

Monthly Report

January 2025

Northview Condos, Inc. - 1292

Prepared By : Paragon Equities

4543 E Anaheim Street Long Beach CA 90804

(562) 494-4455

Cash Flow Statement

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

ACCOUNT		MONTH TO DATE		%	YEAR TO DATE	%
3000	INCOME					
3108	Prepaid Dues	-1,000.00		-4.06	-1,000.00	-4.06
3110	Dues/Operating	25,580.00		103.75	25,580.00	103.75
3122	Club House Rental	25.00		0.10	25.00	0.10
3410	Late Fee	50.00		0.20	50.00	0.20
3990	TOTAL INCOME	24,655.00		100.00	24,655.00	100.00
4000	EXPENSE					
4120	Telephone/Intercom	3,746.81		15.20	3,746.81	15.20
4129	Bank Charges	42.25		0.17	42.25	0.17
4130	Postage & Printing	27.19		0.11	27.19	0.11
4133	Copies & Faxes	52.20		0.21	52.20	0.21
4475	Fire Safety Equipment	480.00		1.95	480.00	1.95
4490	Elevator Maintenance	250.00		1.01	250.00	1.01
4491	Lighting Maintenance	135.00		0.55	135.00	0.55
4520	Maintenance & Supplies	143.02		0.58	143.02	0.58
4525	Pest Control	651.00		2.64	651.00	2.64
4530	Gardening	936.00		3.80	936.00	3.80
4535	Pool/Spa Maintenance	550.00		2.23	550.00	2.23
4550	Management	1,906.83		7.73	1,906.83	7.73
4560	Custodial Service	925.00		3.75	925.00	3.75
4580	Electricity	1,522.03		6.17	1,522.03	6.17
4590	Gas	394.97		1.60	394.97	1.60
4610	Water & Sewer	2,765.45		11.22	2,765.45	11.22
4620	Trash	1,617.27		6.56	1,617.27	6.56
4641	License,Fees,Permits	35.00		0.14	35.00	0.14
4722	TOTAL EXPENSE	16,180.02		65.63	16,180.02	65.63
5010	NET INCOME	8,474.98		34.37	8,474.98	34.37
	CASH FLOW	8,474.98		34.37	8,474.98	34.37
	MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE		
1110	Cash in Bank - Operating Account	81,305.93	89,780.91	8,474.98		
1114	Cash in Bank	0.00	0.00	0.00		
1120	Cash in Bank - Reserve	25,249.03	25,249.26	0.23		
1125	Cash in Bank - Money Market	89,640.33	89,635.09	-5.24		
	TOTAL CASH	196,195.29	204,665.26	8,469.97		
	YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE		
1110	Cash in Bank - Operating Account	81,305.93	89,780.91	8,474.98		
1114	Cash in Bank	0.00	0.00	0.00		
1120	Cash in Bank - Reserve	25,249.03	25,249.26	0.23		
1125	Cash in Bank - Money Market	89,640.33	89,635.09	-5.24		
	TOTAL CASH	196,195.29	204,665.26	8,469.97		

Balance Sheet

Page 1

Northview Condos, Inc. - 1292

Month = Jan 2025

Book = Cash

ACCOUNT		CURRENT BALANCE
1000	ASSETS	
1100	Cash	
1110	Cash in Bank - Operating Account	89,780.91
1120	Cash in Bank - Reserve	25,249.26
1125	Cash in Bank - Money Market	89,635.09
1190	Total Cash	204,665.26
1990	TOTAL ASSETS	204,665.26
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	315.01
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	-254,696.60
2701	Total Reserves	114,884.35
2702	Equity	
2704	Owner Equity	13,103.36
2710	Current Fees Year Increase/Decrease	75,847.55
2850	Escrow Refund	830.00
2890	Total Equity	89,780.91
2990	TOTAL LIAB. & EQUITY	204,665.26

Budget Comparison

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000	INCOME									
3108	Prepaid Dues	-1,000.00	0.00	-1,000.00	N/A	-1,000.00	0.00	-1,000.00	N/A	0.00
3110	Dues/Operating	25,580.00	27,720.00	-2,140.00	-7.72	25,580.00	27,720.00	-2,140.00	-7.72	332,640.00
3122	Club House Rental	25.00	0.00	25.00	N/A	25.00	0.00	25.00	N/A	0.00
3410	Late Fee	50.00	0.00	50.00	N/A	50.00	0.00	50.00	N/A	0.00
3990	TOTAL INCOME	24,655.00	27,720.00	-3,065.00	-11.06	24,655.00	27,720.00	-3,065.00	-11.06	332,640.00
4000	EXPENSE									
4120	Telephone/Intercom	3,746.81	366.66	-3,380.15	-921.88	3,746.81	366.66	-3,380.15	-921.88	4,403.63
4124	Miscellaneous General & Admin	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	600.00
4129	Bank Charges	42.25	8.34	-33.91	-406.59	42.25	8.34	-33.91	-406.59	96.37
4130	Postage & Printing	27.19	100.00	72.81	72.81	27.19	100.00	72.81	72.81	1,200.00
4133	Copies & Faxes	52.20	100.00	47.80	47.80	52.20	100.00	47.80	47.80	1,200.00
4137	Budget Prep	0.00	10.41	10.41	100.00	0.00	10.41	10.41	100.00	120.38
4444	Building Repairs	0.00	166.66	166.66	100.00	0.00	166.66	166.66	100.00	2,003.63
4450	Repairs/Plumbing	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	12,000.00
4452	Repairs/Irrigation Syst	0.00	83.34	83.34	100.00	0.00	83.34	83.34	100.00	996.37
4455	Repairs/Electrical	0.00	83.34	83.34	100.00	0.00	83.34	83.34	100.00	996.37
4457	Repairs/Gate,Fence	0.00	291.66	291.66	100.00	0.00	291.66	291.66	100.00	3,503.63
4460	Repairs/Roof	0.00	83.34	83.34	100.00	0.00	83.34	83.34	100.00	996.37
4470	Repairs/Other	0.00	166.66	166.66	100.00	0.00	166.66	166.66	100.00	2,003.63
4475	Fire Safety Equipment	480.00	208.34	-271.66	-130.39	480.00	208.34	-271.66	-130.39	2,496.37
4481	Restoration Expense	0.00	83.34	83.34	100.00	0.00	83.34	83.34	100.00	996.37
4490	Elevator Maintenance	250.00	250.00	0.00	0.00	250.00	250.00	0.00	0.00	3,000.00
4491	Lighting Maintenance	135.00	208.34	73.34	35.20	135.00	208.34	73.34	35.20	2,496.37
4520	Maintenance & Supplies	143.02	208.34	65.32	31.35	143.02	208.34	65.32	31.35	2,496.37
4525	Pest Control	651.00	408.34	-242.66	-59.43	651.00	408.34	-242.66	-59.43	4,896.37
4530	Gardening	936.00	1,000.00	64.00	6.40	936.00	1,000.00	64.00	6.40	12,000.00
4532	Tree Trimming	0.00	333.34	333.34	100.00	0.00	333.34	333.34	100.00	3,996.37
4535	Pool/Spa Maintenance	550.00	583.34	33.34	5.72	550.00	583.34	33.34	5.72	6,996.37
4540	Insurance	0.00	4,166.66	4,166.66	100.00	0.00	4,166.66	4,166.66	100.00	50,003.63
4550	Management	1,906.83	1,831.84	-74.99	-4.09	1,906.83	1,831.84	-74.99	-4.09	21,983.87
4554	Admin. Services	0.00	8.34	8.34	100.00	0.00	8.34	8.34	100.00	96.37
4556	Locksmith Service	0.00	83.34	83.34	100.00	0.00	83.34	83.34	100.00	996.37
4560	Custodial Service	925.00	983.34	58.34	5.93	925.00	983.34	58.34	5.93	11,796.37
4580	Electricity	1,522.03	1,683.34	161.31	9.58	1,522.03	1,683.34	161.31	9.58	20,196.37
4590	Gas	394.97	333.34	-61.63	-18.49	394.97	333.34	-61.63	-18.49	3,996.37
4610	Water & Sewer	2,765.45	2,500.00	-265.45	-10.62	2,765.45	2,500.00	-265.45	-10.62	30,000.00

Budget Comparison

Northview Condos, Inc. - 1292
Month = Jan 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	1,617.27	1,666.66	49.39	2.96	20,003.63
4625	Cable/Internet/Satellite Expense	0.00	3,250.00	3,250.00	100.00	0.00	3,250.00	3,250.00	100.00	39,000.00
4629	Tax Preparation/Audit	0.00	70.84	70.84	100.00	0.00	70.84	70.84	100.00	851.87
4630	Legal	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
4635	Reserve Study Expense	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
4640	Taxes	0.00	29.16	29.16	100.00	0.00	29.16	29.16	100.00	348.13
4641	License,Fees,Permits	35.00	141.66	106.66	75.29	35.00	141.66	106.66	75.29	1,703.63
4649	Meeting Expense	0.00	16.66	16.66	100.00	0.00	16.66	16.66	100.00	203.63
4651	Contingency	0.00	315.00	315.00	100.00	0.00	315.00	315.00	100.00	3,780.00
4722	TOTAL EXPENSE	16,180.02	23,248.97	7,068.95	30.41	16,180.02	23,248.97	7,068.95	30.41	278,955.21
4723	RESERVE ALLOCATION									
4730	Transfer to Reserve Acct	0.00	4,471.09	4,471.09	100.00	0.00	4,471.09	4,471.09	100.00	53,652.12
4818	TOTAL RESERVE ALLOCATION	0.00	4,471.09	4,471.09	100.00	0.00	4,471.09	4,471.09	100.00	53,652.12
5010	NET INCOME	8,474.98	-0.06	8,475.04	14,125,066.67	8,474.98	-0.06	8,475.04	14,125,066.67	32.67
1000	ASSETS									
1100	Cash									
1110	Cash in Bank - Operating Account	-8,474.98	0.00	-8,474.98	N/A	-8,474.98	0.00	-8,474.98	N/A	0.00
1120	Cash in Bank - Reserve	-0.23	0.00	-0.23	N/A	-0.23	0.00	-0.23	N/A	0.00
1125	Cash in Bank - Money Market	5.24	0.00	5.24	N/A	5.24	0.00	5.24	N/A	0.00
1190	Total Cash	-8,469.97	0.00	-8,469.97	N/A	-8,469.97	0.00	-8,469.97	N/A	0.00
1990	TOTAL ASSETS	-8,469.97	0.00	-8,469.97	N/A	-8,469.97	0.00	-8,469.97	N/A	0.00
2500	Reserves									
2525	Unallocated Interest on Funds	0.99	0.00	0.99	N/A	0.99	0.00	0.99	N/A	0.00
2700	Reserve Fund	-6.00	0.00	-6.00	N/A	-6.00	0.00	-6.00	N/A	0.00
2701	Total Reserves	-5.01	0.00	-5.01	N/A	-5.01	0.00	-5.01	N/A	0.00
2702	Equity									
2710	Current Fees Year Increase/Decrease	8,474.98	0.00	8,474.98	N/A	8,474.98	0.00	8,474.98	N/A	0.00
2890	Total Equity	8,474.98	0.00	8,474.98	N/A	8,474.98	0.00	8,474.98	N/A	0.00
2990	TOTAL LIAB. & EQUITY	8,469.97	0.00	8,469.97	N/A	8,469.97	0.00	8,469.97	N/A	0.00

Budget Comparison

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
CASH FLOW		8,474.98	-0.06	8,475.04	14,125,066.67	8,474.98	-0.06	8,475.04	14,125,066.67	32.67
MONTH TO DATE		BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110	Cash in Bank - Operating Account	81,305.93	89,780.91	8,474.98						
1114	Cash in Bank	0.00	0.00	0.00						
1120	Cash in Bank - Reserve	25,249.03	25,249.26	0.23						
1125	Cash in Bank - Money Market	89,640.33	89,635.09	-5.24						
TOTAL CASH		196,195.29	204,665.26	8,469.97						
YEAR TO DATE		BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110	Cash in Bank - Operating Account	81,305.93	89,780.91	8,474.98						
1114	Cash in Bank	0.00	0.00	0.00						
1120	Cash in Bank - Reserve	25,249.03	25,249.26	0.23						
1125	Cash in Bank - Money Market	89,640.33	89,635.09	-5.24						
TOTAL CASH		196,195.29	204,665.26	8,469.97						

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1110			Cash in Bank - Operatin...					81,305.93	= Beginning Balance =
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Chris Sarni	R-796104	:prepay	0.00	225.00	81,080.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Chris Sarni	R-796104	:prepay	225.00	0.00	81,305.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Chris Sarni	R-796105	:prepay	0.00	270.00	81,035.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Chris Sarni	R-796105	:prepay	270.00	0.00	81,305.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Felipe J. Martinez	R-796106	:prepay	475.00	0.00	81,780.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Felipe J. Martinez	R-796106	:prepay	0.00	475.00	81,305.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Claudia F. Harrison	R-796107	:prepay	10.00	0.00	81,315.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Claudia F. Harrison	R-796107	:prepay	0.00	10.00	81,305.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Sandra L. Kaufmann	R-796108	:prepay	25.00	0.00	81,330.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Sandra L. Kaufmann	R-796108	:prepay	0.00	25.00	81,305.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Lora D. Dickinson	R-796109	:prepay	448.00	0.00	81,753.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Lora D. Dickinson	R-796109	:prepay	0.00	448.00	81,305.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Stella Gariboldi	R-796131	:prepay	20.00	0.00	81,325.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Stella Gariboldi	R-796131	:prepay	0.00	20.00	81,305.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Janice L. Piper	R-796152	:prepay	90.00	0.00	81,395.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Janice L. Piper	R-796152	:prepay	0.00	90.00	81,305.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Elizabeth Gonzalez	R-796176	:prepay	0.00	10.00	81,295.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Elizabeth Gonzalez	R-796176	:prepay	10.00	0.00	81,305.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Andre F. Ide	R-796186	:prepay	0.00	175.00	81,130.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Andre F. Ide	R-796186	:prepay	175.00	0.00	81,305.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Deeptichandra Chakka	R-796194	:prepay	485.00	0.00	81,790.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Deeptichandra Chakka	R-796194	:prepay	0.00	485.00	81,305.93	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292

Month = Jan 2025

Book = Cash

Page 2

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Maria Angela Santos	R-796223	:prepay	340.00	0.00	81,645.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Maria Angela Santos	R-796223	:prepay	0.00	340.00	81,305.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Jerome Furlow & Amber ...	R-796224	:prepay	485.00	0.00	81,790.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Jerome Furlow & Amber ...	R-796224	:prepay	0.00	485.00	81,305.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Noelia Mosqueda	R-796257	:prepay	470.00	0.00	81,775.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Noelia Mosqueda	R-796257	:prepay	0.00	470.00	81,305.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Jublin Kothari, Nibharani...	R-796268	:prepay	10.00	0.00	81,315.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Jublin Kothari, Nibharani...	R-796268	:prepay	0.00	10.00	81,305.93	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Megan Porter & Nicolas Diaz	R-796418	213	495.00	0.00	81,800.93	1292-106
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Linda J. Zila	R-796419	2845	495.00	0.00	82,295.93	1292-210
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Matseliso Matseletsele	R-796420	870531702	448.99	0.00	82,744.92	1292-209
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Matseliso Matseletsele	R-796420	870531702	26.01	0.00	82,770.93	1292-209
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Yoshiko A. Ramirez, Tru...	R-796421	0079255652	495.00	0.00	83,265.93	1292-311
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Fred J. Nalder, Trustee o...	R-796470	870865880	495.00	0.00	83,760.93	1292-312
Northview Condos, Inc. - 1292	01/02/2025	01/2025	Karla Magana	R-796415	2215	475.00	0.00	84,235.93	1292-308
Northview Condos, Inc. - 1292	01/02/2025	01/2025	William S. Miller & Timot...	R-796416	1168	495.00	0.00	84,730.93	1292-216
Northview Condos, Inc. - 1292	01/03/2025	01/2025	Paragon Equities-4550	K-337996	5549	0.00	1,831.83	82,899.10	January Management Fees
Northview Condos, Inc. - 1292	01/03/2025	01/2025	Charter Communications	K-338042	5550	0.00	146.24	82,752.86	1292: 8413131220041476 12/22-01/21
Northview Condos, Inc. - 1292	01/03/2025	01/2025	Katy Rios & Albert C. La...	R-796412	728	100.00	0.00	82,852.86	1292-215
Northview Condos, Inc. - 1292	01/03/2025	01/2025	Katy Rios & Albert C. La...	R-796412	728	395.00	0.00	83,247.86	1292-215
Northview Condos, Inc. - 1292	01/03/2025	01/2025	Jublin Kothari, Nibharani...	R-796417	137	485.00	0.00	83,732.86	1292-101
Northview Condos, Inc. - 1292	01/03/2025	01/2025	Jublin Kothari, Nibharani...	R-796417	137	10.00	0.00	83,742.86	1292-101
Northview Condos, Inc. - 1292	01/04/2025	01/2025	Mildred A. Graves	R-796413	1339	495.00	0.00	84,237.86	1292-310

General Ledger

Northview Condos, Inc. - 1292

Month = Jan 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/04/2025	01/2025	Maxwell S. Moncure & El...	R-796414	0054	495.00	0.00	84,732.86	1292-219
Northview Condos, Inc. - 1292	01/06/2025	01/2025	Claudia F. Harrison	R-796676	8794	485.00	0.00	85,217.86	1292-214
Northview Condos, Inc. - 1292	01/06/2025	01/2025	Claudia F. Harrison	R-796676	8794	10.00	0.00	85,227.86	1292-214
Northview Condos, Inc. - 1292	01/06/2025	01/2025	The Glenn Mitsuo Fuku...	R-796681	14824	485.00	0.00	85,712.86	1292-108
Northview Condos, Inc. - 1292	01/06/2025	01/2025	The Glenn Mitsuo Fuku...	R-796681	14824	10.00	0.00	85,722.86	1292-108
Northview Condos, Inc. - 1292	01/06/2025	01/2025	Andre F. Ide	R-797400	45635063	155.00	0.00	85,877.86	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	01/06/2025	01/2025	Andre F. Ide	R-797400	45635063	320.00	0.00	86,197.86	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	01/06/2025	01/2025	Vicki L. Desler & Michael...	R-797403	456709200	495.00	0.00	86,692.86	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	01/07/2025	01/2025	Earl Hatton	R-796677	3683785696	495.00	0.00	87,187.86	1292-213
Northview Condos, Inc. - 1292	01/07/2025	01/2025	Gary Lee & Theresa Kw...	R-796678	81650986	495.00	0.00	87,682.86	1292-109
Northview Condos, Inc. - 1292	01/07/2025	01/2025	Erica M. Piurkowski & M...	R-796679	871731113	495.00	0.00	88,177.86	1292-201
Northview Condos, Inc. - 1292	01/07/2025	01/2025	Ana L. Cossio, Trustee o...	R-796680	871724119	100.00	0.00	88,277.86	1292-217
Northview Condos, Inc. - 1292	01/07/2025	01/2025	Ana L. Cossio, Trustee o...	R-796680	871724119	375.00	0.00	88,652.86	1292-217
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Charter Communications	K-338212	5551	0.00	262.24	88,390.62	1292: 0012568121624 12/16-01/15
Northview Condos, Inc. - 1292	01/08/2025	01/2025	City of Signal Hill (Water...	K-338213	5552	0.00	2,765.45	85,625.17	1292: 1090211101 11/04-12/04
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Great American Pool Se...	K-338214	5553	0.00	550.00	85,075.17	1292: Jan 2025 Pool Svc
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Nutech Fire Alarm & Sec...	K-338215	5554	0.00	480.00	84,595.17	1292: Fire Alarm Monitoring System
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Paragon Equities-4550	K-338216	5555	0.00	143.02	84,452.15	1292: Disposed of Trash and Unclogged Trash Chute on 2 Floors
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Signal Hill Disposal	K-338217	5556	0.00	1,617.27	82,834.88	1292: 38-V3601696 Dec 2024 Waste
Northview Condos, Inc. - 1292	01/08/2025	01/2025	SOUTHERN CALIFORN...	K-338218	5557	0.00	1,522.03	81,312.85	1292: 700274245720 11/27-12/29
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Spectrum	K-338219	5558	0.00	3,338.33	77,974.52	1292: 8413131220077041 12/16-01/15
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Swiftly Swept	K-338220	5559	0.00	925.00	77,049.52	1292: Dec 2024 Maintenance
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Noelia Mosqueda	R-796721	2394	25.00	0.00	77,074.52	1292-204

General Ledger

Northview Condos, Inc. - 1292

Month = Jan 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Noelia Mosqueda	R-796721	2394	470.00	0.00	77,544.52	1292-204
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Roberto M. Sinson, Jr & ...	R-796722	0000005582	475.00	0.00	78,019.52	1292-309
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Michael J. Gore	R-796723	0000995957	495.00	0.00	78,514.52	1292-205
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Felipe J. Martinez	R-796724	00000005227	455.00	0.00	78,969.52	1292-119
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Felipe J. Martinez	R-796724	00000005227	20.00	0.00	78,989.52	1292-119
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Gholam Nami & Judy Nami	R-796751	6714	495.00	0.00	79,484.52	1292-212
Northview Condos, Inc. - 1292	01/10/2025	01/2025	Stella Gariboldi	R-796886	4073	20.00	0.00	79,504.52	1292-112
Northview Condos, Inc. - 1292	01/10/2025	01/2025	Stella Gariboldi	R-796886	4073	475.00	0.00	79,979.52	1292-112
Northview Condos, Inc. - 1292	01/10/2025	01/2025	Lucy Harumi Hayabe	R-796887	1328	475.00	0.00	80,454.52	1292-307
Northview Condos, Inc. - 1292	01/10/2025	01/2025	Lucy Harumi Hayabe	R-796887	1328	10.00	0.00	80,464.52	1292-307
Northview Condos, Inc. - 1292	01/10/2025	01/2025	Lucy Harumi Hayabe	R-796887	1328	10.00	0.00	80,474.52	1292-307
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Cecilia Dong	R-797157	ACH	495.00	0.00	80,969.52	1292-317
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Daniel R. Ulloa & Ricard...	R-797158	ACH	495.00	0.00	81,464.52	1292-115
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Jamie L. Lozmack	R-797159	ACH	495.00	0.00	81,959.52	1292-319
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Jason Mar-Tang	R-797160	ACH	495.00	0.00	82,454.52	1292-318
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Maria Angela Santos	R-797161	ACH	155.00	0.00	82,609.52	1292-117
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Maria Angela Santos	R-797161	ACH	340.00	0.00	82,949.52	1292-117
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Mary Helen Uht & Albert...	R-797162	ACH	495.00	0.00	83,444.52	1292-105
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Matthew Froehlich & Mic...	R-797163	ACH	495.00	0.00	83,939.52	1292-104
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Randy Yoshioka & Britt...	R-797164	ACH	495.00	0.00	84,434.52	1292-315
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Samuel Dugay Sagaysay	R-797165	ACH	495.00	0.00	84,929.52	1292-202
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Sandra Torres Duran & ...	R-797166	ACH	495.00	0.00	85,424.52	1292-114
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Winnie Lao	R-797167	ACH	495.00	0.00	85,919.52	1292-306

General Ledger

Northview Condos, Inc. - 1292

Month = Jan 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Erica Ann Sack & Alex ...	R-797416	405.00	495.00	0.00	86,414.52	1292-316
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Lora D. Dickinson	R-797417	1924	47.00	0.00	86,461.52	1292-301
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Lora D. Dickinson	R-797417	1924	448.00	0.00	86,909.52	1292-301
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Christina Keehan	R-797418	0000005044	495.00	0.00	87,404.52	1292-102
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Bank Charges 01/2025	J-80941	Bank Char...	0.00	42.25	87,362.27	Bank Charges 01/2025
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Elizabeth Gonzalez	R-797415	1063	10.00	0.00	87,372.27	1292-103
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Elizabeth Gonzalez	R-797415	1063	485.00	0.00	87,857.27	1292-103
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Sandra L. Kaufmann	R-797465	507	25.00	0.00	87,882.27	1292-218
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Sandra L. Kaufmann	R-797465	507	470.00	0.00	88,352.27	1292-218
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Sandra L. Kaufmann	R-797468	:prepay	470.00	0.00	88,822.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Sandra L. Kaufmann	R-797468	:prepay	0.00	470.00	88,352.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Amy Angel	R-797620	Pre-Payme...	495.00	0.00	88,847.27	Pre-Payment Applied 1292-107
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Amy Angel	R-797620	Pre-Payme...	0.00	75.00	88,772.27	Pre-Payment Applied 1292-107
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Amy Angel	R-797620	Pre-Payme...	0.00	420.00	88,352.27	Pre-Payment Applied 1292-107
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Cathy Y. Butler	R-797621	Pre-Payme...	495.00	0.00	88,847.27	1292-206
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Cathy Y. Butler	R-797621	Pre-Payme...	0.00	495.00	88,352.27	1292-206
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Nicholas E. Oifoh	R-797622	Pre-Payme...	475.00	0.00	88,827.27	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Nicholas E. Oifoh	R-797622	Pre-Payme...	0.00	475.00	88,352.27	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	01/16/2025	01/2025	Comet Lighting and Electr...	K-338390	5560	0.00	15.00	88,337.27	1292: Nov 2024 Lighting Check
Northview Condos, Inc. - 1292	01/17/2025	01/2025	William Brandon Elton	R-797677	9615314108	455.00	0.00	88,792.27	1292-313
Northview Condos, Inc. - 1292	01/17/2025	01/2025	William Brandon Elton	R-797677	9615314108	20.00	0.00	88,812.27	1292-313
Northview Condos, Inc. - 1292	01/17/2025	01/2025	William Brandon Elton	R-797677	9615314108	10.00	0.00	88,822.27	1292-313
Northview Condos, Inc. - 1292	01/20/2025	01/2025	Jerome Furlow & Amber ...	R-797675	251	25.00	0.00	88,847.27	1292-203

General Ledger

Northview Condos, Inc. - 1292

Month = Jan 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/20/2025	01/2025	Jerome Furlow & Amber ...	R-797675	251	460.00	0.00	89,307.27	1292-203
Northview Condos, Inc. - 1292	01/20/2025	01/2025	Jerome Furlow & Amber ...	R-797675	251	10.00	0.00	89,317.27	1292-203
Northview Condos, Inc. - 1292	01/21/2025	01/2025	Yoshiko A. Ramirez, Tru...	R-797676	0083947332	495.00	0.00	89,812.27	1292-311
Northview Condos, Inc. - 1292	01/22/2025	01/2025	Paragon Equities-4550	K-338498	5561	0.00	27.00	89,785.27	1292: Dec 2024 Copies and Postages
Northview Condos, Inc. - 1292	01/22/2025	01/2025	Paragon Equities-4550	K-338498	5561	0.00	16.84	89,768.43	1292: Dec 2024 Copies and Postages
Northview Condos, Inc. - 1292	01/22/2025	01/2025	Paragon Equities-4550	K-338498	5561	0.00	25.20	89,743.23	1292: Nov 2024 Copies and Postages
Northview Condos, Inc. - 1292	01/22/2025	01/2025	Paragon Equities-4550	K-338498	5561	0.00	10.35	89,732.88	1292: Nov 2024 Copies and Postages
Northview Condos, Inc. - 1292	01/23/2025	01/2025	Elaine Hutchison	K-338563	5562	0.00	35.00	89,697.88	1292: Reimbursement SOS SI/CID filing
Northview Condos, Inc. - 1292	01/23/2025	01/2025	Land Graphics	K-338564	5563	0.00	936.00	88,761.88	1292: Landscape svc Jan 2025
Northview Condos, Inc. - 1292	01/23/2025	01/2025	Comet Lighting and Electr...	K-338607	5564	0.00	120.00	88,641.88	1292: Dec 2024 Lighting check
Northview Condos, Inc. - 1292	01/23/2025	01/2025	Alexander Levy, Michael...	R-798364	460477859	10.00	0.00	88,651.88	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	01/23/2025	01/2025	Alexander Levy, Michael...	R-798364	460477859	495.00	0.00	89,146.88	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	01/24/2025	01/2025	Jerome Furlow & Amber ...	R-797761	:prepay	25.00	0.00	89,171.88	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/24/2025	01/2025	Jerome Furlow & Amber ...	R-797761	:prepay	0.00	25.00	89,146.88	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/24/2025	01/2025	Jerome Furlow & Amber ...	R-797762	252	25.00	0.00	89,171.88	1292-203
Northview Condos, Inc. - 1292	01/24/2025	01/2025	Janice L. Piper	R-797763	2517	90.00	0.00	89,261.88	1292-113
Northview Condos, Inc. - 1292	01/24/2025	01/2025	Janice L. Piper	R-797763	2517	10.00	0.00	89,271.88	1292-113
Northview Condos, Inc. - 1292	01/24/2025	01/2025	Janice L. Piper	R-797763	2517	405.00	0.00	89,676.88	1292-113
Northview Condos, Inc. - 1292	01/27/2025	01/2025	Megan Porter & Nicolas Diaz	R-797760	214	495.00	0.00	90,171.88	1292-106
Northview Condos, Inc. - 1292	01/29/2025	01/2025	American Elevator Servic...	K-338665	5565	0.00	250.00	89,921.88	1292: Jan 2025 Elevator Svc
Northview Condos, Inc. - 1292	01/29/2025	01/2025	Griffin Pest Management...	K-338669	5566	0.00	229.00	89,692.88	1292: Pest Control Svc
Northview Condos, Inc. - 1292	01/29/2025	01/2025	Griffin Pest Management...	K-338669	5566	0.00	298.00	89,394.88	1292: Commerical IPM Svc
Northview Condos, Inc. - 1292	01/29/2025	01/2025	Griffin Pest Management...	K-338669	5566	0.00	124.00	89,270.88	1292: Commerical IPM Svc Oct 2024

General Ledger

Northview Condos, Inc. - 1292

Month = Jan 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/29/2025	01/2025	Paragon Equities-4550	K-338674	5567	0.00	75.00	89,195.88	1292: ACCOUNT SET UP WITH WELLS FARGO
Northview Condos, Inc. - 1292	01/29/2025	01/2025	Earl Hatton	R-797788	3711831168	495.00	0.00	89,690.88	1292-213
Northview Condos, Inc. - 1292	01/29/2025	01/2025	Deeptichandra Chakka	R-798365	460855738	10.00	0.00	89,700.88	PAYLEASE 1292-304
Northview Condos, Inc. - 1292	01/29/2025	01/2025	Deeptichandra Chakka	R-798365	460855738	475.00	0.00	90,175.88	PAYLEASE 1292-304
Northview Condos, Inc. - 1292	01/31/2025	01/2025	City of Long Beach (Utility)	K-338697	5568	0.00	394.97	89,780.91	1292: 0699110000 12/18-01/21
Net Change=8,474.98						30,153.00	21,678.02	89,780.91	= Ending Balance =
1120	Cash in Bank - Reserve							25,249.03	= Beginning Balance =
Northview Condos, Inc. - 1292	01/31/2025	01/2025	Interest Income 01/2025	J-81768	Interest I...	0.23	0.00	25,249.26	Interest Income 01/2025
Net Change=0.23						0.23	0.00	25,249.26	= Ending Balance =
1125	Cash in Bank - Money ...							89,640.33	= Beginning Balance =
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Bank Charges 01/2025	J-80940	Bank Char...	0.00	6.00	89,634.33	Bank Charges 01/2025
Northview Condos, Inc. - 1292	01/31/2025	01/2025	Interest Income 01/2025	J-80939	Interest I...	0.76	0.00	89,635.09	Interest Income 01/2025
Net Change=-5.24						0.76	6.00	89,635.09	= 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 =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
2513			Reserves-Lighting Net Change=0.00			0.00	0.00	-2,564.29 = Beginning Balance = -2,564.29 = Ending Balance =	
2514			Reserves-Elevator Net Change=0.00			0.00	0.00	-5,444.20 = Beginning Balance = -5,444.20 = Ending Balance =	
2515			Reserves-Painting Net Change=0.00			0.00	0.00	-9,304.47 = Beginning Balance = -9,304.47 = Ending Balance =	
2519			Reserves-Pool & Spa Net Change=0.00			0.00	0.00	13,177.93 = Beginning Balance = 13,177.93 = Ending Balance =	
2521			Reserves-Contingency Net Change=0.00			0.00	0.00	6,670.09 = Beginning Balance = 6,670.09 = Ending Balance =	
2522			Reserves-Balconies/Decks Net Change=0.00			0.00	0.00	7,400.00 = Beginning Balance = 7,400.00 = Ending Balance =	
2524			Reserve - Special Asse... Net Change=0.00			0.00	0.00	-346,249.77 = Beginning Balance = -346,249.77 = Ending Balance =	
2525			Unallocated Interest on ...					-314.02 = Beginning Balance =	
Northview Condos, Inc. - 1292	01/31/2025	01/2025	Interest Income 01/2025	J-80939	Interest I...	0.00	0.76	-314.78	Interest Income 01/2025
Northview Condos, Inc. - 1292	01/31/2025	01/2025	Interest Income 01/2025	J-81768	Interest I...	0.00	0.23	-315.01	Interest Income 01/2025
			Net Change=-0.99			0.00	0.99	-315.01 = Ending Balance =	
2607			Reserves-Fire System Net Change=0.00			0.00	0.00	-2,236.14 = Beginning Balance = -2,236.14 = Ending Balance =	
2614			Reserves-Mailboxes Net Change=0.00			0.00	0.00	4,712.48 = Beginning Balance = 4,712.48 = Ending Balance =	
2615			Reserves-Concrete Net Change=0.00			0.00	0.00	-758.58 = Beginning Balance = -758.58 = Ending Balance =	
2616			Reserve-Clubhouse					12,023.96 = Beginning Balance =	

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
			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					254,690.60	= Beginning Balance =
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Bank Charges 01/2025	J-80940	Bank Char...	6.00	0.00	254,696.60	Bank Charges 01/2025
			Net Change=6.00			6.00	0.00	254,696.60	= 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 =
2850			Escrow Refund					-830.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-830.00	= Ending Balance =
3108			Prepaid Dues					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Chris Sarni	R-796104	:prepay	225.00	0.00	225.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Chris Sarni	R-796105	:prepay	270.00	0.00	495.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Felipe J. Martinez	R-796106	:prepay	475.00	0.00	970.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Claudia F. Harrison	R-796107	:prepay	10.00	0.00	980.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Sandra L. Kaufmann	R-796108	:prepay	25.00	0.00	1,005.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Lora D. Dickinson	R-796109	:prepay	448.00	0.00	1,453.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Stella Gariboldi	R-796131	:prepay	20.00	0.00	1,473.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Janice L. Piper	R-796152	:prepay	90.00	0.00	1,563.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Elizabeth Gonzalez	R-796176	:prepay	10.00	0.00	1,573.00	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292

Month = Jan 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Andre F. Ide	R-796186	:prepay	175.00	0.00	1,748.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Deeptichandra Chakka	R-796194	:prepay	485.00	0.00	2,233.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Maria Angela Santos	R-796223	:prepay	340.00	0.00	2,573.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Jerome Furlow & Amber ...	R-796224	:prepay	485.00	0.00	3,058.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Noelia Mosqueda	R-796257	:prepay	470.00	0.00	3,528.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Jublin Kothari, Nibharani...	R-796268	:prepay	10.00	0.00	3,538.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/03/2025	01/2025	Jublin Kothari, Nibharani...	R-796417	137	0.00	10.00	3,528.00	1292-101
Northview Condos, Inc. - 1292	01/06/2025	01/2025	Claudia F. Harrison	R-796676	8794	0.00	10.00	3,518.00	1292-214
Northview Condos, Inc. - 1292	01/06/2025	01/2025	Andre F. Ide	R-797400	45635063	0.00	155.00	3,363.00	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Noelia Mosqueda	R-796721	2394	0.00	470.00	2,893.00	1292-204
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Felipe J. Martinez	R-796724	00000005227	0.00	455.00	2,438.00	1292-119
Northview Condos, Inc. - 1292	01/10/2025	01/2025	Stella Gariboldi	R-796886	4073	0.00	20.00	2,418.00	1292-112
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Maria Angela Santos	R-797161	ACH	0.00	340.00	2,078.00	1292-117
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Lora D. Dickinson	R-797417	1924	0.00	448.00	1,630.00	1292-301
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Elizabeth Gonzalez	R-797415	1063	0.00	10.00	1,620.00	1292-103
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Sandra L. Kaufmann	R-797465	507	0.00	470.00	1,150.00	1292-218
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Sandra L. Kaufmann	R-797465	507	0.00	25.00	1,125.00	1292-218
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Sandra L. Kaufmann	R-797468	:prepay	470.00	0.00	1,595.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Amy Angel	R-797620	Pre-Payme...	75.00	0.00	1,670.00	Pre-Payment Applied 1292-107
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Amy Angel	R-797620	Pre-Payme...	420.00	0.00	2,090.00	Pre-Payment Applied 1292-107
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Cathy Y. Butler	R-797621	Pre-Payme...	495.00	0.00	2,585.00	1292-206
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Nicholas E. Oifoh	R-797622	Pre-Payme...	475.00	0.00	3,060.00	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	01/20/2025	01/2025	Jerome Furlow & Amber ...	R-797675	251	0.00	460.00	2,600.00	1292-203

General Ledger

Northview Condos, Inc. - 1292

Month = Jan 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/20/2025	01/2025	Jerome Furlow & Amber ...	R-797675	251	0.00	25.00	2,575.00	1292-203
Northview Condos, Inc. - 1292	01/21/2025	01/2025	Yoshiko A. Ramirez, Tru...	R-797676	0083947332	0.00	495.00	2,080.00	1292-311
Northview Condos, Inc. - 1292	01/24/2025	01/2025	Jerome Furlow & Amber ...	R-797761	:prepay	25.00	0.00	2,105.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/24/2025	01/2025	Jerome Furlow & Amber ...	R-797762	252	0.00	25.00	2,080.00	1292-203
Northview Condos, Inc. - 1292	01/24/2025	01/2025	Janice L. Piper	R-797763	2517	0.00	90.00	1,990.00	1292-113
Northview Condos, Inc. - 1292	01/27/2025	01/2025	Megan Porter & Nicolas Diaz	R-797760	214	0.00	495.00	1,495.00	1292-106
Northview Condos, Inc. - 1292	01/29/2025	01/2025	Earl Hatton	R-797788	3711831168	0.00	495.00	1,000.00	1292-213
Net Change=1,000.00						5,498.00	4,498.00	1,000.00	= Ending Balance =
3110			Dues/Operating					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Chris Sarni	R-796104	:prepay	0.00	225.00	-225.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Chris Sarni	R-796105	:prepay	0.00	270.00	-495.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Felipe J. Martinez	R-796106	:prepay	0.00	475.00	-970.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Claudia F. Harrison	R-796107	:prepay	0.00	10.00	-980.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Sandra L. Kaufmann	R-796108	:prepay	0.00	25.00	-1,005.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Lora D. Dickinson	R-796109	:prepay	0.00	448.00	-1,453.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Stella Gariboldi	R-796131	:prepay	0.00	20.00	-1,473.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Janice L. Piper	R-796152	:prepay	0.00	90.00	-1,563.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Elizabeth Gonzalez	R-796176	:prepay	0.00	10.00	-1,573.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Andre F. Ide	R-796186	:prepay	0.00	175.00	-1,748.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Deeptichandra Chakka	R-796194	:prepay	0.00	485.00	-2,233.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Maria Angela Santos	R-796223	:prepay	0.00	340.00	-2,573.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Jerome Furlow & Amber ...	R-796224	:prepay	0.00	485.00	-3,058.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Noelia Mosqueda	R-796257	:prepay	0.00	470.00	-3,528.00	:Prog Gen prepayment transfer

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Jublin Kothari, Nibharani...	R-796268	:prepay	0.00	10.00	-3,538.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Megan Porter & Nicolas Diaz	R-796418	213	0.00	495.00	-4,033.00	1292-106
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Linda J. Zila	R-796419	2845	0.00	495.00	-4,528.00	1292-210
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Matseliso Matseletsele	R-796420	870531702	0.00	448.99	-4,976.99	1292-209
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Matseliso Matseletsele	R-796420	870531702	0.00	26.01	-5,003.00	1292-209
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Yoshiko A. Ramirez, Tru...	R-796421	0079255652	0.00	495.00	-5,498.00	1292-311
Northview Condos, Inc. - 1292	01/01/2025	01/2025	Fred J. Nalder, Trustee o...	R-796470	870865880	0.00	495.00	-5,993.00	1292-312
Northview Condos, Inc. - 1292	01/02/2025	01/2025	Karla Magana	R-796415	2215	0.00	475.00	-6,468.00	1292-308
Northview Condos, Inc. - 1292	01/02/2025	01/2025	William S. Miller & Timot...	R-796416	1168	0.00	495.00	-6,963.00	1292-216
Northview Condos, Inc. - 1292	01/03/2025	01/2025	Katy Rios & Albert C. La...	R-796412	728	0.00	100.00	-7,063.00	1292-215
Northview Condos, Inc. - 1292	01/03/2025	01/2025	Katy Rios & Albert C. La...	R-796412	728	0.00	395.00	-7,458.00	1292-215
Northview Condos, Inc. - 1292	01/03/2025	01/2025	Jublin Kothari, Nibharani...	R-796417	137	0.00	485.00	-7,943.00	1292-101
Northview Condos, Inc. - 1292	01/04/2025	01/2025	Mildred A. Graves	R-796413	1339	0.00	495.00	-8,438.00	1292-310
Northview Condos, Inc. - 1292	01/04/2025	01/2025	Maxwell S. Moncure & El...	R-796414	0054	0.00	495.00	-8,933.00	1292-219
Northview Condos, Inc. - 1292	01/06/2025	01/2025	Claudia F. Harrison	R-796676	8794	0.00	485.00	-9,418.00	1292-214
Northview Condos, Inc. - 1292	01/06/2025	01/2025	The Glenn Mitsuo Fuku...	R-796681	14824	0.00	10.00	-9,428.00	1292-108
Northview Condos, Inc. - 1292	01/06/2025	01/2025	The Glenn Mitsuo Fuku...	R-796681	14824	0.00	485.00	-9,913.00	1292-108
Northview Condos, Inc. - 1292	01/06/2025	01/2025	Andre F. Ide	R-797400	45635063	0.00	320.00	-10,233.00	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	01/06/2025	01/2025	Vicki L. Desler & Michael...	R-797403	456709200	0.00	495.00	-10,728.00	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	01/07/2025	01/2025	Earl Hatton	R-796677	3683785696	0.00	495.00	-11,223.00	1292-213
Northview Condos, Inc. - 1292	01/07/2025	01/2025	Gary Lee & Theresa Kw...	R-796678	81650986	0.00	495.00	-11,718.00	1292-109
Northview Condos, Inc. - 1292	01/07/2025	01/2025	Erica M. Piurkowski & M...	R-796679	871731113	0.00	495.00	-12,213.00	1292-201
Northview Condos, Inc. - 1292	01/07/2025	01/2025	Ana L. Cossio, Trustee o...	R-796680	871724119	0.00	100.00	-12,313.00	1292-217

General Ledger

Northview Condos, Inc. - 1292

Month = Jan 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/07/2025	01/2025	Ana L. Cossio, Trustee o...	R-796680	871724119	0.00	375.00	-12,688.00	1292-217
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Noelia Mosqueda	R-796721	2394	0.00	25.00	-12,713.00	1292-204
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Roberto M. Sinson, Jr & ...	R-796722	0000005582	0.00	475.00	-13,188.00	1292-309
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Michael J. Gore	R-796723	0000995957	0.00	495.00	-13,683.00	1292-205
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Felipe J. Martinez	R-796724	00000005227	0.00	20.00	-13,703.00	1292-119
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Gholam Nami & Judy Nami	R-796751	6714	0.00	495.00	-14,198.00	1292-212
Northview Condos, Inc. - 1292	01/10/2025	01/2025	Stella Gariboldi	R-796886	4073	0.00	475.00	-14,673.00	1292-112
Northview Condos, Inc. - 1292	01/10/2025	01/2025	Lucy Harumi Hayabe	R-796887	1328	0.00	475.00	-15,148.00	1292-307
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Cecilia Dong	R-797157	ACH	0.00	495.00	-15,643.00	1292-317
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Daniel R. Ulloa & Ricard...	R-797158	ACH	0.00	495.00	-16,138.00	1292-115
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Jamie L. Lozmack	R-797159	ACH	0.00	495.00	-16,633.00	1292-319
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Jason Mar-Tang	R-797160	ACH	0.00	495.00	-17,128.00	1292-318
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Maria Angela Santos	R-797161	ACH	0.00	155.00	-17,283.00	1292-117
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Mary Helen Uht & Albert...	R-797162	ACH	0.00	495.00	-17,778.00	1292-105
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Matthew Froehlich & Mic...	R-797163	ACH	0.00	495.00	-18,273.00	1292-104
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Randy Yoshioka & Britt...	R-797164	ACH	0.00	495.00	-18,768.00	1292-315
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Samuel Dugay Sagaysay	R-797165	ACH	0.00	495.00	-19,263.00	1292-202
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Sandra Torres Duran & ...	R-797166	ACH	0.00	495.00	-19,758.00	1292-114
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Winnie Lao	R-797167	ACH	0.00	495.00	-20,253.00	1292-306
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Erica Ann Sack & Alex ...	R-797416	405.00	0.00	495.00	-20,748.00	1292-316
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Lora D. Dickinson	R-797417	1924	0.00	47.00	-20,795.00	1292-301
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Christina Keehan	R-797418	0000005044	0.00	495.00	-21,290.00	1292-102
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Elizabeth Gonzalez	R-797415	1063	0.00	485.00	-21,775.00	1292-103

General Ledger

Northview Condos, Inc. - 1292

Month = Jan 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Sandra L. Kaufmann	R-797468	:prepay	0.00	470.00	-22,245.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Amy Angel	R-797620	Pre-Payme...	0.00	495.00	-22,740.00	Pre-Payment Applied 1292-107
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Cathy Y. Butler	R-797621	Pre-Payme...	0.00	495.00	-23,235.00	1292-206
Northview Condos, Inc. - 1292	01/15/2025	01/2025	Nicholas E. Oifoh	R-797622	Pre-Payme...	0.00	475.00	-23,710.00	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	01/17/2025	01/2025	William Brandon Elton	R-797677	9615314108	0.00	455.00	-24,165.00	1292-313
Northview Condos, Inc. - 1292	01/17/2025	01/2025	William Brandon Elton	R-797677	9615314108	0.00	20.00	-24,185.00	1292-313
Northview Condos, Inc. - 1292	01/20/2025	01/2025	Jerome Furlow & Amber ...	R-797675	251	0.00	10.00	-24,195.00	1292-203
Northview Condos, Inc. - 1292	01/23/2025	01/2025	Alexander Levy, Michael...	R-798364	460477859	0.00	495.00	-24,690.00	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	01/24/2025	01/2025	Janice L. Piper	R-797763	2517	0.00	405.00	-25,095.00	1292-113
Northview Condos, Inc. - 1292	01/29/2025	01/2025	Deeptichandra Chakka	R-798365	460855738	0.00	475.00	-25,570.00	PAYLEASE 1292-304
Northview Condos, Inc. - 1292	01/29/2025	01/2025	Deeptichandra Chakka	R-798365	460855738	0.00	10.00	-25,580.00	PAYLEASE 1292-304
Net Change=-25,580.00						0.00	25,580.00	-25,580.00	= Ending Balance =
3122			Club House Rental					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/24/2025	01/2025	Jerome Furlow & Amber ...	R-797761	:prepay	0.00	25.00	-25.00	:Prog Gen prepayment transfer
Net Change=-25.00						0.00	25.00	-25.00	= Ending Balance =
3410			Late Fee					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/10/2025	01/2025	Lucy Harumi Hayabe	R-796887	1328	0.00	10.00	-10.00	1292-307
Northview Condos, Inc. - 1292	01/10/2025	01/2025	Lucy Harumi Hayabe	R-796887	1328	0.00	10.00	-20.00	1292-307
Northview Condos, Inc. - 1292	01/17/2025	01/2025	William Brandon Elton	R-797677	9615314108	0.00	10.00	-30.00	1292-313
Northview Condos, Inc. - 1292	01/23/2025	01/2025	Alexander Levy, Michael...	R-798364	460477859	0.00	10.00	-40.00	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	01/24/2025	01/2025	Janice L. Piper	R-797763	2517	0.00	10.00	-50.00	1292-113
Net Change=-50.00						0.00	50.00	-50.00	= Ending Balance =
4120			Telephone/Intercom					0.00	= Beginning Balance =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/03/2025	01/2025	Charter Communications	K-338042	5550	146.24	0.00	146.24	1292: 8413131220041476 12/22-01/21
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Charter Communications	K-338212	5551	262.24	0.00	408.48	1292: 0012568121624 12/16-01/15
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Spectrum	K-338219	5558	3,338.33	0.00	3,746.81	1292: 8413131220077041 12/16-01/15
			Net Change=3,746.81			3,746.81	0.00	3,746.81	= Ending Balance =
4129			Bank Charges					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/13/2025	01/2025	Bank Charges 01/2025	J-80941	Bank Char...	42.25	0.00	42.25	Bank Charges 01/2025
			Net Change=42.25			42.25	0.00	42.25	= Ending Balance =
4130			Postage & Printing					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/22/2025	01/2025	Paragon Equities-4550	K-338498	5561	10.35	0.00	10.35	1292: Nov 2024 Copies and Postages
Northview Condos, Inc. - 1292	01/22/2025	01/2025	Paragon Equities-4550	K-338498	5561	16.84	0.00	27.19	1292: Dec 2024 Copies and Postages
			Net Change=27.19			27.19	0.00	27.19	= Ending Balance =
4133			Copies & Faxes					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/22/2025	01/2025	Paragon Equities-4550	K-338498	5561	25.20	0.00	25.20	1292: Nov 2024 Copies and Postages
Northview Condos, Inc. - 1292	01/22/2025	01/2025	Paragon Equities-4550	K-338498	5561	27.00	0.00	52.20	1292: Dec 2024 Copies and Postages
			Net Change=52.20			52.20	0.00	52.20	= Ending Balance =
4475			Fire Safety Equipment					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Nutech Fire Alarm & Sec...	K-338215	5554	480.00	0.00	480.00	1292: Fire Alarm Monitoring System
			Net Change=480.00			480.00	0.00	480.00	= Ending Balance =
4490			Elevator Maintenance					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/29/2025	01/2025	American Elevator Servic...	K-338665	5565	250.00	0.00	250.00	1292: Jan 2025 Elevator Svc
			Net Change=250.00			250.00	0.00	250.00	= Ending Balance =
4491			Lighting Maintenance					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/16/2025	01/2025	Comet Lighting and Electr...	K-338390	5560	15.00	0.00	15.00	1292: Nov 2024 Lighting Check
Northview Condos, Inc. - 1292	01/23/2025	01/2025	Comet Lighting and Electr...	K-338607	5564	120.00	0.00	135.00	1292: Dec 2024 Lighting check

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Net Change=135.00						135.00	0.00	135.00	= Ending Balance =
4520			Maintenance & Supplies					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Paragon Equities-4550	K-338216	5555	143.02	0.00	143.02	1292: Disposed of Trash and Unclogged Trash Chute on 2 Floors
Net Change=143.02						143.02	0.00	143.02	= Ending Balance =
4525			Pest Control					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/29/2025	01/2025	Griffin Pest Management...	K-338669	5566	124.00	0.00	124.00	1292: Commerical IPM Svc Oct 2024
Northview Condos, Inc. - 1292	01/29/2025	01/2025	Griffin Pest Management...	K-338669	5566	298.00	0.00	422.00	1292: Commerical IPM Svc
Northview Condos, Inc. - 1292	01/29/2025	01/2025	Griffin Pest Management...	K-338669	5566	229.00	0.00	651.00	1292: Pest Control Svc
Net Change=651.00						651.00	0.00	651.00	= Ending Balance =
4530			Gardening					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/23/2025	01/2025	Land Graphics	K-338564	5563	936.00	0.00	936.00	1292: Landscape svc Jan 2025
Net Change=936.00						936.00	0.00	936.00	= Ending Balance =
4535			Pool/Spa Maintenance					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Great American Pool Se...	K-338214	5553	550.00	0.00	550.00	1292: Jan 2025 Pool Svc
Net Change=550.00						550.00	0.00	550.00	= Ending Balance =
4550			Management					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/03/2025	01/2025	Paragon Equities-4550	K-337996	5549	1,831.83	0.00	1,831.83	January Management Fees
Northview Condos, Inc. - 1292	01/29/2025	01/2025	Paragon Equities-4550	K-338674	5567	75.00	0.00	1,906.83	1292: ACCOUNT SET UP WITH WELLS FARGO
Net Change=1,906.83						1,906.83	0.00	1,906.83	= Ending Balance =
4560			Custodial Service					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Swiftly Swept	K-338220	5559	925.00	0.00	925.00	1292: Dec 2024 Maintenance
Net Change=925.00						925.00	0.00	925.00	= Ending Balance =
4580			Electricity					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/08/2025	01/2025	SOUTHERN CALIFORN...	K-338218	5557	1,522.03	0.00	1,522.03	1292: 700274245720 11/27-12/29
Net Change=1,522.03						1,522.03	0.00	1,522.03	= Ending Balance =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
4590			Gas					0.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	01/31/2025	01/2025	City of Long Beach (Utility)	K-338697	5568	394.97	0.00	394.97	1292: 0699110000 12/18-01/21
			Net Change=394.97			394.97	0.00	394.97 = Ending Balance =	
4610			Water & Sewer					0.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	01/08/2025	01/2025	City of Signal Hill (Water...	K-338213	5552	2,765.45	0.00	2,765.45	1292: 1090211101 11/04-12/04
			Net Change=2,765.45			2,765.45	0.00	2,765.45 = Ending Balance =	
4620			Trash					0.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	01/08/2025	01/2025	Signal Hill Disposal	K-338217	5556	1,617.27	0.00	1,617.27	1292: 38-V3601696 Dec 2024 Waste
			Net Change=1,617.27			1,617.27	0.00	1,617.27 = Ending Balance =	
4641			License,Fees,Permits					0.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	01/23/2025	01/2025	Elaine Hutchison	K-338563	5562	35.00	0.00	35.00	1292: Reimbursement SOS SI/CID filing
			Net Change=35.00			35.00	0.00	35.00 = Ending Balance =	
						51,838.01	51,838.01		