

Monthly Report

April 2025

Northview Condos, Inc. - 1292

Prepared By : Paragon Equities

4543 E Anaheim Street Long Beach CA 90804

(562) 494-4455

Cash Flow Statement

Northview Condos, Inc. - 1292
Month = Apr 2025
Book = Cash

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
3000	INCOME				
3108	Prepaid Dues	-626.01	-2.23	-1,521.01	-1.40
3110	Dues/Operating	28,689.01	102.09	109,634.01	100.90
3122	Club House Rental	0.00	0.00	25.00	0.02
3410	Late Fee	40.00	0.14	220.00	0.20
3411	Violation Fee	0.00	0.00	300.00	0.28
3990	TOTAL INCOME	28,103.00	100.00	108,658.00	100.00
4000	EXPENSE				
4120	Telephone/Intercom	155.20	0.55	4,466.19	4.11
4124	Miscellaneous General & Admin	0.00	0.00	1,287.00	1.18
4129	Bank Charges	6.00	0.02	60.25	0.06
4130	Postage & Printing	10.35	0.04	37.54	0.03
4133	Copies & Faxes	11.40	0.04	63.60	0.06
4450	Repairs/Plumbing	0.00	0.00	125.00	0.12
4455	Repairs/Electrical	425.00	1.51	425.00	0.39
4457	Repairs/Gate,Fence	0.00	0.00	415.00	0.38
4460	Repairs/Roof	500.00	1.78	500.00	0.46
4475	Fire Safety Equipment	0.00	0.00	480.00	0.44
4490	Elevator Maintenance	700.00	2.49	1,450.00	1.33
4491	Lighting Maintenance	0.00	0.00	181.64	0.17
4520	Maintenance & Supplies	0.00	0.00	159.47	0.15
4525	Pest Control	0.00	0.00	1,495.00	1.38
4530	Gardening	1,872.00	6.66	4,294.00	3.95
4535	Pool/Spa Maintenance	550.00	1.96	1,650.00	1.52
4540	Insurance	7,220.82	25.69	18,039.05	16.60
4550	Management	1,831.83	6.52	7,402.32	6.81
4560	Custodial Service	975.00	3.47	3,850.00	3.54
4580	Electricity	2,729.97	9.71	5,633.87	5.18
4590	Gas	598.37	2.13	1,339.71	1.23
4610	Water & Sewer	1,279.69	4.55	11,293.07	10.39
4620	Trash	4,783.73	17.02	8,018.27	7.38
4625	Cable/Internet/Satellite Expense	13,927.95	49.56	21,132.09	19.45
4641	License,Fees,Permits	0.00	0.00	35.00	0.03
4649	Meeting Expense	0.00	0.00	65.00	0.06
4651	Contingency	0.00	0.00	2,250.00	2.07
4722	TOTAL EXPENSE	37,577.31	133.71	96,148.07	88.49
4723	RESERVE ALLOCATION				
4730	Transfer to Reserve Acct	4,471.08	15.91	4,471.08	4.11
4818	TOTAL RESERVE ALLOCATION	4,471.08	15.91	4,471.08	4.11
5010	NET INCOME	-13,945.39	-49.62	8,038.85	7.40
	CASH FLOW	-13,945.39	-49.62	8,038.85	7.40
	MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE	
1110	Cash in Bank - Operating Account	103,290.17	89,344.78	-13,945.39	
1114	Cash in Bank	0.00	0.00	0.00	
1120	Cash in Bank - Reserve	25,249.71	29,721.01	4,471.30	
1125	Cash in Bank - Money Market	89,624.54	89,619.28	-5.26	
	TOTAL CASH	218,164.42	208,685.07	-9,479.35	

Cash Flow Statement

Northview Condos, Inc. - 1292
Month = Apr 2025
Book = Cash

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
	YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE	
1110	Cash in Bank - Operating Account	81,305.93	89,344.78	8,038.85	
1114	Cash in Bank	0.00	0.00	0.00	
1120	Cash in Bank - Reserve	25,249.03	29,721.01	4,471.98	
1125	Cash in Bank - Money Market	89,640.33	89,619.28	-21.05	
	TOTAL CASH	196,195.29	208,685.07	12,489.78	

Balance Sheet

Page 1

Northview Condos, Inc. - 1292

Month = Apr 2025

Book = Cash

ACCOUNT		CURRENT BALANCE
1000	ASSETS	
1100	Cash	
1110	Cash in Bank - Operating Account	89,344.78
1120	Cash in Bank - Reserve	29,721.01
1125	Cash in Bank - Money Market	89,619.28
1190	Total Cash	208,685.07
1990	TOTAL ASSETS	208,685.07
2500	Reserves	
2501	Reserves-Boiler	-9,466.68
2503	Reserves-Tennis Courts	1,685.81
2504	Reserves-Security Phones	176.09
2505	Reserves-Irrigation	1,164.12
2507	Reserves-Fences & Gates	-15,797.49
2511	Reserves-Pest Control	-3,642.70
2513	Reserves-Lighting	2,564.29
2514	Reserves-Elevator	5,444.20
2515	Reserves-Painting	9,304.47
2519	Reserves-Pool & Spa	-13,177.93
2521	Reserves-Contingency	-6,670.09
2522	Reserves-Balconies/Decks	-7,400.00
2524	Reserve - Special Assessment	346,249.77
2525	Unallocated Interest on Funds	317.87
2607	Reserves-Fire System	2,236.14
2614	Reserves-Mailboxes	-4,712.48
2615	Reserves-Concrete	758.58
2616	Reserve-Clubhouse	-12,023.96
2624	Reserve - Roofs/Decks	71,443.07
2640	Reserves - Sauna	1,130.73
2700	Reserve Fund	-250,243.52
2701	Total Reserves	119,340.29
2702	Equity	
2704	Owner Equity	13,103.36
2710	Current Fees Year Increase/Decrease	75,411.42
2850	Escrow Refund	830.00
2890	Total Equity	89,344.78
2990	TOTAL LIAB. & EQUITY	208,685.07

Budget Comparison

Northview Condos, Inc. - 1292
Month = Apr 2025
Book = Cash

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000	INCOME									
3108	Prepaid Dues	-626.01	0.00	-626.01	N/A	-1,521.01	0.00	-1,521.01	N/A	0.00
3110	Dues/Operating	28,689.01	27,720.00	969.01	3.50	109,634.01	110,880.00	-1,245.99	-1.12	332,640.00
3122	Club House Rental	0.00	0.00	0.00	N/A	25.00	0.00	25.00	N/A	0.00
3410	Late Fee	40.00	0.00	40.00	N/A	220.00	0.00	220.00	N/A	0.00
3411	Violation Fee	0.00	0.00	0.00	N/A	300.00	0.00	300.00	N/A	0.00
3990	TOTAL INCOME	28,103.00	27,720.00	383.00	1.38	108,658.00	110,880.00	-2,222.00	-2.00	332,640.00
4000	EXPENSE									
4120	Telephone/Intercom	155.20	366.66	211.46	57.67	4,466.19	1,467.63	-2,998.56	-204.31	4,403.63
4124	Miscellaneous General & Admin	0.00	50.00	50.00	100.00	1,287.00	200.00	-1,087.00	-543.50	600.00
4129	Bank Charges	6.00	8.34	2.34	28.06	60.25	32.37	-27.88	-86.13	96.37
4130	Postage & Printing	10.35	100.00	89.65	89.65	37.54	400.00	362.46	90.62	1,200.00
4133	Copies & Faxes	11.40	100.00	88.60	88.60	63.60	400.00	336.40	84.10	1,200.00
4137	Budget Prep	0.00	10.41	10.41	100.00	0.00	40.38	40.38	100.00	120.38
4444	Building Repairs	0.00	166.66	166.66	100.00	0.00	667.63	667.63	100.00	2,003.63
4450	Repairs/Plumbing	0.00	1,000.00	1,000.00	100.00	125.00	4,000.00	3,875.00	96.88	12,000.00
4452	Repairs/Irrigation Syst	0.00	83.34	83.34	100.00	0.00	332.37	332.37	100.00	996.37
4455	Repairs/Electrical	425.00	83.34	-341.66	-409.96	425.00	332.37	-92.63	-27.87	996.37
4457	Repairs/Gate,Fence	0.00	291.66	291.66	100.00	415.00	1,167.63	752.63	64.46	3,503.63
4460	Repairs/Roof	500.00	83.34	-416.66	-499.95	500.00	332.37	-167.63	-50.43	996.37
4470	Repairs/Other	0.00	166.66	166.66	100.00	0.00	667.63	667.63	100.00	2,003.63
4475	Fire Safety Equipment	0.00	208.34	208.34	100.00	480.00	832.37	352.37	42.33	2,496.37
4481	Restoration Expense	0.00	83.34	83.34	100.00	0.00	332.37	332.37	100.00	996.37
4490	Elevator Maintenance	700.00	250.00	-450.00	-180.00	1,450.00	1,000.00	-450.00	-45.00	3,000.00
4491	Lighting Maintenance	0.00	208.34	208.34	100.00	181.64	832.37	650.73	78.18	2,496.37
4520	Maintenance & Supplies	0.00	208.34	208.34	100.00	159.47	832.37	672.90	80.84	2,496.37
4525	Pest Control	0.00	408.34	408.34	100.00	1,495.00	1,632.37	137.37	8.42	4,896.37
4530	Gardening	1,872.00	1,000.00	-872.00	-87.20	4,294.00	4,000.00	-294.00	-7.35	12,000.00
4532	Tree Trimming	0.00	333.34	333.34	100.00	0.00	1,332.37	1,332.37	100.00	3,996.37
4535	Pool/Spa Maintenance	550.00	583.34	33.34	5.72	1,650.00	2,332.37	682.37	29.26	6,996.37
4540	Insurance	7,220.82	4,166.66	-3,054.16	-73.30	18,039.05	16,667.63	-1,371.42	-8.23	50,003.63
4550	Management	1,831.83	1,831.84	0.01	0.00	7,402.32	7,327.87	-74.45	-1.02	21,983.87
4554	Admin. Services	0.00	8.34	8.34	100.00	0.00	32.37	32.37	100.00	96.37
4556	Locksmith Service	0.00	83.34	83.34	100.00	0.00	332.37	332.37	100.00	996.37
4560	Custodial Service	975.00	983.34	8.34	0.85	3,850.00	3,932.37	82.37	2.09	11,796.37
4580	Electricity	2,729.97	1,683.34	-1,046.63	-62.18	5,633.87	6,732.37	1,098.50	16.32	20,196.37
4590	Gas	598.37	333.34	-265.03	-79.51	1,339.71	1,332.37	-7.34	-0.55	3,996.37

Budget Comparison

Northview Condos, Inc. - 1292
Month = Apr 2025
Book = Cash

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4610	Water & Sewer	1,279.69	2,500.00	1,220.31	48.81	11,293.07	10,000.00	-1,293.07	-12.93	30,000.00
4620	Trash	4,783.73	1,666.66	-3,117.07	-187.02	8,018.27	6,667.63	-1,350.64	-20.26	20,003.63
4625	Cable/Internet/Satellite Expense	13,927.95	3,250.00	-10,677.95	-328.55	21,132.09	13,000.00	-8,132.09	-62.55	39,000.00
4629	Tax Preparation/Audit	0.00	70.84	70.84	100.00	0.00	283.87	283.87	100.00	851.87
4630	Legal	0.00	250.00	250.00	100.00	0.00	1,000.00	1,000.00	100.00	3,000.00
4635	Reserve Study Expense	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	1,500.00
4640	Taxes	0.00	29.16	29.16	100.00	0.00	116.13	116.13	100.00	348.13
4641	License,Fees,Permits	0.00	141.66	141.66	100.00	35.00	567.63	532.63	93.83	1,703.63
4649	Meeting Expense	0.00	16.66	16.66	100.00	65.00	67.63	2.63	3.89	203.63
4651	Contingency	0.00	315.00	315.00	100.00	2,250.00	1,260.00	-990.00	-78.57	3,780.00
4722	TOTAL EXPENSE	37,577.31	23,248.97	-14,328.34	-61.63	96,148.07	92,987.21	-3,160.86	-3.40	278,955.21
4723	RESERVE ALLOCATION									
4730	Transfer to Reserve Acct	4,471.08	4,471.09	0.01	0.00	4,471.08	17,884.12	13,413.04	75.00	53,652.12
4818	TOTAL RESERVE ALLOCATION	4,471.08	4,471.09	0.01	0.00	4,471.08	17,884.12	13,413.04	75.00	53,652.12
5010	NET INCOME	-13,945.39	-0.06	-13,945.33	-23,242,216.67	8,038.85	8.67	8,030.18	92,620.30	32.67
1000	ASSETS									
1100	Cash									
1110	Cash in Bank - Operating Account	13,945.39	0.00	13,945.39	N/A	-8,038.85	0.00	-8,038.85	N/A	0.00
1120	Cash in Bank - Reserve	-4,471.30	0.00	-4,471.30	N/A	-4,471.98	0.00	-4,471.98	N/A	0.00
1125	Cash in Bank - Money Market	5.26	0.00	5.26	N/A	21.05	0.00	21.05	N/A	0.00
1190	Total Cash	9,479.35	0.00	9,479.35	N/A	-12,489.78	0.00	-12,489.78	N/A	0.00
1990	TOTAL ASSETS	9,479.35	0.00	9,479.35	N/A	-12,489.78	0.00	-12,489.78	N/A	0.00
2500	Reserves									
2525	Unallocated Interest on Funds	0.96	0.00	0.96	N/A	3.85	0.00	3.85	N/A	0.00
2700	Reserve Fund	4,465.08	0.00	4,465.08	N/A	4,447.08	0.00	4,447.08	N/A	0.00
2701	Total Reserves	4,466.04	0.00	4,466.04	N/A	4,450.93	0.00	4,450.93	N/A	0.00
2702	Equity									
2710	Current Fees Year Increase/Decrease	-13,945.39	0.00	-13,945.39	N/A	8,038.85	0.00	8,038.85	N/A	0.00
2890	Total Equity	-13,945.39	0.00	-13,945.39	N/A	8,038.85	0.00	8,038.85	N/A	0.00

Budget Comparison

Northview Condos, Inc. - 1292
Month = Apr 2025
Book = Cash

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2990	TOTAL LIAB. & EQUITY	-9,479.35	0.00	-9,479.35	N/A	12,489.78	0.00	12,489.78	N/A	0.00
	CASH FLOW	-13,945.39	-0.06	-13,945.33	-23,242,216.67	8,038.85	8.67	8,030.18	92,620.30	32.67
	MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110	Cash in Bank - Operating Account	103,290.17	89,344.78	-13,945.39						
1114	Cash in Bank	0.00	0.00	0.00						
1120	Cash in Bank - Reserve	25,249.71	29,721.01	4,471.30						
1125	Cash in Bank - Money Market	89,624.54	89,619.28	-5.26						
	TOTAL CASH	218,164.42	208,685.07	-9,479.35						
	YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110	Cash in Bank - Operating Account	81,305.93	89,344.78	8,038.85						
1114	Cash in Bank	0.00	0.00	0.00						
1120	Cash in Bank - Reserve	25,249.03	29,721.01	4,471.98						
1125	Cash in Bank - Money Market	89,640.33	89,619.28	-21.05						
	TOTAL CASH	196,195.29	208,685.07	12,489.78						

General Ledger

Northview Condos, Inc. - 1292
 Month = Apr 2025
 Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1110			Cash in Bank - Operatin...					103,290.17 = Beginning Balance =	
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Paragon Equities-4550	K-340241	5600	0.00	11.40	103,278.77	1292: Jan 2025 Copies and Postages
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Paragon Equities-4550	K-340241	5600	0.00	10.35	103,268.42	1292: Jan 2025 Copies and Postages
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Paragon Equities-4550	K-340241	5600	0.00	1,831.83	101,436.59	April Management Fees
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Chris Sarni	R-801621	:prepay	100.00	0.00	101,536.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Chris Sarni	R-801621	:prepay	0.00	100.00	101,436.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Chris Sarni	R-801622	:prepay	0.00	395.00	101,041.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Chris Sarni	R-801622	:prepay	395.00	0.00	101,436.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Felipe J. Martinez	R-801623	:prepay	0.00	415.00	101,021.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Felipe J. Martinez	R-801623	:prepay	415.00	0.00	101,436.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Claudia F. Harrison	R-801624	:prepay	0.00	10.00	101,426.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Claudia F. Harrison	R-801624	:prepay	10.00	0.00	101,436.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Sandra L. Kaufmann	R-801625	:prepay	0.00	35.00	101,401.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Sandra L. Kaufmann	R-801625	:prepay	35.00	0.00	101,436.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Lora D. Dickinson	R-801626	:prepay	448.00	0.00	101,884.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Lora D. Dickinson	R-801626	:prepay	0.00	448.00	101,436.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Stella Gariboldi	R-801649	:prepay	20.00	0.00	101,456.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Stella Gariboldi	R-801649	:prepay	0.00	20.00	101,436.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	William S. Miller & Timot...	R-801650	:prepay	495.00	0.00	101,931.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	William S. Miller & Timot...	R-801650	:prepay	0.00	495.00	101,436.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Janice L. Piper	R-801670	:prepay	90.00	0.00	101,526.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Janice L. Piper	R-801670	:prepay	0.00	90.00	101,436.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Elizabeth Gonzalez	R-801686	:prepay	10.00	0.00	101,446.59	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292

Month = Apr 2025

Book = Cash

Page 2

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Elizabeth Gonzalez	R-801686	:prepay	0.00	10.00	101,436.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Andre F. Ide	R-801692	:prepay	115.00	0.00	101,551.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Andre F. Ide	R-801692	:prepay	0.00	115.00	101,436.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Yoshiko A. Ramirez, Tru...	R-801693	:prepay	495.00	0.00	101,931.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Yoshiko A. Ramirez, Tru...	R-801693	:prepay	0.00	495.00	101,436.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Deeptichandra Chakka	R-801702	:prepay	455.00	0.00	101,891.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Deeptichandra Chakka	R-801702	:prepay	0.00	455.00	101,436.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Maria Angela Santos	R-801730	:prepay	340.00	0.00	101,776.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Maria Angela Santos	R-801730	:prepay	0.00	340.00	101,436.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Jerome Furlow & Amber ...	R-801731	:prepay	485.00	0.00	101,921.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Jerome Furlow & Amber ...	R-801731	:prepay	0.00	485.00	101,436.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Noelia Mosqueda	R-801764	:prepay	470.00	0.00	101,906.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Noelia Mosqueda	R-801764	:prepay	0.00	470.00	101,436.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Maxwell S. Moncure & El...	R-801787	:prepay	175.00	0.00	101,611.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Maxwell S. Moncure & El...	R-801787	:prepay	0.00	175.00	101,436.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Maxwell S. Moncure & El...	R-801788	:prepay	320.00	0.00	101,756.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Maxwell S. Moncure & El...	R-801788	:prepay	0.00	320.00	101,436.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Jublin Kothari, Nibharani...	R-801912	139	485.00	0.00	101,921.59	1292-101
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Jublin Kothari, Nibharani...	R-801912	139	10.00	0.00	101,931.59	1292-101
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Linda J. Zila	R-801913	2849	495.00	0.00	102,426.59	1292-210
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Fred J. Nalder, Trustee o...	R-801914	880397275	495.00	0.00	102,921.59	1292-312
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Ana L. Cossio, Trustee o...	R-801915	880450885	90.00	0.00	103,011.59	1292-217
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Ana L. Cossio, Trustee o...	R-801915	880450885	405.00	0.00	103,416.59	1292-217

General Ledger

Northview Condos, Inc. - 1292

Month = Apr 2025

Book = Cash

Page 3

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Earl Hatton	R-801916	3801259413	495.00	0.00	103,911.59	1292-213
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Katy Rios & Albert C. La...	R-801920	736	100.00	0.00	104,011.59	1292-215
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Katy Rios & Albert C. La...	R-801920	736	395.00	0.00	104,406.59	1292-215
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Megan Porter & Nicolas Diaz	R-801923	216	495.00	0.00	104,901.59	1292-106
Northview Condos, Inc. - 1292	04/02/2025	04/2025	Matseliso Matseletsele	R-801917	880452874	86.01	0.00	104,987.60	1292-209
Northview Condos, Inc. - 1292	04/02/2025	04/2025	Matseliso Matseletsele	R-801917	880452874	388.99	0.00	105,376.59	1292-209
Northview Condos, Inc. - 1292	04/02/2025	04/2025	Karla Magana	R-801919	2230	60.00	0.00	105,436.59	1292-308
Northview Condos, Inc. - 1292	04/02/2025	04/2025	Karla Magana	R-801919	2230	415.00	0.00	105,851.59	1292-308
Northview Condos, Inc. - 1292	04/02/2025	04/2025	Vicki L. Desler & Michael...	R-801921	5572	495.00	0.00	106,346.59	1292-208
Northview Condos, Inc. - 1292	04/02/2025	04/2025	Vicki L. Desler & Michael...	R-801921	5572	10.00	0.00	106,356.59	1292-208
Northview Condos, Inc. - 1292	04/02/2025	04/2025	Noelia Mosqueda	R-801922	2398	25.00	0.00	106,381.59	1292-204
Northview Condos, Inc. - 1292	04/02/2025	04/2025	Noelia Mosqueda	R-801922	2398	470.00	0.00	106,851.59	1292-204
Northview Condos, Inc. - 1292	04/02/2025	04/2025	Michael J. Gore	R-801924	0000995960	495.00	0.00	107,346.59	1292-205
Northview Condos, Inc. - 1292	04/02/2025	04/2025	Roberto M. Sinson, Jr & ...	R-801925	0000005596	495.00	0.00	107,841.59	1292-309
Northview Condos, Inc. - 1292	04/03/2025	04/2025	Andre F. Ide	R-803041	472164314	380.00	0.00	108,221.59	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	04/03/2025	04/2025	Andre F. Ide	R-803041	472164314	95.00	0.00	108,316.59	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	04/03/2025	04/2025	Vicki L. Desler & Michael...	R-803043	472500201	485.00	0.00	108,801.59	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	04/03/2025	04/2025	Vicki L. Desler & Michael...	R-803043	472500201	10.00	0.00	108,811.59	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	04/04/2025	04/2025	A-Pro Security Service Inc.	K-340341	5601	0.00	425.00	108,386.59	1292: Patio Light Troubleshooting
Northview Condos, Inc. - 1292	04/04/2025	04/2025	Roofing Standards, Inc.	K-340342	5602	0.00	500.00	107,886.59	1292: 3-Course Repairs on BUR
Northview Condos, Inc. - 1292	04/04/2025	04/2025	Nicholas E. Oifoh	R-802026	285617148	495.00	0.00	108,381.59	Credit Card On-Line Payment ; Web - Resident Services
Northview Condos, Inc. - 1292	04/04/2025	04/2025	Lucy Harumi Hayabe	R-802329	1334	495.00	0.00	108,876.59	1292-307
Northview Condos, Inc. - 1292	04/04/2025	04/2025	Cathy Y. Butler	R-802330	7496	495.00	0.00	109,371.59	1292-206

General Ledger

Northview Condos, Inc. - 1292

Month = Apr 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	04/04/2025	04/2025	Felipe J. Martinez	R-802332	0000005246	80.00	0.00	109,451.59	1292-119
Northview Condos, Inc. - 1292	04/04/2025	04/2025	Felipe J. Martinez	R-802332	0000005246	395.00	0.00	109,846.59	1292-119
Northview Condos, Inc. - 1292	04/04/2025	04/2025	The Glenn Mitsuo Fuku...	R-802336	15198	485.00	0.00	110,331.59	1292-108
Northview Condos, Inc. - 1292	04/04/2025	04/2025	The Glenn Mitsuo Fuku...	R-802336	15198	10.00	0.00	110,341.59	1292-108
Northview Condos, Inc. - 1292	04/07/2025	04/2025	Lora D. Dickinson	R-802326	1950	47.00	0.00	110,388.59	1292-301
Northview Condos, Inc. - 1292	04/07/2025	04/2025	Lora D. Dickinson	R-802326	1950	448.00	0.00	110,836.59	1292-301
Northview Condos, Inc. - 1292	04/07/2025	04/2025	Gholam Nami & Judy Nami	R-802327	6742	495.00	0.00	111,331.59	1292-212
Northview Condos, Inc. - 1292	04/07/2025	04/2025	Claudia F. Harrison	R-802328	8802	485.00	0.00	111,816.59	1292-214
Northview Condos, Inc. - 1292	04/07/2025	04/2025	Claudia F. Harrison	R-802328	8802	10.00	0.00	111,826.59	1292-214
Northview Condos, Inc. - 1292	04/07/2025	04/2025	Chris Sarni	R-802333	865299	130.00	0.00	111,956.59	1292-110
Northview Condos, Inc. - 1292	04/07/2025	04/2025	Chris Sarni	R-802333	865299	290.00	0.00	112,246.59	1292-110
Northview Condos, Inc. - 1292	04/07/2025	04/2025	Valerie J. Herring	R-802334	91931	93.00	0.00	112,339.59	ALS 1292-302
Northview Condos, Inc. - 1292	04/07/2025	04/2025	Valerie J. Herring	R-802334	91931	495.00	0.00	112,834.59	ALS 1292-302
Northview Condos, Inc. - 1292	04/07/2025	04/2025	Valerie J. Herring	R-802334	91931	445.00	0.00	113,279.59	ALS 1292-302
Northview Condos, Inc. - 1292	04/08/2025	04/2025	Erica M. Piurkowski & M...	R-802331	881533151	495.00	0.00	113,774.59	1292-201
Northview Condos, Inc. - 1292	04/08/2025	04/2025	Christina Keehan	R-802335	0095759747	495.00	0.00	114,269.59	1292-102
Northview Condos, Inc. - 1292	04/09/2025	04/2025	Alexander Levy, Michael...	R-803045	474644243	495.00	0.00	114,764.59	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	04/10/2025	04/2025	City of Signal Hill (Water...	K-340388	5603	0.00	1,038.92	113,725.67	1292: 109-02111-01 02/10-03/03
Northview Condos, Inc. - 1292	04/10/2025	04/2025	City of Signal Hill (Water...	K-340389	5604	0.00	240.77	113,484.90	1292: 109-02112-01 02/10-03/05
Northview Condos, Inc. - 1292	04/10/2025	04/2025	Spectrum	K-340390	5605	0.00	3,677.48	109,807.42	1292: 8413131220077041 03/16-04/15
Northview Condos, Inc. - 1292	04/10/2025	04/2025	American Elevator Servic...	K-340482	5606	0.00	250.00	109,557.42	1292: Apr 2025 Elevator Svc
Northview Condos, Inc. - 1292	04/10/2025	04/2025	American Elevator Servic...	K-340482	5606	0.00	450.00	109,107.42	1292: Removed debris under door
Northview Condos, Inc. - 1292	04/10/2025	04/2025	Swiftly Swept	K-340488	5607	0.00	975.00	108,132.42	1292: Mar 2025 Maintenance Svc

General Ledger

Northview Condos, Inc. - 1292

Month = Apr 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	04/10/2025	04/2025	Great American Pool Se...	K-340505	5608	0.00	550.00	107,582.42	1292: Apr 2025 Pool Svc
Northview Condos, Inc. - 1292	04/10/2025	04/2025	Land Graphics	K-340506	5609	0.00	936.00	106,646.42	1292: Apr 2025 Landscape Svc
Northview Condos, Inc. - 1292	04/10/2025	04/2025	Mildred A. Graves	R-802847	1314	495.00	0.00	107,141.42	1292-310
Northview Condos, Inc. - 1292	04/10/2025	04/2025	Erica Ann Sack & Alex ...	R-802851	408	495.00	0.00	107,636.42	1292-316
Northview Condos, Inc. - 1292	04/10/2025	04/2025	Margarita A. Armenta	R-802852	0096589864	185.88	0.00	107,822.30	1292-207
Northview Condos, Inc. - 1292	04/10/2025	04/2025	Margarita A. Armenta	R-802852	0096589864	309.12	0.00	108,131.42	1292-207
Northview Condos, Inc. - 1292	04/10/2025	04/2025	Bank Charges 04/2025	J-81276	Bank Char...	0.00	6.00	108,125.42	Bank Charges 04/2025
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Cecilia Dong	R-802636	ACH	495.00	0.00	108,620.42	1292-317
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Daniel R. Ulloa & Ricard...	R-802637	ACH	495.00	0.00	109,115.42	1292-115
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Jamie L. Lozmack	R-802638	ACH	495.00	0.00	109,610.42	1292-319
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Jason Mar-Tang	R-802639	ACH	495.00	0.00	110,105.42	1292-318
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Maria Angela Santos	R-802640	ACH	340.00	0.00	110,445.42	1292-117
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Maria Angela Santos	R-802640	ACH	155.00	0.00	110,600.42	1292-117
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Mary Helen Uht & Albert...	R-802641	ACH	495.00	0.00	111,095.42	1292-105
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Matthew Froehlich & Mic...	R-802642	ACH	495.00	0.00	111,590.42	1292-104
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Randy Yoshioka & Britt...	R-802643	ACH	495.00	0.00	112,085.42	1292-315
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Samuel Dugay Sagaysay	R-802644	ACH	495.00	0.00	112,580.42	1292-202
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Sandra Torres Duran & ...	R-802645	ACH	495.00	0.00	113,075.42	1292-114
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Winnie Lao	R-802646	ACH	495.00	0.00	113,570.42	1292-306
Northview Condos, Inc. - 1292	04/14/2025	04/2025	Janice L. Piper	R-802848	2521	90.00	0.00	113,660.42	1292-113
Northview Condos, Inc. - 1292	04/14/2025	04/2025	Janice L. Piper	R-802848	2521	405.00	0.00	114,065.42	1292-113
Northview Condos, Inc. - 1292	04/14/2025	04/2025	Elizabeth Gonzalez	R-802849	1068	10.00	0.00	114,075.42	1292-103
Northview Condos, Inc. - 1292	04/14/2025	04/2025	Elizabeth Gonzalez	R-802849	1068	485.00	0.00	114,560.42	1292-103

General Ledger

Northview Condos, Inc. - 1292

Month = Apr 2025

Book = Cash

Page 6

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	04/14/2025	04/2025	Aurelio R. Cruz & Jennif...	R-802850	1270	495.00	0.00	115,055.42	1292-116
Northview Condos, Inc. - 1292	04/14/2025	04/2025	Aurelio R. Cruz & Jennif...	R-802850	1270	10.00	0.00	115,065.42	1292-116
Northview Condos, Inc. - 1292	04/14/2025	04/2025	Stella Gariboldi	R-802901	4091	20.00	0.00	115,085.42	1292-112
Northview Condos, Inc. - 1292	04/14/2025	04/2025	Stella Gariboldi	R-802901	4091	475.00	0.00	115,560.42	1292-112
Northview Condos, Inc. - 1292	04/15/2025	04/2025	Sandra L. Kaufmann	R-803010	523	35.00	0.00	115,595.42	1292-218
Northview Condos, Inc. - 1292	04/15/2025	04/2025	Sandra L. Kaufmann	R-803010	523	460.00	0.00	116,055.42	1292-218
Northview Condos, Inc. - 1292	04/15/2025	04/2025	Amy Angel	R-803011	0030333848	435.00	0.00	116,490.42	1292-107
Northview Condos, Inc. - 1292	04/15/2025	04/2025	Amy Angel	R-803011	0030333848	495.00	0.00	116,985.42	1292-107
Northview Condos, Inc. - 1292	04/15/2025	04/2025	Amy Angel	R-803011	0030333848	10.00	0.00	116,995.42	1292-107
Northview Condos, Inc. - 1292	04/15/2025	04/2025	Amy Angel	R-803011	0030333848	60.00	0.00	117,055.42	1292-107
Northview Condos, Inc. - 1292	04/16/2025	04/2025	Farmers Insurance Exc...	K-340610	12921601	0.00	7,220.82	109,834.60	1292: F0026264740010001 Apr 2025
Northview Condos, Inc. - 1292	04/16/2025	04/2025	Gary Lee & Theresa Kw...	R-803012	882173433	495.00	0.00	110,329.60	1292-109
Northview Condos, Inc. - 1292	04/17/2025	04/2025	SOUTHERN CALIFORN...	K-340615	12921701	0.00	2,729.97	107,599.63	1292: 70027445720 12/30-01/28
Northview Condos, Inc. - 1292	04/17/2025	04/2025	City of Long Beach (Utility)	K-340648	12921702	0.00	302.57	107,297.06	1292: 0699110000 svc 02/20-03/23
Northview Condos, Inc. - 1292	04/18/2025	04/2025	Charter Communications	K-340734	5610	0.00	155.20	107,141.86	1292: 8413131220041476 03/22-04/21
Northview Condos, Inc. - 1292	04/21/2025	04/2025	Signal Hill Disposal	K-341172	12922101	0.00	4,783.73	102,358.13	1292: 38V3601696 Feb and Mar 2025
Northview Condos, Inc. - 1292	04/21/2025	04/2025	Nicholas E. Oifoh	R-803201	287055986	495.00	0.00	102,853.13	Credit Card On-Line Payment ; Web - Resident Services
Northview Condos, Inc. - 1292	04/21/2025	04/2025	Jerome Furlow & Amber ...	R-803239	256	10.00	0.00	102,863.13	1292-203
Northview Condos, Inc. - 1292	04/21/2025	04/2025	Jerome Furlow & Amber ...	R-803239	256	485.00	0.00	103,348.13	1292-203
Northview Condos, Inc. - 1292	04/23/2025	04/2025	Land Graphics	K-340893	5611	0.00	936.00	102,412.13	1292: Feb 2025 Landscape Svc
Northview Condos, Inc. - 1292	04/25/2025	04/2025	Spectrum	K-340949	12922501	0.00	6,628.21	95,783.92	1292: 8413131220077041
Northview Condos, Inc. - 1292	04/25/2025	04/2025	Yoshiko A. Ramirez, Tru...	R-803364	0098816139	495.00	0.00	96,278.92	1292-311
Northview Condos, Inc. - 1292	04/29/2025	04/2025	Northview Condos, Inc.	K-340962	5612	0.00	4,471.08	91,807.84	1292 Transfer to Reserve

General Ledger

Northview Condos, Inc. - 1292

Month = Apr 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	04/29/2025	04/2025	Ana L. Cossio, Trustee o...	R-803480	883585285	10.00	0.00	91,817.84	1292-217
Northview Condos, Inc. - 1292	04/29/2025	04/2025	Ana L. Cossio, Trustee o...	R-803480	883585285	395.00	0.00	92,212.84	1292-217
Northview Condos, Inc. - 1292	04/29/2025	04/2025	Ana L. Cossio, Trustee o...	R-803480	883585285	90.00	0.00	92,302.84	1292-217
Northview Condos, Inc. - 1292	04/29/2025	04/2025	Matseliso Matseletsele	R-803481	883415148	106.01	0.00	92,408.85	1292-209
Northview Condos, Inc. - 1292	04/29/2025	04/2025	Matseliso Matseletsele	R-803481	883415148	368.99	0.00	92,777.84	1292-209
Northview Condos, Inc. - 1292	04/29/2025	04/2025	Deeptichandra Chakka	R-803804	476322853	40.00	0.00	92,817.84	PAYLEASE 1292-304
Northview Condos, Inc. - 1292	04/29/2025	04/2025	Deeptichandra Chakka	R-803804	476322853	445.00	0.00	93,262.84	PAYLEASE 1292-304
Northview Condos, Inc. - 1292	04/30/2025	04/2025	Spectrum	K-340995	5613	0.00	3,622.26	89,640.58	1292: 8413131220077041 04/16-05/15
Northview Condos, Inc. - 1292	04/30/2025	04/2025	City of Long Beach (Utility)	K-341043	5614	0.00	295.80	89,344.78	1292: 0699110000 03/23-04/21
Net Change=-13,945.39						32,976.00	46,921.39	89,344.78	= Ending Balance =
1120	Cash in Bank - Reserve							25,249.71	= Beginning Balance =
Northview Condos, Inc. - 1292	04/29/2025	04/2025	Northview	R-803504	5612	4,471.08	0.00	29,720.79	April 2025 transfer to reserve 1292
Northview Condos, Inc. - 1292	04/30/2025	04/2025	Interest Income 04/2025	J-81771	Interest I...	0.22	0.00	29,721.01	Interest Income 04/2025
Net Change=4,471.30						4,471.30	0.00	29,721.01	= Ending Balance =
1125	Cash in Bank - Money ...							89,624.54	= Beginning Balance =
Northview Condos, Inc. - 1292	04/10/2025	04/2025	Bank Charges 04/2025	J-81274	Bank Char...	0.00	6.00	89,618.54	Bank Charges 04/2025
Northview Condos, Inc. - 1292	04/30/2025	04/2025	Interest Income 04/2025	J-81275	Interest I...	0.74	0.00	89,619.28	Interest Income 04/2025
Net Change=-5.26						0.74	6.00	89,619.28	= Ending Balance =
2501	Reserves-Boiler							9,466.68	= Beginning Balance =
Net Change=0.00						0.00	0.00	9,466.68	= Ending Balance =
2503	Reserves-Tennis Courts							-1,685.81	= Beginning Balance =
Net Change=0.00						0.00	0.00	-1,685.81	= Ending Balance =
2504	Reserves-Security Phones							-176.09	= Beginning Balance =
Net Change=0.00						0.00	0.00	-176.09	= Ending Balance =

General Ledger

Northview Condos, Inc. - 1292
 Month = Apr 2025
 Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
2505			Reserves-Irrigation Net Change=0.00			0.00	0.00	-1,164.12 = Beginning Balance = -1,164.12 = Ending Balance =	
2507			Reserves-Fences & Gates Net Change=0.00			0.00	0.00	15,797.49 = Beginning Balance = 15,797.49 = Ending Balance =	
2511			Reserves-Pest Control Net Change=0.00			0.00	0.00	3,642.70 = Beginning Balance = 3,642.70 = Ending Balance =	
2513			Reserves-Lighting Net Change=0.00			0.00	0.00	-2,564.29 = Beginning Balance = -2,564.29 = Ending Balance =	
2514			Reserves-Elevator Net Change=0.00			0.00	0.00	-5,444.20 = Beginning Balance = -5,444.20 = Ending Balance =	
2515			Reserves-Painting Net Change=0.00			0.00	0.00	-9,304.47 = Beginning Balance = -9,304.47 = Ending Balance =	
2519			Reserves-Pool & Spa Net Change=0.00			0.00	0.00	13,177.93 = Beginning Balance = 13,177.93 = Ending Balance =	
2521			Reserves-Contingency Net Change=0.00			0.00	0.00	6,670.09 = Beginning Balance = 6,670.09 = Ending Balance =	
2522			Reserves-Balconies/Decks Net Change=0.00			0.00	0.00	7,400.00 = Beginning Balance = 7,400.00 = Ending Balance =	
2524			Reserve - Special Asse... Net Change=0.00			0.00	0.00	-346,249.77 = Beginning Balance = -346,249.77 = Ending Balance =	
2525			Unallocated Interest on ...					-316.91 = Beginning Balance =	
Northview Condos, Inc. - 1292	04/30/2025	04/2025	Interest Income 04/2025	J-81275	Interest I...	0.00	0.74	-317.65	Interest Income 04/2025
Northview Condos, Inc. - 1292	04/30/2025	04/2025	Interest Income 04/2025	J-81771	Interest I...	0.00	0.22	-317.87	Interest Income 04/2025
			Net Change=-0.96			0.00	0.96	-317.87 = Ending Balance =	
2607			Reserves-Fire System Net Change=0.00			0.00	0.00	-2,236.14 = Beginning Balance = -2,236.14 = Ending Balance =	

General Ledger

Northview Condos, Inc. - 1292
Month = Apr 2025
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
2614			Reserves-Mailboxes Net Change=0.00			0.00	0.00	4,712.48 = Beginning Balance = 4,712.48 = Ending Balance =	
2615			Reserves-Concrete Net Change=0.00			0.00	0.00	-758.58 = Beginning Balance = -758.58 = Ending Balance =	
2616			Reserve-Clubhouse Net Change=0.00			0.00	0.00	12,023.96 = Beginning Balance = 12,023.96 = Ending Balance =	
2624			Reserve - Roofs/Decks Net Change=0.00			0.00	0.00	-71,443.07 = Beginning Balance = -71,443.07 = Ending Balance =	
2640			Reserves - Sauna Net Change=0.00			0.00	0.00	-1,130.73 = Beginning Balance = -1,130.73 = Ending Balance =	
2700			Reserve Fund					254,708.60 = Beginning Balance =	
Northview Condos, Inc. - 1292	04/10/2025	04/2025	Bank Charges 04/2025	J-81274	Bank Char...	6.00	0.00	254,714.60	Bank Charges 04/2025
Northview Condos, Inc. - 1292	04/29/2025	04/2025	Northview	R-803504	5612	0.00	4,471.08	250,243.52	April 2025 transfer to reserve 1292
			Net Change=-4,465.08			6.00	4,471.08	250,243.52 = Ending Balance =	
2704			Owner Equity Net Change=0.00			0.00	0.00	-13,103.36 = Beginning Balance = -13,103.36 = Ending Balance =	
2710			Current Fees Year Incre... Net Change=0.00			0.00	0.00	-67,372.57 = Beginning Balance = -67,372.57 = Ending Balance =	
2850			Escrow Refund Net Change=0.00			0.00	0.00	-830.00 = Beginning Balance = -830.00 = Ending Balance =	
3108			Prepaid Dues					895.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Chris Sarni	R-801621	:prepay	100.00	0.00	995.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Chris Sarni	R-801622	:prepay	395.00	0.00	1,390.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Felipe J. Martinez	R-801623	:prepay	415.00	0.00	1,805.00	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292

Month = Apr 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Claudia F. Harrison	R-801624	:prepay	10.00	0.00	1,815.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Sandra L. Kaufmann	R-801625	:prepay	35.00	0.00	1,850.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Lora D. Dickinson	R-801626	:prepay	448.00	0.00	2,298.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Stella Gariboldi	R-801649	:prepay	20.00	0.00	2,318.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	William S. Miller & Timot...	R-801650	:prepay	495.00	0.00	2,813.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Janice L. Piper	R-801670	:prepay	90.00	0.00	2,903.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Elizabeth Gonzalez	R-801686	:prepay	10.00	0.00	2,913.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Andre F. Ide	R-801692	:prepay	115.00	0.00	3,028.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Yoshiko A. Ramirez, Tru...	R-801693	:prepay	495.00	0.00	3,523.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Deeptichandra Chakka	R-801702	:prepay	455.00	0.00	3,978.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Maria Angela Santos	R-801730	:prepay	340.00	0.00	4,318.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Jerome Furlow & Amber ...	R-801731	:prepay	485.00	0.00	4,803.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Noelia Mosqueda	R-801764	:prepay	470.00	0.00	5,273.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Maxwell S. Moncure & El...	R-801787	:prepay	175.00	0.00	5,448.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Maxwell S. Moncure & El...	R-801788	:prepay	320.00	0.00	5,768.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/02/2025	04/2025	Noelia Mosqueda	R-801922	2398	0.00	470.00	5,298.00	1292-204
Northview Condos, Inc. - 1292	04/03/2025	04/2025	Andre F. Ide	R-803041	472164314	0.00	95.00	5,203.00	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	04/03/2025	04/2025	Vicki L. Desler & Michael...	R-803043	472500201	0.00	10.00	5,193.00	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	04/04/2025	04/2025	Felipe J. Martinez	R-802332	0000005246	0.00	395.00	4,798.00	1292-119
Northview Condos, Inc. - 1292	04/07/2025	04/2025	Lora D. Dickinson	R-802326	1950	0.00	448.00	4,350.00	1292-301
Northview Condos, Inc. - 1292	04/07/2025	04/2025	Claudia F. Harrison	R-802328	8802	0.00	10.00	4,340.00	1292-214
Northview Condos, Inc. - 1292	04/07/2025	04/2025	Chris Sarni	R-802333	865299	0.00	290.00	4,050.00	1292-110
Northview Condos, Inc. - 1292	04/07/2025	04/2025	Chris Sarni	R-802333	865299	0.00	130.00	3,920.00	1292-110

General Ledger

Northview Condos, Inc. - 1292

Month = Apr 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Maria Angela Santos	R-802640	ACH	0.00	340.00	3,580.00	1292-117
Northview Condos, Inc. - 1292	04/14/2025	04/2025	Janice L. Piper	R-802848	2521	0.00	90.00	3,490.00	1292-113
Northview Condos, Inc. - 1292	04/14/2025	04/2025	Elizabeth Gonzalez	R-802849	1068	0.00	10.00	3,480.00	1292-103
Northview Condos, Inc. - 1292	04/14/2025	04/2025	Stella Gariboldi	R-802901	4091	0.00	20.00	3,460.00	1292-112
Northview Condos, Inc. - 1292	04/15/2025	04/2025	Sandra L. Kaufmann	R-803010	523	0.00	35.00	3,425.00	1292-218
Northview Condos, Inc. - 1292	04/15/2025	04/2025	Amy Angel	R-803011	0030333848	0.00	60.00	3,365.00	1292-107
Northview Condos, Inc. - 1292	04/21/2025	04/2025	Nicholas E. Oifoh	R-803201	287055986	0.00	495.00	2,870.00	Credit Card On-Line Payment ; Web - Resident Services
Northview Condos, Inc. - 1292	04/21/2025	04/2025	Jerome Furlow & Amber ...	R-803239	256	0.00	485.00	2,385.00	1292-203
Northview Condos, Inc. - 1292	04/25/2025	04/2025	Yoshiko A. Ramirez, Tru...	R-803364	0098816139	0.00	495.00	1,890.00	1292-311
Northview Condos, Inc. - 1292	04/29/2025	04/2025	Matseliso Matseletsele	R-803481	883415148	0.00	368.99	1,521.01	1292-209
Net Change=626.01						4,873.00	4,246.99	1,521.01	= Ending Balance =
3110	Dues/Operating							-80,945.00	= Beginning Balance =
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Chris Sarni	R-801621	:prepay	0.00	100.00	-81,045.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Chris Sarni	R-801622	:prepay	0.00	395.00	-81,440.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Felipe J. Martinez	R-801623	:prepay	0.00	415.00	-81,855.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Claudia F. Harrison	R-801624	:prepay	0.00	10.00	-81,865.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Sandra L. Kaufmann	R-801625	:prepay	0.00	35.00	-81,900.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Lora D. Dickinson	R-801626	:prepay	0.00	448.00	-82,348.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Stella Gariboldi	R-801649	:prepay	0.00	20.00	-82,368.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	William S. Miller & Timot...	R-801650	:prepay	0.00	495.00	-82,863.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Janice L. Piper	R-801670	:prepay	0.00	90.00	-82,953.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Elizabeth Gonzalez	R-801686	:prepay	0.00	10.00	-82,963.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Andre F. Ide	R-801692	:prepay	0.00	115.00	-83,078.00	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292

Month = Apr 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Yoshiko A. Ramirez, Tru...	R-801693	:prepay	0.00	495.00	-83,573.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Deeptichandra Chakka	R-801702	:prepay	0.00	455.00	-84,028.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Maria Angela Santos	R-801730	:prepay	0.00	340.00	-84,368.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Jerome Furlow & Amber ...	R-801731	:prepay	0.00	485.00	-84,853.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Noelia Mosqueda	R-801764	:prepay	0.00	470.00	-85,323.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Maxwell S. Moncure & El...	R-801787	:prepay	0.00	175.00	-85,498.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Maxwell S. Moncure & El...	R-801788	:prepay	0.00	320.00	-85,818.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Jublin Kothari, Nibharani...	R-801912	139	0.00	485.00	-86,303.00	1292-101
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Linda J. Zila	R-801913	2849	0.00	495.00	-86,798.00	1292-210
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Fred J. Nalder, Trustee o...	R-801914	880397275	0.00	495.00	-87,293.00	1292-312
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Ana L. Cossio, Trustee o...	R-801915	880450885	0.00	90.00	-87,383.00	1292-217
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Ana L. Cossio, Trustee o...	R-801915	880450885	0.00	405.00	-87,788.00	1292-217
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Earl Hatton	R-801916	3801259413	0.00	495.00	-88,283.00	1292-213
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Katy Rios & Albert C. La...	R-801920	736	0.00	395.00	-88,678.00	1292-215
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Katy Rios & Albert C. La...	R-801920	736	0.00	100.00	-88,778.00	1292-215
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Megan Porter & Nicolas Diaz	R-801923	216	0.00	495.00	-89,273.00	1292-106
Northview Condos, Inc. - 1292	04/02/2025	04/2025	Matseliso Matseletsele	R-801917	880452874	0.00	388.99	-89,661.99	1292-209
Northview Condos, Inc. - 1292	04/02/2025	04/2025	Matseliso Matseletsele	R-801917	880452874	0.00	86.01	-89,748.00	1292-209
Northview Condos, Inc. - 1292	04/02/2025	04/2025	Karla Magana	R-801919	2230	0.00	415.00	-90,163.00	1292-308
Northview Condos, Inc. - 1292	04/02/2025	04/2025	Karla Magana	R-801919	2230	0.00	60.00	-90,223.00	1292-308
Northview Condos, Inc. - 1292	04/02/2025	04/2025	Vicki L. Desler & Michael...	R-801921	5572	0.00	10.00	-90,233.00	1292-208
Northview Condos, Inc. - 1292	04/02/2025	04/2025	Vicki L. Desler & Michael...	R-801921	5572	0.00	495.00	-90,728.00	1292-208
Northview Condos, Inc. - 1292	04/02/2025	04/2025	Noelia Mosqueda	R-801922	2398	0.00	25.00	-90,753.00	1292-204

General Ledger

Northview Condos, Inc. - 1292

Month = Apr 2025

Book = Cash

Page 13

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	04/02/2025	04/2025	Michael J. Gore	R-801924	0000995960	0.00	495.00	-91,248.00	1292-205
Northview Condos, Inc. - 1292	04/02/2025	04/2025	Roberto M. Sinson, Jr & ...	R-801925	0000005596	0.00	495.00	-91,743.00	1292-309
Northview Condos, Inc. - 1292	04/03/2025	04/2025	Andre F. Ide	R-803041	472164314	0.00	380.00	-92,123.00	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	04/03/2025	04/2025	Vicki L. Desler & Michael...	R-803043	472500201	0.00	485.00	-92,608.00	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	04/04/2025	04/2025	Nicholas E. Oifoh	R-802026	285617148	0.00	495.00	-93,103.00	Credit Card On-Line Payment ; Web - Resident Services
Northview Condos, Inc. - 1292	04/04/2025	04/2025	Lucy Harumi Hayabe	R-802329	1334	0.00	495.00	-93,598.00	1292-307
Northview Condos, Inc. - 1292	04/04/2025	04/2025	Cathy Y. Butler	R-802330	7496	0.00	495.00	-94,093.00	1292-206
Northview Condos, Inc. - 1292	04/04/2025	04/2025	Felipe J. Martinez	R-802332	0000005246	0.00	80.00	-94,173.00	1292-119
Northview Condos, Inc. - 1292	04/04/2025	04/2025	The Glenn Mitsuo Fuku...	R-802336	15198	0.00	485.00	-94,658.00	1292-108
Northview Condos, Inc. - 1292	04/04/2025	04/2025	The Glenn Mitsuo Fuku...	R-802336	15198	0.00	10.00	-94,668.00	1292-108
Northview Condos, Inc. - 1292	04/07/2025	04/2025	Lora D. Dickinson	R-802326	1950	0.00	47.00	-94,715.00	1292-301
Northview Condos, Inc. - 1292	04/07/2025	04/2025	Gholam Nami & Judy Nami	R-802327	6742	0.00	495.00	-95,210.00	1292-212
Northview Condos, Inc. - 1292	04/07/2025	04/2025	Claudia F. Harrison	R-802328	8802	0.00	485.00	-95,695.00	1292-214
Northview Condos, Inc. - 1292	04/07/2025	04/2025	Valerie J. Herring	R-802334	91931	0.00	93.00	-95,788.00	ALS 1292-302
Northview Condos, Inc. - 1292	04/07/2025	04/2025	Valerie J. Herring	R-802334	91931	0.00	495.00	-96,283.00	ALS 1292-302
Northview Condos, Inc. - 1292	04/07/2025	04/2025	Valerie J. Herring	R-802334	91931	0.00	445.00	-96,728.00	ALS 1292-302
Northview Condos, Inc. - 1292	04/08/2025	04/2025	Erica M. Piurkowski & M...	R-802331	881533151	0.00	495.00	-97,223.00	1292-201
Northview Condos, Inc. - 1292	04/08/2025	04/2025	Christina Keehan	R-802335	0095759747	0.00	495.00	-97,718.00	1292-102
Northview Condos, Inc. - 1292	04/09/2025	04/2025	Alexander Levy, Michael...	R-803045	474644243	0.00	495.00	-98,213.00	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	04/10/2025	04/2025	Mildred A. Graves	R-802847	1314	0.00	495.00	-98,708.00	1292-310
Northview Condos, Inc. - 1292	04/10/2025	04/2025	Erica Ann Sack & Alex ...	R-802851	408	0.00	495.00	-99,203.00	1292-316
Northview Condos, Inc. - 1292	04/10/2025	04/2025	Margarita A. Armenta	R-802852	0096589864	0.00	185.88	-99,388.88	1292-207
Northview Condos, Inc. - 1292	04/10/2025	04/2025	Margarita A. Armenta	R-802852	0096589864	0.00	309.12	-99,698.00	1292-207

General Ledger

Northview Condos, Inc. - 1292

Month = Apr 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Cecilia Dong	R-802636	ACH	0.00	495.00	-100,193.00	1292-317
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Daniel R. Ulloa & Ricard...	R-802637	ACH	0.00	495.00	-100,688.00	1292-115
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Jamie L. Lozmack	R-802638	ACH	0.00	495.00	-101,183.00	1292-319
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Jason Mar-Tang	R-802639	ACH	0.00	495.00	-101,678.00	1292-318
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Maria Angela Santos	R-802640	ACH	0.00	155.00	-101,833.00	1292-117
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Mary Helen Uht & Albert...	R-802641	ACH	0.00	495.00	-102,328.00	1292-105
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Matthew Froehlich & Mic...	R-802642	ACH	0.00	495.00	-102,823.00	1292-104
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Randy Yoshioka & Britt...	R-802643	ACH	0.00	495.00	-103,318.00	1292-315
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Samuel Dugay Sagaysay	R-802644	ACH	0.00	495.00	-103,813.00	1292-202
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Sandra Torres Duran & ...	R-802645	ACH	0.00	495.00	-104,308.00	1292-114
Northview Condos, Inc. - 1292	04/11/2025	04/2025	Winnie Lao	R-802646	ACH	0.00	495.00	-104,803.00	1292-306
Northview Condos, Inc. - 1292	04/14/2025	04/2025	Janice L. Piper	R-802848	2521	0.00	405.00	-105,208.00	1292-113
Northview Condos, Inc. - 1292	04/14/2025	04/2025	Elizabeth Gonzalez	R-802849	1068	0.00	485.00	-105,693.00	1292-103
Northview Condos, Inc. - 1292	04/14/2025	04/2025	Aurelio R. Cruz & Jennif...	R-802850	1270	0.00	495.00	-106,188.00	1292-116
Northview Condos, Inc. - 1292	04/14/2025	04/2025	Stella Gariboldi	R-802901	4091	0.00	475.00	-106,663.00	1292-112
Northview Condos, Inc. - 1292	04/15/2025	04/2025	Sandra L. Kaufmann	R-803010	523	0.00	460.00	-107,123.00	1292-218
Northview Condos, Inc. - 1292	04/15/2025	04/2025	Amy Angel	R-803011	0030333848	0.00	495.00	-107,618.00	1292-107
Northview Condos, Inc. - 1292	04/15/2025	04/2025	Amy Angel	R-803011	0030333848	0.00	435.00	-108,053.00	1292-107
Northview Condos, Inc. - 1292	04/16/2025	04/2025	Gary Lee & Theresa Kw...	R-803012	882173433	0.00	495.00	-108,548.00	1292-109
Northview Condos, Inc. - 1292	04/21/2025	04/2025	Jerome Furlow & Amber ...	R-803239	256	0.00	10.00	-108,558.00	1292-203
Northview Condos, Inc. - 1292	04/29/2025	04/2025	Ana L. Cossio, Trustee o...	R-803480	883585285	0.00	395.00	-108,953.00	1292-217
Northview Condos, Inc. - 1292	04/29/2025	04/2025	Ana L. Cossio, Trustee o...	R-803480	883585285	0.00	90.00	-109,043.00	1292-217
Northview Condos, Inc. - 1292	04/29/2025	04/2025	Matseliso Matseletsele	R-803481	883415148	0.00	106.01	-109,149.01	1292-209

General Ledger

Northview Condos, Inc. - 1292

Month = Apr 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	04/29/2025	04/2025	Deeptichandra Chakka	R-803804	476322853	0.00	40.00	-109,189.01	PAYLEASE 1292-304
Northview Condos, Inc. - 1292	04/29/2025	04/2025	Deeptichandra Chakka	R-803804	476322853	0.00	445.00	-109,634.01	PAYLEASE 1292-304
			Net Change=-28,689.01			0.00	28,689.01	-109,634.01	= Ending Balance =
3122			Club House Rental					-25.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-25.00	= Ending Balance =
3410			Late Fee					-180.00	= Beginning Balance =
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Jublin Kothari, Nibharani...	R-801912	139	0.00	10.00	-190.00	1292-101
Northview Condos, Inc. - 1292	04/14/2025	04/2025	Aurelio R. Cruz & Jennif...	R-802850	1270	0.00	10.00	-200.00	1292-116
Northview Condos, Inc. - 1292	04/15/2025	04/2025	Amy Angel	R-803011	0030333848	0.00	10.00	-210.00	1292-107
Northview Condos, Inc. - 1292	04/29/2025	04/2025	Ana L. Cossio, Trustee o...	R-803480	883585285	0.00	10.00	-220.00	1292-217
			Net Change=-40.00			0.00	40.00	-220.00	= Ending Balance =
3411			Violation Fee					-300.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-300.00	= Ending Balance =
4120			Telephone/Intercom					4,310.99	= Beginning Balance =
Northview Condos, Inc. - 1292	04/18/2025	04/2025	Charter Communications	K-340734	5610	155.20	0.00	4,466.19	1292: 8413131220041476 03/22-04/21
			Net Change=155.20			155.20	0.00	4,466.19	= Ending Balance =
4124			Miscellaneous General ...					1,287.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	1,287.00	= Ending Balance =
4129			Bank Charges					54.25	= Beginning Balance =
Northview Condos, Inc. - 1292	04/10/2025	04/2025	Bank Charges 04/2025	J-81276	Bank Char...	6.00	0.00	60.25	Bank Charges 04/2025
			Net Change=6.00			6.00	0.00	60.25	= Ending Balance =
4130			Postage & Printing					27.19	= Beginning Balance =
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Paragon Equities-4550	K-340241	5600	10.35	0.00	37.54	1292: Jan 2025 Copies and Postages
			Net Change=10.35			10.35	0.00	37.54	= Ending Balance =

General Ledger

Northview Condos, Inc. - 1292

Month = Apr 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
4133			Copies & Faxes					52.20 = Beginning Balance =	
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Paragon Equities-4550	K-340241	5600	11.40	0.00	63.60	1292: Jan 2025 Copies and Postages
			Net Change=11.40			11.40	0.00	63.60 = Ending Balance =	
4450			Repairs/Plumbing					125.00 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	125.00 = Ending Balance =	
4455			Repairs/Electrical					0.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	04/04/2025	04/2025	A-Pro Security Service Inc.	K-340341	5601	425.00	0.00	425.00	1292: Patio Light Troubleshooting
			Net Change=425.00			425.00	0.00	425.00 = Ending Balance =	
4457			Repairs/Gate,Fence					415.00 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	415.00 = Ending Balance =	
4460			Repairs/Roof					0.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	04/04/2025	04/2025	Roofing Standards, Inc.	K-340342	5602	500.00	0.00	500.00	1292: 3-Course Repairs on BUR
			Net Change=500.00			500.00	0.00	500.00 = Ending Balance =	
4475			Fire Safety Equipment					480.00 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	480.00 = Ending Balance =	
4490			Elevator Maintenance					750.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	04/10/2025	04/2025	American Elevator Servic...	K-340482	5606	450.00	0.00	1,200.00	1292: Removed debris under door
Northview Condos, Inc. - 1292	04/10/2025	04/2025	American Elevator Servic...	K-340482	5606	250.00	0.00	1,450.00	1292: Apr 2025 Elevator Svc
			Net Change=700.00			700.00	0.00	1,450.00 = Ending Balance =	
4491			Lighting Maintenance					181.64 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	181.64 = Ending Balance =	
4520			Maintenance & Supplies					159.47 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	159.47 = Ending Balance =	
4525			Pest Control					1,495.00 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	1,495.00 = Ending Balance =	

General Ledger

Northview Condos, Inc. - 1292

Month = Apr 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
4530			Gardening					2,422.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	04/10/2025	04/2025	Land Graphics	K-340506	5609	936.00	0.00	3,358.00	1292: Apr 2025 Landscape Svc
Northview Condos, Inc. - 1292	04/23/2025	04/2025	Land Graphics	K-340893	5611	936.00	0.00	4,294.00	1292: Feb 2025 Landscape Svc
			Net Change=1,872.00			1,872.00	0.00	4,294.00 = Ending Balance =	
4535			Pool/Spa Maintenance					1,100.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	04/10/2025	04/2025	Great American Pool Se...	K-340505	5608	550.00	0.00	1,650.00	1292: Apr 2025 Pool Svc
			Net Change=550.00			550.00	0.00	1,650.00 = Ending Balance =	
4540			Insurance					10,818.23 = Beginning Balance =	
Northview Condos, Inc. - 1292	04/16/2025	04/2025	Farmers Insurance Exc...	K-340610	12921601	7,220.82	0.00	18,039.05	1292: F0026264740010001 Apr 2025
			Net Change=7,220.82			7,220.82	0.00	18,039.05 = Ending Balance =	
4550			Management					5,570.49 = Beginning Balance =	
Northview Condos, Inc. - 1292	04/01/2025	04/2025	Paragon Equities-4550	K-340241	5600	1,831.83	0.00	7,402.32	April Management Fees
			Net Change=1,831.83			1,831.83	0.00	7,402.32 = Ending Balance =	
4560			Custodial Service					2,875.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	04/10/2025	04/2025	Swiftly Swept	K-340488	5607	975.00	0.00	3,850.00	1292: Mar 2025 Maintenance Svc
			Net Change=975.00			975.00	0.00	3,850.00 = Ending Balance =	
4580			Electricity					2,903.90 = Beginning Balance =	
Northview Condos, Inc. - 1292	04/17/2025	04/2025	SOUTHERN CALIFORN...	K-340615	12921701	2,729.97	0.00	5,633.87	1292: 70027445720 12/30-01/28
			Net Change=2,729.97			2,729.97	0.00	5,633.87 = Ending Balance =	
4590			Gas					741.34 = Beginning Balance =	
Northview Condos, Inc. - 1292	04/17/2025	04/2025	City of Long Beach (Utility)	K-340648	12921702	302.57	0.00	1,043.91	1292: 0699110000 svc 02/20-03/23
Northview Condos, Inc. - 1292	04/30/2025	04/2025	City of Long Beach (Utility)	K-341043	5614	295.80	0.00	1,339.71	1292: 0699110000 03/23-04/21
			Net Change=598.37			598.37	0.00	1,339.71 = Ending Balance =	
4610			Water & Sewer					10,013.38 = Beginning Balance =	
Northview Condos, Inc. - 1292	04/10/2025	04/2025	City of Signal Hill (Water...	K-340388	5603	1,038.92	0.00	11,052.30	1292: 109-02111-01 02/10-03/03

General Ledger

Northview Condos, Inc. - 1292
Month = Apr 2025
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	04/10/2025	04/2025	City of Signal Hill (Water...	K-340389	5604	240.77	0.00	11,293.07	1292: 109-02112-01 02/10-03/05
			Net Change=1,279.69			1,279.69	0.00	11,293.07	= Ending Balance =
4620			Trash					3,234.54	= Beginning Balance =
Northview Condos, Inc. - 1292	04/21/2025	04/2025	Signal Hill Disposal	K-341172	12922101	4,783.73	0.00	8,018.27	1292: 38V3601696 Feb and Mar 2025
			Net Change=4,783.73			4,783.73	0.00	8,018.27	= Ending Balance =
4625			Cable/Internet/Satellite ...					7,204.14	= Beginning Balance =
Northview Condos, Inc. - 1292	04/10/2025	04/2025	Spectrum	K-340390	5605	3,677.48	0.00	10,881.62	1292: 8413131220077041 03/16-04/15
Northview Condos, Inc. - 1292	04/25/2025	04/2025	Spectrum	K-340949	12922501	6,628.21	0.00	17,509.83	1292: 8413131220077041
Northview Condos, Inc. - 1292	04/30/2025	04/2025	Spectrum	K-340995	5613	3,622.26	0.00	21,132.09	1292: 8413131220077041 04/16-05/15
			Net Change=13,927.95			13,927.95	0.00	21,132.09	= Ending Balance =
4641			License,Fees,Permits					35.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	35.00	= Ending Balance =
4649			Meeting Expense					65.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	65.00	= Ending Balance =
4651			Contingency					2,250.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	2,250.00	= Ending Balance =
4730			Transfer to Reserve Acct					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	04/29/2025	04/2025	Northview Condos, Inc.	K-340962	5612	4,471.08	0.00	4,471.08	1292 Transfer to Reserve
			Net Change=4,471.08			4,471.08	0.00	4,471.08	= Ending Balance =
						84,375.43	84,375.43		