



DNI Properties, Inc.

Carlton Glen Estates

Monthly Financial Report

12/1/2025 to 12/31/2025

Carlton Glen Estates
Balance Sheet
Period Through: 12/31/2025

Assets

Operating Cash			
1030 - Banc of California Operating	\$49,062.67		
Operating Cash Total		\$49,062.67	
Reserves			
1031 - Banc of California MM	\$44.67		
1032 - Banc of California MM -Alley	\$2,024.95		
1038 - US Bank MM - Reserves	\$120,248.32		
1039 - US Bank - Alley	\$57,207.79		
Reserves Total		\$179,525.73	
Other			
1033 - Banc of California - Debit Card	\$1,000.00		
Other Total		\$1,000.00	
Assets Total			\$229,588.40
Liabilities and Equity			
Other			
2032 - Prepaid Assessments	\$8,966.03		
Other Total		\$8,966.03	
Retained Earnings		\$193,465.03	
Net Income		\$27,157.34	
Liabilities & Equity Total			\$229,588.40

**Carlton Glen Estates
Budget Comparison Report
12/1/2025 - 12/31/2025**

12/1/2025 -
12/31/2025

1/1/2025 -
12/31/2025

Accounts	Budget	Actual	Budget	Actual	Annual Budget	Remaining Budget
Income						
<u>Income</u>						
3010 - Assessments	\$0.00	(\$4,151.03)	\$201,200.00	\$210,508.68	\$201,200.00	(\$9,308.68)
3012 - Alley Fee	\$0.00	\$0.00	\$3,600.00	\$3,737.64	\$3,600.00	(\$137.64)
3014 - Fines	\$0.00	\$30.00	\$0.00	\$778.38	\$0.00	(\$778.38)
3746 - Late Fees / Delinquency Interest	\$0.00	\$0.00	\$500.00	\$1,306.48	\$500.00	(\$806.48)
3750 - Bank Interest	\$104.13	\$490.46	\$1,250.00	\$1,950.49	\$1,250.00	(\$700.49)
3751 - Change of Ownership	\$83.37	\$500.00	\$1,000.00	\$1,700.00	\$1,000.00	(\$700.00)
3765 - Pool Pass Replacement	\$0.00	\$0.00	\$50.00	\$96.20	\$50.00	(\$46.20)
3770 - Miscellaneous	\$0.00	\$0.00	\$0.00	\$114.39	\$0.00	(\$114.39)
3801 - Late Notice/Collection Ltr. Reimbursement	\$0.00	\$0.00	\$1,200.00	\$2,100.30	\$1,200.00	(\$900.30)
3802 - Legal Fee Reimbursement	\$250.00	\$0.00	\$1,000.00	\$2,187.05	\$1,000.00	(\$1,187.05)
Total Income	\$437.50	(\$3,130.57)	\$209,800.00	\$224,479.61	\$209,800.00	(\$14,679.61)
Total Income	\$437.50	(\$3,130.57)	\$209,800.00	\$224,479.61	\$209,800.00	(\$14,679.61)
Expense						
<u>Administrative Expenses</u>						
5010 - Postage/Printing/Supplies	\$0.00	\$1,328.13	\$4,000.00	\$5,887.71	\$4,000.00	(\$1,887.71)
5012 - Transfer/Admin Fee	\$0.00	\$100.00	\$0.00	\$100.00	\$0.00	(\$100.00)
5014 - Management Fee	\$1,275.00	\$1,275.00	\$15,300.00	\$15,300.00	\$15,300.00	\$0.00
5022 - Legal	\$0.00	\$0.00	\$3,000.00	\$1,287.47	\$3,000.00	\$1,712.53
5024 - Website	\$0.00	\$730.64	\$1,500.00	\$1,002.48	\$1,500.00	\$497.52
5025 - Misc. Administrative	\$208.37	\$0.00	\$2,500.00	\$2,575.16	\$2,500.00	(\$75.16)
5026 - Social	\$125.00	\$0.00	\$1,500.00	\$912.01	\$1,500.00	\$587.99
5030 - Late Notices/Collection Letters	\$104.13	\$0.00	\$1,250.00	\$2,040.00	\$1,250.00	(\$790.00)
5270 - Tax Preparation	\$0.00	\$0.00	\$0.00	\$215.00	\$0.00	(\$215.00)
Total Administrative Expenses	\$1,712.50	\$3,433.77	\$29,050.00	\$29,319.83	\$29,050.00	(\$269.83)
<u>Utilities</u>						
5042 - Electric	\$375.00	\$257.92	\$4,500.00	\$4,438.06	\$4,500.00	\$61.94
5044 - Water	\$833.37	\$215.88	\$10,000.00	\$18,332.48	\$10,000.00	(\$8,332.48)
Total Utilities	\$1,208.37	\$473.80	\$14,500.00	\$22,770.54	\$14,500.00	(\$8,270.54)
<u>Grounds</u>						
5101 - General Repairs/Grounds	\$1,416.63	\$0.00	\$17,000.00	\$9,826.42	\$17,000.00	\$7,173.58
5102 - Misc. Grounds Maintenance	\$106.25	\$0.00	\$1,275.00	\$9,958.42	\$1,275.00	(\$8,683.42)
5105 - Irrigation Start -Up/ Shut -Down	\$0.00	\$0.00	\$0.00	\$1,380.00	\$0.00	(\$1,380.00)
5106 - Irrigation Maintenance	\$0.00	\$0.00	\$0.00	\$3,140.00	\$0.00	(\$3,140.00)
5108 - Tree Removal & Trim	\$208.37	\$0.00	\$2,500.00	\$4,985.00	\$2,500.00	(\$2,485.00)
5109 - Ash Tree Treatments	\$0.00	\$0.00	\$0.00	\$5,995.00	\$0.00	(\$5,995.00)
5116 - Lawn Care Contract	\$4,583.37	\$0.00	\$55,000.00	\$38,045.00	\$55,000.00	\$16,955.00
5118 - Pond Maintenance	\$416.63	\$0.00	\$5,000.00	\$4,307.26	\$5,000.00	\$692.74
5119 - Pond Aerator Installation	\$333.37	\$0.00	\$4,000.00	\$0.00	\$4,000.00	\$4,000.00
5120 - Fish Stocking	\$208.37	\$0.00	\$2,500.00	\$2,324.90	\$2,500.00	\$175.10
5123 - Snow Removal	\$233.37	\$150.00	\$2,800.00	\$3,600.00	\$2,800.00	(\$800.00)
Total Grounds	\$7,506.36	\$150.00	\$90,075.00	\$83,562.00	\$90,075.00	\$6,513.00
<u>Pool</u>						
5041 - Trash-Pool	\$166.63	\$282.58	\$2,000.00	\$2,287.58	\$2,000.00	(\$287.58)
5046 - Telephone-Pool	\$37.50	\$0.00	\$450.00	\$788.50	\$450.00	(\$338.50)
5130 - Pool Furniture	\$0.00	\$0.00	\$0.00	\$2,987.41	\$0.00	(\$2,987.41)
5131 - Pool Contract	\$1,333.37	\$0.00	\$16,000.00	\$16,259.45	\$16,000.00	(\$259.45)
5132 - Pool Repairs/Supplies	\$1,083.37	\$0.00	\$13,000.00	\$9,551.68	\$13,000.00	\$3,448.32
5133 - Pool Permit	\$45.87	\$225.00	\$550.00	\$225.00	\$550.00	\$325.00
5135 - Pool Security	\$0.00	\$0.00	\$0.00	\$5,610.01	\$0.00	(\$5,610.01)
5136 - Pool Attendant Payroll	\$1,083.37	\$0.00	\$13,000.00	\$13,305.03	\$13,000.00	(\$305.03)
Total Pool	\$3,750.11	\$507.58	\$45,000.00	\$51,014.66	\$45,000.00	(\$6,014.66)
<u>Insurance/Taxes</u>						
5220 - Insurance	\$1,083.37	\$0.00	\$13,000.00	\$10,655.24	\$13,000.00	\$2,344.76
Total Insurance/Taxes	\$1,083.37	\$0.00	\$13,000.00	\$10,655.24	\$13,000.00	\$2,344.76

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Budget Comparison Report
12/1/2025 - 12/31/2025**

12/1/2025 -
12/31/2025

1/1/2025 -
12/31/2025

Accounts	Budget	Actual	Budget	Actual	Annual Budget	Remaining Budget
Total Expense	\$15,260.71	\$4,565.15	\$191,625.00	\$197,322.27	\$191,625.00	(\$5,697.27)
Operating Net Income	(\$14,823.21)	(\$7,695.72)	\$18,175.00	\$27,157.34	\$18,175.00	(\$8,982.34)
Net Income	(\$14,823.21)	(\$7,695.72)	\$18,175.00	\$27,157.34	\$18,175.00	(\$8,982.34)