

Monthly Report

July 2025

Northview Condos, Inc. - 1292

Prepared By : Paragon Equities

4543 E Anaheim Street Long Beach CA 90804

(562) 494-4455

Cash Flow Statement

Page 1

Northview Condos, Inc. - 1292

Month = Jul 2025

Book = Cash

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
3000	INCOME				
3108	Prepaid Dues	495.00	1.72	-295.00	-0.15
3110	Dues/Operating	27,945.88	97.19	195,076.94	99.56
3122	Club House Rental	0.00	0.00	25.00	0.01
3145	Collection Charges	200.00	0.70	400.00	0.20
3305	Interest Income	12.65	0.04	12.65	0.01
3410	Late Fee	99.27	0.35	409.27	0.21
3411	Violation Fee	0.00	0.00	310.00	0.16
3990	TOTAL INCOME	28,752.80	100.00	195,938.86	100.00
4000	EXPENSE				
4120	Telephone/Intercom	300.75	1.05	5,077.34	2.59
4124	Miscellaneous General & Admin	0.00	0.00	1,287.00	0.66
4129	Bank Charges	0.00	0.00	72.25	0.04
4130	Postage & Printing	60.77	0.21	125.91	0.06
4133	Copies & Faxes	71.10	0.25	190.95	0.10
4450	Repairs/Plumbing	3,200.00	11.13	3,325.00	1.70
4455	Repairs/Electrical	0.00	0.00	425.00	0.22
4457	Repairs/Gate,Fence	0.00	0.00	776.50	0.40
4460	Repairs/Roof	0.00	0.00	3,720.00	1.90
4475	Fire Safety Equipment	0.00	0.00	480.00	0.24
4490	Elevator Maintenance	0.00	0.00	1,950.00	1.00
4491	Lighting Maintenance	0.00	0.00	181.64	0.09
4520	Maintenance & Supplies	0.00	0.00	159.47	0.08
4525	Pest Control	422.00	1.47	3,183.00	1.62
4530	Gardening	2,026.00	7.05	9,032.00	4.61
4535	Pool/Spa Maintenance	550.00	1.91	4,180.00	2.13
4540	Insurance	4,472.66	15.56	30,587.86	15.61
4550	Management	1,831.83	6.37	12,897.81	6.58
4551	Management - Additional	0.00	0.00	100.00	0.05
4560	Custodial Service	925.00	3.22	6,725.00	3.43
4580	Electricity	1,360.61	4.73	9,461.79	4.83
4590	Gas	323.08	1.12	2,030.50	1.04
4610	Water & Sewer	4,068.70	14.15	20,074.07	10.25
4620	Trash	1,617.27	5.62	12,870.08	6.57
4625	Cable/Internet/Satellite Expense	3,526.63	12.27	31,711.98	16.18
4629	Tax Preparation/Audit	0.00	0.00	900.00	0.46
4630	Legal	693.50	2.41	766.50	0.39
4641	License,Fees,Permits	450.00	1.57	1,143.90	0.58
4649	Meeting Expense	130.00	0.45	195.00	0.10
4651	Contingency	0.00	0.00	2,250.00	1.15
4722	TOTAL EXPENSE	26,029.90	90.53	165,880.55	84.66
4723	RESERVE ALLOCATION				
4730	Transfer to Reserve Acct	4,471.08	15.55	17,884.32	9.13
4818	TOTAL RESERVE ALLOCATION	4,471.08	15.55	17,884.32	9.13
5010	NET INCOME	-1,748.18	-6.08	12,173.99	6.21
	CASH FLOW	-1,748.18	-6.08	12,173.99	6.21

MONTH TO DATE

BEGINNING
BALANCE

ENDING BALANCE

DIFFERENCE

Cash Flow Statement

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

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
1110	Cash in Bank - Operating Account	95,228.10	93,479.92	-1,748.18	
1114	Cash in Bank	0.00	0.00	0.00	
1120	Cash in Bank - Reserve	38,663.78	0.00	-38,663.78	
1121	Cash in Bank - Reserve	0.00	40,939.13	40,939.13	
1125	Cash in Bank - Money Market	89,608.77	89,603.54	-5.23	
TOTAL CASH		223,500.65	224,022.59	521.94	
YEAR TO DATE		BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE	
1110	Cash in Bank - Operating Account	81,305.93	93,479.92	12,173.99	
1114	Cash in Bank	0.00	0.00	0.00	
1120	Cash in Bank - Reserve	25,249.03	0.00	-25,249.03	
1121	Cash in Bank - Reserve	0.00	40,939.13	40,939.13	
1125	Cash in Bank - Money Market	89,640.33	89,603.54	-36.79	
TOTAL CASH		196,195.29	224,022.59	27,827.30	

Balance Sheet

Page 1

Northview Condos, Inc. - 1292

Month = Jul 2025

Book = Cash

ACCOUNT		CURRENT BALANCE
1000	ASSETS	
1100	Cash	
1110	Cash in Bank - Operating Account	93,479.92
1121	Cash in Bank - Reserve	40,939.13
1125	Cash in Bank - Money Market	89,603.54
1190	Total Cash	224,022.59
1990	TOTAL ASSETS	224,022.59
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	321.09
2607	Reserves-Fire System	2,236.14
2614	Reserves-Mailboxes	-4,712.48
2615	Reserves-Concrete	758.58
2616	Reserve-Clubhouse	-12,023.96
2624	Reserve - Roofs/Decks	71,443.07
2640	Reserves - Sauna	1,130.73
2700	Reserve Fund	-239,069.36
2701	Total Reserves	130,517.67
2702	Equity	
2704	Owner Equity	13,103.36
2710	Current Fees Year Increase/Decrease	79,546.56
2800	Clearing	25.00
2850	Escrow Refund	830.00
2890	Total Equity	93,504.92
2990	TOTAL LIAB. & EQUITY	224,022.59

Budget Comparison

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000	INCOME									
3108	Prepaid Dues	495.00	0.00	495.00	N/A	-295.00	0.00	-295.00	N/A	0.00
3110	Dues/Operating	27,945.88	27,720.00	225.88	0.81	195,076.94	194,040.00	1,036.94	0.53	332,640.00
3122	Club House Rental	0.00	0.00	0.00	N/A	25.00	0.00	25.00	N/A	0.00
3145	Collection Charges	200.00	0.00	200.00	N/A	400.00	0.00	400.00	N/A	0.00
3305	Interest Income	12.65	0.00	12.65	N/A	12.65	0.00	12.65	N/A	0.00
3410	Late Fee	99.27	0.00	99.27	N/A	409.27	0.00	409.27	N/A	0.00
3411	Violation Fee	0.00	0.00	0.00	N/A	310.00	0.00	310.00	N/A	0.00
3990	TOTAL INCOME	28,752.80	27,720.00	1,032.80	3.73	195,938.86	194,040.00	1,898.86	0.98	332,640.00
4000	EXPENSE									
4120	Telephone/Intercom	300.75	366.67	65.92	17.98	5,077.34	2,568.63	-2,508.71	-97.67	4,403.63
4124	Miscellaneous General & Admin	0.00	50.00	50.00	100.00	1,287.00	350.00	-937.00	-267.71	600.00
4129	Bank Charges	0.00	8.33	8.33	100.00	72.25	56.37	-15.88	-28.17	96.37
4130	Postage & Printing	60.77	100.00	39.23	39.23	125.91	700.00	574.09	82.01	1,200.00
4133	Copies & Faxes	71.10	100.00	28.90	28.90	190.95	700.00	509.05	72.72	1,200.00
4137	Budget Prep	0.00	10.42	10.42	100.00	0.00	70.38	70.38	100.00	120.38
4444	Building Repairs	0.00	166.67	166.67	100.00	0.00	1,168.63	1,168.63	100.00	2,003.63
4450	Repairs/Plumbing	3,200.00	1,000.00	-2,200.00	-220.00	3,325.00	7,000.00	3,675.00	52.50	12,000.00
4452	Repairs/Irrigation Syst	0.00	83.33	83.33	100.00	0.00	581.37	581.37	100.00	996.37
4455	Repairs/Electrical	0.00	83.33	83.33	100.00	425.00	581.37	156.37	26.90	996.37
4457	Repairs/Gate,Fence	0.00	291.67	291.67	100.00	776.50	2,043.63	1,267.13	62.00	3,503.63
4460	Repairs/Roof	0.00	83.33	83.33	100.00	3,720.00	581.37	-3,138.63	-539.87	996.37
4470	Repairs/Other	0.00	166.67	166.67	100.00	0.00	1,168.63	1,168.63	100.00	2,003.63
4475	Fire Safety Equipment	0.00	208.33	208.33	100.00	480.00	1,456.37	976.37	67.04	2,496.37
4481	Restoration Expense	0.00	83.33	83.33	100.00	0.00	581.37	581.37	100.00	996.37
4490	Elevator Maintenance	0.00	250.00	250.00	100.00	1,950.00	1,750.00	-200.00	-11.43	3,000.00
4491	Lighting Maintenance	0.00	208.33	208.33	100.00	181.64	1,456.37	1,274.73	87.53	2,496.37
4520	Maintenance & Supplies	0.00	208.33	208.33	100.00	159.47	1,456.37	1,296.90	89.05	2,496.37
4525	Pest Control	422.00	408.33	-13.67	-3.35	3,183.00	2,856.37	-326.63	-11.44	4,896.37
4530	Gardening	2,026.00	1,000.00	-1,026.00	-102.60	9,032.00	7,000.00	-2,032.00	-29.03	12,000.00
4532	Tree Trimming	0.00	333.33	333.33	100.00	0.00	2,331.37	2,331.37	100.00	3,996.37
4535	Pool/Spa Maintenance	550.00	583.33	33.33	5.71	4,180.00	4,081.37	-98.63	-2.42	6,996.37
4540	Insurance	4,472.66	4,166.67	-305.99	-7.34	30,587.86	29,168.63	-1,419.23	-4.87	50,003.63
4550	Management	1,831.83	1,831.83	0.00	0.00	12,897.81	12,823.87	-73.94	-0.58	21,983.87
4551	Management - Additional	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	0.00
4554	Admin. Services	0.00	8.33	8.33	100.00	0.00	56.37	56.37	100.00	96.37
4556	Locksmith Service	0.00	83.33	83.33	100.00	0.00	581.37	581.37	100.00	996.37

Budget Comparison

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4560	Custodial Service	925.00	983.33	58.33	5.93	6,725.00	6,881.37	156.37	2.27	11,796.37
4580	Electricity	1,360.61	1,683.33	322.72	19.17	9,461.79	11,781.37	2,319.58	19.69	20,196.37
4590	Gas	323.08	333.33	10.25	3.08	2,030.50	2,331.37	300.87	12.91	3,996.37
4610	Water & Sewer	4,068.70	2,500.00	-1,568.70	-62.75	20,074.07	17,500.00	-2,574.07	-14.71	30,000.00
4620	Trash	1,617.27	1,666.67	49.40	2.96	12,870.08	11,668.63	-1,201.45	-10.30	20,003.63
4625	Cable/Internet/Satellite Expense	3,526.63	3,250.00	-276.63	-8.51	31,711.98	22,750.00	-8,961.98	-39.39	39,000.00
4629	Tax Preparation/Audit	0.00	70.83	70.83	100.00	900.00	496.87	-403.13	-81.13	851.87
4630	Legal	693.50	250.00	-443.50	-177.40	766.50	1,750.00	983.50	56.20	3,000.00
4635	Reserve Study Expense	0.00	125.00	125.00	100.00	0.00	875.00	875.00	100.00	1,500.00
4640	Taxes	0.00	29.17	29.17	100.00	0.00	203.13	203.13	100.00	348.13
4641	License,Fees,Permits	450.00	141.67	-308.33	-217.64	1,143.90	993.63	-150.27	-15.12	1,703.63
4649	Meeting Expense	130.00	16.67	-113.33	-679.84	195.00	118.63	-76.37	-64.38	203.63
4651	Contingency	0.00	315.00	315.00	100.00	2,250.00	2,205.00	-45.00	-2.04	3,780.00
4722	TOTAL EXPENSE	26,029.90	23,248.89	-2,781.01	-11.96	165,880.55	162,725.21	-3,155.34	-1.94	278,955.21
4723	RESERVE ALLOCATION									
4730	Transfer to Reserve Acct	4,471.08	4,471.08	0.00	0.00	17,884.32	31,297.12	13,412.80	42.86	53,652.12
4818	TOTAL RESERVE ALLOCATION	4,471.08	4,471.08	0.00	0.00	17,884.32	31,297.12	13,412.80	42.86	53,652.12
5010	NET INCOME	-1,748.18	0.03	-1,748.21	-5,827,366.67	12,173.99	17.67	12,156.32	68,796.38	32.67
1000	ASSETS									
1100	Cash									
1110	Cash in Bank - Operating Account	1,748.18	0.00	1,748.18	N/A	-12,173.99	0.00	-12,173.99	N/A	0.00
1120	Cash in Bank - Reserve	38,663.78	0.00	38,663.78	N/A	25,249.03	0.00	25,249.03	N/A	0.00
1121	Cash in Bank - Reserve	-40,939.13	0.00	-40,939.13	N/A	-40,939.13	0.00	-40,939.13	N/A	0.00
1125	Cash in Bank - Money Market	5.23	0.00	5.23	N/A	36.79	0.00	36.79	N/A	0.00
1190	Total Cash	-521.94	0.00	-521.94	N/A	-27,827.30	0.00	-27,827.30	N/A	0.00
1990	TOTAL ASSETS	-521.94	0.00	-521.94	N/A	-27,827.30	0.00	-27,827.30	N/A	0.00
2500	Reserves									
2525	Unallocated Interest on Funds	1.12	0.00	1.12	N/A	7.07	0.00	7.07	N/A	0.00
2700	Reserve Fund	2,244.00	0.00	2,244.00	N/A	15,621.24	0.00	15,621.24	N/A	0.00
2701	Total Reserves	2,245.12	0.00	2,245.12	N/A	15,628.31	0.00	15,628.31	N/A	0.00

Budget Comparison

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2702	Equity									
2710	Current Fees Year Increase/Decrease	-1,748.18	0.00	-1,748.18	N/A	12,173.99	0.00	12,173.99	N/A	0.00
2800	Clearing	25.00	0.00	25.00	N/A	25.00	0.00	25.00	N/A	0.00
2890	Total Equity	-1,723.18	0.00	-1,723.18	N/A	12,198.99	0.00	12,198.99	N/A	0.00
2990	TOTAL LIAB. & EQUITY	521.94	0.00	521.94	N/A	27,827.30	0.00	27,827.30	N/A	0.00
	CASH FLOW	-1,748.18	0.03	-1,748.21	-5,827,366.67	12,173.99	17.67	12,156.32	68,796.38	32.67
	MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110	Cash in Bank - Operating Account	95,228.10	93,479.92	-1,748.18						
1114	Cash in Bank	0.00	0.00	0.00						
1120	Cash in Bank - Reserve	38,663.78	0.00	-38,663.78						
1121	Cash in Bank - Reserve	0.00	40,939.13	40,939.13						
1125	Cash in Bank - Money Market	89,608.77	89,603.54	-5.23						
	TOTAL CASH	223,500.65	224,022.59	521.94						
	YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110	Cash in Bank - Operating Account	81,305.93	93,479.92	12,173.99						
1114	Cash in Bank	0.00	0.00	0.00						
1120	Cash in Bank - Reserve	25,249.03	0.00	-25,249.03						
1121	Cash in Bank - Reserve	0.00	40,939.13	40,939.13						
1125	Cash in Bank - Money Market	89,640.33	89,603.54	-36.79						
	TOTAL CASH	196,195.29	224,022.59	27,827.30						

General Ledger

Northview Condos, Inc. - 1292

Month = Jul 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1110			Cash in Bank - Operatin...					95,228.10 = Beginning Balance =	
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Paragon Equities-4550	K-342892	5653	0.00	1,831.83	93,396.27	July Management Fees
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Amy Angel	R-807209	:prepay	495.00	0.00	93,891.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Amy Angel	R-807209	:prepay	0.00	495.00	93,396.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Chris Sarni	R-807210	:prepay	130.00	0.00	93,526.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Chris Sarni	R-807210	:prepay	0.00	130.00	93,396.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Felipe J. Martinez	R-807211	:prepay	355.00	0.00	93,751.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Felipe J. Martinez	R-807211	:prepay	0.00	355.00	93,396.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Sandra L. Kaufmann	R-807212	:prepay	35.00	0.00	93,431.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Sandra L. Kaufmann	R-807212	:prepay	0.00	35.00	93,396.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Lora D. Dickinson	R-807213	:prepay	448.00	0.00	93,844.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Lora D. Dickinson	R-807213	:prepay	0.00	448.00	93,396.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Lora D. Dickinson	R-807214	:prepay	47.00	0.00	93,443.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Lora D. Dickinson	R-807214	:prepay	0.00	47.00	93,396.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	William Brandon Elton	R-807215	:prepay	70.00	0.00	93,466.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	William Brandon Elton	R-807215	:prepay	0.00	70.00	93,396.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Stella Gariboldi	R-807242	:prepay	20.00	0.00	93,416.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Stella Gariboldi	R-807242	:prepay	0.00	20.00	93,396.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Janice L. Piper	R-807264	:prepay	90.00	0.00	93,486.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Janice L. Piper	R-807264	:prepay	0.00	90.00	93,396.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Elizabeth Gonzalez	R-807285	:prepay	10.00	0.00	93,406.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Elizabeth Gonzalez	R-807285	:prepay	0.00	10.00	93,396.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Andre F. Ide	R-807291	:prepay	55.00	0.00	93,451.27	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292

Month = Jul 2025

Book = Cash

Page 2

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Andre F. Ide	R-807291	:prepay	0.00	55.00	93,396.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Yoshiko A. Ramirez, Tru...	R-807292	:prepay	495.00	0.00	93,891.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Yoshiko A. Ramirez, Tru...	R-807292	:prepay	0.00	495.00	93,396.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Maria Angela Santos	R-807334	:prepay	340.00	0.00	93,736.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Maria Angela Santos	R-807334	:prepay	0.00	340.00	93,396.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Jerome Furlow & Amber ...	R-807335	:prepay	485.00	0.00	93,881.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Jerome Furlow & Amber ...	R-807335	:prepay	0.00	485.00	93,396.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Noelia Mosqueda	R-807368	:prepay	480.00	0.00	93,876.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Noelia Mosqueda	R-807368	:prepay	0.00	480.00	93,396.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Maxwell S. Moncure & El...	R-807394	:prepay	495.00	0.00	93,891.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Maxwell S. Moncure & El...	R-807394	:prepay	0.00	495.00	93,396.27	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Megan Porter & Nicolas Diaz	R-807499	219	495.00	0.00	93,891.27	1292-106
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Jublin Kothari, Nibharani...	R-807500	142	495.00	0.00	94,386.27	1292-101
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Cathy Y. Butler	R-807501	7507	495.00	0.00	94,881.27	1292-206
Northview Condos, Inc. - 1292	07/01/2025	07/2025	William S. Miller & Timot...	R-807503	3126	495.00	0.00	95,376.27	1292-216
Northview Condos, Inc. - 1292	07/01/2025	07/2025	The Glenn Mitsuo Fuku...	R-807504	15610	485.00	0.00	95,861.27	1292-108
Northview Condos, Inc. - 1292	07/01/2025	07/2025	The Glenn Mitsuo Fuku...	R-807504	15610	10.00	0.00	95,871.27	1292-108
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Ana L. Cossio, Trustee o...	R-807505	890073408	10.00	0.00	95,881.27	1292-217
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Ana L. Cossio, Trustee o...	R-807505	890073408	375.00	0.00	96,256.27	1292-217
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Ana L. Cossio, Trustee o...	R-807505	890073408	110.00	0.00	96,366.27	1292-217
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Fred J. Nalder, Trustee o...	R-807506	890156361	495.00	0.00	96,861.27	1292-312
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Michael J. Gore	R-807507	0226097496	495.00	0.00	97,356.27	1292-205
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Matseliso Matseletsele	R-807508	890031105	328.99	0.00	97,685.26	1292-209

General Ledger

Northview Condos, Inc. - 1292

Month = Jul 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Matseliso Matseletsele	R-807508	890031105	146.01	0.00	97,831.27	1292-209
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Earl Hatton	R-807509	3934052462	495.00	0.00	98,326.27	1292-213
Northview Condos, Inc. - 1292	07/02/2025	07/2025	Paragon Equities-4550	K-342947	5654	0.00	11.73	98,314.54	1292: May 2025 Postage & copies
Northview Condos, Inc. - 1292	07/02/2025	07/2025	Paragon Equities-4550	K-342947	5654	0.00	30.30	98,284.24	1292: May 2025 Postage & copies
Northview Condos, Inc. - 1292	07/02/2025	07/2025	Charter Communications	K-342986	5655	0.00	137.30	98,146.94	1292: 8413131220041476 06/22-07/21
Northview Condos, Inc. - 1292	07/02/2025	07/2025	City of Long Beach (Utility)	K-342987	5656	0.00	323.08	97,823.86	1292: 0699110000 svc 05/20-06/22
Northview Condos, Inc. - 1292	07/02/2025	07/2025	Iger Wankel & Bonkowsk...	K-342988	5657	0.00	693.50	97,130.36	1292: General Legal Svc
Northview Condos, Inc. - 1292	07/02/2025	07/2025	Paragon Equities-4550	K-342989	5658	0.00	130.00	97,000.36	1292: Additional Meeting Held
Northview Condos, Inc. - 1292	07/02/2025	07/2025	Karla Magana	R-807502	2247	355.00	0.00	97,355.36	1292-308
Northview Condos, Inc. - 1292	07/02/2025	07/2025	Karla Magana	R-807502	2247	120.00	0.00	97,475.36	1292-308
Northview Condos, Inc. - 1292	07/02/2025	07/2025	Grace E. Lee	R-807608	3912	495.00	0.00	97,970.36	1292-211
Northview Condos, Inc. - 1292	07/03/2025	07/2025	Nicholas E. Oifoh	R-807475	298526951	495.00	0.00	98,465.36	Credit Card On-Line Payment ; Mobile Web - Resident Services
Northview Condos, Inc. - 1292	07/03/2025	07/2025	Roberto M. Sinson, Jr & ...	R-807609	0000005609	495.00	0.00	98,960.36	1292-309
Northview Condos, Inc. - 1292	07/03/2025	07/2025	Andre F. Ide	R-808588	487330259	440.00	0.00	99,400.36	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	07/03/2025	07/2025	Andre F. Ide	R-808588	487330259	35.00	0.00	99,435.36	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	07/03/2025	07/2025	Vicki L. Desler & Michael...	R-808590	Pre-Payme...	0.00	10.00	99,425.36	Pre-Payment Applied 1292-208
Northview Condos, Inc. - 1292	07/03/2025	07/2025	Vicki L. Desler & Michael...	R-808590	Pre-Payme...	10.00	0.00	99,435.36	Pre-Payment Applied 1292-208
Northview Condos, Inc. - 1292	07/03/2025	07/2025	Vicki L. Desler & Michael...	R-808591	487621399	10.00	0.00	99,445.36	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	07/03/2025	07/2025	Vicki L. Desler & Michael...	R-808591	487621399	485.00	0.00	99,930.36	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	07/07/2025	07/2025	Linda J. Zila	R-807835	2852	495.00	0.00	100,425.36	1292-210
Northview Condos, Inc. - 1292	07/07/2025	07/2025	Mildred A. Graves	R-807836	1473	495.00	0.00	100,920.36	1292-310
Northview Condos, Inc. - 1292	07/07/2025	07/2025	Felipe J. Martinez	R-807837	0000005270	140.00	0.00	101,060.36	1292-119
Northview Condos, Inc. - 1292	07/07/2025	07/2025	Felipe J. Martinez	R-807837	0000005270	335.00	0.00	101,395.36	1292-119

General Ledger

Northview Condos, Inc. - 1292

Month = Jul 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/08/2025	07/2025	Erica M. Piurkowski & M...	R-807838	891097067	495.00	0.00	101,890.36	1292-201
Northview Condos, Inc. - 1292	07/09/2025	07/2025	Gholam Nami & Judy Nami	R-808401	6769	495.00	0.00	102,385.36	1292-212
Northview Condos, Inc. - 1292	07/09/2025	07/2025	Noelia Mosqueda	R-808402	2401	15.00	0.00	102,400.36	1292-204
Northview Condos, Inc. - 1292	07/09/2025	07/2025	Noelia Mosqueda	R-808402	2401	480.00	0.00	102,880.36	1292-204
Northview Condos, Inc. - 1292	07/09/2025	07/2025	Alexander Levy, Michael...	R-808594	489571136	495.00	0.00	103,375.36	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	07/10/2025	07/2025	City of Signal Hill (Water...	K-343135	5659	0.00	240.77	103,134.59	1292: 109-02112-01 svc 05/13-06/17
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Great American Pool Se...	K-343136	5660	0.00	550.00	102,584.59	1292: Jul 2025 Pool Svc
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Land Graphics	K-343137	5661	0.00	936.00	101,648.59	1292: Jul 2025 Gardening Svc
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Land Graphics	K-343137	5661	0.00	1,090.00	100,558.59	1292: Landscape Enhancement
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Northview Condos, Inc.	K-343138	5662	0.00	4,471.08	96,087.51	1292 Transfer to Reserve
Northview Condos, Inc. - 1292	07/10/2025	07/2025	SOUTHERN CALIFORN...	K-343139	5663	0.00	1,360.61	94,726.90	1292: 700274245720 svc 05/30-06/29
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Swiftly Swept	K-343140	5664	0.00	925.00	93,801.90	1292: Jun 2025 Maintenance
Northview Condos, Inc. - 1292	07/10/2025	07/2025	City of Signal Hill (Water...	K-343141	5665	0.00	3,827.93	89,973.97	1292: 109-02111-01 svc 05/01-06/17
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Katy Rios & Albert C. La...	R-808400	746	100.00	0.00	90,073.97	1292-215
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Katy Rios & Albert C. La...	R-808400	746	395.00	0.00	90,468.97	1292-215
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Valerie J. Herring	R-808406		4.85	0.00	90,473.82	
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Valerie J. Herring	R-808406		9.74	0.00	90,483.56	
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Valerie J. Herring	R-808406		0.00	14.59	90,468.97	
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Valerie J. Herring	R-808407	92391	20.00	0.00	90,488.97	ALS 1292-302
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Valerie J. Herring	R-808407	92391	495.00	0.00	90,983.97	ALS 1292-302
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Valerie J. Herring	R-808407	92391	10.00	0.00	90,993.97	ALS 1292-302
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Valerie J. Herring	R-808407	92391	10.00	0.00	91,003.97	ALS 1292-302
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Valerie J. Herring	R-808407	92391	10.00	0.00	91,013.97	ALS 1292-302

General Ledger

Northview Condos, Inc. - 1292

Month = Jul 2025

Book = Cash

Page 5

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Valerie J. Herring	R-808407	92391	100.00	0.00	91,113.97	ALS 1292-302
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Cecilia Dong	R-807985	ACH	495.00	0.00	91,608.97	1292-317
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Daniel R. Ulloa & Ricard...	R-807986	ACH	495.00	0.00	92,103.97	1292-115
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Jamie L. Lozmack	R-807987	ACH	495.00	0.00	92,598.97	1292-319
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Jason Mar-Tang	R-807988	ACH	495.00	0.00	93,093.97	1292-318
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Maria Angela Santos	R-807989	ACH	155.00	0.00	93,248.97	1292-117
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Maria Angela Santos	R-807989	ACH	340.00	0.00	93,588.97	1292-117
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Mary Helen Uht & Albert...	R-807990	ACH	495.00	0.00	94,083.97	1292-105
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Matthew Froehlich & Mic...	R-807991	ACH	495.00	0.00	94,578.97	1292-104
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Randy Yoshioka & Britt...	R-807992	ACH	495.00	0.00	95,073.97	1292-315
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Samuel Dugay Sagaysay	R-807993	ACH	495.00	0.00	95,568.97	1292-202
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Sandra Torres Duran & ...	R-807994	ACH	495.00	0.00	96,063.97	1292-114
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Winnie Lao	R-807995	ACH	495.00	0.00	96,558.97	1292-306
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Christina Keehan	R-808403	0012820535	495.00	0.00	97,053.97	1292-102
Northview Condos, Inc. - 1292	07/14/2025	07/2025	Stella Gariboldi	R-808398	4103	20.00	0.00	97,073.97	1292-112
Northview Condos, Inc. - 1292	07/14/2025	07/2025	Stella Gariboldi	R-808398	4103	475.00	0.00	97,548.97	1292-112
Northview Condos, Inc. - 1292	07/14/2025	07/2025	Valerie J. Herring	R-808399	2858	20.00	0.00	97,568.97	1292-302
Northview Condos, Inc. - 1292	07/14/2025	07/2025	Valerie J. Herring	R-808399	2858	475.00	0.00	98,043.97	1292-302
Northview Condos, Inc. - 1292	07/14/2025	07/2025	Gary Lee & Theresa Kw...	R-808404	891727604	495.00	0.00	98,538.97	1292-109
Northview Condos, Inc. - 1292	07/15/2025	07/2025	Elizabeth Gonzalez	R-808498	1071	10.00	0.00	98,548.97	1292-103
Northview Condos, Inc. - 1292	07/15/2025	07/2025	Elizabeth Gonzalez	R-808498	1071	485.00	0.00	99,033.97	1292-103
Northview Condos, Inc. - 1292	07/15/2025	07/2025	Sandra L. Kaufmann	R-808499	532	35.00	0.00	99,068.97	1292-218
Northview Condos, Inc. - 1292	07/15/2025	07/2025	Sandra L. Kaufmann	R-808499	532	460.00	0.00	99,528.97	1292-218

General Ledger

Northview Condos, Inc. - 1292

Month = Jul 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/15/2025	07/2025	Aurelio R. Cruz & Jennif...	R-808500	1273	495.00	0.00	100,023.97	1292-116
Northview Condos, Inc. - 1292	07/15/2025	07/2025	Chris Sarni	R-808501	886536	365.00	0.00	100,388.97	1292-110
Northview Condos, Inc. - 1292	07/15/2025	07/2025	Chris Sarni	R-808501	886536	235.00	0.00	100,623.97	1292-110
Northview Condos, Inc. - 1292	07/18/2025	07/2025	Farmers Insurance Exc...	K-343312	5666	0.00	4,472.66	96,151.31	1292: F00282647400100001 Jun 2025
Northview Condos, Inc. - 1292	07/18/2025	07/2025	Griffin Pest Management...	K-343313	5667	0.00	124.00	96,027.31	1292: Commercial IPM svc
Northview Condos, Inc. - 1292	07/18/2025	07/2025	Griffin Pest Management...	K-343313	5667	0.00	298.00	95,729.31	1292: Rodent svc
Northview Condos, Inc. - 1292	07/18/2025	07/2025	Signal Hill Disposal	K-343314	5668	0.00	1,617.27	94,112.04	1292: 38-V3 601696 Jun 2025 Waste svc
Northview Condos, Inc. - 1292	07/18/2025	07/2025	Lucy Harumi Hayabe	R-808793	1342	495.00	0.00	94,607.04	1292-307
Northview Condos, Inc. - 1292	07/18/2025	07/2025	Erica Ann Sack & Alex ...	R-808794	412	495.00	0.00	95,102.04	1292-316
Northview Condos, Inc. - 1292	07/18/2025	07/2025	Janice L. Piper	R-808796	2531	90.00	0.00	95,192.04	1292-113
Northview Condos, Inc. - 1292	07/18/2025	07/2025	Janice L. Piper	R-808796	2531	10.00	0.00	95,202.04	1292-113
Northview Condos, Inc. - 1292	07/18/2025	07/2025	Janice L. Piper	R-808796	2531	405.00	0.00	95,607.04	1292-113
Northview Condos, Inc. - 1292	07/21/2025	07/2025	Jerome Furlow & Amber ...	R-808795	263	485.00	0.00	96,092.04	1292-203
Northview Condos, Inc. - 1292	07/21/2025	07/2025	Jerome Furlow & Amber ...	R-808795	263	10.00	0.00	96,102.04	1292-203
Northview Condos, Inc. - 1292	07/23/2025	07/2025	Amy Angel	R-808853	0037538112	325.00	0.00	96,427.04	1292-107
Northview Condos, Inc. - 1292	07/23/2025	07/2025	Amy Angel	R-808853	0037538112	175.00	0.00	96,602.04	1292-107
Northview Condos, Inc. - 1292	07/24/2025	07/2025	Department of Industrial...	K-343511	5669	0.00	225.00	96,377.04	1292 Conveyance 077028
Northview Condos, Inc. - 1292	07/24/2025	07/2025	Department of Industrial...	K-343512	5670	0.00	225.00	96,152.04	1292 Conveyance # 077029
Northview Condos, Inc. - 1292	07/25/2025	07/2025	Paragon Equities-4550	K-343642	5671	0.00	40.80	96,111.24	1292: Jun 2025 Copies and Postages
Northview Condos, Inc. - 1292	07/25/2025	07/2025	Paragon Equities-4550	K-343642	5671	0.00	49.04	96,062.20	1292: Jun 2025 Copies and Postages
Northview Condos, Inc. - 1292	07/25/2025	07/2025	Yoshiko A. Ramirez, Tru...	R-808889	0015866396	495.00	0.00	96,557.20	1292-311
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Jublin Kothari, Nibharani...	R-808989	143	495.00	0.00	97,052.20	1292-101
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	195.88	0.00	97,248.08	ALS 1292-207

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	495.00	0.00	97,743.08	ALS 1292-207
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	495.00	0.00	98,238.08	ALS 1292-207
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	10.00	0.00	98,248.08	ALS 1292-207
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	10.00	0.00	98,258.08	ALS 1292-207
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	10.00	0.00	98,268.08	ALS 1292-207
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	10.00	0.00	98,278.08	ALS 1292-207
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	9.27	0.00	98,287.35	ALS 1292-207
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	4.85	0.00	98,292.20	ALS 1292-207
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	7.80	0.00	98,300.00	ALS 1292-207
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	100.00	0.00	98,400.00	ALS 1292-207
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Earl Hatton	R-808991	3971185722	495.00	0.00	98,895.00	1292-213
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Maxwell S. Moncure & El...	R-808992	3970303300	185.00	0.00	99,080.00	1292-219
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Maxwell S. Moncure & El...	R-808992	3970303300	310.00	0.00	99,390.00	1292-219
Northview Condos, Inc. - 1292	07/29/2025	07/2025	Deeptichandra Chakka	R-809530	491445204	70.00	0.00	99,460.00	Paylease 1292-304
Northview Condos, Inc. - 1292	07/29/2025	07/2025	Deeptichandra Chakka	R-809530	491445204	415.00	0.00	99,875.00	Paylease 1292-304
Northview Condos, Inc. - 1292	07/30/2025	07/2025	William S. Miller & Timot...	R-808988	1183	495.00	0.00	100,370.00	1292-216
Northview Condos, Inc. - 1292	07/31/2025	07/2025	DoorKing Inc.	K-343751	5672	0.00	163.45	100,206.55	1292: DoorKing Subscription
Northview Condos, Inc. - 1292	07/31/2025	07/2025	FAT LB KING PLUMBING	K-343752	5673	0.00	3,200.00	97,006.55	1292: Replaced Old Cast Iron
Northview Condos, Inc. - 1292	07/31/2025	07/2025	Spectrum	K-343753	5674	0.00	3,526.63	93,479.92	1292: 8413131220077041 07/16-08/15
Net Change=-1,748.18						32,827.39	34,575.57	93,479.92	= Ending Balance =
1120	Cash in Bank - Reserve							38,663.78	= Beginning Balance =
Northview Condos, Inc. - 1292	07/30/2025	07/2025	Interest Income 07/2025	J-81774	Interest I...	0.33	0.00	38,664.11	Interest Income 07/2025
Northview Condos, Inc. - 1292	07/30/2025	07/2025	Account Closed	J-81775	Account C...	0.00	40,913.78	-2,249.67	Account Closed

General Ledger

Northview Condos, Inc. - 1292

Month = Jul 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/30/2025	07/2025	Transfer in Branch	J-81776	Transfer in...	0.00	0.33	-2,250.00	Transfer in Branch
Northview Condos, Inc. - 1292	07/31/2025	07/2025	A-Pro Security Service Inc.	K-345049	214	2,250.00	0.00	0.00	1292: Trash Metal Door Replacement
Net Change=-38,663.78						2,250.33	40,914.11	0.00	= Ending Balance =
1121	Cash in Bank - Reserve							0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	07/03/2025	07/2025	Transfer in Branch	J-81798	Transfer in...	25.00	0.00	25.00	Transfer in Branch
Northview Condos, Inc. - 1292	07/30/2025	07/2025	Transfer in Branch	J-81796	Transfer in...	0.33	0.00	25.33	Transfer in Branch
Northview Condos, Inc. - 1292	07/30/2025	07/2025	Transfer in Branch-New...	J-81797	Transfer in...	40,913.78	0.00	40,939.11	Transfer in Branch-New Account
Northview Condos, Inc. - 1292	07/31/2025	07/2025	Interest Income 07/2025	J-81795	Interest I...	0.02	0.00	40,939.13	Interest Income 07/2025
Net Change=40,939.13						40,939.13	0.00	40,939.13	= Ending Balance =
1125	Cash in Bank - Money ...							89,608.77	= Beginning Balance =
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Bank Charges 07/2025	J-81604	Bank Char...	0.00	6.00	89,602.77	Bank Charges 07/2025
Northview Condos, Inc. - 1292	07/31/2025	07/2025	Interest Income 07/2025	J-81605	Interest I...	0.77	0.00	89,603.54	Interest Income 07/2025
Net Change=-5.23						0.77	6.00	89,603.54	= 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 = Jul 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 ...					-319.97 = Beginning Balance =	
Northview Condos, Inc. - 1292	07/30/2025	07/2025	Interest Income 07/2025	J-81774	Interest I...	0.00	0.33	-320.30	Interest Income 07/2025
Northview Condos, Inc. - 1292	07/30/2025	07/2025	Transfer in Branch	J-81776	Transfer in...	0.33	0.00	-319.97	Transfer in Branch
Northview Condos, Inc. - 1292	07/30/2025	07/2025	Transfer in Branch	J-81796	Transfer in...	0.00	0.33	-320.30	Transfer in Branch
Northview Condos, Inc. - 1292	07/31/2025	07/2025	Interest Income 07/2025	J-81605	Interest I...	0.00	0.77	-321.07	Interest Income 07/2025
Northview Condos, Inc. - 1292	07/31/2025	07/2025	Interest Income 07/2025	J-81795	Interest I...	0.00	0.02	-321.09	Interest Income 07/2025
			Net Change=-1.12			0.33	1.45	-321.09	= 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 =	

General Ledger

Northview Condos, Inc. - 1292

Month = Jul 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
2615			Reserves-Concrete Net Change=0.00			0.00	0.00	-758.58 = Beginning Balance = -758.58 = Ending Balance =	
2616			Reserve-Clubhouse Net Change=0.00			0.00	0.00	12,023.96 = Beginning Balance = 12,023.96 = Ending Balance =	
2624			Reserve - Roofs/Decks Net Change=0.00			0.00	0.00	-71,443.07 = Beginning Balance = -71,443.07 = Ending Balance =	
2640			Reserves - Sauna Net Change=0.00			0.00	0.00	-1,130.73 = Beginning Balance = -1,130.73 = Ending Balance =	
2700			Reserve Fund					241,313.36 = Beginning Balance =	
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Bank Charges 07/2025	J-81604	Bank Char...	6.00	0.00	241,319.36	Bank Charges 07/2025
Northview Condos, Inc. - 1292	07/31/2025	07/2025	A-Pro Security Service Inc.	K-345049	214	0.00	2,250.00	239,069.36	1292: Trash Metal Door Replacement
			Net Change=-2,244.00			6.00	2,250.00	239,069.36 = Ending Balance =	
2704			Owner Equity Net Change=0.00			0.00	0.00	-13,103.36 = Beginning Balance = -13,103.36 = Ending Balance =	
2710			Current Fees Year Incre... Net Change=0.00			0.00	0.00	-67,372.57 = Beginning Balance = -67,372.57 = Ending Balance =	
2800			Clearing					0.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	07/03/2025	07/2025	Transfer in Branch	J-81798	Transfer in...	0.00	25.00	-25.00	Transfer in Branch
Northview Condos, Inc. - 1292	07/30/2025	07/2025	Account Closed	J-81775	Account C...	40,913.78	0.00	40,888.78	Account Closed
Northview Condos, Inc. - 1292	07/30/2025	07/2025	Transfer in Branch-New...	J-81797	Transfer in...	0.00	40,913.78	-25.00	Transfer in Branch-New Account
			Net Change=-25.00			40,913.78	40,938.78	-25.00 = Ending Balance =	
2850			Escrow Refund Net Change=0.00			0.00	0.00	-830.00 = Beginning Balance = -830.00 = Ending Balance =	
3108			Prepaid Dues					790.00 = Beginning Balance =	

General Ledger

Northview Condos, Inc. - 1292

Month = Jul 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Amy Angel	R-807209	:prepay	495.00	0.00	1,285.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Chris Sarni	R-807210	:prepay	130.00	0.00	1,415.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Felipe J. Martinez	R-807211	:prepay	355.00	0.00	1,770.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Sandra L. Kaufmann	R-807212	:prepay	35.00	0.00	1,805.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Lora D. Dickinson	R-807213	:prepay	448.00	0.00	2,253.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Lora D. Dickinson	R-807214	:prepay	47.00	0.00	2,300.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	William Brandon Elton	R-807215	:prepay	70.00	0.00	2,370.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Stella Gariboldi	R-807242	:prepay	20.00	0.00	2,390.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Janice L. Piper	R-807264	:prepay	90.00	0.00	2,480.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Elizabeth Gonzalez	R-807285	:prepay	10.00	0.00	2,490.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Andre F. Ide	R-807291	:prepay	55.00	0.00	2,545.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Yoshiko A. Ramirez, Tru...	R-807292	:prepay	495.00	0.00	3,040.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Maria Angela Santos	R-807334	:prepay	340.00	0.00	3,380.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Jerome Furlow & Amber ...	R-807335	:prepay	485.00	0.00	3,865.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Noelia Mosqueda	R-807368	:prepay	480.00	0.00	4,345.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Maxwell S. Moncure & El...	R-807394	:prepay	495.00	0.00	4,840.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/03/2025	07/2025	Andre F. Ide	R-808588	487330259	0.00	35.00	4,805.00	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	07/03/2025	07/2025	Vicki L. Desler & Michael...	R-808590	Pre-Payme...	10.00	0.00	4,815.00	Pre-Payment Applied 1292-208
Northview Condos, Inc. - 1292	07/03/2025	07/2025	Vicki L. Desler & Michael...	R-808591	487621399	0.00	10.00	4,805.00	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	07/07/2025	07/2025	Felipe J. Martinez	R-807837	0000005270	0.00	335.00	4,470.00	1292-119
Northview Condos, Inc. - 1292	07/09/2025	07/2025	Noelia Mosqueda	R-808402	2401	0.00	480.00	3,990.00	1292-204
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Maria Angela Santos	R-807989	ACH	0.00	340.00	3,650.00	1292-117
Northview Condos, Inc. - 1292	07/14/2025	07/2025	Stella Gariboldi	R-808398	4103	0.00	20.00	3,630.00	1292-112

General Ledger

Northview Condos, Inc. - 1292

Month = Jul 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/15/2025	07/2025	Elizabeth Gonzalez	R-808498	1071	0.00	10.00	3,620.00	1292-103
Northview Condos, Inc. - 1292	07/15/2025	07/2025	Sandra L. Kaufmann	R-808499	532	0.00	35.00	3,585.00	1292-218
Northview Condos, Inc. - 1292	07/15/2025	07/2025	Chris Sarni	R-808501	886536	0.00	235.00	3,350.00	1292-110
Northview Condos, Inc. - 1292	07/18/2025	07/2025	Janice L. Piper	R-808796	2531	0.00	90.00	3,260.00	1292-113
Northview Condos, Inc. - 1292	07/21/2025	07/2025	Jerome Furlow & Amber ...	R-808795	263	0.00	485.00	2,775.00	1292-203
Northview Condos, Inc. - 1292	07/23/2025	07/2025	Amy Angel	R-808853	0037538112	0.00	175.00	2,600.00	1292-107
Northview Condos, Inc. - 1292	07/23/2025	07/2025	Amy Angel	R-808853	0037538112	0.00	325.00	2,275.00	1292-107
Northview Condos, Inc. - 1292	07/25/2025	07/2025	Yoshiko A. Ramirez, Tru...	R-808889	0015866396	0.00	495.00	1,780.00	1292-311
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Earl Hatton	R-808991	3971185722	0.00	495.00	1,285.00	1292-213
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Maxwell S. Moncure & El...	R-808992	3970303300	0.00	185.00	1,100.00	1292-219
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Maxwell S. Moncure & El...	R-808992	3970303300	0.00	310.00	790.00	1292-219
Northview Condos, Inc. - 1292	07/30/2025	07/2025	William S. Miller & Timot...	R-808988	1183	0.00	495.00	295.00	1292-216
Net Change=-495.00						4,060.00	4,555.00	295.00	= Ending Balance =
3110			Dues/Operating					-167,131.06	= Beginning Balance =
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Amy Angel	R-807209	:prepay	0.00	495.00	-167,626.06	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Chris Sarni	R-807210	:prepay	0.00	130.00	-167,756.06	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Felipe J. Martinez	R-807211	:prepay	0.00	355.00	-168,111.06	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Sandra L. Kaufmann	R-807212	:prepay	0.00	35.00	-168,146.06	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Lora D. Dickinson	R-807213	:prepay	0.00	448.00	-168,594.06	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Lora D. Dickinson	R-807214	:prepay	0.00	47.00	-168,641.06	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	William Brandon Elton	R-807215	:prepay	0.00	70.00	-168,711.06	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Stella Gariboldi	R-807242	:prepay	0.00	20.00	-168,731.06	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Janice L. Piper	R-807264	:prepay	0.00	90.00	-168,821.06	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292

Month = Jul 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Elizabeth Gonzalez	R-807285	:prepay	0.00	10.00	-168,831.06	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Andre F. Ide	R-807291	:prepay	0.00	55.00	-168,886.06	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Yoshiko A. Ramirez, Tru...	R-807292	:prepay	0.00	495.00	-169,381.06	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Maria Angela Santos	R-807334	:prepay	0.00	340.00	-169,721.06	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Jerome Furlow & Amber ...	R-807335	:prepay	0.00	485.00	-170,206.06	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Noelia Mosqueda	R-807368	:prepay	0.00	480.00	-170,686.06	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Maxwell S. Moncure & El...	R-807394	:prepay	0.00	495.00	-171,181.06	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Megan Porter & Nicolas Diaz	R-807499	219	0.00	495.00	-171,676.06	1292-106
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Jublin Kothari, Nibharani...	R-807500	142	0.00	495.00	-172,171.06	1292-101
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Cathy Y. Butler	R-807501	7507	0.00	495.00	-172,666.06	1292-206
Northview Condos, Inc. - 1292	07/01/2025	07/2025	William S. Miller & Timot...	R-807503	3126	0.00	495.00	-173,161.06	1292-216
Northview Condos, Inc. - 1292	07/01/2025	07/2025	The Glenn Mitsuo Fuku...	R-807504	15610	0.00	10.00	-173,171.06	1292-108
Northview Condos, Inc. - 1292	07/01/2025	07/2025	The Glenn Mitsuo Fuku...	R-807504	15610	0.00	485.00	-173,656.06	1292-108
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Ana L. Cossio, Trustee o...	R-807505	890073408	0.00	110.00	-173,766.06	1292-217
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Ana L. Cossio, Trustee o...	R-807505	890073408	0.00	375.00	-174,141.06	1292-217
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Fred J. Nalder, Trustee o...	R-807506	890156361	0.00	495.00	-174,636.06	1292-312
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Michael J. Gore	R-807507	0226097496	0.00	495.00	-175,131.06	1292-205
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Matseliso Matseletsele	R-807508	890031105	0.00	328.99	-175,460.05	1292-209
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Matseliso Matseletsele	R-807508	890031105	0.00	146.01	-175,606.06	1292-209
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Earl Hatton	R-807509	3934052462	0.00	495.00	-176,101.06	1292-213
Northview Condos, Inc. - 1292	07/02/2025	07/2025	Karla Magana	R-807502	2247	0.00	120.00	-176,221.06	1292-308
Northview Condos, Inc. - 1292	07/02/2025	07/2025	Karla Magana	R-807502	2247	0.00	355.00	-176,576.06	1292-308
Northview Condos, Inc. - 1292	07/02/2025	07/2025	Grace E. Lee	R-807608	3912	0.00	495.00	-177,071.06	1292-211

General Ledger

Northview Condos, Inc. - 1292

Month = Jul 2025

Book = Cash

Page 14

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/03/2025	07/2025	Nicholas E. Oifoh	R-807475	298526951	0.00	495.00	-177,566.06	Credit Card On-Line Payment ; Mobile Web - Resident Services
Northview Condos, Inc. - 1292	07/03/2025	07/2025	Roberto M. Sinson, Jr & ...	R-807609	0000005609	0.00	495.00	-178,061.06	1292-309
Northview Condos, Inc. - 1292	07/03/2025	07/2025	Andre F. Ide	R-808588	487330259	0.00	440.00	-178,501.06	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	07/03/2025	07/2025	Vicki L. Desler & Michael...	R-808590	Pre-Payme...	0.00	10.00	-178,511.06	Pre-Payment Applied 1292-208
Northview Condos, Inc. - 1292	07/03/2025	07/2025	Vicki L. Desler & Michael...	R-808591	487621399	0.00	485.00	-178,996.06	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	07/07/2025	07/2025	Linda J. Zila	R-807835	2852	0.00	495.00	-179,491.06	1292-210
Northview Condos, Inc. - 1292	07/07/2025	07/2025	Mildred A. Graves	R-807836	1473	0.00	495.00	-179,986.06	1292-310
Northview Condos, Inc. - 1292	07/07/2025	07/2025	Felipe J. Martinez	R-807837	0000005270	0.00	140.00	-180,126.06	1292-119
Northview Condos, Inc. - 1292	07/08/2025	07/2025	Erica M. Piurkowski & M...	R-807838	891097067	0.00	495.00	-180,621.06	1292-201
Northview Condos, Inc. - 1292	07/09/2025	07/2025	Gholam Nami & Judy Nami	R-808401	6769	0.00	495.00	-181,116.06	1292-212
Northview Condos, Inc. - 1292	07/09/2025	07/2025	Noelia Mosqueda	R-808402	2401	0.00	15.00	-181,131.06	1292-204
Northview Condos, Inc. - 1292	07/09/2025	07/2025	Alexander Levy, Michael...	R-808594	489571136	0.00	495.00	-181,626.06	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Katy Rios & Albert C. La...	R-808400	746	0.00	100.00	-181,726.06	1292-215
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Katy Rios & Albert C. La...	R-808400	746	0.00	395.00	-182,121.06	1292-215
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Valerie J. Herring	R-808407	92391	0.00	20.00	-182,141.06	ALS 1292-302
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Valerie J. Herring	R-808407	92391	0.00	495.00	-182,636.06	ALS 1292-302
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Cecilia Dong	R-807985	ACH	0.00	495.00	-183,131.06	1292-317
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Daniel R. Ulloa & Ricard...	R-807986	ACH	0.00	495.00	-183,626.06	1292-115
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Jamie L. Lozmack	R-807987	ACH	0.00	495.00	-184,121.06	1292-319
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Jason Mar-Tang	R-807988	ACH	0.00	495.00	-184,616.06	1292-318
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Maria Angela Santos	R-807989	ACH	0.00	155.00	-184,771.06	1292-117
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Mary Helen Uht & Albert...	R-807990	ACH	0.00	495.00	-185,266.06	1292-105
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Matthew Froehlich & Mic...	R-807991	ACH	0.00	495.00	-185,761.06	1292-104

General Ledger

Northview Condos, Inc. - 1292

Month = Jul 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Randy Yoshioka & Britt...	R-807992	ACH	0.00	495.00	-186,256.06	1292-315
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Samuel Dugay Sagaysay	R-807993	ACH	0.00	495.00	-186,751.06	1292-202
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Sandra Torres Duran & ...	R-807994	ACH	0.00	495.00	-187,246.06	1292-114
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Winnie Lao	R-807995	ACH	0.00	495.00	-187,741.06	1292-306
Northview Condos, Inc. - 1292	07/11/2025	07/2025	Christina Keehan	R-808403	0012820535	0.00	495.00	-188,236.06	1292-102
Northview Condos, Inc. - 1292	07/14/2025	07/2025	Stella Gariboldi	R-808398	4103	0.00	475.00	-188,711.06	1292-112
Northview Condos, Inc. - 1292	07/14/2025	07/2025	Valerie J. Herring	R-808399	2858	0.00	20.00	-188,731.06	1292-302
Northview Condos, Inc. - 1292	07/14/2025	07/2025	Valerie J. Herring	R-808399	2858	0.00	475.00	-189,206.06	1292-302
Northview Condos, Inc. - 1292	07/14/2025	07/2025	Gary Lee & Theresa Kw...	R-808404	891727604	0.00	495.00	-189,701.06	1292-109
Northview Condos, Inc. - 1292	07/15/2025	07/2025	Elizabeth Gonzalez	R-808498	1071	0.00	485.00	-190,186.06	1292-103
Northview Condos, Inc. - 1292	07/15/2025	07/2025	Sandra L. Kaufmann	R-808499	532	0.00	460.00	-190,646.06	1292-218
Northview Condos, Inc. - 1292	07/15/2025	07/2025	Aurelio R. Cruz & Jennif...	R-808500	1273	0.00	495.00	-191,141.06	1292-116
Northview Condos, Inc. - 1292	07/15/2025	07/2025	Chris Sarni	R-808501	886536	0.00	365.00	-191,506.06	1292-110
Northview Condos, Inc. - 1292	07/18/2025	07/2025	Lucy Harumi Hayabe	R-808793	1342	0.00	495.00	-192,001.06	1292-307
Northview Condos, Inc. - 1292	07/18/2025	07/2025	Erica Ann Sack & Alex ...	R-808794	412	0.00	495.00	-192,496.06	1292-316
Northview Condos, Inc. - 1292	07/18/2025	07/2025	Janice L. Piper	R-808796	2531	0.00	405.00	-192,901.06	1292-113
Northview Condos, Inc. - 1292	07/21/2025	07/2025	Jerome Furlow & Amber ...	R-808795	263	0.00	10.00	-192,911.06	1292-203
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Jublin Kothari, Nibharani...	R-808989	143	0.00	495.00	-193,406.06	1292-101
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	0.00	195.88	-193,601.94	ALS 1292-207
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	0.00	495.00	-194,096.94	ALS 1292-207
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	0.00	495.00	-194,591.94	ALS 1292-207
Northview Condos, Inc. - 1292	07/29/2025	07/2025	Deeptichandra Chakka	R-809530	491445204	0.00	415.00	-195,006.94	Paylease 1292-304
Northview Condos, Inc. - 1292	07/29/2025	07/2025	Deeptichandra Chakka	R-809530	491445204	0.00	70.00	-195,076.94	Paylease 1292-304

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
			Net Change=-27,945.88			0.00	27,945.88	-195,076.94	= Ending Balance =
3122			Club House Rental					-25.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-25.00	= Ending Balance =
3145			Collection Charges					-200.00	= Beginning Balance =
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Valerie J. Herring	R-808407	92391	0.00	100.00	-300.00	ALS 1292-302
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	0.00	100.00	-400.00	ALS 1292-207
			Net Change=-200.00			0.00	200.00	-400.00	= Ending Balance =
3305			Interest Income					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Valerie J. Herring	R-808406		0.00	4.85	-4.85	
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Valerie J. Herring	R-808406		0.00	9.74	-14.59	
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Valerie J. Herring	R-808406		14.59	0.00	0.00	
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	0.00	4.85	-4.85	ALS 1292-207
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	0.00	7.80	-12.65	ALS 1292-207
			Net Change=-12.65			14.59	27.24	-12.65	= Ending Balance =
3410			Late Fee					-310.00	= Beginning Balance =
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Ana L. Cossio, Trustee o...	R-807505	890073408	0.00	10.00	-320.00	1292-217
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Valerie J. Herring	R-808407	92391	0.00	10.00	-330.00	ALS 1292-302
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Valerie J. Herring	R-808407	92391	0.00	10.00	-340.00	ALS 1292-302
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Valerie J. Herring	R-808407	92391	0.00	10.00	-350.00	ALS 1292-302
Northview Condos, Inc. - 1292	07/18/2025	07/2025	Janice L. Piper	R-808796	2531	0.00	10.00	-360.00	1292-113
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	0.00	10.00	-370.00	ALS 1292-207
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	0.00	10.00	-380.00	ALS 1292-207
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	0.00	10.00	-390.00	ALS 1292-207
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	0.00	10.00	-400.00	ALS 1292-207

General Ledger

Northview Condos, Inc. - 1292

Month = Jul 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/28/2025	07/2025	Margarita A. Armenta	R-808990	92458	0.00	9.27	-409.27	ALS 1292-207
			Net Change=-99.27			0.00	99.27	-409.27	= Ending Balance =
3411			Violation Fee					-310.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-310.00	= Ending Balance =
4120			Telephone/Intercom					4,776.59	= Beginning Balance =
Northview Condos, Inc. - 1292	07/02/2025	07/2025	Charter Communications	K-342986	5655	137.30	0.00	4,913.89	1292: 8413131220041476 06/22-07/21
Northview Condos, Inc. - 1292	07/31/2025	07/2025	DoorKing Inc.	K-343751	5672	163.45	0.00	5,077.34	1292: DoorKing Subscription
			Net Change=300.75			300.75	0.00	5,077.34	= Ending Balance =
4124			Miscellaneous General ...					1,287.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	1,287.00	= Ending Balance =
4129			Bank Charges					72.25	= Beginning Balance =
			Net Change=0.00			0.00	0.00	72.25	= Ending Balance =
4130			Postage & Printing					65.14	= Beginning Balance =
Northview Condos, Inc. - 1292	07/02/2025	07/2025	Paragon Equities-4550	K-342947	5654	11.73	0.00	76.87	1292: May 2025 Postage & copies
Northview Condos, Inc. - 1292	07/25/2025	07/2025	Paragon Equities-4550	K-343642	5671	49.04	0.00	125.91	1292: Jun 2025 Copies and Postages
			Net Change=60.77			60.77	0.00	125.91	= Ending Balance =
4133			Copies & Faxes					119.85	= Beginning Balance =
Northview Condos, Inc. - 1292	07/02/2025	07/2025	Paragon Equities-4550	K-342947	5654	30.30	0.00	150.15	1292: May 2025 Postage & copies
Northview Condos, Inc. - 1292	07/25/2025	07/2025	Paragon Equities-4550	K-343642	5671	40.80	0.00	190.95	1292: Jun 2025 Copies and Postages
			Net Change=71.10			71.10	0.00	190.95	= Ending Balance =
4450			Repairs/Plumbing					125.00	= Beginning Balance =
Northview Condos, Inc. - 1292	07/31/2025	07/2025	FAT LB KING PLUMBING	K-343752	5673	3,200.00	0.00	3,325.00	1292: Replaced Old Cast Iron
			Net Change=3,200.00			3,200.00	0.00	3,325.00	= Ending Balance =
4455			Repairs/Electrical					425.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	425.00	= Ending Balance =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
4457			Repairs/Gate,Fence Net Change=0.00			0.00	0.00	776.50 = Beginning Balance = 776.50 = Ending Balance =	
4460			Repairs/Roof Net Change=0.00			0.00	0.00	3,720.00 = Beginning Balance = 3,720.00 = Ending Balance =	
4475			Fire Safety Equipment Net Change=0.00			0.00	0.00	480.00 = Beginning Balance = 480.00 = Ending Balance =	
4490			Elevator Maintenance Net Change=0.00			0.00	0.00	1,950.00 = Beginning Balance = 1,950.00 = Ending Balance =	
4491			Lighting Maintenance Net Change=0.00			0.00	0.00	181.64 = Beginning Balance = 181.64 = Ending Balance =	
4520			Maintenance & Supplies Net Change=0.00			0.00	0.00	159.47 = Beginning Balance = 159.47 = Ending Balance =	
4525			Pest Control					2,761.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	07/18/2025	07/2025	Griffin Pest Management...	K-343313	5667	298.00	0.00	3,059.00	1292: Rodent svc
Northview Condos, Inc. - 1292	07/18/2025	07/2025	Griffin Pest Management...	K-343313	5667	124.00	0.00	3,183.00	1292: Commercial IPM svc
			Net Change=422.00			422.00	0.00	3,183.00 = Ending Balance =	
4530			Gardening					7,006.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Land Graphics	K-343137	5661	936.00	0.00	7,942.00	1292: Jul 2025 Gardening Svc
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Land Graphics	K-343137	5661	1,090.00	0.00	9,032.00	1292: Landscape Enhancement
			Net Change=2,026.00			2,026.00	0.00	9,032.00 = Ending Balance =	
4535			Pool/Spa Maintenance					3,630.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Great American Pool Se...	K-343136	5660	550.00	0.00	4,180.00	1292: Jul 2025 Pool Svc
			Net Change=550.00			550.00	0.00	4,180.00 = Ending Balance =	
4540			Insurance					26,115.20 = Beginning Balance =	

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/18/2025	07/2025	Farmers Insurance Exc...	K-343312	5666	4,472.66	0.00	30,587.86	1292: F00282647400100001 Jun 2025
			Net Change=4,472.66			4,472.66	0.00	30,587.86	= Ending Balance =
4550			Management					11,065.98	= Beginning Balance =
Northview Condos, Inc. - 1292	07/01/2025	07/2025	Paragon Equities-4550	K-342892	5653	1,831.83	0.00	12,897.81	July Management Fees
			Net Change=1,831.83			1,831.83	0.00	12,897.81	= Ending Balance =
4551			Management - Additional					100.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	100.00	= Ending Balance =
4560			Custodial Service					5,800.00	= Beginning Balance =
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Swiftly Swept	K-343140	5664	925.00	0.00	6,725.00	1292: Jun 2025 Maintenance
			Net Change=925.00			925.00	0.00	6,725.00	= Ending Balance =
4580			Electricity					8,101.18	= Beginning Balance =
Northview Condos, Inc. - 1292	07/10/2025	07/2025	SOUTHERN CALIFORN...	K-343139	5663	1,360.61	0.00	9,461.79	1292: 700274245720 svc 05/30-06/29
			Net Change=1,360.61			1,360.61	0.00	9,461.79	= Ending Balance =
4590			Gas					1,707.42	= Beginning Balance =
Northview Condos, Inc. - 1292	07/02/2025	07/2025	City of Long Beach (Utility)	K-342987	5656	323.08	0.00	2,030.50	1292: 0699110000 svc 05/20-06/22
			Net Change=323.08			323.08	0.00	2,030.50	= Ending Balance =
4610			Water & Sewer					16,005.37	= Beginning Balance =
Northview Condos, Inc. - 1292	07/10/2025	07/2025	City of Signal Hill (Water...	K-343135	5659	240.77	0.00	16,246.14	1292: 109-02112-01 svc 05/13-06/17
Northview Condos, Inc. - 1292	07/10/2025	07/2025	City of Signal Hill (Water...	K-343141	5665	3,827.93	0.00	20,074.07	1292: 109-02111-01 svc 05/01-06/17
			Net Change=4,068.70			4,068.70	0.00	20,074.07	= Ending Balance =
4620			Trash					11,252.81	= Beginning Balance =
Northview Condos, Inc. - 1292	07/18/2025	07/2025	Signal Hill Disposal	K-343314	5668	1,617.27	0.00	12,870.08	1292: 38-V3 601696 Jun 2025 Waste svc
			Net Change=1,617.27			1,617.27	0.00	12,870.08	= Ending Balance =
4625			Cable/Internet/Satellite ...					28,185.35	= Beginning Balance =

General Ledger

Northview Condos, Inc. - 1292

Month = Jul 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/31/2025	07/2025	Spectrum	K-343753	5674	3,526.63	0.00	31,711.98	1292: 8413131220077041 07/16-08/15
			Net Change=3,526.63			3,526.63	0.00	31,711.98	= Ending Balance =
4629			Tax Preparation/Audit					900.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	900.00	= Ending Balance =
4630			Legal					73.00	= Beginning Balance =
Northview Condos, Inc. - 1292	07/02/2025	07/2025	Iger Wankel & Bonkowsk...	K-342988	5657	693.50	0.00	766.50	1292: General Legal Svc
			Net Change=693.50			693.50	0.00	766.50	= Ending Balance =
4641			License,Fees,Permits					693.90	= Beginning Balance =
Northview Condos, Inc. - 1292	07/24/2025	07/2025	Department of Industrial...	K-343511	5669	225.00	0.00	918.90	1292 Conveyance 077028
Northview Condos, Inc. - 1292	07/24/2025	07/2025	Department of Industrial...	K-343512	5670	225.00	0.00	1,143.90	1292 Conveyance # 077029
			Net Change=450.00			450.00	0.00	1,143.90	= Ending Balance =
4649			Meeting Expense					65.00	= Beginning Balance =
Northview Condos, Inc. - 1292	07/02/2025	07/2025	Paragon Equities-4550	K-342989	5658	130.00	0.00	195.00	1292: Additional Meeting Held
			Net Change=130.00			130.00	0.00	195.00	= Ending Balance =
4651			Contingency					2,250.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	2,250.00	= Ending Balance =
4730			Transfer to Reserve Acct					13,413.24	= Beginning Balance =
Northview Condos, Inc. - 1292	07/10/2025	07/2025	Northview Condos, Inc.	K-343138	5662	4,471.08	0.00	17,884.32	1292 Transfer to Reserve
			Net Change=4,471.08			4,471.08	0.00	17,884.32	= Ending Balance =
						151,513.30	151,513.30		