

University Corporation at Monterey Bay
2025-26 Budget Proposal

Preliminary as of July 3, 2025

	Housing Operations and Residential Life						Auxiliary Enterprises			University Support			Administration			Grants and Contracts			TOTALS		
	Student Housing			Faculty/Staff Housing			Commercial Services/Dining Services/KAZU			Child Development Ctr/University Support/Salinas City Ctr/CSUMB @ North Salinas			Ryan Ranch and all Administrative Funds			Grants and Contracts					
	Fiscal Year 2024-25	Fiscal Year 2024-25	Fiscal Year 2025-26	Fiscal Year 2024-25	Fiscal Year 2024-25	Fiscal Year 2025-26	Fiscal Year 2024-25	Fiscal Year 2024-25	Fiscal Year 2025-26	Fiscal Year 2024-25	Fiscal Year 2024-25	Fiscal Year 2025-26	Fiscal Year 2024-25	Fiscal Year 2024-25	Fiscal Year 2025-26	Fiscal Year 2024-25	Fiscal Year 2024-25	Fiscal Year 2025-26	Fiscal Year 2024-25	Fiscal Year 2024-25	Fiscal Year 2025-26
	Budget	Projected Actuals	Budget Proposal	Budget	Projected Actuals	Budget Proposal	Budget	Projected Actuals	Budget Proposal	Budget	Projected Actuals	Budget Proposal	Budget	Projected Actuals	Budget Proposal	Budget	Projected Actuals	Budget Proposal	Budget	Projected Actuals	Budget Proposal
REVENUES																					
Housing revenues	35,698,340	35,047,741	36,494,657	13,057,601	12,196,488	12,222,387	-	-	-	-	151,529	-	-	9,720	-	-	-	-	48,755,941	47,405,478	48,717,044
Real estate sales	-	-	-	2,000,000	3,910,134	2,000,000	-	-	-	-	-	-	-	-	-	-	-	-	2,000,000	3,910,134	2,000,000
Sales and services of auxiliary enterprises	140,000	91,175	139,000	-	225	-	10,353,815	11,653,858	10,354,059	330,000	167,059	326,000	-	-	500	-	-	-	10,823,815	11,912,317	10,819,559
Other operating revenues	1,028	10,785	-	988,356	904,006	901,055	2,220,192	2,171,430	2,411,922	723,311	503,992	952,021	166,373	255,434	247,140	-	-	-	4,099,260	3,845,647	4,512,138
Sponsored Programs Direct Revenue	-	-	-	-	-	-	-	-	207,102	-	-	-	-	-	-	21,365,500	22,901,470	20,911,848	21,365,500	22,901,470	21,118,950
Sponsored Programs Indirect Revenue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,100,000	2,336,100	1,890,000	2,100,000	2,336,100	1,890,000
																					-
TOTAL REVENUES	35,839,368	35,149,701	36,633,657	16,045,957	17,010,853	15,123,442	12,574,007	13,825,288	12,973,083	1,053,311	822,580	1,278,021	166,373	265,154	247,640	23,465,500	25,237,570	22,801,848	89,144,516	92,311,146	89,057,691
EXPENSES																					
Salaries and Wages	2,430,021	2,008,006	2,882,015	-	-	-	1,458,926	1,199,384	1,483,292	337,428	221,070	266,536	2,783,761	2,227,378	3,098,410	-	-	-	7,010,136	5,655,838	7,730,253
Benefits	1,143,050	821,170	1,370,669	-	-	-	445,011	438,085	420,403	176,409	94,743	102,337	1,310,761	1,057,199	1,480,620	-	-	-	3,075,231	2,411,197	3,374,029
Contractual Services	3,684,606	3,072,378	1,363,692	2,153,978	2,024,070	2,229,062	8,751,203	9,345,472	8,351,191	198,300	225,363	200,053	376,800	770,195	833,299	-	-	-	15,164,887	15,437,478	12,977,297
Utilities	4,645,005	4,759,666	4,954,313	1,823,891	1,736,090	1,807,419	724,569	622,143	762,633	220,114	184,821	247,687	169,129	156,787	197,414	-	-	-	7,582,707	7,459,506	7,969,465
Supplies and services	372,585	384,897	441,438	225,440	185,130	11,424	90,000	83,739	48,300	15,000	31,014	22,500	23,250	64,216	19,701	-	-	-	726,275	748,995	543,363
Travel	50,050	29,249	58,641	577	3,419	2,496	35,700	10,607	38,000	1,250	2,000	15,250	29,000	19,666	28,500	-	-	-	116,577	64,940	142,887
Meal Concessions	215,000	269,931	296,570	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	215,000	269,931	296,570
Repairs and Maintenance	2,975,386	4,039,481	1,844,311	2,749,293	1,863,197	3,251,047	97,000	182,739	45,786	31,000	149,445	35,000	20,200	19,936	20,000	-	-	-	5,872,879	6,254,797	5,196,144
Payment for Services from CSUMB	1,614,785	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,614,785	-	-
Equipment (noncapital)	749,865	825,004	845,829	135,711	92,037	100,016	5,000	187	6,000	-	-	-	25,000	24,525	-	-	-	-	915,576	941,753	951,845
Information Technology Costs	155,500	266,611	701,554	70,491	100,844	70,948	105,519	86,689	246,927	67,250	11,293	23,750	266,400	312,280	467,523	-	-	-	665,160	777,718	1,510,702
Insurance	2,047,276	1,947,255	2,164,640	909,586	923,981	942,463	90,623	84,762	85,631	45,722	42,663	43,100	75,549	44,676	46,258	124,748	127,685	128,993	3,293,503	3,171,023	3,411,085
Depreciation	7,607,794	7,482,005	7,721,716	1,219,863	845,995	845,700	831,308	291,623	418,668	1,219,236	1,189,121	1,084,359	355,628	347,581	334,800	192,000	214,878	176,000	11,425,829	10,371,203	10,581,243
Cost of Goods Sold	-	-	-	1,900,000	3,483,211	1,875,000	-	-	-	-	-	-	-	-	-	-	-	-	1,900,000	3,483,211	1,875,000
Other Expense (including return of indirect cost to campus)	823,714	1,037,983	989,228	318,301	351,538	507,316	521,300	449,378	662,700	68,310	81,272	170,850	260,074	221,674	255,802	674,304	934,440	756,000	2,666,003	3,076,284	3,341,896
Sponsored Programs Direct costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21,365,500	22,901,470	20,911,848	21,365,500	22,901,470	20,911,848
TOTAL ALL EXPENSES	28,514,636	26,943,636	25,634,615	11,507,131	11,609,512	11,642,891	13,156,159	12,794,807	12,569,531	2,380,019	2,232,804	2,211,422	5,695,551	5,266,114	6,782,328	22,356,552	24,178,473	21,972,841	83,610,048	83,025,346	80,813,628
Allocation of Corporation Administrative Costs	279,503	282,700	248,808	270,654	202,211	228,491	323,892	323,892	326,602	616,267	528,777	351,231	(2,599,264)	(2,739,240)	(2,289,132)	1,108,948	1,401,660	1,134,000	-	-	(0)
CSUMB Cost Allocation	1,696,737	3,795,570	6,157,848	664,350	664,350	654,271	755,182	813,809	954,087	552,875	553,587	867,750	419,962	419,908	413,592	-	-	-	4,089,106	6,247,224	9,047,548
NET REVENUE AFTER OPERATING EXPENSES, BEFORE UNIVERSITY SUPPORT	5,348,492	4,127,796	4,592,386	3,603,823	4,534,779	2,597,789	(1,661,226)	(107,220)	(877,137)	(2,495,850)	(2,492,588)	(2,152,382)	(3,349,877)	(2,681,628)	(4,659,147)	-	(342,563)	(304,993)	1,445,361	3,038,575	(803,485)
UNIVERSITY SUPPORT																					
Food Insecurity and Scholarships	-	-	-	-	-	-	25,000	-	25,000	-	-	-	-	-	-	-	-	-	25,000	-	25,000
Community Outreach	-	-	-	-	-	-	4,000	360	-	194,000	139,158	188,000	-	-	-	-	-	-	198,000	139,518	188,000
Contribution to Auxiliary	-	-	-	-	-	-	-	-	-	1,077,205	332,084	350,000	-	-	-	-	-	-	1,077,205	332,084	350,000
Contribution to University	-	-	-	-	-	-	-	-	-	2,330,674	2,253,918	950,000	-	-	-	-	-	-	2,330,674	2,253,918	950,000
SUBTOTAL UNIVERSITY SUPPORT	-	-	-	-	-	-	29,000	360	25,000	3,601,879	2,725,160	1,488,000	-	-	-	-	-	-	3,630,879	2,725,520	1,513,000
NET REVENUE AFTER UNIVERSITY SUPPORT	5,348,492	4,127,796	4,592,386	3,603,823	4,534,779	2,597,789	(1,690,226)	(107,580)	(902,137)	(6,097,729)	(5,217,749)	(3,640,382)	(3,349,877)	(2,681,628)	(4,659,147)	-	(342,563)	(304,993)	(2,185,518)	313,055	(2,316,485)
NON-OPERATING EXPENSES/LONG-TERM DEBT																					
Add: Investment income	-	2,186	-	-	5,849	6,465	-	66	-	-	271,748	-	-	1,200,133	1,200,000	-	-	-	-	1,479,982	1,206,465
Less: Interest-Notes Payable and Lease Liabilities	(3,262,450)	(3,262,447)	(2,932,348)	(21,071)	(21,071)	(20,400)	(8,515)	(8,441)	(42,599)	(241,222)	(174,477)	(167,065)	-	-	-	-	-	-	(3,533,258)	(3,466,436)	(3,162,412)
Less: Principal-Notes Payable and Lease Liabilities	(4,877,961)	(4,717,921)	(5,031,772)	(12,922)	(29,574)	(13,668)	(169,038)	(213,300)	(159,317)	(971,269)	(970,639)	(1,025,488)	-	-	-	-	-	-	(6,031,189)	(5,931,434)	(6,230,245)
DEBT	(8,140,410)	(7,978,182)	(7,964,120)	(33,993)	(44,796)	(27,603)	(177,553)	(221,675)	(201,916)	(1,212,491)	(873,368)	(1,192,553)	-	1,200,133	1,200,000	-	-	-	(9,564,447)	(7,917,888)	(8,186,192)
TOTAL NET REVENUE (DEFICIT)	(2,791,918)	(3,850,386)	(3,371,734)	3,569,830	4,489,983	2,570,186	(1,867,779)	(329,255)	(1,104,053)	(7,310,220)	(6,091,117)	(4,832,935)	(3,349,877)	(1,481,495)	(3,459,147)	-	(342,563)	(304,993)	(11,749,965)	(7,604,833)	(10,502,677)
ADJUSTMENTS PRIOR TO NET TO RESERVES																					
Add: Depreciation and Amortization	7,607,794	7,482,005	7,721,716	1,219,863	845,995	845,700	831,308	291,623	418,668	1,219,236	1,189,121	1,084,359	355,628	347,581	334,800	192,000	214,878	176,000	11,425,829	10,371,203	10,581,243
Add: KAZU Available Operating Cash	-	-	-	-	-	-	686,152	302,984	717,633	-	-	-	-	-	-	-	-	-	686,152	302,984	717,633
ADJUSTED NET TO RESERVES	4,815,876	3,631,619	4,349,982	4,789,693	5,335,978	3,415,886	(350,319)	265,352	32,248	(6,090,984)	(4,901,996)	(3,748,576)	(2,994,249)	(1,133,914)	(3,124,347)	192,000	(127,685)	(128,993)	362,016	3,069,354	796,199