

Monthly Report

August 2025

Northview Condos, Inc. - 1292

Prepared By : Paragon Equities

4543 E Anaheim Street Long Beach CA 90804

(562) 494-4455

Cash Flow Statement

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Northview Condos, Inc. - 1292

Month = Aug 2025

Book = Cash

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
3000	INCOME				
3108	Prepaid Dues	1,315.00	4.55	1,020.00	0.45
3110	Dues/Operating	27,520.00	95.18	222,596.94	99.00
3122	Club House Rental	0.00	0.00	25.00	0.01
3145	Collection Charges	0.00	0.00	400.00	0.18
3305	Interest Income	0.00	0.00	12.65	0.01
3410	Late Fee	70.00	0.24	479.27	0.21
3411	Violation Fee	10.00	0.03	320.00	0.14
3990	TOTAL INCOME	28,915.00	100.00	224,853.86	100.00
4000	EXPENSE				
4120	Telephone/Intercom	346.25	1.20	5,423.59	2.41
4124	Miscellaneous General & Admin	0.00	0.00	1,287.00	0.57
4129	Bank Charges	0.00	0.00	72.25	0.03
4130	Postage & Printing	13.56	0.05	139.47	0.06
4133	Copies & Faxes	15.60	0.05	206.55	0.09
4450	Repairs/Plumbing	0.00	0.00	3,325.00	1.48
4455	Repairs/Electrical	0.00	0.00	425.00	0.19
4457	Repairs/Gate,Fence	0.00	0.00	776.50	0.35
4460	Repairs/Roof	0.00	0.00	3,720.00	1.65
4475	Fire Safety Equipment	0.00	0.00	480.00	0.21
4490	Elevator Maintenance	950.00	3.29	2,900.00	1.29
4491	Lighting Maintenance	491.01	1.70	672.65	0.30
4520	Maintenance & Supplies	0.00	0.00	159.47	0.07
4525	Pest Control	422.00	1.46	3,605.00	1.60
4530	Gardening	1,286.00	4.45	10,318.00	4.59
4535	Pool/Spa Maintenance	750.00	2.59	4,930.00	2.19
4540	Insurance	0.00	0.00	30,587.86	13.60
4550	Management	1,831.83	6.34	14,729.64	6.55
4551	Management - Additional	0.00	0.00	100.00	0.04
4554	Admin. Services	130.00	0.45	130.00	0.06
4560	Custodial Service	0.00	0.00	6,725.00	2.99
4580	Electricity	1,394.88	4.82	10,856.67	4.83
4590	Gas	247.86	0.86	2,278.36	1.01
4610	Water & Sewer	2,041.60	7.06	22,115.67	9.84
4620	Trash	1,824.44	6.31	14,694.52	6.54
4625	Cable/Internet/Satellite Expense	0.00	0.00	31,711.98	14.10
4626	TV Cable Bulk Service	3,526.63	12.20	3,526.63	1.57
4629	Tax Preparation/Audit	0.00	0.00	900.00	0.40
4630	Legal	1,058.50	3.66	1,825.00	0.81
4637	Collection Expense	200.00	0.69	200.00	0.09
4641	License,Fees,Permits	450.00	1.56	1,593.90	0.71
4649	Meeting Expense	65.00	0.22	260.00	0.12
4651	Contingency	138.95	0.48	2,388.95	1.06
4722	TOTAL EXPENSE	17,184.11	59.43	183,064.66	81.42
4723	RESERVE ALLOCATION				
4730	Transfer to Reserve Acct	4,471.08	15.46	22,355.40	9.94
4818	TOTAL RESERVE ALLOCATION	4,471.08	15.46	22,355.40	9.94
5010	NET INCOME	7,259.81	25.11	19,433.80	8.64

Cash Flow Statement

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

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
CASH FLOW		7,259.81	25.11	19,433.80	8.64
MONTH TO DATE		BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE	
1110	Cash in Bank - Operating Account	93,479.92	100,739.73	7,259.81	
1114	Cash in Bank	0.00	0.00	0.00	
1120	Cash in Bank - Reserve	0.00	0.00	0.00	
1121	Cash in Bank - Reserve	40,939.13	40,914.48	-24.65	
1125	Cash in Bank - Money Market	89,603.54	89,598.25	-5.29	
TOTAL CASH		224,022.59	231,252.46	7,229.87	
YEAR TO DATE		BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE	
1110	Cash in Bank - Operating Account	81,305.93	100,739.73	19,433.80	
1114	Cash in Bank	0.00	0.00	0.00	
1120	Cash in Bank - Reserve	25,249.03	0.00	-25,249.03	
1121	Cash in Bank - Reserve	0.00	40,914.48	40,914.48	
1125	Cash in Bank - Money Market	89,640.33	89,598.25	-42.08	
TOTAL CASH		196,195.29	231,252.46	35,057.17	

Balance Sheet

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Northview Condos, Inc. - 1292

Month = Aug 2025

Book = Cash

ACCOUNT		CURRENT BALANCE
1000	ASSETS	
1100	Cash	
1110	Cash in Bank - Operating Account	100,739.73
1121	Cash in Bank - Reserve	40,914.48
1125	Cash in Bank - Money Market	89,598.25
1190	Total Cash	231,252.46
1990	TOTAL ASSETS	231,252.46
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	322.15
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	-239,075.36
2701	Total Reserves	130,512.73
2702	Equity	
2704	Owner Equity	13,103.36
2710	Current Fees Year Increase/Decrease	86,806.37
2850	Escrow Refund	830.00
2890	Total Equity	100,739.73
2990	TOTAL LIAB. & EQUITY	231,252.46

Budget Comparison

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000	INCOME									
3108	Prepaid Dues	1,315.00	0.00	1,315.00	N/A	1,020.00	0.00	1,020.00	N/A	0.00
3110	Dues/Operating	27,520.00	27,720.00	-200.00	-0.72	222,596.94	221,760.00	836.94	0.38	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
3145	Collection Charges	0.00	0.00	0.00	N/A	400.00	0.00	400.00	N/A	0.00
3305	Interest Income	0.00	0.00	0.00	N/A	12.65	0.00	12.65	N/A	0.00
3410	Late Fee	70.00	0.00	70.00	N/A	479.27	0.00	479.27	N/A	0.00
3411	Violation Fee	10.00	0.00	10.00	N/A	320.00	0.00	320.00	N/A	0.00
3990	TOTAL INCOME	28,915.00	27,720.00	1,195.00	4.31	224,853.86	221,760.00	3,093.86	1.40	332,640.00
4000	EXPENSE									
4120	Telephone/Intercom	346.25	366.67	20.42	5.57	5,423.59	2,935.63	-2,487.96	-84.75	4,403.63
4124	Miscellaneous General & Admin	0.00	50.00	50.00	100.00	1,287.00	400.00	-887.00	-221.75	600.00
4129	Bank Charges	0.00	8.33	8.33	100.00	72.25	64.37	-7.88	-12.24	96.37
4130	Postage & Printing	13.56	100.00	86.44	86.44	139.47	800.00	660.53	82.57	1,200.00
4133	Copies & Faxes	15.60	100.00	84.40	84.40	206.55	800.00	593.45	74.18	1,200.00
4137	Budget Prep	0.00	10.42	10.42	100.00	0.00	80.38	80.38	100.00	120.38
4444	Building Repairs	0.00	166.67	166.67	100.00	0.00	1,335.63	1,335.63	100.00	2,003.63
4450	Repairs/Plumbing	0.00	1,000.00	1,000.00	100.00	3,325.00	8,000.00	4,675.00	58.44	12,000.00
4452	Repairs/Irrigation Syst	0.00	83.33	83.33	100.00	0.00	664.37	664.37	100.00	996.37
4455	Repairs/Electrical	0.00	83.33	83.33	100.00	425.00	664.37	239.37	36.03	996.37
4457	Repairs/Gate,Fence	0.00	291.67	291.67	100.00	776.50	2,335.63	1,559.13	66.75	3,503.63
4460	Repairs/Roof	0.00	83.33	83.33	100.00	3,720.00	664.37	-3,055.63	-459.93	996.37
4470	Repairs/Other	0.00	166.67	166.67	100.00	0.00	1,335.63	1,335.63	100.00	2,003.63
4475	Fire Safety Equipment	0.00	208.33	208.33	100.00	480.00	1,664.37	1,184.37	71.16	2,496.37
4481	Restoration Expense	0.00	83.33	83.33	100.00	0.00	664.37	664.37	100.00	996.37
4490	Elevator Maintenance	950.00	250.00	-700.00	-280.00	2,900.00	2,000.00	-900.00	-45.00	3,000.00
4491	Lighting Maintenance	491.01	208.33	-282.68	-135.69	672.65	1,664.37	991.72	59.59	2,496.37
4520	Maintenance & Supplies	0.00	208.33	208.33	100.00	159.47	1,664.37	1,504.90	90.42	2,496.37
4525	Pest Control	422.00	408.33	-13.67	-3.35	3,605.00	3,264.37	-340.63	-10.43	4,896.37
4530	Gardening	1,286.00	1,000.00	-286.00	-28.60	10,318.00	8,000.00	-2,318.00	-28.98	12,000.00
4532	Tree Trimming	0.00	333.33	333.33	100.00	0.00	2,664.37	2,664.37	100.00	3,996.37
4535	Pool/Spa Maintenance	750.00	583.33	-166.67	-28.57	4,930.00	4,664.37	-265.63	-5.69	6,996.37
4540	Insurance	0.00	4,166.67	4,166.67	100.00	30,587.86	33,335.63	2,747.77	8.24	50,003.63
4550	Management	1,831.83	1,831.83	0.00	0.00	14,729.64	14,655.87	-73.77	-0.50	21,983.87
4551	Management - Additional	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	0.00
4554	Admin. Services	130.00	8.33	-121.67	-1,460.62	130.00	64.37	-65.63	-101.96	96.37
4556	Locksmith Service	0.00	83.33	83.33	100.00	0.00	664.37	664.37	100.00	996.37

Budget Comparison

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4560	Custodial Service	0.00	983.33	983.33	100.00	6,725.00	7,864.37	1,139.37	14.49	11,796.37
4580	Electricity	1,394.88	1,683.33	288.45	17.14	10,856.67	13,464.37	2,607.70	19.37	20,196.37
4590	Gas	247.86	333.33	85.47	25.64	2,278.36	2,664.37	386.01	14.49	3,996.37
4610	Water & Sewer	2,041.60	2,500.00	458.40	18.34	22,115.67	20,000.00	-2,115.67	-10.58	30,000.00
4620	Trash	1,824.44	1,666.67	-157.77	-9.47	14,694.52	13,335.63	-1,358.89	-10.19	20,003.63
4625	Cable/Internet/Satellite Expense	0.00	3,250.00	3,250.00	100.00	31,711.98	26,000.00	-5,711.98	-21.97	39,000.00
4626	TV Cable Bulk Service	3,526.63	0.00	-3,526.63	N/A	3,526.63	0.00	-3,526.63	N/A	0.00
4629	Tax Preparation/Audit	0.00	70.83	70.83	100.00	900.00	567.87	-332.13	-58.49	851.87
4630	Legal	1,058.50	250.00	-808.50	-323.40	1,825.00	2,000.00	175.00	8.75	3,000.00
4635	Reserve Study Expense	0.00	125.00	125.00	100.00	0.00	1,000.00	1,000.00	100.00	1,500.00
4637	Collection Expense	200.00	0.00	-200.00	N/A	200.00	0.00	-200.00	N/A	0.00
4640	Taxes	0.00	29.17	29.17	100.00	0.00	232.13	232.13	100.00	348.13
4641	License,Fees,Permits	450.00	141.67	-308.33	-217.64	1,593.90	1,135.63	-458.27	-40.35	1,703.63
4649	Meeting Expense	65.00	16.67	-48.33	-289.92	260.00	135.63	-124.37	-91.70	203.63
4651	Contingency	138.95	315.00	176.05	55.89	2,388.95	2,520.00	131.05	5.20	3,780.00
4722	TOTAL EXPENSE	17,184.11	23,248.89	6,064.78	26.09	183,064.66	185,971.21	2,906.55	1.56	278,955.21
4723	RESERVE ALLOCATION									
4730	Transfer to Reserve Acct	4,471.08	4,471.08	0.00	0.00	22,355.40	35,768.12	13,412.72	37.50	53,652.12
4818	TOTAL RESERVE ALLOCATION	4,471.08	4,471.08	0.00	0.00	22,355.40	35,768.12	13,412.72	37.50	53,652.12
5010	NET INCOME	7,259.81	0.03	7,259.78	24,199,266.67	19,433.80	20.67	19,413.13	93,919.35	32.67
1000	ASSETS									
1100	Cash									
1110	Cash in Bank - Operating Account	-7,259.81	0.00	-7,259.81	N/A	-19,433.80	0.00	-19,433.80	N/A	0.00
1120	Cash in Bank - Reserve	0.00	0.00	0.00	N/A	25,249.03	0.00	25,249.03	N/A	0.00
1121	Cash in Bank - Reserve	24.65	0.00	24.65	N/A	-40,914.48	0.00	-40,914.48	N/A	0.00
1125	Cash in Bank - Money Market	5.29	0.00	5.29	N/A	42.08	0.00	42.08	N/A	0.00
1190	Total Cash	-7,229.87	0.00	-7,229.87	N/A	-35,057.17	0.00	-35,057.17	N/A	0.00
1990	TOTAL ASSETS	-7,229.87	0.00	-7,229.87	N/A	-35,057.17	0.00	-35,057.17	N/A	0.00
2500	Reserves									
2525	Unallocated Interest on Funds	1.06	0.00	1.06	N/A	8.13	0.00	8.13	N/A	0.00
2700	Reserve Fund	-6.00	0.00	-6.00	N/A	15,615.24	0.00	15,615.24	N/A	0.00
2701	Total Reserves	-4.94	0.00	-4.94	N/A	15,623.37	0.00	15,623.37	N/A	0.00

Budget Comparison

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2702	Equity									
2710	Current Fees Year Increase/Decrease	7,259.81	0.00	7,259.81	N/A	19,433.80	0.00	19,433.80	N/A	0.00
2800	Clearing	-25.00	0.00	-25.00	N/A	0.00	0.00	0.00	N/A	0.00
2890	Total Equity	7,234.81	0.00	7,234.81	N/A	19,433.80	0.00	19,433.80	N/A	0.00
2990	TOTAL LIAB. & EQUITY	7,229.87	0.00	7,229.87	N/A	35,057.17	0.00	35,057.17	N/A	0.00
	CASH FLOW	7,259.81	0.03	7,259.78	24,199,266.67	19,433.80	20.67	19,413.13	93,919.35	32.67
	MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110	Cash in Bank - Operating Account	93,479.92	100,739.73	7,259.81						
1114	Cash in Bank	0.00	0.00	0.00						
1120	Cash in Bank - Reserve	0.00	0.00	0.00						
1121	Cash in Bank - Reserve	40,939.13	40,914.48	-24.65						
1125	Cash in Bank - Money Market	89,603.54	89,598.25	-5.29						
	TOTAL CASH	224,022.59	231,252.46	7,229.87						
	YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110	Cash in Bank - Operating Account	81,305.93	100,739.73	19,433.80						
1114	Cash in Bank	0.00	0.00	0.00						
1120	Cash in Bank - Reserve	25,249.03	0.00	-25,249.03						
1121	Cash in Bank - Reserve	0.00	40,914.48	40,914.48						
1125	Cash in Bank - Money Market	89,640.33	89,598.25	-42.08						
	TOTAL CASH	196,195.29	231,252.46	35,057.17						

General Ledger

Northview Condos, Inc. - 1292

Month = Aug 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1110			Cash in Bank - Operatin...					93,479.92 = Beginning Balance =	
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Paragon Equities-4550	K-343878	5675	0.00	1,831.83	91,648.09	August Management Fees
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Nicholas E. Oifoh	R-809052	302252398	495.00	0.00	92,143.09	Credit Card On-Line Payment ; Web - Resident Services
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Amy Angel	R-809107	:prepay	0.00	140.00	92,003.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Amy Angel	R-809107	:prepay	140.00	0.00	92,143.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Amy Angel	R-809108	:prepay	355.00	0.00	92,498.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Amy Angel	R-809108	:prepay	0.00	355.00	92,143.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Chris Sarni	R-809109	:prepay	235.00	0.00	92,378.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Chris Sarni	R-809109	:prepay	0.00	235.00	92,143.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Felipe J. Martinez	R-809110	:prepay	335.00	0.00	92,478.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Felipe J. Martinez	R-809110	:prepay	0.00	335.00	92,143.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Earl Hatton	R-809111	:prepay	495.00	0.00	92,638.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Earl Hatton	R-809111	:prepay	0.00	495.00	92,143.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Sandra L. Kaufmann	R-809112	:prepay	35.00	0.00	92,178.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Sandra L. Kaufmann	R-809112	:prepay	0.00	35.00	92,143.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Lora D. Dickinson	R-809113	:prepay	448.00	0.00	92,591.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Lora D. Dickinson	R-809113	:prepay	0.00	448.00	92,143.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Stella Gariboldi	R-809141	:prepay	20.00	0.00	92,163.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Stella Gariboldi	R-809141	:prepay	0.00	20.00	92,143.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Janice L. Piper	R-809164	:prepay	90.00	0.00	92,233.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Janice L. Piper	R-809164	:prepay	0.00	90.00	92,143.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Elizabeth Gonzalez	R-809183	:prepay	10.00	0.00	92,153.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Elizabeth Gonzalez	R-809183	:prepay	0.00	10.00	92,143.09	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292

Month = Aug 2025

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Andre F. Ide	R-809189	:prepay	35.00	0.00	92,178.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Andre F. Ide	R-809189	:prepay	0.00	35.00	92,143.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Yoshiko A. Ramirez, Tru...	R-809190	:prepay	495.00	0.00	92,638.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Yoshiko A. Ramirez, Tru...	R-809190	:prepay	0.00	495.00	92,143.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Maria Angela Santos	R-809232	:prepay	340.00	0.00	92,483.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Maria Angela Santos	R-809232	:prepay	0.00	340.00	92,143.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Jerome Furlow & Amber ...	R-809233	:prepay	485.00	0.00	92,628.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Jerome Furlow & Amber ...	R-809233	:prepay	0.00	485.00	92,143.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Vicki L. Desler & Michael...	R-809254	:prepay	10.00	0.00	92,153.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Vicki L. Desler & Michael...	R-809254	:prepay	0.00	10.00	92,143.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Noelia Mosqueda	R-809269	:prepay	480.00	0.00	92,623.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Noelia Mosqueda	R-809269	:prepay	0.00	480.00	92,143.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Maxwell S. Moncure & El...	R-809297	:prepay	185.00	0.00	92,328.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Maxwell S. Moncure & El...	R-809297	:prepay	0.00	185.00	92,143.09	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Megan Porter & Nicolas Diaz	R-809393	220	495.00	0.00	92,638.09	1292-106
Northview Condos, Inc. - 1292	08/01/2025	08/2025	The Glenn Mitsuo Fuku...	R-809399	15721	10.00	0.00	92,648.09	1292-108
Northview Condos, Inc. - 1292	08/01/2025	08/2025	The Glenn Mitsuo Fuku...	R-809399	15721	475.00	0.00	93,123.09	1292-108
Northview Condos, Inc. - 1292	08/01/2025	08/2025	The Glenn Mitsuo Fuku...	R-809399	15721	10.00	0.00	93,133.09	1292-108
Northview Condos, Inc. - 1292	08/02/2025	08/2025	Noelia Mosqueda	R-809392	2402	480.00	0.00	93,613.09	1292-204
Northview Condos, Inc. - 1292	08/02/2025	08/2025	Noelia Mosqueda	R-809392	2402	15.00	0.00	93,628.09	1292-204
Northview Condos, Inc. - 1292	08/02/2025	08/2025	Ana L. Cossio, Trustee o...	R-809394	893511003	10.00	0.00	93,638.09	1292-217
Northview Condos, Inc. - 1292	08/02/2025	08/2025	Ana L. Cossio, Trustee o...	R-809394	893511003	365.00	0.00	94,003.09	1292-217
Northview Condos, Inc. - 1292	08/02/2025	08/2025	Ana L. Cossio, Trustee o...	R-809394	893511003	120.00	0.00	94,123.09	1292-217

General Ledger

Northview Condos, Inc. - 1292

Month = Aug 2025

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	08/02/2025	08/2025	Matseliso Matseletsele	R-809395	893409856	308.99	0.00	94,432.08	1292-209
Northview Condos, Inc. - 1292	08/02/2025	08/2025	Matseliso Matseletsele	R-809395	893409856	166.01	0.00	94,598.09	1292-209
Northview Condos, Inc. - 1292	08/02/2025	08/2025	Fred J. Nalder, Trustee o...	R-809396	893357527	495.00	0.00	95,093.09	1292-312
Northview Condos, Inc. - 1292	08/02/2025	08/2025	Michael J. Gore	R-809397	0226962389	495.00	0.00	95,588.09	1292-205
Northview Condos, Inc. - 1292	08/02/2025	08/2025	Roberto M. Sinson, Jr & ...	R-809398	0000005613	495.00	0.00	96,083.09	1292-309
Northview Condos, Inc. - 1292	08/04/2025	08/2025	Karla Magana	R-809391	2250	335.00	0.00	96,418.09	1292-308
Northview Condos, Inc. - 1292	08/04/2025	08/2025	Karla Magana	R-809391	2250	140.00	0.00	96,558.09	1292-308
Northview Condos, Inc. - 1292	08/05/2025	08/2025	Katy Rios & Albert C. La...	R-809707	749	395.00	0.00	96,953.09	1292-215
Northview Condos, Inc. - 1292	08/05/2025	08/2025	Katy Rios & Albert C. La...	R-809707	749	100.00	0.00	97,053.09	1292-215
Northview Condos, Inc. - 1292	08/05/2025	08/2025	Andre F. Ide	R-811316	492490136	15.00	0.00	97,068.09	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	08/05/2025	08/2025	Andre F. Ide	R-811316	492490136	460.00	0.00	97,528.09	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	08/05/2025	08/2025	Vicki L. Desler & Michael...	R-811317	493091454	10.00	0.00	97,538.09	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	08/05/2025	08/2025	Vicki L. Desler & Michael...	R-811317	493091454	485.00	0.00	98,023.09	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	08/06/2025	08/2025	Comet Lighting and Electr...	K-343963	5676	0.00	192.67	97,830.42	1292: Jun 2025 Lighting Check
Northview Condos, Inc. - 1292	08/06/2025	08/2025	Comet Lighting and Electr...	K-343963	5676	0.00	125.00	97,705.42	1292: Carport 33
Northview Condos, Inc. - 1292	08/06/2025	08/2025	SOUTHERN CALIFORN...	K-343964	5677	0.00	1,394.88	96,310.54	1292: 70027445720 06/30-07/30
Northview Condos, Inc. - 1292	08/06/2025	08/2025	Cathy Y. Butler	R-809706	7515	495.00	0.00	96,805.54	1292-206
Northview Condos, Inc. - 1292	08/06/2025	08/2025	Felipe J. Martinez	R-809708	0000005276	160.00	0.00	96,965.54	1292-119
Northview Condos, Inc. - 1292	08/06/2025	08/2025	Felipe J. Martinez	R-809708	0000005276	315.00	0.00	97,280.54	1292-119
Northview Condos, Inc. - 1292	08/07/2025	08/2025	American Elevator Servic...	K-344039	5678	0.00	250.00	97,030.54	1292: Jul 2025 Elevator Svc
Northview Condos, Inc. - 1292	08/07/2025	08/2025	American Elevator Servic...	K-344039	5678	0.00	450.00	96,580.54	1292: Troubleshoot Repairs to Elevator
Northview Condos, Inc. - 1292	08/08/2025	08/2025	Charter Communications	K-344062	5679	0.00	146.25	96,434.29	1292: 8413131220041476 svc 07/22-08/21
Northview Condos, Inc. - 1292	08/08/2025	08/2025	City of Long Beach (Utility)	K-344063	5680	0.00	247.86	96,186.43	1292: 0699110000 svc 06/22-07/22

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Northview Condos, Inc. - 1292

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	08/08/2025	08/2025	Great American Pool Se...	K-344064	5681	0.00	550.00	95,636.43	1292: Aug 2025 Pool Svc
Northview Condos, Inc. - 1292	08/08/2025	08/2025	Land Graphics	K-344065	5682	0.00	936.00	94,700.43	1292: Aug 2025 landscape Svc
Northview Condos, Inc. - 1292	08/08/2025	08/2025	City of Signal Hill (Water...	K-344093	5683	0.00	1,800.83	92,899.60	1292: 1090211101 06/17-07/07
Northview Condos, Inc. - 1292	08/08/2025	08/2025	City of Signal Hill (Water...	K-344094	5684	0.00	240.77	92,658.83	1292: 1090211201 06/17-07/18
Northview Condos, Inc. - 1292	08/08/2025	08/2025	Gholam Nami & Judy Nami	R-809924	6777	495.00	0.00	93,153.83	1292-212
Northview Condos, Inc. - 1292	08/08/2025	08/2025	Aurelio R. Cruz & Jennif...	R-809927	1274	495.00	0.00	93,648.83	1292-116
Northview Condos, Inc. - 1292	08/08/2025	08/2025	Mildred A. Graves	R-809928	1478	495.00	0.00	94,143.83	1292-310
Northview Condos, Inc. - 1292	08/08/2025	08/2025	Erica M. Piurkowski & M...	R-809930	894112849	495.00	0.00	94,638.83	1292-201
Northview Condos, Inc. - 1292	08/08/2025	08/2025	Alexander Levy, Michael...	R-811319	494717576	495.00	0.00	95,133.83	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	08/09/2025	08/2025	Stella Gariboldi	R-809770	4105	20.00	0.00	95,153.83	1292-112
Northview Condos, Inc. - 1292	08/09/2025	08/2025	Stella Gariboldi	R-809770	4105	475.00	0.00	95,628.83	1292-112
Northview Condos, Inc. - 1292	08/11/2025	08/2025	Janice L. Piper	R-809923	2532	405.00	0.00	96,033.83	1292-113
Northview Condos, Inc. - 1292	08/11/2025	08/2025	Janice L. Piper	R-809923	2532	90.00	0.00	96,123.83	1292-113
Northview Condos, Inc. - 1292	08/11/2025	08/2025	Elizabeth Gonzalez	R-809925	1072	485.00	0.00	96,608.83	1292-103
Northview Condos, Inc. - 1292	08/11/2025	08/2025	Elizabeth Gonzalez	R-809925	1072	10.00	0.00	96,618.83	1292-103
Northview Condos, Inc. - 1292	08/11/2025	08/2025	Erica Ann Sack & Alex ...	R-809926	413	495.00	0.00	97,113.83	1292-316
Northview Condos, Inc. - 1292	08/11/2025	08/2025	Chris Sarni	R-809929	892968	260.00	0.00	97,373.83	1292-110
Northview Condos, Inc. - 1292	08/11/2025	08/2025	Chris Sarni	R-809929	892968	495.00	0.00	97,868.83	1292-110
Northview Condos, Inc. - 1292	08/12/2025	08/2025	Lora D. Dickinson	R-809998	1977	448.00	0.00	98,316.83	1292-301
Northview Condos, Inc. - 1292	08/12/2025	08/2025	Lora D. Dickinson	R-809998	1977	47.00	0.00	98,363.83	1292-301
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Cecilia Dong	R-810213	ACH	495.00	0.00	98,858.83	1292-317
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Daniel R. Ulloa & Ricard...	R-810214	ACH	495.00	0.00	99,353.83	1292-115
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Jamie L. Lozmack	R-810215	ACH	495.00	0.00	99,848.83	1292-319

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Northview Condos, Inc. - 1292

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Jason Mar-Tang	R-810216	ACH	495.00	0.00	100,343.83	1292-318
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Maria Angela Santos	R-810217	ACH	155.00	0.00	100,498.83	1292-117
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Maria Angela Santos	R-810217	ACH	340.00	0.00	100,838.83	1292-117
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Mary Helen Uht & Albert...	R-810218	ACH	495.00	0.00	101,333.83	1292-105
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Matthew Froehlich & Mic...	R-810219	ACH	495.00	0.00	101,828.83	1292-104
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Randy Yoshioka & Britt...	R-810220	ACH	495.00	0.00	102,323.83	1292-315
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Samuel Dugay Sagaysay	R-810221	ACH	495.00	0.00	102,818.83	1292-202
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Sandra Torres Duran & ...	R-810222	ACH	495.00	0.00	103,313.83	1292-114
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Winnie Lao	R-810223	ACH	495.00	0.00	103,808.83	1292-306
Northview Condos, Inc. - 1292	08/14/2025	08/2025	A-Pro Security Service Inc.	K-344149	5685	0.00	200.00	103,608.83	1292: Phone Sys Troubleshooting
Northview Condos, Inc. - 1292	08/14/2025	08/2025	American Elevator Servic...	K-344150	5686	0.00	250.00	103,358.83	1292: Aug 2025 Elevator Svc
Northview Condos, Inc. - 1292	08/14/2025	08/2025	Comet Lighting and Electr...	K-344151	5687	0.00	158.34	103,200.49	1292: Jul 2025 Lighting Check
Northview Condos, Inc. - 1292	08/14/2025	08/2025	Comet Lighting and Electr...	K-344151	5687	0.00	15.00	103,185.49	1292: Jul 2025 1st Monthly Light Check
Northview Condos, Inc. - 1292	08/14/2025	08/2025	Department of Industrial...	K-344152	5688	0.00	225.00	102,960.49	1292: Conveyance Nbr 077028
Northview Condos, Inc. - 1292	08/14/2025	08/2025	Northview Condos, Inc.	K-344153	5689	0.00	4,471.08	98,489.41	1292 Transfer to Reserve
Northview Condos, Inc. - 1292	08/14/2025	08/2025	Paragon Equities-4550	K-344154	5690	0.00	130.00	98,359.41	1292: Board Special Project Requests
Northview Condos, Inc. - 1292	08/14/2025	08/2025	Signal Hill Disposal	K-344155	5691	0.00	1,824.44	96,534.97	1292: 38-V3601696 Jul 2025 Waste
Northview Condos, Inc. - 1292	08/14/2025	08/2025	Department of Industrial...	K-344156	5692	0.00	225.00	96,309.97	1292: Conveyance Nbr 077029
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Grace E. Lee	R-810412	3917	495.00	0.00	96,804.97	1292-211
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Lucy Harumi Hayabe	R-810413	1343	495.00	0.00	97,299.97	1292-307
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Claudia F. Harrison	R-810414	8814	495.00	0.00	97,794.97	1292-214
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Claudia F. Harrison	R-810414	8814	10.00	0.00	97,804.97	1292-214
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Claudia F. Harrison	R-810414	8814	495.00	0.00	98,299.97	1292-214

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Northview Condos, Inc. - 1292

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Sandra L. Kaufmann	R-810415	531	460.00	0.00	98,759.97	1292-218
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Sandra L. Kaufmann	R-810415	531	35.00	0.00	98,794.97	1292-218
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Grace E. Lee	R-810417	3915	495.00	0.00	99,289.97	1292-211
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Valerie J. Herring	R-810418	38069991494	495.00	0.00	99,784.97	1292-302
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Judi Woods	R-810419	0019755074	275.00	0.00	100,059.97	1292-111
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Judi Woods	R-810419	0019755074	495.00	0.00	100,554.97	1292-111
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Judi Woods	R-810419	0019755074	495.00	0.00	101,049.97	1292-111
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Judi Woods	R-810419	0019755074	495.00	0.00	101,544.97	1292-111
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Judi Woods	R-810419	0019755074	10.00	0.00	101,554.97	1292-111
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Judi Woods	R-810419	0019755074	10.00	0.00	101,564.97	1292-111
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Judi Woods	R-810419	0019755074	10.00	0.00	101,574.97	1292-111
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Judi Woods	R-810419	0019755074	10.00	0.00	101,584.97	1292-111
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Judi Woods	R-810419	0019755074	10.00	0.00	101,594.97	1292-111
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Judi Woods	R-810419	0019755074	190.00	0.00	101,784.97	1292-111
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Christina Keehan	R-810420	0019467514	495.00	0.00	102,279.97	1292-102
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Gary Lee & Theresa Kw...	R-810421	894967749	495.00	0.00	102,774.97	1292-109
Northview Condos, Inc. - 1292	08/15/2025	08/2025	William S. Miller & Timot...	R-810634	Pre-Payme...	495.00	0.00	103,269.97	Pre-Payment Applied 292-216
Northview Condos, Inc. - 1292	08/15/2025	08/2025	William S. Miller & Timot...	R-810634	Pre-Payme...	0.00	495.00	102,774.97	Pre-Payment Applied 292-216
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Maxwell S. Moncure & El...	R-810635	Pre-Payme...	310.00	0.00	103,084.97	Pre-Payment Applied 1292-219
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Maxwell S. Moncure & El...	R-810635	Pre-Payme...	0.00	310.00	102,774.97	Pre-Payment Applied 1292-219
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Nicholas E. Oifoh	R-810636	Pre-Payme...	495.00	0.00	103,269.97	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Nicholas E. Oifoh	R-810636	Pre-Payme...	0.00	495.00	102,774.97	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	08/16/2025	08/2025	William S. Miller & Timot...	R-810694	3128	495.00	0.00	103,269.97	1292-216

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Northview Condos, Inc. - 1292

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	08/18/2025	08/2025	Jerome Furlow & Amber ...	R-810692	264	485.00	0.00	103,754.97	1292-203
Northview Condos, Inc. - 1292	08/18/2025	08/2025	Jerome Furlow & Amber ...	R-810692	264	10.00	0.00	103,764.97	1292-203
Northview Condos, Inc. - 1292	08/18/2025	08/2025	Linda J. Zila	R-810729	2854	495.00	0.00	104,259.97	1292-210
Northview Condos, Inc. - 1292	08/21/2025	08/2025	Paragon Equities-4550	K-344287	5693	0.00	15.60	104,244.37	1292: Jul 2025 Copies and Postage
Northview Condos, Inc. - 1292	08/21/2025	08/2025	Paragon Equities-4550	K-344287	5693	0.00	13.56	104,230.81	1292: Jul 2025 Copies and Postage
Northview Condos, Inc. - 1292	08/21/2025	08/2025	Griffin Pest Management...	K-344388	5694	0.00	124.00	104,106.81	1292: Commercial IPM Svc
Northview Condos, Inc. - 1292	08/21/2025	08/2025	Griffin Pest Management...	K-344388	5694	0.00	298.00	103,808.81	1292: Rodent svc
Northview Condos, Inc. - 1292	08/21/2025	08/2025	Iger Wankel & Bonkowsk...	K-344389	5695	0.00	1,058.50	102,750.31	1292: General legal services
Northview Condos, Inc. - 1292	08/21/2025	08/2025	Amy Angel	R-810722	0039719782	500.00	0.00	103,250.31	1292-107
Northview Condos, Inc. - 1292	08/25/2025	08/2025	Maxwell S. Moncure & El...	R-810776	4020889528	495.00	0.00	103,745.31	1292-219
Northview Condos, Inc. - 1292	08/25/2025	08/2025	Earl Hatton	R-810777	4021608911	495.00	0.00	104,240.31	1292-213
Northview Condos, Inc. - 1292	08/26/2025	08/2025	Yoshiko A. Ramirez, Tru...	R-810775	0021348387	495.00	0.00	104,735.31	1292-311
Northview Condos, Inc. - 1292	08/27/2025	08/2025	Spectrum	K-344530	5696	0.00	3,526.63	101,208.68	1292: 8413131220077041 08/16-09/15
Northview Condos, Inc. - 1292	08/27/2025	08/2025	Deeptichandra Chakka	R-811320	496299425	80.00	0.00	101,288.68	PAYLEASE 1292-304
Northview Condos, Inc. - 1292	08/27/2025	08/2025	Deeptichandra Chakka	R-811320	496299425	405.00	0.00	101,693.68	PAYLEASE 1292-304
Northview Condos, Inc. - 1292	08/28/2025	08/2025	Association Lien Services	K-344572	5697	0.00	200.00	101,493.68	1292: ALS Fees & Cost
Northview Condos, Inc. - 1292	08/28/2025	08/2025	Great American Pool Se...	K-344573	5698	0.00	200.00	101,293.68	1292: Replace spa & pool water fill valve
Northview Condos, Inc. - 1292	08/28/2025	08/2025	Land Graphics	K-344574	5699	0.00	350.00	100,943.68	1292: Irrigation repair
Northview Condos, Inc. - 1292	08/28/2025	08/2025	Paragon Equities-4550	K-344575	5700	0.00	65.00	100,878.68	1292: Meeting overtime August
Northview Condos, Inc. - 1292	08/28/2025	08/2025	William Miller	K-344576	5701	0.00	138.95	100,739.73	1292: Reimbursement for supplies
Net Change=7,259.81						34,408.00	27,148.19	100,739.73	= Ending Balance =
1121	Cash in Bank - Reserve							40,939.13	= Beginning Balance =
Northview Condos, Inc. - 1292	08/11/2025	08/2025	Transfer in Branch	J-81799	Transfer in...	0.00	25.00	40,914.13	Transfer in Branch

General Ledger

Northview Condos, Inc. - 1292

Month = Aug 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	08/29/2025	08/2025	Interest Income 08/2025	J-81800	Interest I...	0.35	0.00	40,914.48	Interest Income 08/2025
			Net Change=-24.65			0.35	25.00	40,914.48	= Ending Balance =
1125			Cash in Bank - Money ...					89,603.54	= Beginning Balance =
Northview Condos, Inc. - 1292	08/12/2025	08/2025	Bank Charges 08/2025	J-81728	Bank Char...	0.00	6.00	89,597.54	Bank Charges 08/2025
Northview Condos, Inc. - 1292	08/29/2025	08/2025	Interest Income 08/2025	J-81729	Interest I...	0.71	0.00	89,598.25	Interest Income 08/2025
			Net Change=-5.29			0.71	6.00	89,598.25	= 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 =
2505			Reserves-Irrigation					-1,164.12	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-1,164.12	= Ending Balance =
2507			Reserves-Fences & Gates					15,797.49	= Beginning Balance =
			Net Change=0.00			0.00	0.00	15,797.49	= Ending Balance =
2511			Reserves-Pest Control					3,642.70	= Beginning Balance =
			Net Change=0.00			0.00	0.00	3,642.70	= Ending Balance =
2513			Reserves-Lighting					-2,564.29	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-2,564.29	= Ending Balance =
2514			Reserves-Elevator					-5,444.20	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-5,444.20	= Ending Balance =
2515			Reserves-Painting					-9,304.47	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-9,304.47	= Ending Balance =
2519			Reserves-Pool & Spa					13,177.93	= Beginning Balance =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
			Net Change=0.00			0.00	0.00	13,177.93	= Ending Balance =
2521			Reserves-Contingency					6,670.09	= Beginning Balance =
			Net Change=0.00			0.00	0.00	6,670.09	= Ending Balance =
2522			Reserves-Balconies/Decks					7,400.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	7,400.00	= Ending Balance =
2524			Reserve - Special Asse...					-346,249.77	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-346,249.77	= Ending Balance =
2525			Unallocated Interest on ...					-321.09	= Beginning Balance =
Northview Condos, Inc. - 1292	08/29/2025	08/2025	Interest Income 08/2025	J-81729	Interest I...	0.00	0.71	-321.80	Interest Income 08/2025
Northview Condos, Inc. - 1292	08/29/2025	08/2025	Interest Income 08/2025	J-81800	Interest I...	0.00	0.35	-322.15	Interest Income 08/2025
			Net Change=-1.06			0.00	1.06	-322.15	= Ending Balance =
2607			Reserves-Fire System					-2,236.14	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-2,236.14	= Ending Balance =
2614			Reserves-Mailboxes					4,712.48	= Beginning Balance =
			Net Change=0.00			0.00	0.00	4,712.48	= Ending Balance =
2615			Reserves-Concrete					-758.58	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-758.58	= Ending Balance =
2616			Reserve-Clubhouse					12,023.96	= Beginning Balance =
			Net Change=0.00			0.00	0.00	12,023.96	= Ending Balance =
2624			Reserve - Roofs/Decks					-71,443.07	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-71,443.07	= Ending Balance =
2640			Reserves - Sauna					-1,130.73	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-1,130.73	= Ending Balance =
2700			Reserve Fund					239,069.36	= Beginning Balance =
Northview Condos, Inc. - 1292	08/12/2025	08/2025	Bank Charges 08/2025	J-81728	Bank Char...	6.00	0.00	239,075.36	Bank Charges 08/2025

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
			Net Change=6.00			6.00	0.00	239,075.36	= Ending Balance =
2704			Owner Equity					-13,103.36	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-13,103.36	= Ending Balance =
2710			Current Fees Year Incre...					-67,372.57	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-67,372.57	= Ending Balance =
2800			Clearing					-25.00	= Beginning Balance =
Northview Condos, Inc. - 1292	08/11/2025	08/2025	Transfer in Branch	J-81799	Transfer in...	25.00	0.00	0.00	Transfer in Branch
			Net Change=25.00			25.00	0.00	0.00	= Ending Balance =
2850			Escrow Refund					-830.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-830.00	= Ending Balance =
3108			Prepaid Dues					295.00	= Beginning Balance =
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Nicholas E. Oifoh	R-809052	302252398	0.00	495.00	-200.00	Credit Card On-Line Payment ; Web - Resident Services
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Amy Angel	R-809107	:prepay	140.00	0.00	-60.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Amy Angel	R-809108	:prepay	355.00	0.00	295.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Chris Sarni	R-809109	:prepay	235.00	0.00	530.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Felipe J. Martinez	R-809110	:prepay	335.00	0.00	865.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Earl Hatton	R-809111	:prepay	495.00	0.00	1,360.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Sandra L. Kaufmann	R-809112	:prepay	35.00	0.00	1,395.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Lora D. Dickinson	R-809113	:prepay	448.00	0.00	1,843.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Stella Gariboldi	R-809141	:prepay	20.00	0.00	1,863.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Janice L. Piper	R-809164	:prepay	90.00	0.00	1,953.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Elizabeth Gonzalez	R-809183	:prepay	10.00	0.00	1,963.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Andre F. Ide	R-809189	:prepay	35.00	0.00	1,998.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Yoshiko A. Ramirez, Tru...	R-809190	:prepay	495.00	0.00	2,493.00	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292

Month = Aug 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Maria Angela Santos	R-809232	:prepay	340.00	0.00	2,833.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Jerome Furlow & Amber ...	R-809233	:prepay	485.00	0.00	3,318.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Vicki L. Desler & Michael...	R-809254	:prepay	10.00	0.00	3,328.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Noelia Mosqueda	R-809269	:prepay	480.00	0.00	3,808.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Maxwell S. Moncure & El...	R-809297	:prepay	185.00	0.00	3,993.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/02/2025	08/2025	Noelia Mosqueda	R-809392	2402	0.00	480.00	3,513.00	1292-204
Northview Condos, Inc. - 1292	08/05/2025	08/2025	Andre F. Ide	R-811316	492490136	0.00	15.00	3,498.00	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	08/05/2025	08/2025	Vicki L. Desler & Michael...	R-811317	493091454	0.00	10.00	3,488.00	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	08/06/2025	08/2025	Felipe J. Martinez	R-809708	0000005276	0.00	315.00	3,173.00	1292-119
Northview Condos, Inc. - 1292	08/09/2025	08/2025	Stella Gariboldi	R-809770	4105	0.00	20.00	3,153.00	1292-112
Northview Condos, Inc. - 1292	08/11/2025	08/2025	Janice L. Piper	R-809923	2532	0.00	90.00	3,063.00	1292-113
Northview Condos, Inc. - 1292	08/11/2025	08/2025	Elizabeth Gonzalez	R-809925	1072	0.00	10.00	3,053.00	1292-103
Northview Condos, Inc. - 1292	08/11/2025	08/2025	Chris Sarni	R-809929	892968	0.00	495.00	2,558.00	1292-110
Northview Condos, Inc. - 1292	08/12/2025	08/2025	Lora D. Dickinson	R-809998	1977	0.00	448.00	2,110.00	1292-301
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Maria Angela Santos	R-810217	ACH	0.00	340.00	1,770.00	1292-117
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Sandra L. Kaufmann	R-810415	531	0.00	35.00	1,735.00	1292-218
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Grace E. Lee	R-810417	3915	0.00	495.00	1,240.00	1292-211
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Judi Woods	R-810419	0019755074	0.00	190.00	1,050.00	1292-111
Northview Condos, Inc. - 1292	08/15/2025	08/2025	William S. Miller & Timot...	R-810634	Pre-Payme...	495.00	0.00	1,545.00	Pre-Payment Applied 292-216
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Maxwell S. Moncure & El...	R-810635	Pre-Payme...	310.00	0.00	1,855.00	Pre-Payment Applied 1292-219
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Nicholas E. Oifoh	R-810636	Pre-Payme...	495.00	0.00	2,350.00	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	08/16/2025	08/2025	William S. Miller & Timot...	R-810694	3128	0.00	495.00	1,855.00	1292-216
Northview Condos, Inc. - 1292	08/18/2025	08/2025	Jerome Furlow & Amber ...	R-810692	264	0.00	485.00	1,370.00	1292-203

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	08/21/2025	08/2025	Amy Angel	R-810722	0039719782	0.00	500.00	870.00	1292-107
Northview Condos, Inc. - 1292	08/25/2025	08/2025	Maxwell S. Moncure & El...	R-810776	4020889528	0.00	495.00	375.00	1292-219
Northview Condos, Inc. - 1292	08/25/2025	08/2025	Earl Hatton	R-810777	4021608911	0.00	495.00	-120.00	1292-213
Northview Condos, Inc. - 1292	08/26/2025	08/2025	Yoshiko A. Ramirez, Tru...	R-810775	0021348387	0.00	495.00	-615.00	1292-311
Northview Condos, Inc. - 1292	08/27/2025	08/2025	Deeptichandra Chakka	R-811320	496299425	0.00	405.00	-1,020.00	PAYLEASE 1292-304
Net Change=-1,315.00						5,493.00	6,808.00	-1,020.00	= Ending Balance =
3110			Dues/Operating					-195,076.94	= Beginning Balance =
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Amy Angel	R-809107	:prepay	0.00	140.00	-195,216.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Amy Angel	R-809108	:prepay	0.00	355.00	-195,571.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Chris Sarni	R-809109	:prepay	0.00	235.00	-195,806.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Felipe J. Martinez	R-809110	:prepay	0.00	335.00	-196,141.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Earl Hatton	R-809111	:prepay	0.00	495.00	-196,636.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Sandra L. Kaufmann	R-809112	:prepay	0.00	35.00	-196,671.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Lora D. Dickinson	R-809113	:prepay	0.00	448.00	-197,119.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Stella Gariboldi	R-809141	:prepay	0.00	20.00	-197,139.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Janice L. Piper	R-809164	:prepay	0.00	90.00	-197,229.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Elizabeth Gonzalez	R-809183	:prepay	0.00	10.00	-197,239.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Andre F. Ide	R-809189	:prepay	0.00	35.00	-197,274.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Yoshiko A. Ramirez, Tru...	R-809190	:prepay	0.00	495.00	-197,769.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Maria Angela Santos	R-809232	:prepay	0.00	340.00	-198,109.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Jerome Furrow & Amber ...	R-809233	:prepay	0.00	485.00	-198,594.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Vicki L. Desler & Michael...	R-809254	:prepay	0.00	10.00	-198,604.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Noelia Mosqueda	R-809269	:prepay	0.00	480.00	-199,084.94	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292

Month = Aug 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Maxwell S. Moncure & El...	R-809297	:prepay	0.00	185.00	-199,269.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Megan Porter & Nicolas Diaz	R-809393	220	0.00	495.00	-199,764.94	1292-106
Northview Condos, Inc. - 1292	08/01/2025	08/2025	The Glenn Mitsuo Fuku...	R-809399	15721	0.00	475.00	-200,239.94	1292-108
Northview Condos, Inc. - 1292	08/01/2025	08/2025	The Glenn Mitsuo Fuku...	R-809399	15721	0.00	10.00	-200,249.94	1292-108
Northview Condos, Inc. - 1292	08/02/2025	08/2025	Noelia Mosqueda	R-809392	2402	0.00	15.00	-200,264.94	1292-204
Northview Condos, Inc. - 1292	08/02/2025	08/2025	Ana L. Cossio, Trustee o...	R-809394	893511003	0.00	365.00	-200,629.94	1292-217
Northview Condos, Inc. - 1292	08/02/2025	08/2025	Ana L. Cossio, Trustee o...	R-809394	893511003	0.00	120.00	-200,749.94	1292-217
Northview Condos, Inc. - 1292	08/02/2025	08/2025	Matseliso Matseletsele	R-809395	893409856	0.00	308.99	-201,058.93	1292-209
Northview Condos, Inc. - 1292	08/02/2025	08/2025	Matseliso Matseletsele	R-809395	893409856	0.00	166.01	-201,224.94	1292-209
Northview Condos, Inc. - 1292	08/02/2025	08/2025	Fred J. Nalder, Trustee o...	R-809396	893357527	0.00	495.00	-201,719.94	1292-312
Northview Condos, Inc. - 1292	08/02/2025	08/2025	Michael J. Gore	R-809397	0226962389	0.00	495.00	-202,214.94	1292-205
Northview Condos, Inc. - 1292	08/02/2025	08/2025	Roberto M. Sinson, Jr & ...	R-809398	0000005613	0.00	495.00	-202,709.94	1292-309
Northview Condos, Inc. - 1292	08/04/2025	08/2025	Karla Magana	R-809391	2250	0.00	335.00	-203,044.94	1292-308
Northview Condos, Inc. - 1292	08/04/2025	08/2025	Karla Magana	R-809391	2250	0.00	140.00	-203,184.94	1292-308
Northview Condos, Inc. - 1292	08/05/2025	08/2025	Katy Rios & Albert C. La...	R-809707	749	0.00	395.00	-203,579.94	1292-215
Northview Condos, Inc. - 1292	08/05/2025	08/2025	Katy Rios & Albert C. La...	R-809707	749	0.00	100.00	-203,679.94	1292-215
Northview Condos, Inc. - 1292	08/05/2025	08/2025	Andre F. Ide	R-811316	492490136	0.00	460.00	-204,139.94	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	08/05/2025	08/2025	Vicki L. Desler & Michael...	R-811317	493091454	0.00	485.00	-204,624.94	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	08/06/2025	08/2025	Cathy Y. Butler	R-809706	7515	0.00	495.00	-205,119.94	1292-206
Northview Condos, Inc. - 1292	08/06/2025	08/2025	Felipe J. Martinez	R-809708	0000005276	0.00	160.00	-205,279.94	1292-119
Northview Condos, Inc. - 1292	08/08/2025	08/2025	Gholam Nami & Judy Nami	R-809924	6777	0.00	495.00	-205,774.94	1292-212
Northview Condos, Inc. - 1292	08/08/2025	08/2025	Aurelio R. Cruz & Jennif...	R-809927	1274	0.00	495.00	-206,269.94	1292-116
Northview Condos, Inc. - 1292	08/08/2025	08/2025	Mildred A. Graves	R-809928	1478	0.00	495.00	-206,764.94	1292-310

General Ledger

Northview Condos, Inc. - 1292

Month = Aug 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	08/08/2025	08/2025	Erica M. Piurkowski & M...	R-809930	894112849	0.00	495.00	-207,259.94	1292-201
Northview Condos, Inc. - 1292	08/08/2025	08/2025	Alexander Levy, Michael...	R-811319	494717576	0.00	495.00	-207,754.94	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	08/09/2025	08/2025	Stella Gariboldi	R-809770	4105	0.00	475.00	-208,229.94	1292-112
Northview Condos, Inc. - 1292	08/11/2025	08/2025	Janice L. Piper	R-809923	2532	0.00	405.00	-208,634.94	1292-113
Northview Condos, Inc. - 1292	08/11/2025	08/2025	Elizabeth Gonzalez	R-809925	1072	0.00	485.00	-209,119.94	1292-103
Northview Condos, Inc. - 1292	08/11/2025	08/2025	Erica Ann Sack & Alex ...	R-809926	413	0.00	495.00	-209,614.94	1292-316
Northview Condos, Inc. - 1292	08/11/2025	08/2025	Chris Sarni	R-809929	892968	0.00	260.00	-209,874.94	1292-110
Northview Condos, Inc. - 1292	08/12/2025	08/2025	Lora D. Dickinson	R-809998	1977	0.00	47.00	-209,921.94	1292-301
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Cecilia Dong	R-810213	ACH	0.00	495.00	-210,416.94	1292-317
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Daniel R. Ulloa & Ricard...	R-810214	ACH	0.00	495.00	-210,911.94	1292-115
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Jamie L. Lozmack	R-810215	ACH	0.00	495.00	-211,406.94	1292-319
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Jason Mar-Tang	R-810216	ACH	0.00	495.00	-211,901.94	1292-318
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Maria Angela Santos	R-810217	ACH	0.00	155.00	-212,056.94	1292-117
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Mary Helen Uht & Albert...	R-810218	ACH	0.00	495.00	-212,551.94	1292-105
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Matthew Froehlich & Mic...	R-810219	ACH	0.00	495.00	-213,046.94	1292-104
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Randy Yoshioka & Britt...	R-810220	ACH	0.00	495.00	-213,541.94	1292-315
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Samuel Dugay Sagaysay	R-810221	ACH	0.00	495.00	-214,036.94	1292-202
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Sandra Torres Duran & ...	R-810222	ACH	0.00	495.00	-214,531.94	1292-114
Northview Condos, Inc. - 1292	08/13/2025	08/2025	Winnie Lao	R-810223	ACH	0.00	495.00	-215,026.94	1292-306
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Grace E. Lee	R-810412	3917	0.00	495.00	-215,521.94	1292-211
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Lucy Harumi Hayabe	R-810413	1343	0.00	495.00	-216,016.94	1292-307
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Claudia F. Harrison	R-810414	8814	0.00	495.00	-216,511.94	1292-214
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Claudia F. Harrison	R-810414	8814	0.00	495.00	-217,006.94	1292-214

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Northview Condos, Inc. - 1292
Month = Aug 2025
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Sandra L. Kaufmann	R-810415	531	0.00	460.00	-217,466.94	1292-218
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Valerie J. Herring	R-810418	38069991494	0.00	495.00	-217,961.94	1292-302
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Judi Woods	R-810419	0019755074	0.00	275.00	-218,236.94	1292-111
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Judi Woods	R-810419	0019755074	0.00	495.00	-218,731.94	1292-111
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Judi Woods	R-810419	0019755074	0.00	495.00	-219,226.94	1292-111
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Judi Woods	R-810419	0019755074	0.00	495.00	-219,721.94	1292-111
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Christina Keehan	R-810420	0019467514	0.00	495.00	-220,216.94	1292-102
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Gary Lee & Theresa Kw...	R-810421	894967749	0.00	495.00	-220,711.94	1292-109
Northview Condos, Inc. - 1292	08/15/2025	08/2025	William S. Miller & Timot...	R-810634	Pre-Payme...	0.00	495.00	-221,206.94	Pre-Payment Applied 292-216
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Maxwell S. Moncure & El...	R-810635	Pre-Payme...	0.00	310.00	-221,516.94	Pre-Payment Applied 1292-219
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Nicholas E. Oifoh	R-810636	Pre-Payme...	0.00	495.00	-222,011.94	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	08/18/2025	08/2025	Jerome Furlow & Amber ...	R-810692	264	0.00	10.00	-222,021.94	1292-203
Northview Condos, Inc. - 1292	08/18/2025	08/2025	Linda J. Zila	R-810729	2854	0.00	495.00	-222,516.94	1292-210
Northview Condos, Inc. - 1292	08/27/2025	08/2025	Deeptichandra Chakka	R-811320	496299425	0.00	80.00	-222,596.94	PAYLEASE 1292-304
Net Change=-27,520.00						0.00	27,520.00	-222,596.94	= Ending Balance =
3122	Club House Rental							-25.00	= Beginning Balance =
Net Change=0.00						0.00	0.00	-25.00	= Ending Balance =
3145	Collection Charges							-400.00	= Beginning Balance =
Net Change=0.00						0.00	0.00	-400.00	= Ending Balance =
3305	Interest Income							-12.65	= Beginning Balance =
Net Change=0.00						0.00	0.00	-12.65	= Ending Balance =
3410	Late Fee							-409.27	= Beginning Balance =
Northview Condos, Inc. - 1292	08/01/2025	08/2025	The Glenn Mitsuo Fuku...	R-809399	15721	0.00	10.00	-419.27	1292-108
Northview Condos, Inc. - 1292	08/02/2025	08/2025	Ana L. Cossio, Trustee o...	R-809394	893511003	0.00	10.00	-429.27	1292-217

General Ledger

Northview Condos, Inc. - 1292

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Judi Woods	R-810419	0019755074	0.00	10.00	-439.27	1292-111
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Judi Woods	R-810419	0019755074	0.00	10.00	-449.27	1292-111
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Judi Woods	R-810419	0019755074	0.00	10.00	-459.27	1292-111
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Judi Woods	R-810419	0019755074	0.00	10.00	-469.27	1292-111
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Judi Woods	R-810419	0019755074	0.00	10.00	-479.27	1292-111
			Net Change=-70.00			0.00	70.00	-479.27	= Ending Balance =
3411			Violation Fee					-310.00	= Beginning Balance =
Northview Condos, Inc. - 1292	08/15/2025	08/2025	Claudia F. Harrison	R-810414	8814	0.00	10.00	-320.00	1292-214
			Net Change=-10.00			0.00	10.00	-320.00	= Ending Balance =
4120			Telephone/Intercom					5,077.34	= Beginning Balance =
Northview Condos, Inc. - 1292	08/08/2025	08/2025	Charter Communications	K-344062	5679	146.25	0.00	5,223.59	1292: 8413131220041476 svc 07/22-08/21
Northview Condos, Inc. - 1292	08/14/2025	08/2025	A-Pro Security Service Inc.	K-344149	5685	200.00	0.00	5,423.59	1292: Phone Sys Troubleshooting
			Net Change=346.25			346.25	0.00	5,423.59	= 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					72.25	= Beginning Balance =
			Net Change=0.00			0.00	0.00	72.25	= Ending Balance =
4130			Postage & Printing					125.91	= Beginning Balance =
Northview Condos, Inc. - 1292	08/21/2025	08/2025	Paragon Equities-4550	K-344287	5693	13.56	0.00	139.47	1292: Jul 2025 Copies and Postage
			Net Change=13.56			13.56	0.00	139.47	= Ending Balance =
4133			Copies & Faxes					190.95	= Beginning Balance =
Northview Condos, Inc. - 1292	08/21/2025	08/2025	Paragon Equities-4550	K-344287	5693	15.60	0.00	206.55	1292: Jul 2025 Copies and Postage
			Net Change=15.60			15.60	0.00	206.55	= Ending Balance =
4450			Repairs/Plumbing					3,325.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	3,325.00	= Ending Balance =

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Northview Condos, Inc. - 1292

Month = Aug 2025

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
4455			Repairs/Electrical					425.00 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	425.00 = Ending Balance =	
4457			Repairs/Gate,Fence					776.50 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	776.50 = Ending Balance =	
4460			Repairs/Roof					3,720.00 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	3,720.00 = 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					1,950.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	08/07/2025	08/2025	American Elevator Servic...	K-344039	5678	450.00	0.00	2,400.00	1292: Troubleshoot Repairs to Elevator
Northview Condos, Inc. - 1292	08/07/2025	08/2025	American Elevator Servic...	K-344039	5678	250.00	0.00	2,650.00	1292: Jul 2025 Elevator Svc
Northview Condos, Inc. - 1292	08/14/2025	08/2025	American Elevator Servic...	K-344150	5686	250.00	0.00	2,900.00	1292: Aug 2025 Elevator Svc
			Net Change=950.00			950.00	0.00	2,900.00 = Ending Balance =	
4491			Lighting Maintenance					181.64 = Beginning Balance =	
Northview Condos, Inc. - 1292	08/06/2025	08/2025	Comet Lighting and Electr...	K-343963	5676	125.00	0.00	306.64	1292: Carport 33
Northview Condos, Inc. - 1292	08/06/2025	08/2025	Comet Lighting and Electr...	K-343963	5676	192.67	0.00	499.31	1292: Jun 2025 Lighting Check
Northview Condos, Inc. - 1292	08/14/2025	08/2025	Comet Lighting and Electr...	K-344151	5687	15.00	0.00	514.31	1292: Jul 2025 1st Monthly Light Check
Northview Condos, Inc. - 1292	08/14/2025	08/2025	Comet Lighting and Electr...	K-344151	5687	158.34	0.00	672.65	1292: Jul 2025 Lighting Check
			Net Change=491.01			491.01	0.00	672.65 = Ending Balance =	
4520			Maintenance & Supplies					159.47 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	159.47 = Ending Balance =	
4525			Pest Control					3,183.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	08/21/2025	08/2025	Griffin Pest Management...	K-344388	5694	298.00	0.00	3,481.00	1292: Rodent svc
Northview Condos, Inc. - 1292	08/21/2025	08/2025	Griffin Pest Management...	K-344388	5694	124.00	0.00	3,605.00	1292: Commercial IPM Svc

General Ledger

Northview Condos, Inc. - 1292
 Month = Aug 2025
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
			Net Change=422.00			422.00	0.00	3,605.00	= Ending Balance =
4530			Gardening					9,032.00	= Beginning Balance =
Northview Condos, Inc. - 1292	08/08/2025	08/2025	Land Graphics	K-344065	5682	936.00	0.00	9,968.00	1292: Aug 2025 landscape Svc
Northview Condos, Inc. - 1292	08/28/2025	08/2025	Land Graphics	K-344574	5699	350.00	0.00	10,318.00	1292: Irrigation repair
			Net Change=1,286.00			1,286.00	0.00	10,318.00	= Ending Balance =
4535			Pool/Spa Maintenance					4,180.00	= Beginning Balance =
Northview Condos, Inc. - 1292	08/08/2025	08/2025	Great American Pool Se...	K-344064	5681	550.00	0.00	4,730.00	1292: Aug 2025 Pool Svc
Northview Condos, Inc. - 1292	08/28/2025	08/2025	Great American Pool Se...	K-344573	5698	200.00	0.00	4,930.00	1292: Replace spa & pool water fill valve
			Net Change=750.00			750.00	0.00	4,930.00	= Ending Balance =
4540			Insurance					30,587.86	= Beginning Balance =
			Net Change=0.00			0.00	0.00	30,587.86	= Ending Balance =
4550			Management					12,897.81	= Beginning Balance =
Northview Condos, Inc. - 1292	08/01/2025	08/2025	Paragon Equities-4550	K-343878	5675	1,831.83	0.00	14,729.64	August Management Fees
			Net Change=1,831.83			1,831.83	0.00	14,729.64	= Ending Balance =
4551			Management - Additional					100.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	100.00	= Ending Balance =
4554			Admin. Services					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	08/14/2025	08/2025	Paragon Equities-4550	K-344154	5690	130.00	0.00	130.00	1292: Board Special Project Requests
			Net Change=130.00			130.00	0.00	130.00	= Ending Balance =
4560			Custodial Service					6,725.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	6,725.00	= Ending Balance =
4580			Electricity					9,461.79	= Beginning Balance =
Northview Condos, Inc. - 1292	08/06/2025	08/2025	SOUTHERN CALIFORN...	K-343964	5677	1,394.88	0.00	10,856.67	1292: 70027445720 06/30-07/30
			Net Change=1,394.88			1,394.88	0.00	10,856.67	= Ending Balance =
4590			Gas					2,030.50	= Beginning Balance =

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Northview Condos, Inc. - 1292

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	08/08/2025	08/2025	City of Long Beach (Utility)	K-344063	5680	247.86	0.00	2,278.36	1292: 0699110000 svc 06/22-07/22
			Net Change=247.86			247.86	0.00	2,278.36	= Ending Balance =
4610			Water & Sewer					20,074.07	= Beginning Balance =
Northview Condos, Inc. - 1292	08/08/2025	08/2025	City of Signal Hill (Water...	K-344093	5683	1,800.83	0.00	21,874.90	1292: 1090211101 06/17-07/07
Northview Condos, Inc. - 1292	08/08/2025	08/2025	City of Signal Hill (Water...	K-344094	5684	240.77	0.00	22,115.67	1292: 1090211201 06/17-07/18
			Net Change=2,041.60			2,041.60	0.00	22,115.67	= Ending Balance =
4620			Trash					12,870.08	= Beginning Balance =
Northview Condos, Inc. - 1292	08/14/2025	08/2025	Signal Hill Disposal	K-344155	5691	1,824.44	0.00	14,694.52	1292: 38-V3601696 Jul 2025 Waste
			Net Change=1,824.44			1,824.44	0.00	14,694.52	= Ending Balance =
4625			Cable/Internet/Satellite ...					31,711.98	= Beginning Balance =
			Net Change=0.00			0.00	0.00	31,711.98	= Ending Balance =
4626			TV Cable Bulk Service					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	08/27/2025	08/2025	Spectrum	K-344530	5696	3,526.63	0.00	3,526.63	1292: 8413131220077041 08/16-09/15
			Net Change=3,526.63			3,526.63	0.00	3,526.63	= Ending Balance =
4629			Tax Preparation/Audit					900.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	900.00	= Ending Balance =
4630			Legal					766.50	= Beginning Balance =
Northview Condos, Inc. - 1292	08/21/2025	08/2025	Iger Wankel & Bonkowsk...	K-344389	5695	1,058.50	0.00	1,825.00	1292: General legal services
			Net Change=1,058.50			1,058.50	0.00	1,825.00	= Ending Balance =
4637			Collection Expense					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	08/28/2025	08/2025	Association Lien Services	K-344572	5697	200.00	0.00	200.00	1292: ALS Fees & Cost
			Net Change=200.00			200.00	0.00	200.00	= Ending Balance =
4641			License,Fees,Permits					1,143.90	= Beginning Balance =
Northview Condos, Inc. - 1292	08/14/2025	08/2025	Department of Industrial...	K-344152	5688	225.00	0.00	1,368.90	1292: Conveyance Nbr 077028

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Northview Condos, Inc. - 1292
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	08/14/2025	08/2025	Department of Industrial...	K-344156	5692	225.00	0.00	1,593.90	1292: Conveyance Nbr 077029
			Net Change=450.00			450.00	0.00	1,593.90	= Ending Balance =
4649			Meeting Expense					195.00	= Beginning Balance =
Northview Condos, Inc. - 1292	08/28/2025	08/2025	Paragon Equities-4550	K-344575	5700	65.00	0.00	260.00	1292: Meeting overtime August
			Net Change=65.00			65.00	0.00	260.00	= Ending Balance =
4651			Contingency					2,250.00	= Beginning Balance =
Northview Condos, Inc. - 1292	08/28/2025	08/2025	William Miller	K-344576	5701	138.95	0.00	2,388.95	1292: Reimbursement for supplies
			Net Change=138.95			138.95	0.00	2,388.95	= Ending Balance =
4730			Transfer to Reserve Acct					17,884.32	= Beginning Balance =
Northview Condos, Inc. - 1292	08/14/2025	08/2025	Northview Condos, Inc.	K-344153	5689	4,471.08	0.00	22,355.40	1292 Transfer to Reserve
			Net Change=4,471.08			4,471.08	0.00	22,355.40	= Ending Balance =
						61,588.25	61,588.25		