeowners, (2) leased units, and (3) retail tenants. Reserve contribution amounts are determined after review of the reserve study conducted by an outside firm every two to three years. Reserve expenditures consist of nonoperating and major repairs, which extend the life of an asset. Some examples include street repairs, roof replacement, and major repairs to the exteriors of townhomes and rental properties.

Income Taxes

The Site Authority was formed pursuant to Articles 1 – 4, Chapter 5, division 7, title 1 of the Government Code of the State of California and, as a governmental entity, is not subject to federal or state income taxes.

Use of Estimates

The preparation of these financial statements requires management to make estimates and assumptions. Those estimates and assumptions affect the reported amounts of assets, liabilities, revenues and expenses, as well as the disclosure of contingent assets and liabilities. Actual results could differ from those estimates. Management also determines the accounting principles to be used in the preparation of the financial statements. A description of the significant accounting policies employed in the preparation of these financial statements follows.

Subsequent Events

The Site Authority has evaluated events subsequent to June 30, 2014, to assess the need for potential recognition or disclosure in the financial statements. Such events were evaluated through September 9, 2014, the date the financial statements were available to be issued. Events occurring after that date have not been evaluated to determine whether a change in the financial statements would be required. Based upon this evaluation, it was determined that no subsequent events occurred that require recognition or additional disclosure in the financial statements.

3. CASH AND CASH EQUIVALENTS

The Site Authority's cash and cash equivalents as of June 30, 2014 are classified in the accompanying statement of net position as follows:

	Total
Cash and cash equivalents	$ 2,163,155
Restricted cash and cash equivalents	3,650,902
Total cash and cash equivalents	$ 5,814,057

(a) Cash and Cash Equivalents

The Site Authority's total cash at June 30, 2014 was $5,814,057 and consisted of demand deposits held at financial institutions. The bank balance was $6,578,167 at June 30, 2014. The Site Authority's cash balance includes $2,163,155 in unrestricted cash and $3,650,902 in restricted cash for debt service and maintenance reserves. The difference is related to deposits in transit of $498K and outstanding checks of $161K.

(b) Custodial Credit Risk for Deposits

Custodial credit risk for deposits is the risk that the Site Authority will not be able to recover deposits or will not be able to recover collateral securities that are in possession of an outside party. The California Government Code and Education Code do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits, other than the provision that a financial institution must secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law. This risk is mitigated as the Site Authority's deposits are maintained at financial institutions that are fully insured or collateralized as required by state law.

4. REAL ESTATE INVENTORY

Real estate inventory at June 30, 2014 consists of the following:

Construction in progress	$ 4,953,413
	$ 4,953,413

The construction in progress relates to site development and infrastructure improvements for the as-yet-un-built 242 residential units.

5. DUE FROM CSUCI FINANCING AUTHORITY

The due from CSUCI Financing Authority balance at June 30, 2014, $17,821 consists of special tax receipts yet to be transferred to the Site Authority to ultimately be used for capitalized lease payments.

6. PROPERTY AND EQUIPMENT

Property and equipment for the year ended June 30, 2014 consists of the following:

Buildings and Improvements	$ 95,146,529
Other Improvements	43,641
Infrastructure	58,975,759
Personal Property and Equipment	846,084
	155,012,013
Accumulated depreciation	(44,388,280)
Net Property and Equipment	$ 110,623,733

Depreciation expense for the year ended June 30, 2014 was $4,747,353.

7. CAPITALIZED LEASE OBLIGATIONS

On March 14, 2007, the California State University (CSU) Trustees (the Trustees), Site Authority, and Financing Authority authorized the use of the Systemwide Revenue Bonds (SRB) Program to provide funds to refinance certain of the outstanding Financing Authority Bonds.

Concurrent with the defeasance of the bonds, the Site Authority entered into a capitalized lease arrangement with the Trustees of the CSU on March 14, 2007. The lease of $139,670,000 will be repaid from revenues received by the Site Authority. Interest ranging from original 4.00% to 5.45% is paid semiannually on May 1 and November 1. The principal payments are paid on November 1 of each year beginning November 1, 2009 with the final payment due November 1, 2044.

In connection with the issuance of the lease, the Site Authority recorded a lease premium of $6,424,084, which is being amortized on a straight-line basis over the life of the leases. At June 30, 2014, $1,816,113 has been amortized.

The Site Authority incurred a loss on refunding of the bonds of $6,268,778, which is being amortized on a straight-line basis over the life of the leases. At June 30, 2014, $1,811,382 has been amortized.

7. CAPITALIZED LEASE OBLIGATIONS - Continued

Future minimum lease payments under capital leases having remaining terms as of June 30, 2014 are as follows:

Year ending June 30,	
2015	$ 8,056,006
2016	8,320,531
2017	8,459,031
2018	8,776,156
2019	8,989,156
2020-2024	48,930,904
2025-2009	56,475,029
2030-2034	46,016,536
2035-2039	21,800,086
2040-2044	22,465,437
2045-2049	4,493,887
Total Minimum Lease Payments	242,782,759
Less Interest	(106,197,759)
Present Value of Future Minimum Lease Payments	$ 136,585,000

8. LOANS PAYABLE

Loans payable for the year ended June 30, 2014 are as follows:

Description	Interest Rate	Fiscal Year Maturity Date	Original Issue Amount	Amount Outstanding June 30, 2014
Other:				
Office of the Chancellor	0.11%	2014	$ 4,825,000	$ -
California State University, Channel Islands – 2005A Unrefunded	4.63%-5.00%	2037	40,180,000	39,490,000
California State University, Channel Islands – 2013A Refunded	2.00%-5.00%	2026	21,765,000	21,765,000
Total debt:			$ 66,770,000	$ 61,255,000

In December 2008, the Site Authority received a loan from California State University, Office of the Chancellor of $4,825,000. The loan proceeds were used to pay off a loan from California State University Risk Management Authority. The loan was forgiven on December 31, 2013.

8. LOANS PAYABLE - Continued

On April 1, 2005, the Site Authority entered into an agreement with the Campus to pay the Campus's debt service on revenue bonds issued to build and renovate certain Campus buildings. The original loan amount was $61,945,000. Interest ranging from 2.0% to 5.0% is paid semiannually on May 1 and November 1. The principal payments are paid on November 1 of each year beginning November 1, 2009 with the final payment due November 1, 2037.

Long-term debt activity for the year ended June 30, 2014 was as follows:

	Beginning Balance as of July 1, 2013	Additions	Reductions	Ending Balance as of June 30, 2014	Current Portion
Capitalized lease obligations:					
Gross balance	$ 137,645,000	$ -	$(1,060,000)	$136,585,000	$1,380,000
Unamortized lease premium	4,857,037	-	(249,067)	4,607,970	-
Unamortized loss on refunding	(4,705,815)	-	248,419	(4,457,396)	-
Total capitalized lease obligations:	137,796,222	-	(1,060,648)	136,735,574	1,380,000
Loans:					
CSU CDPC	4,825,000	-	(4,825,000)	-	-
CSU Channel Islands	62,895,000	-	(1,640,000)	61,255,000	865,000
Total loans, net	67,720,000	-	(6,465,000)	61,255,000	865,000
Total long-term debt obligations, net	$ 205,516,222	$ -	$(7,525,648)	$ 197,990,574	$2,245,000

The loans mature as follows:

	Principal	Interest
2015	865,000	2,971,588
2016	945,000	2,933,863
2017	1,295,000	2,896,113
2018	1,355,000	2,841,113
2019	1,530,000	2,768,987
2020-2024	9,585,000	12,276,562
2025-2029	12,570,000	9,938,562
2030-2034	16,565,000	6,183,187
2035-2039	16,545,000	1,606,221
Total	$ 61,255,000	$ 44,416,196

9. NET POSITION

The Site Authority has a total net deficit of $78,334,670 as of June 30, 2014. The net deficit is due to a net deficit in net position - invested in capital assets, net of related debt of $21,158,428 and an unrestricted net deficit of $60,827,144. The net deficit in net position invested in capital assets, net of related debt, is driven by the differences in timing of the depreciation of the assets as compared to the timing of the payments to liquidate the capital lease liability related to those assets. The Site Authority generates sufficient cash flows to support debt service payments on its capital lease liabilities. In 2005, the Site Authority agreed to pay the Campus's debt-service on certain revenue bonds to renovate certain campus buildings, but the ownership of the said assets was not transferred to the Site Authority. The amount outstanding on the loan payable to the Campus as of June 30, 2014 is $61,255,000 resulting in the net deficit. Although the Site Authority has not generated sufficient cash flows to satisfy the debt-service obligations for this loan, the CSU Chancellor's Office and has funded the shortfall in payment. Further, in the prior year, the Site Authority leased the Campus's cogeneration plant and signed an energy service agreement with the Campus, entitling the Site Authority to the net revenues of the cogeneration plan primarily to assist with those debt-services payments. As a result, there is not a significant risk of the Site Authority's ability to continue as a going concern.

10. RELATED PARTY

The Site Authority receives its financing and contributions from the CSU Trustees and the Financing Authority and has also entered into certain transactions with the Campus and recognized auxiliary organizations of the Campus relating to infrastructure, residential, commercial developments, and personnel cost reimbursement. The accompanying financial statements include the transaction with the CSU Trustees, the Financing Authority, the Campus and a recognized auxiliary organization of the Campus as of and for the year ended June 30, 2014:

Related party receivables consist of the following:

	June 30, 2014
California State University Channel Islands	$ 84,068
CSUCI Financing Authority	17,821
University Glen Corporation	26,963
Total	$ 128,852

Related party payables consist of the following:

	June 30, 2014
Associated Students Incorporated	$ 4,000
California State University Channel Islands	1,876,135
University Glen Corporation	161,225
Total:	$ 2,041,360

Net amounts payable at June 30, 2014 was ($1,912,508).

11. RENTAL INCOME

The Site Authority leases its building and building improvements under operating lease agreements for residential and commercial purposes. Total rental income for the year ended June 30, 2014 amounted to $8,261,947. The cost and carrying amount of building and building improvements at June 30, 2014 are $95,146,529 and $65,897,713, respectively. The carrying amount is net of accumulated depreciation of $29,248,815. Minimum future rental payments to be received under the non-cancelable leases for each of the next five years and thereafter are as follows:

Year ending June 30,:	Amount
2015	$ 147,880
2016	155,772
2017	143,603
2018	89,648
2019	90,546
2020 - thereafter	26,260
Total lease payments due:	$ 653,709

12. MAINTENANCE RENT

The CSUCI Site Authority manages the common area for homeowners, renters, and the Town Center tenants. Common area charges include all costs and expenses incurred by the CSUCI Site Authority in the operation, maintenance, replacement, and repair of the common areas during the term of the sublease. Common area expenses are allocated among all units based on type, such as single-family residence, townhome, rental property, or retail space. Maintenance rent for the year ended June 30, 2014 was $588,697.

13. ENERGY SALES

In August 2010, the Site Authority subleased the Campus's cogeneration plant and entered into an energy services agreement with the Campus. The Site Authority makes quarterly payments of $440,650 to the Campus to sublease the cogeneration plant. Under the terms of the agreement, the Site Authority is the operator of the plant, which includes being responsible for the costs of the plant's operations as well as entitling the Site Authority to the plant's net earnings. Revenue is recognized as energy is provided to the plant's customers, who primarily consist of Southern California Edison and the Campus. Total energy sales for the year ended June 30, 2014 are $14,047,563.

SUPPLEMENTARY INFORMATION

CALIFORNIA STATE UNIVERSITY CHANNEL ISLANDS SITE AUTHORITY
SCHEDULE 1 – SUPPLEMENTARY SCHEDULE OF
NET POSITION (DEFICIT) BY PROGRAM – (UNAUDITED)
JUNE 30, 2014

	All Other Funds	Low and Moderate Income Housing	Total
Assets:			
Cash and cash equivalents	$ 5,812,873	$ 1,184	$ 5,814,057
Accounts receivable	2,922,514	-	2,922,514
Real estate inventory	4,953,413	-	4,953,413
Due from CSUCI Financing Authority – restricted	17,821	-	17,821
Capital assets, net	110,623,733	-	110,623,733
Total assets	$ 124,330,354	$ 1,184	$ 124,331,538
Liabilities:			
Accounts payable	$ 992,286	$ -	$ 992,286
Security Deposits	230,717	-	230,717
Interest payable to CSU Systemwide Revenue Bonds	1,434,552	-	1,434,552
Deferred Revenue	8,365	-	8,365
Due to CSU, Channel Islands	1,876,135	-	1,876,135
Due to University Glen Corporation	133,579	-	133,579
Loan from CSU Office of the Chancellor	61,255,000	-	61,255,000
Capitalized lease obligations, net	136,735,574	-	136,735,574
Total liabilities	$ 202,666,208	$ -	$ 202,666,208
Net position (deficit)	(78,335,854)	1,184	(78,334,670)
Total liabilities and net assets	$ 124,330,354	$ 1,184	$ 124,331,538

CALIFORNIA STATE UNIVERSITY CHANNEL ISLANDS SITE AUTHORITY
SCHEDULE 2 – SUPPLEMENTARY SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION (DEFICIT) BY PROGRAM (UNAUDITED)
FOR THE YEAR ENDED JUNE 30, 2014

	Common Area Maintenance	CI Power	For Sale Housing	General Operations	Maintenance Reserves	Rental Housing	Low and Moderate Income Housing	Total
Operating revenues:								
Home sales	$ -	$ -	$ 32,390	$ -	$ -	$ -	$ -	$ 32,390
Energy Sales	-	14,047,563	-	-	-	-	-	14,047,563
Rental income	-	-	-	-	-	8,261,947	-	8,261,947
Miscellaneous revenues	18,179	-	-	-	41,309	463,992	-	523,480
Maintenance rent	588,697	-	-	-	-	-	-	588,697
Total operating revenues	$ 606,876	$ 14,047,563	$ 32,390	$ -	$ 41,309	$ 8,725,939	$ -	$ 23,454,077
Operating expenses:								
Cost of home sales	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cost of Energy Sales	-	10,403,583	-	-	-	-	-	10,403,583
Rental housing operations	-	-	-	-	-	3,067,388	-	3,067,388
Depreciation of capital assets	-	-	179,034	1,340,198	-	3,228,121	-	4,747,353
General, administrative, and other expenses	495,931	-	9,284	10,906	81,062	-	-	597,183
Total operating expenses	$ 495,931	$ 10,403,583	$ 188,318	$ 1,351,104	$ 81,062	$ 6,295,509	$ -	$ 18,815,507
Operating income (loss)	$ 110,945	$ 3,643,980	$ (155,928)	$ (1,351,104)	$ (39,753)	$ 2,430,430	$ -	$ 4,638,570
Nonoperating revenue (expense):								
Interest, net (expense)	$ -	$ -	$ -		$ -	(6,668,229)	$ -	$ (6,668,229)
Property taxes	-	-	-	850,489	-	-	-	850,489
Sales tax revenue	-	-	-	31,004	-	-	-	31,004
Contribution for debt service	-	(3,873,952)	-	8,385,323	-	531,959	-	5,043,330
Local agency pass-through taxes	-	-	-	-	-	-	-	-
Interest on loan payable to CSU, Channel Islands	-	-	-	(2,729,738)	-	-	-	(2,729,738)
Special taxes	-	-	-	485,357	-	-	-	485,357
Other expense	-	-	-	(2,558)	-	-	-	(2,558)
Total nonoperating revenue (expense)	$ -	$ (3,873,952)	$ -	$ 7,019,877	$ -	$ (6,136,270)	$ -	$ (2,990,345)
Income (loss) before transfers (to) from other CSU funds	$ 110,945	$ (229,972)	$ (155,928)	$ 5,668,773	$ (39,753)	$ (3,705,840)	$ -	$ 1,648,225
Transfer (to) from CSUCI Financing Authority	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Transfer (to) from other programs	-	-	-	1,938,679	-	(1,930,742)	(7,937)	-
Transfer (to) from reserves	(132,648)	(804,000)	-	12,926	1,462,867	(539,145)	-	-
Total transfers	$ (132,648)	$ (804,000)	$ -	$ 1,951,605	$ 1,462,867	$ (2,469,887)	$ (7,937)	$ -
Changes in net assets	(21,703)	(1,033,972)	(155,928)	7,620,378	1,423,114	(6,175,727)	(7,937)	1,648,225
Net position (deficit), beginning of year	$ (92,078)	$ 3,467,315	$ 10,496,508	$ (27,104,819)	$ 3,020,250	$ (69,779,193)	$ 9,122	$ (79,982,895)
Net position (deficit), end of year	$ (113,781)	$ 2,433,343	$ 10,340,580	$ (19,484,441)	$ 4,443,364	$ (75,954,920)	$ 1,185	$ (78,334,670)