

Monthly Report

February 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 = Feb 2025

Book = Cash

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
3000	INCOME				
3108	Prepaid Dues	983.99	3.32	-16.01	-0.03
3110	Dues/Operating	28,591.01	96.41	54,171.01	99.74
3122	Club House Rental	0.00	0.00	25.00	0.05
3410	Late Fee	80.00	0.27	130.00	0.24
3990	TOTAL INCOME	29,655.00	100.00	54,310.00	100.00
4000	EXPENSE				
4120	Telephone/Intercom	408.98	1.38	4,155.79	7.65
4129	Bank Charges	6.00	0.02	48.25	0.09
4130	Postage & Printing	0.00	0.00	27.19	0.05
4133	Copies & Faxes	0.00	0.00	52.20	0.10
4475	Fire Safety Equipment	0.00	0.00	480.00	0.88
4490	Elevator Maintenance	250.00	0.84	500.00	0.92
4491	Lighting Maintenance	46.64	0.16	181.64	0.33
4520	Maintenance & Supplies	0.00	0.00	143.02	0.26
4525	Pest Control	422.00	1.42	1,073.00	1.98
4530	Gardening	550.00	1.85	1,486.00	2.74
4535	Pool/Spa Maintenance	0.00	0.00	550.00	1.01
4540	Insurance	10,818.23	36.48	10,818.23	19.92
4550	Management	1,831.83	6.18	3,738.66	6.88
4560	Custodial Service	0.00	0.00	925.00	1.70
4580	Electricity	1,381.87	4.66	2,903.90	5.35
4590	Gas	0.00	0.00	394.97	0.73
4610	Water & Sewer	3,789.10	12.78	6,554.55	12.07
4620	Trash	1,617.27	5.45	3,234.54	5.96
4625	Cable/Internet/Satellite Expense	3,575.62	12.06	3,575.62	6.58
4641	License,Fees,Permits	0.00	0.00	35.00	0.06
4651	Contingency	2,250.00	7.59	2,250.00	4.14
4722	TOTAL EXPENSE	26,947.54	90.87	43,127.56	79.41
5010	NET INCOME	2,707.46	9.13	11,182.44	20.59
	CASH FLOW	2,707.46	9.13	11,182.44	20.59

	MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
1110	Cash in Bank - Operating Account	89,780.91	92,488.37	2,707.46
1114	Cash in Bank	0.00	0.00	0.00
1120	Cash in Bank - Reserve	25,249.26	25,249.47	0.21
1125	Cash in Bank - Money Market	89,635.09	89,629.78	-5.31
	TOTAL CASH	204,665.26	207,367.62	2,702.36
	YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
1110	Cash in Bank - Operating Account	81,305.93	92,488.37	11,182.44
1114	Cash in Bank	0.00	0.00	0.00
1120	Cash in Bank - Reserve	25,249.03	25,249.47	0.44
1125	Cash in Bank - Money Market	89,640.33	89,629.78	-10.55
	TOTAL CASH	196,195.29	207,367.62	11,172.33

Balance Sheet

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Northview Condos, Inc. - 1292

Month = Feb 2025

Book = Cash

ACCOUNT		CURRENT BALANCE
1000	ASSETS	
1100	Cash	
1110	Cash in Bank - Operating Account	92,488.37
1120	Cash in Bank - Reserve	25,249.47
1125	Cash in Bank - Money Market	89,629.78
1190	Total Cash	207,367.62
1990	TOTAL ASSETS	207,367.62
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	315.91
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	-254,702.60
2701	Total Reserves	114,879.25
2702	Equity	
2704	Owner Equity	13,103.36
2710	Current Fees Year Increase/Decrease	78,555.01
2850	Escrow Refund	830.00
2890	Total Equity	92,488.37
2990	TOTAL LIAB. & EQUITY	207,367.62

Budget Comparison

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000	INCOME									
3108	Prepaid Dues	983.99	0.00	983.99	N/A	-16.01	0.00	-16.01	N/A	0.00
3110	Dues/Operating	28,591.01	27,720.00	871.01	3.14	54,171.01	55,440.00	-1,268.99	-2.29	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	80.00	0.00	80.00	N/A	130.00	0.00	130.00	N/A	0.00
3990	TOTAL INCOME	29,655.00	27,720.00	1,935.00	6.98	54,310.00	55,440.00	-1,130.00	-2.04	332,640.00
4000	EXPENSE									
4120	Telephone/Intercom	408.98	366.66	-42.32	-11.54	4,155.79	733.65	-3,422.14	-466.45	4,403.63
4124	Miscellaneous General & Admin	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
4129	Bank Charges	6.00	8.34	2.34	28.06	48.25	16.35	-31.90	-195.11	96.37
4130	Postage & Printing	0.00	100.00	100.00	100.00	27.19	200.00	172.81	86.40	1,200.00
4133	Copies & Faxes	0.00	100.00	100.00	100.00	52.20	200.00	147.80	73.90	1,200.00
4137	Budget Prep	0.00	10.41	10.41	100.00	0.00	20.40	20.40	100.00	120.38
4444	Building Repairs	0.00	166.66	166.66	100.00	0.00	333.65	333.65	100.00	2,003.63
4450	Repairs/Plumbing	0.00	1,000.00	1,000.00	100.00	0.00	2,000.00	2,000.00	100.00	12,000.00
4452	Repairs/Irrigation Syst	0.00	83.34	83.34	100.00	0.00	166.35	166.35	100.00	996.37
4455	Repairs/Electrical	0.00	83.34	83.34	100.00	0.00	166.35	166.35	100.00	996.37
4457	Repairs/Gate,Fence	0.00	291.66	291.66	100.00	0.00	583.65	583.65	100.00	3,503.63
4460	Repairs/Roof	0.00	83.34	83.34	100.00	0.00	166.35	166.35	100.00	996.37
4470	Repairs/Other	0.00	166.66	166.66	100.00	0.00	333.65	333.65	100.00	2,003.63
4475	Fire Safety Equipment	0.00	208.34	208.34	100.00	480.00	416.35	-63.65	-15.29	2,496.37
4481	Restoration Expense	0.00	83.34	83.34	100.00	0.00	166.35	166.35	100.00	996.37
4490	Elevator Maintenance	250.00	250.00	0.00	0.00	500.00	500.00	0.00	0.00	3,000.00
4491	Lighting Maintenance	46.64	208.34	161.70	77.61	181.64	416.35	234.71	56.37	2,496.37
4520	Maintenance & Supplies	0.00	208.34	208.34	100.00	143.02	416.35	273.33	65.65	2,496.37
4525	Pest Control	422.00	408.34	-13.66	-3.35	1,073.00	816.35	-256.65	-31.44	4,896.37
4530	Gardening	550.00	1,000.00	450.00	45.00	1,486.00	2,000.00	514.00	25.70	12,000.00
4532	Tree Trimming	0.00	333.34	333.34	100.00	0.00	666.35	666.35	100.00	3,996.37
4535	Pool/Spa Maintenance	0.00	583.34	583.34	100.00	550.00	1,166.35	616.35	52.84	6,996.37
4540	Insurance	10,818.23	4,166.66	-6,651.57	-159.64	10,818.23	8,333.65	-2,484.58	-29.81	50,003.63
4550	Management	1,831.83	1,831.84	0.01	0.00	3,738.66	3,663.85	-74.81	-2.04	21,983.87
4554	Admin. Services	0.00	8.34	8.34	100.00	0.00	16.35	16.35	100.00	96.37
4556	Locksmith Service	0.00	83.34	83.34	100.00	0.00	166.35	166.35	100.00	996.37
4560	Custodial Service	0.00	983.34	983.34	100.00	925.00	1,966.35	1,041.35	52.96	11,796.37
4580	Electricity	1,381.87	1,683.34	301.47	17.91	2,903.90	3,366.35	462.45	13.74	20,196.37
4590	Gas	0.00	333.34	333.34	100.00	394.97	666.35	271.38	40.73	3,996.37
4610	Water & Sewer	3,789.10	2,500.00	-1,289.10	-51.56	6,554.55	5,000.00	-1,554.55	-31.09	30,000.00

Budget Comparison

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4620	Trash	1,617.27	1,666.66	49.39	2.96	3,234.54	3,333.65	99.11	2.97	20,003.63
4625	Cable/Internet/Satellite Expense	3,575.62	3,250.00	-325.62	-10.02	3,575.62	6,500.00	2,924.38	44.99	39,000.00
4629	Tax Preparation/Audit	0.00	70.84	70.84	100.00	0.00	141.85	141.85	100.00	851.87
4630	Legal	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	3,000.00
4635	Reserve Study Expense	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
4640	Taxes	0.00	29.16	29.16	100.00	0.00	58.15	58.15	100.00	348.13
4641	License,Fees,Permits	0.00	141.66	141.66	100.00	35.00	283.65	248.65	87.66	1,703.63
4649	Meeting Expense	0.00	16.66	16.66	100.00	0.00	33.65	33.65	100.00	203.63
4651	Contingency	2,250.00	315.00	-1,935.00	-614.29	2,250.00	630.00	-1,620.00	-257.14	3,780.00
4722	TOTAL EXPENSE	26,947.54	23,248.97	-3,698.57	-15.91	43,127.56	46,495.05	3,367.49	7.24	278,955.21
4723	RESERVE ALLOCATION									
4730	Transfer to Reserve Acct	0.00	4,471.09	4,471.09	100.00	0.00	8,942.10	8,942.10	100.00	53,652.12
4818	TOTAL RESERVE ALLOCATION	0.00	4,471.09	4,471.09	100.00	0.00	8,942.10	8,942.10	100.00	53,652.12
5010	NET INCOME	2,707.46	-0.06	2,707.52	4,512,533.33	11,182.44	2.85	11,179.59	392,266.32	32.67
1000	ASSETS									
1100	Cash									
1110	Cash in Bank - Operating Account	-2,707.46	0.00	-2,707.46	N/A	-11,182.44	0.00	-11,182.44	N/A	0.00
1120	Cash in Bank - Reserve	-0.21	0.00	-0.21	N/A	-0.44	0.00	-0.44	N/A	0.00
1125	Cash in Bank - Money Market	5.31	0.00	5.31	N/A	10.55	0.00	10.55	N/A	0.00
1190	Total Cash	-2,702.36	0.00	-2,702.36	N/A	-11,172.33	0.00	-11,172.33	N/A	0.00
1990	TOTAL ASSETS	-2,702.36	0.00	-2,702.36	N/A	-11,172.33	0.00	-11,172.33	N/A	0.00
2500	Reserves									
2525	Unallocated Interest on Funds	0.90	0.00	0.90	N/A	1.89	0.00	1.89	N/A	0.00
2700	Reserve Fund	-6.00	0.00	-6.00	N/A	-12.00	0.00	-12.00	N/A	0.00
2701	Total Reserves	-5.10	0.00	-5.10	N/A	-10.11	0.00	-10.11	N/A	0.00
2702	Equity									
2710	Current Fees Year Increase/Decrease	2,707.46	0.00	2,707.46	N/A	11,182.44	0.00	11,182.44	N/A	0.00
2890	Total Equity	2,707.46	0.00	2,707.46	N/A	11,182.44	0.00	11,182.44	N/A	0.00
2990	TOTAL LIAB. & EQUITY	2,702.36	0.00	2,702.36	N/A	11,172.33	0.00	11,172.33	N/A	0.00

Budget Comparison

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
CASH FLOW		2,707.46	-0.06	2,707.52	4,512,533.33	11,182.44	2.85	11,179.59	392,266.32	32.67
MONTH TO DATE		BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110	Cash in Bank - Operating Account	89,780.91	92,488.37	2,707.46						
1114	Cash in Bank	0.00	0.00	0.00						
1120	Cash in Bank - Reserve	25,249.26	25,249.47	0.21						
1125	Cash in Bank - Money Market	89,635.09	89,629.78	-5.31						
TOTAL CASH		204,665.26	207,367.62	2,702.36						
YEAR TO DATE		BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110	Cash in Bank - Operating Account	81,305.93	92,488.37	11,182.44						
1114	Cash in Bank	0.00	0.00	0.00						
1120	Cash in Bank - Reserve	25,249.03	25,249.47	0.44						
1125	Cash in Bank - Money Market	89,640.33	89,629.78	-10.55						
TOTAL CASH		196,195.29	207,367.62	11,172.33						

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1110			Cash in Bank - Operatin...					89,780.91	= Beginning Balance =
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Nicholas E. Oifoh	R-797840	275856499	20.00	0.00	89,800.91	Debit Card On-Line Payment ; Mobile Web - Resident Services
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Nicholas E. Oifoh	R-797840	275856499	495.00	0.00	90,295.91	Debit Card On-Line Payment ; Mobile Web - Resident Services
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Chris Sarni	R-797931	:prepay	430.00	0.00	90,725.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Chris Sarni	R-797931	:prepay	0.00	430.00	90,295.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Chris Sarni	R-797932	:prepay	65.00	0.00	90,360.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Chris Sarni	R-797932	:prepay	0.00	65.00	90,295.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Felipe J. Martinez	R-797933	:prepay	455.00	0.00	90,750.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Felipe J. Martinez	R-797933	:prepay	0.00	455.00	90,295.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Earl Hatton	R-797934	:prepay	495.00	0.00	90,790.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Earl Hatton	R-797934	:prepay	0.00	495.00	90,295.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Claudia F. Harrison	R-797935	:prepay	10.00	0.00	90,305.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Claudia F. Harrison	R-797935	:prepay	0.00	10.00	90,295.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Sandra L. Kaufmann	R-797936	:prepay	25.00	0.00	90,320.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Sandra L. Kaufmann	R-797936	:prepay	0.00	25.00	90,295.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Lora D. Dickinson	R-797937	:prepay	448.00	0.00	90,743.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Lora D. Dickinson	R-797937	:prepay	0.00	448.00	90,295.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Stella Gariboldi	R-797956	:prepay	20.00	0.00	90,315.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Stella Gariboldi	R-797956	:prepay	0.00	20.00	90,295.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Janice L. Piper	R-797976	:prepay	90.00	0.00	90,385.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Janice L. Piper	R-797976	:prepay	0.00	90.00	90,295.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Elizabeth Gonzalez	R-797987	:prepay	10.00	0.00	90,305.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Elizabeth Gonzalez	R-797987	:prepay	0.00	10.00	90,295.91	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292

Month = Feb 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Andre F. Ide	R-797991	:prepay	155.00	0.00	90,450.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Andre F. Ide	R-797991	:prepay	0.00	155.00	90,295.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Yoshiko A. Ramirez, Tru...	R-797992	:prepay	495.00	0.00	90,790.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Yoshiko A. Ramirez, Tru...	R-797992	:prepay	0.00	495.00	90,295.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Maria Angela Santos	R-798029	:prepay	340.00	0.00	90,635.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Maria Angela Santos	R-798029	:prepay	0.00	340.00	90,295.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Jerome Furlow & Amber ...	R-798030	:prepay	460.00	0.00	90,755.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Jerome Furlow & Amber ...	R-798030	:prepay	0.00	460.00	90,295.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Jerome Furlow & Amber ...	R-798031	:prepay	25.00	0.00	90,320.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Jerome Furlow & Amber ...	R-798031	:prepay	0.00	25.00	90,295.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Megan Porter & Nicolas Diaz	R-798054	:prepay	0.00	495.00	89,800.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Megan Porter & Nicolas Diaz	R-798054	:prepay	495.00	0.00	90,295.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Noelia Mosqueda	R-798066	:prepay	0.00	470.00	89,825.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Noelia Mosqueda	R-798066	:prepay	470.00	0.00	90,295.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Jublin Kothari, Nibharani...	R-798078	:prepay	0.00	10.00	90,285.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Jublin Kothari, Nibharani...	R-798078	:prepay	10.00	0.00	90,295.91	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Katy Rios & Albert C. La...	R-798187	730	395.00	0.00	90,690.91	1292-215
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Katy Rios & Albert C. La...	R-798187	730	100.00	0.00	90,790.91	1292-215
Northview Condos, Inc. - 1292	02/01/2025	02/2025	William S. Miller & Timot...	R-798188	1170	495.00	0.00	91,285.91	1292-216
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Matseliso Matseletsele	R-798195	873920006	428.99	0.00	91,714.90	1292-209
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Matseliso Matseletsele	R-798195	873920006	46.01	0.00	91,760.91	1292-209
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Valerie J. Herring	R-798572	2851	475.00	0.00	92,235.91	1292-302
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Valerie J. Herring	R-798572	2851	10.00	0.00	92,245.91	1292-302

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Northview Condos, Inc. - 1292

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Northview Condos, Inc. - 1292	02/01/2025	02/2025	Valerie J. Herring	R-798572	2851	10.00	0.00	92,255.91	1292-302
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Margarita A. Armenta	R-798573	163	180.88	0.00	92,436.79	1292-207
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Margarita A. Armenta	R-798573	163	309.12	0.00	92,745.91	1292-207
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Margarita A. Armenta	R-798573	163	10.00	0.00	92,755.91	1292-207
Northview Condos, Inc. - 1292	02/03/2025	02/2025	Paragon Equities-4550	K-338791	5569	0.00	1,831.83	90,924.08	February Management Fees
Northview Condos, Inc. - 1292	02/03/2025	02/2025	Aurelio R. Cruz & Jennif...	R-798189	1264	10.00	0.00	90,934.08	1292-116
Northview Condos, Inc. - 1292	02/03/2025	02/2025	Aurelio R. Cruz & Jennif...	R-798189	1264	475.00	0.00	91,409.08	1292-116
Northview Condos, Inc. - 1292	02/03/2025	02/2025	Linda J. Zila	R-798190	2846	495.00	0.00	91,904.08	1292-210
Northview Condos, Inc. - 1292	02/03/2025	02/2025	Roberto M. Sinson, Jr & ...	R-798191	0000005586	20.00	0.00	91,924.08	1292-309
Northview Condos, Inc. - 1292	02/03/2025	02/2025	Roberto M. Sinson, Jr & ...	R-798191	0000005586	455.00	0.00	92,379.08	1292-309
Northview Condos, Inc. - 1292	02/03/2025	02/2025	Michael J. Gore	R-798193	0000995958	495.00	0.00	92,874.08	1292-205
Northview Condos, Inc. - 1292	02/03/2025	02/2025	Fred J. Nalder, Trustee o...	R-798194	874329655	495.00	0.00	93,369.08	1292-312
Northview Condos, Inc. - 1292	02/04/2025	02/2025	A-Pro Security Service Inc.	K-338837	5570	0.00	2,250.00	91,119.08	1292: Trash Metal door replaced, fire rated 90 min, painted
Northview Condos, Inc. - 1292	02/04/2025	02/2025	Jublin Kothari, Nibharani...	R-798186	138	485.00	0.00	91,604.08	1292-101
Northview Condos, Inc. - 1292	02/04/2025	02/2025	Jublin Kothari, Nibharani...	R-798186	138	10.00	0.00	91,614.08	1292-101
Northview Condos, Inc. - 1292	02/05/2025	02/2025	Griffin Pest Management...	K-338849	5571	0.00	298.00	91,316.08	1292: Rodent Service
Northview Condos, Inc. - 1292	02/05/2025	02/2025	Griffin Pest Management...	K-338849	5571	0.00	124.00	91,192.08	1292: Commercial IPM Svc
Northview Condos, Inc. - 1292	02/05/2025	02/2025	Farmers Insurance Exc...	K-339377	12920501	0.00	10,818.23	80,373.85	1292: F0026264740010001 Feb 2025
Northview Condos, Inc. - 1292	02/05/2025	02/2025	Karla Magana	R-798566	2220	20.00	0.00	80,393.85	1292-308
Northview Condos, Inc. - 1292	02/05/2025	02/2025	Karla Magana	R-798566	2220	455.00	0.00	80,848.85	1292-308
Northview Condos, Inc. - 1292	02/05/2025	02/2025	Mildred A. Graves	R-798567	1306	495.00	0.00	81,343.85	1292-310
Northview Condos, Inc. - 1292	02/05/2025	02/2025	Felipe J. Martinez	R-798575	0000005234	40.00	0.00	81,383.85	1292-119
Northview Condos, Inc. - 1292	02/05/2025	02/2025	Felipe J. Martinez	R-798575	0000005234	435.00	0.00	81,818.85	1292-119

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Northview Condos, Inc. - 1292	02/05/2025	02/2025	Andre F. Ide	R-799414	461994962	340.00	0.00	82,158.85	paylease 1292-118
Northview Condos, Inc. - 1292	02/05/2025	02/2025	Andre F. Ide	R-799414	461994962	135.00	0.00	82,293.85	paylease 1292-118
Northview Condos, Inc. - 1292	02/05/2025	02/2025	Vicki L. Desler & Michael...	R-799416	462676330	495.00	0.00	82,788.85	paylease 1292-208
Northview Condos, Inc. - 1292	02/06/2025	02/2025	Noelia Mosqueda	R-798570	2395	25.00	0.00	82,813.85	1292-204
Northview Condos, Inc. - 1292	02/06/2025	02/2025	Noelia Mosqueda	R-798570	2395	470.00	0.00	83,283.85	1292-204
Northview Condos, Inc. - 1292	02/07/2025	02/2025	American Elevator Servic...	K-338890	5572	0.00	250.00	83,033.85	1292: Feb 2025 Elevator Svc
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Comet Lighting and Electr...	K-338891	5573	0.00	46.64	82,987.21	1292: Jan 2025 Lighting check
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Great American Pool Se...	K-338892	5574	0.00	550.00	82,437.21	1292: Feb 2025 Pool Svc
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Charter Communications	K-338925	5575	0.00	146.24	82,290.97	1292: 8413131220041476 01/22-02/21
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Cathy Y. Butler	R-798565	7488	495.00	0.00	82,785.97	1292-206
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Judi Woods	R-798576	0086204814	120.00	0.00	82,905.97	1292-111
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Judi Woods	R-798576	0086204814	475.00	0.00	83,380.97	1292-111
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Judi Woods	R-798576	0086204814	475.00	0.00	83,855.97	1292-111
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Judi Woods	R-798576	0086204814	495.00	0.00	84,350.97	1292-111
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Judi Woods	R-798576	0086204814	10.00	0.00	84,360.97	1292-111
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Judi Woods	R-798576	0086204814	10.00	0.00	84,370.97	1292-111
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Judi Woods	R-798576	0086204814	10.00	0.00	84,380.97	1292-111
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Judi Woods	R-798576	0086204814	305.00	0.00	84,685.97	1292-111
Northview Condos, Inc. - 1292	02/10/2025	02/2025	Gholam Nami & Judy Nami	R-798563	6729	495.00	0.00	85,180.97	1292-212
Northview Condos, Inc. - 1292	02/10/2025	02/2025	Stella Gariboldi	R-798564	4079	475.00	0.00	85,655.97	1292-112
Northview Condos, Inc. - 1292	02/10/2025	02/2025	Stella Gariboldi	R-798564	4079	20.00	0.00	85,675.97	1292-112
Northview Condos, Inc. - 1292	02/10/2025	02/2025	Claudia F. Harrison	R-798568	8795	485.00	0.00	86,160.97	1292-214
Northview Condos, Inc. - 1292	02/10/2025	02/2025	Claudia F. Harrison	R-798568	8795	10.00	0.00	86,170.97	1292-214

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Northview Condos, Inc. - 1292	02/10/2025	02/2025	Erica M. Piurkowski & M...	R-798571	875006215	495.00	0.00	86,665.97	1292-201
Northview Condos, Inc. - 1292	02/10/2025	02/2025	Ana L. Cossio, Trustee o...	R-798574	874948977	10.00	0.00	86,675.97	1292-217
Northview Condos, Inc. - 1292	02/10/2025	02/2025	Ana L. Cossio, Trustee o...	R-798574	874948977	345.00	0.00	87,020.97	1292-217
Northview Condos, Inc. - 1292	02/10/2025	02/2025	Ana L. Cossio, Trustee o...	R-798574	874948977	120.00	0.00	87,140.97	1292-217
Northview Condos, Inc. - 1292	02/10/2025	02/2025	Alexander Levy, Michael...	R-799419	464375033	495.00	0.00	87,635.97	paylease 1292-303
Northview Condos, Inc. - 1292	02/12/2025	02/2025	Lora D. Dickinson	R-798682	1934	47.00	0.00	87,682.97	1292-301
Northview Condos, Inc. - 1292	02/12/2025	02/2025	Lora D. Dickinson	R-798682	1934	448.00	0.00	88,130.97	1292-301
Northview Condos, Inc. - 1292	02/12/2025	02/2025	Bank Charges 02/2025	J-81040	Bank Char...	0.00	6.00	88,124.97	Bank Charges 02/2025
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Elizabeth Gonzalez	R-798814	1066	485.00	0.00	88,609.97	1292-103
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Elizabeth Gonzalez	R-798814	1066	10.00	0.00	88,619.97	1292-103
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Lucy Harumi Hayabe	R-798815	1330	495.00	0.00	89,114.97	1292-307
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Erica Ann Sack & Alex ...	R-798816	406	495.00	0.00	89,609.97	1292-316
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Janice L. Piper	R-798817	2518	405.00	0.00	90,014.97	1292-113
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Janice L. Piper	R-798817	2518	90.00	0.00	90,104.97	1292-113
Northview Condos, Inc. - 1292	02/13/2025	02/2025	The Glenn Mitsuo Fuku...	R-798818	14935	10.00	0.00	90,114.97	1292-108
Northview Condos, Inc. - 1292	02/13/2025	02/2025	The Glenn Mitsuo Fuku...	R-798818	14935	485.00	0.00	90,599.97	1292-108
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Amy Angel	R-798819	Pre-Payme...	55.00	0.00	90,654.97	Pre-Payment Applied 1292-107
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Amy Angel	R-798819	Pre-Payme...	0.00	55.00	90,599.97	Pre-Payment Applied 1292-107
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Amy Angel	R-798820	0023324119	60.00	0.00	90,659.97	1292-107
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Amy Angel	R-798820	0023324119	440.00	0.00	91,099.97	1292-107
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Valerie J. Herring	R-798888	2852	465.00	0.00	91,564.97	1292-302
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Valerie J. Herring	R-798888	2852	30.00	0.00	91,594.97	1292-302
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Ana L. Cossio, Trustee o...	R-798889	3816	20.00	0.00	91,614.97	1292-217

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Ana L. Cossio, Trustee o...	R-798890	3817	20.00	0.00	91,634.97	1292-217
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Christina Keehan	R-798911	0086999867	495.00	0.00	92,129.97	1292-102
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Aurelio R. Cruz & Jennif...	R-798955	1265	495.00	0.00	92,624.97	1292-116
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Aurelio R. Cruz & Jennif...	R-798955	1265	10.00	0.00	92,634.97	1292-116
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Gary Lee & Theresa Kw...	R-798956	875771693	495.00	0.00	93,129.97	1292-109
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Cecilia Dong	R-799288	ACH	495.00	0.00	93,624.97	1292-317
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Daniel R. Ulloa & Ricard...	R-799289	ACH	495.00	0.00	94,119.97	1292-115
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Jamie L. Lozmack	R-799290	ACH	495.00	0.00	94,614.97	1292-319
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Jason Mar-Tang	R-799292	ACH	495.00	0.00	95,109.97	1292-318
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Maria Angela Santos	R-799293	ACH	340.00	0.00	95,449.97	1292-117
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Maria Angela Santos	R-799293	ACH	155.00	0.00	95,604.97	1292-117
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Mary Helen Uht & Albert...	R-799294	ACH	495.00	0.00	96,099.97	1292-105
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Matthew Froehlich & Mic...	R-799295	ACH	495.00	0.00	96,594.97	1292-104
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Randy Yoshioka & Britt...	R-799296	ACH	495.00	0.00	97,089.97	1292-315
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Samuel Dugay Sagaysay	R-799297	ACH	495.00	0.00	97,584.97	1292-202
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Sandra Torres Duran & ...	R-799298	ACH	495.00	0.00	98,079.97	1292-114
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Winnie Lao	R-799299	ACH	495.00	0.00	98,574.97	1292-306
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Nicholas E. Oifoh	R-799538	Pre-Payme...	0.00	495.00	98,079.97	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Nicholas E. Oifoh	R-799538	Pre-Payme...	495.00	0.00	98,574.97	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	02/19/2025	02/2025	Signal Hill Disposal	K-339223	5576	0.00	1,617.27	96,957.70	1292: 38V3601696 Jan 2025 Waste
Northview Condos, Inc. - 1292	02/19/2025	02/2025	SOUTHERN CALIFORN...	K-339224	5577	0.00	1,381.87	95,575.83	1292: 70027445720 12/30-01/28
Northview Condos, Inc. - 1292	02/19/2025	02/2025	Charter Communications	K-339226	5578	0.00	262.74	95,313.09	1292: 8413131220012568 01/16-02/15
Northview Condos, Inc. - 1292	02/19/2025	02/2025	City of Signal Hill (Water...	K-339227	5579	0.00	3,548.33	91,764.76	1292: 1090211101 12/04-01/13

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	02/19/2025	02/2025	City of Signal Hill (Water...	K-339228	5580	0.00	240.77	91,523.99	1292: 1090211201 12/17-01/14
Northview Condos, Inc. - 1292	02/19/2025	02/2025	Spectrum	K-339229	5581	0.00	3,575.62	87,948.37	1292: 8413131220077041 01/16-02/15
Northview Condos, Inc. - 1292	02/19/2025	02/2025	Jerome Furlow & Amber ...	R-799590	254	10.00	0.00	87,958.37	1292-203
Northview Condos, Inc. - 1292	02/19/2025	02/2025	Jerome Furlow & Amber ...	R-799590	254	485.00	0.00	88,443.37	1292-203
Northview Condos, Inc. - 1292	02/22/2025	02/2025	Sandra L. Kaufmann	R-799588	521	470.00	0.00	88,913.37	1292-218
Northview Condos, Inc. - 1292	02/22/2025	02/2025	Sandra L. Kaufmann	R-799588	521	35.00	0.00	88,948.37	1292-218
Northview Condos, Inc. - 1292	02/22/2025	02/2025	Sandra L. Kaufmann	R-799589	522	35.00	0.00	88,983.37	1292-218
Northview Condos, Inc. - 1292	02/22/2025	02/2025	Sandra L. Kaufmann	R-799589	522	460.00	0.00	89,443.37	1292-218
Northview Condos, Inc. - 1292	02/24/2025	02/2025	Chris Sarni	R-799591	854311	205.00	0.00	89,648.37	1292-110
Northview Condos, Inc. - 1292	02/24/2025	02/2025	Chris Sarni	R-799591	854311	395.00	0.00	90,043.37	1292-110
Northview Condos, Inc. - 1292	02/26/2025	02/2025	Yoshiko A. Ramirez, Tru...	R-799684	0088639507	495.00	0.00	90,538.37	1292-311
Northview Condos, Inc. - 1292	02/26/2025	02/2025	Earl Hatton	R-799685	3750041242	495.00	0.00	91,033.37	1292-213
Northview Condos, Inc. - 1292	02/27/2025	02/2025	Cathy Y. Butler	R-799722	7492	495.00	0.00	91,528.37	1292-206
Northview Condos, Inc. - 1292	02/27/2025	02/2025	Matseliso Matseletsele	R-799723	876881165	66.01	0.00	91,594.38	292-209
Northview Condos, Inc. - 1292	02/27/2025	02/2025	Matseliso Matseletsele	R-799723	876881165	408.99	0.00	92,003.37	292-209
Northview Condos, Inc. - 1292	02/27/2025	02/2025	Deeptichandra Chakka	R-800233	466035503	20.00	0.00	92,023.37	Paylease 1292-304
Northview Condos, Inc. - 1292	02/27/2025	02/2025	Deeptichandra Chakka	R-800233	466035503	465.00	0.00	92,488.37	Paylease 1292-304
Net Change=2,707.46						34,703.00	31,995.54	92,488.37	= Ending Balance =
1120				Cash in Bank - Reserve				25,249.26	= Beginning Balance =
Northview Condos, Inc. - 1292	02/28/2025	02/2025	Interest Income 02/2025	J-81769	Interest I...	0.21	0.00	25,249.47	Interest Income 02/2025
Net Change=0.21						0.21	0.00	25,249.47	= Ending Balance =
1125				Cash in Bank - Money ...				89,635.09	= Beginning Balance =
Northview Condos, Inc. - 1292	02/12/2025	02/2025	Bank Charges 02/2025	J-81038	Bank Char...	0.00	6.00	89,629.09	Bank Charges 02/2025

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Northview Condos, Inc. - 1292	02/28/2025	02/2025	Interest Income 02/2025	J-81039	Interest I...	0.69	0.00	89,629.78	Interest Income 02/2025
			Net Change=-5.31			0.69	6.00	89,629.78	= 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 =
			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 =

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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
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 ...					-315.01	= Beginning Balance =
Northview Condos, Inc. - 1292	02/28/2025	02/2025	Interest Income 02/2025	J-81039	Interest I...	0.00	0.69	-315.70	Interest Income 02/2025
Northview Condos, Inc. - 1292	02/28/2025	02/2025	Interest Income 02/2025	J-81769	Interest I...	0.00	0.21	-315.91	Interest Income 02/2025
			Net Change=-0.90			0.00	0.90	-315.91	= 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					254,696.60	= Beginning Balance =
Northview Condos, Inc. - 1292	02/12/2025	02/2025	Bank Charges 02/2025	J-81038	Bank Char...	6.00	0.00	254,702.60	Bank Charges 02/2025
			Net Change=6.00			6.00	0.00	254,702.60	= 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 =

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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
2850			Escrow Refund					-830.00 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	-830.00 = Ending Balance =	
3108			Prepaid Dues					1,000.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Nicholas E. Oifoh	R-797840	275856499	0.00	495.00	505.00	Debit Card On-Line Payment ; Mobile Web - Resident Services
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Chris Sarni	R-797931	:prepay	430.00	0.00	935.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Chris Sarni	R-797932	:prepay	65.00	0.00	1,000.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Felipe J. Martinez	R-797933	:prepay	455.00	0.00	1,455.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Earl Hatton	R-797934	:prepay	495.00	0.00	1,950.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Claudia F. Harrison	R-797935	:prepay	10.00	0.00	1,960.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Sandra L. Kaufmann	R-797936	:prepay	25.00	0.00	1,985.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Lora D. Dickinson	R-797937	:prepay	448.00	0.00	2,433.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Stella Gariboldi	R-797956	:prepay	20.00	0.00	2,453.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Janice L. Piper	R-797976	:prepay	90.00	0.00	2,543.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Elizabeth Gonzalez	R-797987	:prepay	10.00	0.00	2,553.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Andre F. Ide	R-797991	:prepay	155.00	0.00	2,708.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Yoshiko A. Ramirez, Tru...	R-797992	:prepay	495.00	0.00	3,203.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Maria Angela Santos	R-798029	:prepay	340.00	0.00	3,543.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Jerome Furlow & Amber ...	R-798030	:prepay	460.00	0.00	4,003.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Jerome Furlow & Amber ...	R-798031	:prepay	25.00	0.00	4,028.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Megan Porter & Nicolas Diaz	R-798054	:prepay	495.00	0.00	4,523.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Noelia Mosqueda	R-798066	:prepay	470.00	0.00	4,993.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Jublin Kothari, Nibharani...	R-798078	:prepay	10.00	0.00	5,003.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/04/2025	02/2025	Jublin Kothari, Nibharani...	R-798186	138	0.00	10.00	4,993.00	1292-101

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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	02/05/2025	02/2025	Felipe J. Martinez	R-798575	0000005234	0.00	435.00	4,558.00	1292-119
Northview Condos, Inc. - 1292	02/05/2025	02/2025	Andre F. Ide	R-799414	461994962	0.00	135.00	4,423.00	paylease 1292-118
Northview Condos, Inc. - 1292	02/06/2025	02/2025	Noelia Mosqueda	R-798570	2395	0.00	470.00	3,953.00	1292-204
Northview Condos, Inc. - 1292	02/10/2025	02/2025	Stella Gariboldi	R-798564	4079	0.00	20.00	3,933.00	1292-112
Northview Condos, Inc. - 1292	02/10/2025	02/2025	Claudia F. Harrison	R-798568	8795	0.00	10.00	3,923.00	1292-214
Northview Condos, Inc. - 1292	02/12/2025	02/2025	Lora D. Dickinson	R-798682	1934	0.00	448.00	3,475.00	1292-301
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Elizabeth Gonzalez	R-798814	1066	0.00	10.00	3,465.00	1292-103
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Janice L. Piper	R-798817	2518	0.00	90.00	3,375.00	1292-113
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Amy Angel	R-798819	Pre-Payme...	55.00	0.00	3,430.00	Pre-Payment Applied 1292-107
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Amy Angel	R-798820	0023324119	0.00	60.00	3,370.00	1292-107
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Maria Angela Santos	R-799293	ACH	0.00	340.00	3,030.00	1292-117
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Nicholas E. Oifoh	R-799538	Pre-Payme...	495.00	0.00	3,525.00	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	02/19/2025	02/2025	Jerome Furrow & Amber ...	R-799590	254	0.00	485.00	3,040.00	1292-203
Northview Condos, Inc. - 1292	02/22/2025	02/2025	Sandra L. Kaufmann	R-799588	521	0.00	35.00	3,005.00	1292-218
Northview Condos, Inc. - 1292	02/22/2025	02/2025	Sandra L. Kaufmann	R-799589	522	0.00	460.00	2,545.00	1292-218
Northview Condos, Inc. - 1292	02/22/2025	02/2025	Sandra L. Kaufmann	R-799589	522	0.00	35.00	2,510.00	1292-218
Northview Condos, Inc. - 1292	02/24/2025	02/2025	Chris Sarni	R-799591	854311	0.00	205.00	2,305.00	1292-110
Northview Condos, Inc. - 1292	02/24/2025	02/2025	Chris Sarni	R-799591	854311	0.00	395.00	1,910.00	1292-110
Northview Condos, Inc. - 1292	02/26/2025	02/2025	Yoshiko A. Ramirez, Tru...	R-799684	0088639507	0.00	495.00	1,415.00	1292-311
Northview Condos, Inc. - 1292	02/26/2025	02/2025	Earl Hatton	R-799685	3750041242	0.00	495.00	920.00	1292-213
Northview Condos, Inc. - 1292	02/27/2025	02/2025	Cathy Y. Butler	R-799722	7492	0.00	495.00	425.00	1292-206
Northview Condos, Inc. - 1292	02/27/2025	02/2025	Matseliso Matseletsele	R-799723	876881165	0.00	408.99	16.01	292-209
Net Change=-983.99						5,048.00	6,031.99	16.01	= Ending 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
3110			Dues/Operating					-25,580.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Nicholas E. Oifoh	R-797840	275856499	0.00	20.00	-25,600.00	Debit Card On-Line Payment ; Mobile Web - Resident Services
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Chris Sarni	R-797931	:prepay	0.00	430.00	-26,030.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Chris Sarni	R-797932	:prepay	0.00	65.00	-26,095.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Felipe J. Martinez	R-797933	:prepay	0.00	455.00	-26,550.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Earl Hatton	R-797934	:prepay	0.00	495.00	-27,045.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Claudia F. Harrison	R-797935	:prepay	0.00	10.00	-27,055.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Sandra L. Kaufmann	R-797936	:prepay	0.00	25.00	-27,080.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Lora D. Dickinson	R-797937	:prepay	0.00	448.00	-27,528.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Stella Gariboldi	R-797956	:prepay	0.00	20.00	-27,548.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Janice L. Piper	R-797976	:prepay	0.00	90.00	-27,638.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Elizabeth Gonzalez	R-797987	:prepay	0.00	10.00	-27,648.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Andre F. Ide	R-797991	:prepay	0.00	155.00	-27,803.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Yoshiko A. Ramirez, Tru...	R-797992	:prepay	0.00	495.00	-28,298.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Maria Angela Santos	R-798029	:prepay	0.00	340.00	-28,638.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Jerome Furlow & Amber ...	R-798030	:prepay	0.00	460.00	-29,098.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Jerome Furlow & Amber ...	R-798031	:prepay	0.00	25.00	-29,123.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Megan Porter & Nicolas Diaz	R-798054	:prepay	0.00	495.00	-29,618.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Noelia Mosqueda	R-798066	:prepay	0.00	470.00	-30,088.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Jublin Kothari, Nibharani...	R-798078	:prepay	0.00	10.00	-30,098.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Katy Rios & Albert C. La...	R-798187	730	0.00	100.00	-30,198.00	1292-215
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Katy Rios & Albert C. La...	R-798187	730	0.00	395.00	-30,593.00	1292-215
Northview Condos, Inc. - 1292	02/01/2025	02/2025	William S. Miller & Timot...	R-798188	1170	0.00	495.00	-31,088.00	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	02/01/2025	02/2025	Matseliso Matseletsele	R-798195	873920006	0.00	46.01	-31,134.01	1292-209
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Matseliso Matseletsele	R-798195	873920006	0.00	428.99	-31,563.00	1292-209
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Valerie J. Herring	R-798572	2851	0.00	10.00	-31,573.00	1292-302
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Valerie J. Herring	R-798572	2851	0.00	475.00	-32,048.00	1292-302
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Margarita A. Armenta	R-798573	163	0.00	309.12	-32,357.12	1292-207
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Margarita A. Armenta	R-798573	163	0.00	180.88	-32,538.00	1292-207
Northview Condos, Inc. - 1292	02/03/2025	02/2025	Aurelio R. Cruz & Jennif...	R-798189	1264	0.00	475.00	-33,013.00	1292-116
Northview Condos, Inc. - 1292	02/03/2025	02/2025	Linda J. Zila	R-798190	2846	0.00	495.00	-33,508.00	1292-210
Northview Condos, Inc. - 1292	02/03/2025	02/2025	Roberto M. Sinson, Jr & ...	R-798191	0000005586	0.00	455.00	-33,963.00	1292-309
Northview Condos, Inc. - 1292	02/03/2025	02/2025	Roberto M. Sinson, Jr & ...	R-798191	0000005586	0.00	20.00	-33,983.00	1292-309
Northview Condos, Inc. - 1292	02/03/2025	02/2025	Michael J. Gore	R-798193	0000995958	0.00	495.00	-34,478.00	1292-205
Northview Condos, Inc. - 1292	02/03/2025	02/2025	Fred J. Nalder, Trustee o...	R-798194	874329655	0.00	495.00	-34,973.00	1292-312
Northview Condos, Inc. - 1292	02/04/2025	02/2025	Jublin Kothari, Nibharani...	R-798186	138	0.00	485.00	-35,458.00	1292-101
Northview Condos, Inc. - 1292	02/05/2025	02/2025	Karla Magana	R-798566	2220	0.00	455.00	-35,913.00	1292-308
Northview Condos, Inc. - 1292	02/05/2025	02/2025	Karla Magana	R-798566	2220	0.00	20.00	-35,933.00	1292-308
Northview Condos, Inc. - 1292	02/05/2025	02/2025	Mildred A. Graves	R-798567	1306	0.00	495.00	-36,428.00	1292-310
Northview Condos, Inc. - 1292	02/05/2025	02/2025	Felipe J. Martinez	R-798575	0000005234	0.00	40.00	-36,468.00	1292-119
Northview Condos, Inc. - 1292	02/05/2025	02/2025	Andre F. Ide	R-799414	461994962	0.00	340.00	-36,808.00	paylease 1292-118
Northview Condos, Inc. - 1292	02/05/2025	02/2025	Vicki L. Desler & Michael...	R-799416	462676330	0.00	495.00	-37,303.00	paylease 1292-208
Northview Condos, Inc. - 1292	02/06/2025	02/2025	Noelia Mosqueda	R-798570	2395	0.00	25.00	-37,328.00	1292-204
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Cathy Y. Butler	R-798565	7488	0.00	495.00	-37,823.00	1292-206
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Judi Woods	R-798576	0086204814	0.00	475.00	-38,298.00	1292-111
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Judi Woods	R-798576	0086204814	0.00	120.00	-38,418.00	1292-111

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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	02/07/2025	02/2025	Judi Woods	R-798576	0086204814	0.00	475.00	-38,893.00	1292-111
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Judi Woods	R-798576	0086204814	0.00	495.00	-39,388.00	1292-111
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Judi Woods	R-798576	0086204814	0.00	305.00	-39,693.00	1292-111
Northview Condos, Inc. - 1292	02/10/2025	02/2025	Gholam Nami & Judy Nami	R-798563	6729	0.00	495.00	-40,188.00	1292-212
Northview Condos, Inc. - 1292	02/10/2025	02/2025	Stella Gariboldi	R-798564	4079	0.00	475.00	-40,663.00	1292-112
Northview Condos, Inc. - 1292	02/10/2025	02/2025	Claudia F. Harrison	R-798568	8795	0.00	485.00	-41,148.00	1292-214
Northview Condos, Inc. - 1292	02/10/2025	02/2025	Erica M. Piurkowski & M...	R-798571	875006215	0.00	495.00	-41,643.00	1292-201
Northview Condos, Inc. - 1292	02/10/2025	02/2025	Ana L. Cossio, Trustee o...	R-798574	874948977	0.00	120.00	-41,763.00	1292-217
Northview Condos, Inc. - 1292	02/10/2025	02/2025	Ana L. Cossio, Trustee o...	R-798574	874948977	0.00	345.00	-42,108.00	1292-217
Northview Condos, Inc. - 1292	02/10/2025	02/2025	Alexander Levy, Michael...	R-799419	464375033	0.00	495.00	-42,603.00	paylease 1292-303
Northview Condos, Inc. - 1292	02/12/2025	02/2025	Lora D. Dickinson	R-798682	1934	0.00	47.00	-42,650.00	1292-301
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Elizabeth Gonzalez	R-798814	1066	0.00	485.00	-43,135.00	1292-103
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Lucy Harumi Hayabe	R-798815	1330	0.00	495.00	-43,630.00	1292-307
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Erica Ann Sack & Alex ...	R-798816	406	0.00	495.00	-44,125.00	1292-316
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Janice L. Piper	R-798817	2518	0.00	405.00	-44,530.00	1292-113
Northview Condos, Inc. - 1292	02/13/2025	02/2025	The Glenn Mitsuo Fuku...	R-798818	14935	0.00	10.00	-44,540.00	1292-108
Northview Condos, Inc. - 1292	02/13/2025	02/2025	The Glenn Mitsuo Fuku...	R-798818	14935	0.00	485.00	-45,025.00	1292-108
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Amy Angel	R-798819	Pre-Payme...	0.00	55.00	-45,080.00	Pre-Payment Applied 1292-107
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Amy Angel	R-798820	0023324119	0.00	440.00	-45,520.00	1292-107
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Valerie J. Herring	R-798888	2852	0.00	465.00	-45,985.00	1292-302
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Valerie J. Herring	R-798888	2852	0.00	30.00	-46,015.00	1292-302
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Ana L. Cossio, Trustee o...	R-798889	3816	0.00	20.00	-46,035.00	1292-217
Northview Condos, Inc. - 1292	02/13/2025	02/2025	Ana L. Cossio, Trustee o...	R-798890	3817	0.00	20.00	-46,055.00	1292-217

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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	02/15/2025	02/2025	Christina Keehan	R-798911	0086999867	0.00	495.00	-46,550.00	1292-102
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Aurelio R. Cruz & Jennif...	R-798955	1265	0.00	495.00	-47,045.00	1292-116
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Gary Lee & Theresa Kw...	R-798956	875771693	0.00	495.00	-47,540.00	1292-109
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Cecilia Dong	R-799288	ACH	0.00	495.00	-48,035.00	1292-317
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Daniel R. Ulloa & Ricard...	R-799289	ACH	0.00	495.00	-48,530.00	1292-115
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Jamie L. Lozmack	R-799290	ACH	0.00	495.00	-49,025.00	1292-319
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Jason Mar-Tang	R-799292	ACH	0.00	495.00	-49,520.00	1292-318
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Maria Angela Santos	R-799293	ACH	0.00	155.00	-49,675.00	1292-117
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Mary Helen Uht & Albert...	R-799294	ACH	0.00	495.00	-50,170.00	1292-105
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Matthew Froehlich & Mic...	R-799295	ACH	0.00	495.00	-50,665.00	1292-104
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Randy Yoshioka & Britt...	R-799296	ACH	0.00	495.00	-51,160.00	1292-315
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Samuel Dugay Sagaysay	R-799297	ACH	0.00	495.00	-51,655.00	1292-202
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Sandra Torres Duran & ...	R-799298	ACH	0.00	495.00	-52,150.00	1292-114
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Winnie Lao	R-799299	ACH	0.00	495.00	-52,645.00	1292-306
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Nicholas E. Oifoh	R-799538	Pre-Payme...	0.00	495.00	-53,140.00	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	02/19/2025	02/2025	Jerome Furlow & Amber ...	R-799590	254	0.00	10.00	-53,150.00	1292-203
Northview Condos, Inc. - 1292	02/22/2025	02/2025	Sandra L. Kaufmann	R-799588	521	0.00	470.00	-53,620.00	1292-218
Northview Condos, Inc. - 1292	02/27/2025	02/2025	Matseliso Matseletsele	R-799723	876881165	0.00	66.01	-53,686.01	292-209
Northview Condos, Inc. - 1292	02/27/2025	02/2025	Deeptichandra Chakka	R-800233	466035503	0.00	465.00	-54,151.01	Paylease 1292-304
Northview Condos, Inc. - 1292	02/27/2025	02/2025	Deeptichandra Chakka	R-800233	466035503	0.00	20.00	-54,171.01	Paylease 1292-304
Net Change=-28,591.01						0.00	28,591.01	-54,171.01	= Ending Balance =
3122			Club House Rental					-25.00	= Beginning Balance =
Net Change=0.00						0.00	0.00	-25.00	= Ending Balance =

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
3410			Late Fee					-50.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Valerie J. Herring	R-798572	2851	0.00	10.00	-60.00	1292-302
Northview Condos, Inc. - 1292	02/01/2025	02/2025	Margarita A. Armenta	R-798573	163	0.00	10.00	-70.00	1292-207
Northview Condos, Inc. - 1292	02/03/2025	02/2025	Aurelio R. Cruz & Jennif...	R-798189	1264	0.00	10.00	-80.00	1292-116
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Judi Woods	R-798576	0086204814	0.00	10.00	-90.00	1292-111
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Judi Woods	R-798576	0086204814	0.00	10.00	-100.00	1292-111
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Judi Woods	R-798576	0086204814	0.00	10.00	-110.00	1292-111
Northview Condos, Inc. - 1292	02/10/2025	02/2025	Ana L. Cossio, Trustee o...	R-798574	874948977	0.00	10.00	-120.00	1292-217
Northview Condos, Inc. - 1292	02/15/2025	02/2025	Aurelio R. Cruz & Jennif...	R-798955	1265	0.00	10.00	-130.00	1292-116
			Net Change=-80.00			0.00	80.00	-130.00 = Ending Balance =	
4120			Telephone/Intercom					3,746.81 = Beginning Balance =	
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Charter Communications	K-338925	5575	146.24	0.00	3,893.05	1292: 8413131220041476 01/22-02/21
Northview Condos, Inc. - 1292	02/19/2025	02/2025	Charter Communications	K-339226	5578	262.74	0.00	4,155.79	1292: 8413131220012568 01/16-02/15
			Net Change=408.98			408.98	0.00	4,155.79 = Ending Balance =	
4129			Bank Charges					42.25 = Beginning Balance =	
Northview Condos, Inc. - 1292	02/12/2025	02/2025	Bank Charges 02/2025	J-81040	Bank Char...	6.00	0.00	48.25	Bank Charges 02/2025
			Net Change=6.00			6.00	0.00	48.25 = Ending Balance =	
4130			Postage & Printing					27.19 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	27.19 = Ending Balance =	
4133			Copies & Faxes					52.20 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	52.20 = 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					250.00 = Beginning Balance =	

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	02/07/2025	02/2025	American Elevator Servic...	K-338890	5572	250.00	0.00	500.00	1292: Feb 2025 Elevator Svc
			Net Change=250.00			250.00	0.00	500.00	= Ending Balance =
4491			Lighting Maintenance					135.00	= Beginning Balance =
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Comet Lighting and Electr...	K-338891	5573	46.64	0.00	181.64	1292: Jan 2025 Lighting check
			Net Change=46.64			46.64	0.00	181.64	= Ending Balance =
4520			Maintenance & Supplies					143.02	= Beginning Balance =
			Net Change=0.00			0.00	0.00	143.02	= Ending Balance =
4525			Pest Control					651.00	= Beginning Balance =
Northview Condos, Inc. - 1292	02/05/2025	02/2025	Griffin Pest Management...	K-338849	5571	298.00	0.00	949.00	1292: Rodent Service
Northview Condos, Inc. - 1292	02/05/2025	02/2025	Griffin Pest Management...	K-338849	5571	124.00	0.00	1,073.00	1292: Commercial IPM Svc
			Net Change=422.00			422.00	0.00	1,073.00	= Ending Balance =
4530			Gardening					936.00	= Beginning Balance =
Northview Condos, Inc. - 1292	02/07/2025	02/2025	Great American Pool Se...	K-338892	5574	550.00	0.00	1,486.00	1292: Feb 2025 Pool Svc
			Net Change=550.00			550.00	0.00	1,486.00	= Ending Balance =
4535			Pool/Spa Maintenance					550.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	550.00	= Ending Balance =
4540			Insurance					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	02/05/2025	02/2025	Farmers Insurance Exc...	K-339377	12920501	10,818.23	0.00	10,818.23	1292: F0026264740010001 Feb 2025
			Net Change=10,818.23			10,818.23	0.00	10,818.23	= Ending Balance =
4550			Management					1,906.83	= Beginning Balance =
Northview Condos, Inc. - 1292	02/03/2025	02/2025	Paragon Equities-4550	K-338791	5569	1,831.83	0.00	3,738.66	February Management Fees
			Net Change=1,831.83			1,831.83	0.00	3,738.66	= Ending Balance =
4560			Custodial Service					925.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	925.00	= Ending Balance =
4580			Electricity					1,522.03	= Beginning Balance =

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	02/19/2025	02/2025	SOUTHERN CALIFORN...	K-339224	5577	1,381.87	0.00	2,903.90	1292: 70027445720 12/30-01/28
			Net Change=1,381.87			1,381.87	0.00	2,903.90	= Ending Balance =
4590			Gas					394.97	= Beginning Balance =
			Net Change=0.00			0.00	0.00	394.97	= Ending Balance =
4610			Water & Sewer					2,765.45	= Beginning Balance =
Northview Condos, Inc. - 1292	02/19/2025	02/2025	City of Signal Hill (Water...	K-339227	5579	3,548.33	0.00	6,313.78	1292: 1090211101 12/04-01/13
Northview Condos, Inc. - 1292	02/19/2025	02/2025	City of Signal Hill (Water...	K-339228	5580	240.77	0.00	6,554.55	1292: 1090211201 12/17-01/14
			Net Change=3,789.10			3,789.10	0.00	6,554.55	= Ending Balance =
4620			Trash					1,617.27	= Beginning Balance =
Northview Condos, Inc. - 1292	02/19/2025	02/2025	Signal Hill Disposal	K-339223	5576	1,617.27	0.00	3,234.54	1292: 38V3601696 Jan 2025 Waste
			Net Change=1,617.27			1,617.27	0.00	3,234.54	= Ending Balance =
4625			Cable/Internet/Satellite ...					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	02/19/2025	02/2025	Spectrum	K-339229	5581	3,575.62	0.00	3,575.62	1292: 8413131220077041 01/16-02/15
			Net Change=3,575.62			3,575.62	0.00	3,575.62	= Ending Balance =
4641			License,Fees,Permits					35.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	35.00	= Ending Balance =
4651			Contingency					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	02/04/2025	02/2025	A-Pro Security Service Inc.	K-338837	5570	2,250.00	0.00	2,250.00	1292: Trash Metal door replaced, fire rated 90 min, painted
			Net Change=2,250.00			2,250.00	0.00	2,250.00	= Ending Balance =
						66,705.44	66,705.44		