



California State University, Channel Islands
Site Authority
Anacapa and University Glen Quarterly Operational Reports

Anacapa Operations Report

Anacapa Canyon is still using Community Boss for parking. Which is helpful for finding owners of improperly parked vehicles. Parking is very restricted in the community and continues to be a challenge.

Owned Units

September 2026, all units are owner occupied. Site Authority staff will assist in the escrow process as needed to ensure a smooth transaction between the seller and buyer for any homes that do go through the resale process.

University Glen Operations Report

- 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 went into effect July 1, 2026, are as follows:
 - Apartments: \$326.21
 - Town Center Apartments: \$326.21
 - Town Center Retail: \$326.21
 - Single-Family Homes: \$345.66
 - Townhouses: \$575.03

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.

Currently the practice of assessing no interest or late fee continues for maintenance rent balances beyond the 10th of the month. The Site Authority's General Manager authorized the Seabreeze Team to develop a delinquency policy per the ground sublease for implementation. Discussions are underway with the Property Management team on the best way to proceed.

Projects

- **Townhouse Fencing Project--Mock-ups**
This project was completed during July 2026
- **Common Area Amenity Wrought Iron Painting**
The contract for this work is underway. The painting of the wrought iron at the Townside/Hillcrest Pool and Playground were completed. The invoice for this work in the amount of \$11,300.00 was paid.
- **Repair & Repaint Single-Family Home Retaining Walls**
The contract for this work (including the trimming of the agaves against the retaining walls) was executed. The work along the two blocks of Anacapa Island Drive was completed in June. Repair and painting of the retaining wall on Cuyler Harbor Drive and Frys Harbor Drive retaining walls was completed in July. Touch up work and a list of the paint colors used by address is pending.
- **Townhouse Water Leaks**
The pipe leak in the 200-block of Smugglers Cove—the repair is complete and the remediation work is in process.

The slab leak at the 100-block of Channel Islands Drive –the repair/reroute of the plumbing piping is complete. The remediation is complete. The drywall restoration remains to be done.

Insurance claims are associated with each of these water leaks which continue to be processed.

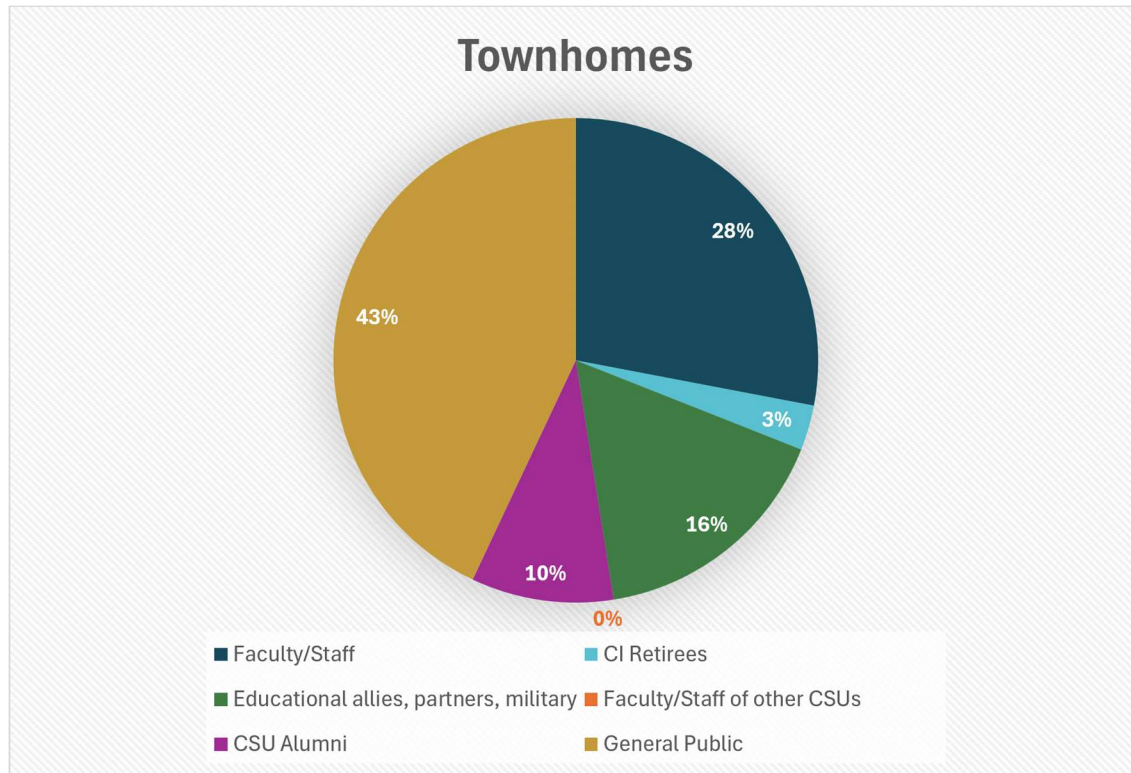
University Glen Resident Report

September 2026

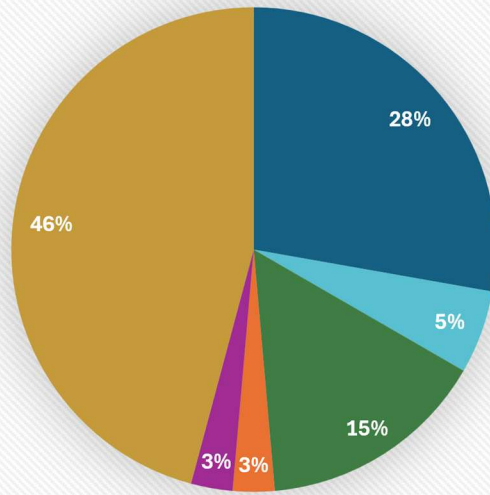
- 31% of all University Glen homes are owned by current Category 1–3 CSUCI employees or CSUCI retirees.
- (24 of the 72 Single-Family Homes and 62 of the 200 Townhomes. 86 of 272 total homes)
- 43% of all homes are owned by residents with no CSU affiliation (Category 7). (119 of the 272 total homes)

Home Sales Report

- There was 1 home sale between June 2026 and September 2026. Currently, there are 4 homes for sale.
- In September 2026 the median price for a home in Camarillo was \$922,464 while the average price of a University Glen home sold in 2026 was \$468,969.12.



Single Family Homes



■ Faculty/Staff ■ CI Retirees
■ Educational allies, partners, military ■ Faculty/Staff of other CSUs
■ CSU Alumni ■ General Public