

Monthly Report

June 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 = Jun 2025
Book = Cash

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
3000	INCOME				
3108	Prepaid Dues	326.01	1.15	-790.00	-0.47
3110	Dues/Operating	27,788.05	98.32	167,131.06	99.97
3122	Club House Rental	0.00	0.00	25.00	0.02
3145	Collection Charges	100.00	0.35	200.00	0.12
3410	Late Fee	40.00	0.14	310.00	0.19
3411	Violation Fee	10.00	0.04	310.00	0.19
3990	TOTAL INCOME	28,264.06	100.00	167,186.06	100.00
4000	EXPENSE				
4120	Telephone/Intercom	0.00	0.00	4,776.59	2.86
4124	Miscellaneous General & Admin	0.00	0.00	1,287.00	0.77
4129	Bank Charges	6.00	0.02	72.25	0.04
4130	Postage & Printing	0.00	0.00	65.14	0.04
4133	Copies & Faxes	0.00	0.00	119.85	0.07
4450	Repairs/Plumbing	0.00	0.00	125.00	0.07
4455	Repairs/Electrical	0.00	0.00	425.00	0.25
4457	Repairs/Gate,Fence	361.50	1.28	776.50	0.46
4460	Repairs/Roof	0.00	0.00	3,720.00	2.23
4475	Fire Safety Equipment	0.00	0.00	480.00	0.29
4490	Elevator Maintenance	250.00	0.88	1,950.00	1.17
4491	Lighting Maintenance	0.00	0.00	181.64	0.11
4520	Maintenance & Supplies	0.00	0.00	159.47	0.10
4525	Pest Control	422.00	1.49	2,761.00	1.65
4530	Gardening	936.00	3.31	7,006.00	4.19
4535	Pool/Spa Maintenance	830.00	2.94	3,630.00	2.17
4540	Insurance	8,076.15	28.57	26,115.20	15.62
4550	Management	1,831.83	6.48	11,065.98	6.62
4551	Management - Additional	100.00	0.35	100.00	0.06
4560	Custodial Service	975.00	3.45	5,800.00	3.47
4580	Electricity	1,271.47	4.50	8,101.18	4.85
4590	Gas	367.71	1.30	1,707.42	1.02
4610	Water & Sewer	2,412.07	8.53	16,005.37	9.57
4620	Trash	1,617.27	5.72	11,252.81	6.73
4625	Cable/Internet/Satellite Expense	3,526.63	12.48	28,185.35	16.86
4629	Tax Preparation/Audit	900.00	3.18	900.00	0.54
4630	Legal	73.00	0.26	73.00	0.04
4641	License,Fees,Permits	0.00	0.00	693.90	0.42
4649	Meeting Expense	0.00	0.00	65.00	0.04
4651	Contingency	0.00	0.00	2,250.00	1.35
4722	TOTAL EXPENSE	23,956.63	84.76	139,850.65	83.65
4723	RESERVE ALLOCATION				
4730	Transfer to Reserve Acct	4,471.08	15.82	13,413.24	8.02
4818	TOTAL RESERVE ALLOCATION	4,471.08	15.82	13,413.24	8.02
5010	NET INCOME	-163.65	-0.58	13,922.17	8.33
	CASH FLOW	-163.65	-0.58	13,922.17	8.33

MONTH TO DATE		BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
1110	Cash in Bank - Operating Account	95,391.75	95,228.10	-163.65

Cash Flow Statement

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

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
1114	Cash in Bank	0.00	0.00	0.00	
1120	Cash in Bank - Reserve	34,192.38	38,663.78	4,471.40	
1125	Cash in Bank - Money Market	89,614.01	89,608.77	-5.24	
	TOTAL CASH	219,198.14	223,500.65	4,302.51	
	YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE	
1110	Cash in Bank - Operating Account	81,305.93	95,228.10	13,922.17	
1114	Cash in Bank	0.00	0.00	0.00	
1120	Cash in Bank - Reserve	25,249.03	38,663.78	13,414.75	
1125	Cash in Bank - Money Market	89,640.33	89,608.77	-31.56	
	TOTAL CASH	196,195.29	223,500.65	27,305.36	

Balance Sheet

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Northview Condos, Inc. - 1292

Month = Jun 2025

Book = Cash

ACCOUNT		CURRENT BALANCE
1000	ASSETS	
1100	Cash	
1110	Cash in Bank - Operating Account	95,228.10
1120	Cash in Bank - Reserve	38,663.78
1125	Cash in Bank - Money Market	89,608.77
1190	Total Cash	223,500.65
1990	TOTAL ASSETS	223,500.65
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	319.97
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	-241,313.36
2701	Total Reserves	128,272.55
2702	Equity	
2704	Owner Equity	13,103.36
2710	Current Fees Year Increase/Decrease	81,294.74
2850	Escrow Refund	830.00
2890	Total Equity	95,228.10
2990	TOTAL LIAB. & EQUITY	223,500.65

Budget Comparison

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000	INCOME									
3108	Prepaid Dues	326.01	0.00	326.01	N/A	-790.00	0.00	-790.00	N/A	0.00
3110	Dues/Operating	27,788.05	27,720.00	68.05	0.25	167,131.06	166,320.00	811.06	0.49	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	100.00	0.00	100.00	N/A	200.00	0.00	200.00	N/A	0.00
3410	Late Fee	40.00	0.00	40.00	N/A	310.00	0.00	310.00	N/A	0.00
3411	Violation Fee	10.00	0.00	10.00	N/A	310.00	0.00	310.00	N/A	0.00
3990	TOTAL INCOME	28,264.06	27,720.00	544.06	1.96	167,186.06	166,320.00	866.06	0.52	332,640.00
4000	EXPENSE									
4120	Telephone/Intercom	0.00	366.67	366.67	100.00	4,776.59	2,201.63	-2,574.96	-116.96	4,403.63
4124	Miscellaneous General & Admin	0.00	50.00	50.00	100.00	1,287.00	300.00	-987.00	-329.00	600.00
4129	Bank Charges	6.00	8.33	2.33	27.97	72.25	48.37	-23.88	-49.37	96.37
4130	Postage & Printing	0.00	100.00	100.00	100.00	65.14	600.00	534.86	89.14	1,200.00
4133	Copies & Faxes	0.00	100.00	100.00	100.00	119.85	600.00	480.15	80.03	1,200.00
4137	Budget Prep	0.00	10.42	10.42	100.00	0.00	60.38	60.38	100.00	120.38
4444	Building Repairs	0.00	166.67	166.67	100.00	0.00	1,001.63	1,001.63	100.00	2,003.63
4450	Repairs/Plumbing	0.00	1,000.00	1,000.00	100.00	125.00	6,000.00	5,875.00	97.92	12,000.00
4452	Repairs/Irrigation Syst	0.00	83.33	83.33	100.00	0.00	498.37	498.37	100.00	996.37
4455	Repairs/Electrical	0.00	83.33	83.33	100.00	425.00	498.37	73.37	14.72	996.37
4457	Repairs/Gate,Fence	361.50	291.67	-69.83	-23.94	776.50	1,751.63	975.13	55.67	3,503.63
4460	Repairs/Roof	0.00	83.33	83.33	100.00	3,720.00	498.37	-3,221.63	-646.43	996.37
4470	Repairs/Other	0.00	166.67	166.67	100.00	0.00	1,001.63	1,001.63	100.00	2,003.63
4475	Fire Safety Equipment	0.00	208.33	208.33	100.00	480.00	1,248.37	768.37	61.55	2,496.37
4481	Restoration Expense	0.00	83.33	83.33	100.00	0.00	498.37	498.37	100.00	996.37
4490	Elevator Maintenance	250.00	250.00	0.00	0.00	1,950.00	1,500.00	-450.00	-30.00	3,000.00
4491	Lighting Maintenance	0.00	208.33	208.33	100.00	181.64	1,248.37	1,066.73	85.45	2,496.37
4520	Maintenance & Supplies	0.00	208.33	208.33	100.00	159.47	1,248.37	1,088.90	87.23	2,496.37
4525	Pest Control	422.00	408.33	-13.67	-3.35	2,761.00	2,448.37	-312.63	-12.77	4,896.37
4530	Gardening	936.00	1,000.00	64.00	6.40	7,006.00	6,000.00	-1,006.00	-16.77	12,000.00
4532	Tree Trimming	0.00	333.33	333.33	100.00	0.00	1,998.37	1,998.37	100.00	3,996.37
4535	Pool/Spa Maintenance	830.00	583.33	-246.67	-42.29	3,630.00	3,498.37	-131.63	-3.76	6,996.37
4540	Insurance	8,076.15	4,166.67	-3,909.48	-93.83	26,115.20	25,001.63	-1,113.57	-4.45	50,003.63
4550	Management	1,831.83	1,831.83	0.00	0.00	11,065.98	10,991.87	-74.11	-0.67	21,983.87
4551	Management - Additional	100.00	0.00	-100.00	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	48.37	48.37	100.00	96.37
4556	Locksmith Service	0.00	83.33	83.33	100.00	0.00	498.37	498.37	100.00	996.37
4560	Custodial Service	975.00	983.33	8.33	0.85	5,800.00	5,898.37	98.37	1.67	11,796.37

Budget Comparison

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4580	Electricity	1,271.47	1,683.33	411.86	24.47	8,101.18	10,098.37	1,997.19	19.78	20,196.37
4590	Gas	367.71	333.33	-34.38	-10.31	1,707.42	1,998.37	290.95	14.56	3,996.37
4610	Water & Sewer	2,412.07	2,500.00	87.93	3.52	16,005.37	15,000.00	-1,005.37	-6.70	30,000.00
4620	Trash	1,617.27	1,666.67	49.40	2.96	11,252.81	10,001.63	-1,251.18	-12.51	20,003.63
4625	Cable/Internet/Satellite Expense	3,526.63	3,250.00	-276.63	-8.51	28,185.35	19,500.00	-8,685.35	-44.54	39,000.00
4629	Tax Preparation/Audit	900.00	70.83	-829.17	-1,170.65	900.00	425.87	-474.13	-111.33	851.87
4630	Legal	73.00	250.00	177.00	70.80	73.00	1,500.00	1,427.00	95.13	3,000.00
4635	Reserve Study Expense	0.00	125.00	125.00	100.00	0.00	750.00	750.00	100.00	1,500.00
4640	Taxes	0.00	29.17	29.17	100.00	0.00	174.13	174.13	100.00	348.13
4641	License,Fees,Permits	0.00	141.67	141.67	100.00	693.90	851.63	157.73	18.52	1,703.63
4649	Meeting Expense	0.00	16.67	16.67	100.00	65.00	101.63	36.63	36.04	203.63
4651	Contingency	0.00	315.00	315.00	100.00	2,250.00	1,890.00	-360.00	-19.05	3,780.00
4722	TOTAL EXPENSE	23,956.63	23,248.89	-707.74	-3.04	139,850.65	139,479.21	-371.44	-0.27	278,955.21
4723	RESERVE ALLOCATION									
4730	Transfer to Reserve Acct	4,471.08	4,471.08	0.00	0.00	13,413.24	26,826.12	13,412.88	50.00	53,652.12
4818	TOTAL RESERVE ALLOCATION	4,471.08	4,471.08	0.00	0.00	13,413.24	26,826.12	13,412.88	50.00	53,652.12
5010	NET INCOME	-163.65	0.03	-163.68	-545,600.00	13,922.17	14.67	13,907.50	94,802.32	32.67
1000	ASSETS									
1100	Cash									
1110	Cash in Bank - Operating Account	163.65	0.00	163.65	N/A	-13,922.17	0.00	-13,922.17	N/A	0.00
1120	Cash in Bank - Reserve	-4,471.40	0.00	-4,471.40	N/A	-13,414.75	0.00	-13,414.75	N/A	0.00
1125	Cash in Bank - Money Market	5.24	0.00	5.24	N/A	31.56	0.00	31.56	N/A	0.00
1190	Total Cash	-4,302.51	0.00	-4,302.51	N/A	-27,305.36	0.00	-27,305.36	N/A	0.00
1990	TOTAL ASSETS	-4,302.51	0.00	-4,302.51	N/A	-27,305.36	0.00	-27,305.36	N/A	0.00
2500	Reserves									
2525	Unallocated Interest on Funds	1.08	0.00	1.08	N/A	5.95	0.00	5.95	N/A	0.00
2700	Reserve Fund	4,465.08	0.00	4,465.08	N/A	13,377.24	0.00	13,377.24	N/A	0.00
2701	Total Reserves	4,466.16	0.00	4,466.16	N/A	13,383.19	0.00	13,383.19	N/A	0.00
2702	Equity									
2710	Current Fees Year Increase/Decrease	-163.65	0.00	-163.65	N/A	13,922.17	0.00	13,922.17	N/A	0.00

Budget Comparison

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2890	Total Equity	-163.65	0.00	-163.65	N/A	13,922.17	0.00	13,922.17	N/A	0.00
2990	TOTAL LIAB. & EQUITY	4,302.51	0.00	4,302.51	N/A	27,305.36	0.00	27,305.36	N/A	0.00
	CASH FLOW	-163.65	0.03	-163.68	-545,600.00	13,922.17	14.67	13,907.50	94,802.32	32.67
	MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110	Cash in Bank - Operating Account	95,391.75	95,228.10	-163.65						
1114	Cash in Bank	0.00	0.00	0.00						
1120	Cash in Bank - Reserve	34,192.38	38,663.78	4,471.40						
1125	Cash in Bank - Money Market	89,614.01	89,608.77	-5.24						
	TOTAL CASH	219,198.14	223,500.65	4,302.51						
	YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110	Cash in Bank - Operating Account	81,305.93	95,228.10	13,922.17						
1114	Cash in Bank	0.00	0.00	0.00						
1120	Cash in Bank - Reserve	25,249.03	38,663.78	13,414.75						
1125	Cash in Bank - Money Market	89,640.33	89,608.77	-31.56						
	TOTAL CASH	196,195.29	223,500.65	27,305.36						

General Ledger

Northview Condos, Inc. - 1292

Month = Jun 2025

Book = Cash

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1110			Cash in Bank - Operatin...					95,391.75 = Beginning Balance =	
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Amy Angel	R-805420	:prepay	80.00	0.00	95,471.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Amy Angel	R-805420	:prepay	0.00	80.00	95,391.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Chris Sarni	R-805421	:prepay	130.00	0.00	95,521.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Chris Sarni	R-805421	:prepay	0.00	130.00	95,391.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Felipe J. Martinez	R-805422	:prepay	375.00	0.00	95,766.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Felipe J. Martinez	R-805422	:prepay	0.00	375.00	95,391.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Earl Hatton	R-805423	:prepay	495.00	0.00	95,886.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Earl Hatton	R-805423	:prepay	0.00	495.00	95,391.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Claudia F. Harrison	R-805424	:prepay	10.00	0.00	95,401.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Claudia F. Harrison	R-805424	:prepay	0.00	10.00	95,391.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Sandra L. Kaufmann	R-805425	:prepay	35.00	0.00	95,426.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Sandra L. Kaufmann	R-805425	:prepay	0.00	35.00	95,391.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Lora D. Dickinson	R-805426	:prepay	448.00	0.00	95,839.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Lora D. Dickinson	R-805426	:prepay	0.00	448.00	95,391.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Stella Gariboldi	R-805452	:prepay	20.00	0.00	95,411.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Stella Gariboldi	R-805452	:prepay	0.00	20.00	95,391.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Janice L. Piper	R-805477	:prepay	90.00	0.00	95,481.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Janice L. Piper	R-805477	:prepay	0.00	90.00	95,391.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Elizabeth Gonzalez	R-805497	:prepay	10.00	0.00	95,401.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Elizabeth Gonzalez	R-805497	:prepay	0.00	10.00	95,391.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Andre F. Ide	R-805503	:prepay	0.00	75.00	95,316.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Andre F. Ide	R-805503	:prepay	75.00	0.00	95,391.75	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292

Month = Jun 2025

Book = Cash

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Deeptichandra Chakka	R-805510	:prepay	435.00	0.00	95,826.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Deeptichandra Chakka	R-805510	:prepay	0.00	435.00	95,391.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Maria Angela Santos	R-805548	:prepay	340.00	0.00	95,731.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Maria Angela Santos	R-805548	:prepay	0.00	340.00	95,391.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Jerome Furlow & Amber ...	R-805549	:prepay	485.00	0.00	95,876.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Jerome Furlow & Amber ...	R-805549	:prepay	0.00	485.00	95,391.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Vicki L. Desler & Michael...	R-805570	:prepay	10.00	0.00	95,401.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Vicki L. Desler & Michael...	R-805570	:prepay	0.00	10.00	95,391.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Matseliso Matseletsele	R-805580	:prepay	348.99	0.00	95,740.74	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Matseliso Matseletsele	R-805580	:prepay	0.00	348.99	95,391.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Noelia Mosqueda	R-805586	:prepay	470.00	0.00	95,861.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Noelia Mosqueda	R-805586	:prepay	0.00	470.00	95,391.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Maxwell S. Moncure & El...	R-805618	:prepay	185.00	0.00	95,576.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Maxwell S. Moncure & El...	R-805618	:prepay	0.00	185.00	95,391.75	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Sandra L. Kaufmann	R-805718	528	460.00	0.00	95,851.75	1292-218
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Sandra L. Kaufmann	R-805718	528	35.00	0.00	95,886.75	1292-218
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Jublin Kothari, Nibharani...	R-805719	141	495.00	0.00	96,381.75	1292-101
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Megan Porter & Nicolas Diaz	R-805720	218	495.00	0.00	96,876.75	1292-106
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Michael J. Gore	R-805724	0004987197	495.00	0.00	97,371.75	1292-205
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Roberto M. Sinson, Jr & ...	R-805725	0000005605	495.00	0.00	97,866.75	1292-309
Northview Condos, Inc. - 1292	06/02/2025	06/2025	Paragon Equities-4550	K-342104	5636	0.00	1,831.83	96,034.92	June Management Fees
Northview Condos, Inc. - 1292	06/02/2025	06/2025	Katy Rios & Albert C. La...	R-805716	742	100.00	0.00	96,134.92	1292-215
Northview Condos, Inc. - 1292	06/02/2025	06/2025	Katy Rios & Albert C. La...	R-805716	742	395.00	0.00	96,529.92	1292-215

General Ledger

Northview Condos, Inc. - 1292

Month = Jun 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	06/02/2025	06/2025	William S. Miller & Timot...	R-805717	3123	495.00	0.00	97,024.92	1292-216
Northview Condos, Inc. - 1292	06/03/2025	06/2025	Fred J. Nalder, Trustee o...	R-805721	886935763	495.00	0.00	97,519.92	1292-312
Northview Condos, Inc. - 1292	06/03/2025	06/2025	Felipe J. Martinez	R-805722	0000005261	355.00	0.00	97,874.92	1292-119
Northview Condos, Inc. - 1292	06/03/2025	06/2025	Felipe J. Martinez	R-805722	0000005261	120.00	0.00	97,994.92	1292-119
Northview Condos, Inc. - 1292	06/03/2025	06/2025	The Glenn Mitsuo Fuku...	R-805723	15445	10.00	0.00	98,004.92	1292-108
Northview Condos, Inc. - 1292	06/03/2025	06/2025	The Glenn Mitsuo Fuku...	R-805723	15445	485.00	0.00	98,489.92	1292-108
Northview Condos, Inc. - 1292	06/04/2025	06/2025	Karla Magana	R-805970	2241	375.00	0.00	98,864.92	1292-308
Northview Condos, Inc. - 1292	06/04/2025	06/2025	Karla Magana	R-805970	2241	100.00	0.00	98,964.92	1292-308
Northview Condos, Inc. - 1292	06/04/2025	06/2025	Mildred A. Graves	R-805971	1462	495.00	0.00	99,459.92	1292-310
Northview Condos, Inc. - 1292	06/04/2025	06/2025	Andre F. Ide	R-806950	482343423	420.00	0.00	99,879.92	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	06/04/2025	06/2025	Andre F. Ide	R-806950	482343423	55.00	0.00	99,934.92	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	06/04/2025	06/2025	Vicki L. Desler & Michael...	R-806952	282625893	485.00	0.00	100,419.92	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	06/04/2025	06/2025	Vicki L. Desler & Michael...	R-806952	282625893	10.00	0.00	100,429.92	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	06/05/2025	06/2025	Grace E. Lee	R-805972	92243	100.00	0.00	100,529.92	1292-211
Northview Condos, Inc. - 1292	06/05/2025	06/2025	Grace E. Lee	R-805972	92243	10.00	0.00	100,539.92	1292-211
Northview Condos, Inc. - 1292	06/05/2025	06/2025	Grace E. Lee	R-805972	92243	10.00	0.00	100,549.92	1292-211
Northview Condos, Inc. - 1292	06/05/2025	06/2025	Grace E. Lee	R-805972	92243	495.00	0.00	101,044.92	1292-211
Northview Condos, Inc. - 1292	06/05/2025	06/2025	Grace E. Lee	R-805972	92243	495.00	0.00	101,539.92	1292-211
Northview Condos, Inc. - 1292	06/05/2025	06/2025	Grace E. Lee	R-805972	92243	46.06	0.00	101,585.98	1292-211
Northview Condos, Inc. - 1292	06/06/2025	06/2025	City of Signal Hill (Water...	K-342176	5637	0.00	2,171.30	99,414.68	1292: 1090211101 04/02-05/01
Northview Condos, Inc. - 1292	06/06/2025	06/2025	City of Signal Hill (Water...	K-342176	5637	0.00	240.77	99,173.91	1292: 1090211201 04/03-05/13
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Farmers Insurance Exc...	K-342177	5638	0.00	8,076.15	91,097.76	1292: F0026264740010001 May 2025
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Great American Pool Se...	K-342178	5639	0.00	280.00	90,817.76	1292: Filter Cleaning Svc 5/25

General Ledger

Northview Condos, Inc. - 1292

Month = Jun 2025

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Great American Pool Se...	K-342178	5639	0.00	550.00	90,267.76	1292: Jun 2025 Pool Svc
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Signal Hill Disposal	K-342179	5640	0.00	1,617.27	88,650.49	1292: 38-V3601696 May 2025 waste
Northview Condos, Inc. - 1292	06/06/2025	06/2025	SOUTHERN CALIFORN...	K-342243	5641	0.00	1,271.47	87,379.02	1292: 700274245720 04/30-05/29
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Land Graphics	K-342258	5642	0.00	936.00	86,443.02	1292: Jun 2025 Landscape Svc
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Swiftly Swept	K-342270	5643	0.00	975.00	85,468.02	1292: May 2025 Maintenance
Northview Condos, Inc. - 1292	06/06/2025	06/2025	American Elevator Servic...	K-342274	5644	0.00	250.00	85,218.02	1292: Jun 2025 Waste Svc
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Northview Condos, Inc.	K-342275	5645	0.00	4,471.08	80,746.94	1292 Transfer to Reserve
Northview Condos, Inc. - 1292	06/06/2025	06/2025	A-Pro Security Service Inc.	K-342277	5646	0.00	361.50	80,385.44	1292: Svc Call Master Keyed
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Maxwell S. Moncure & El...	R-805968	0060	495.00	0.00	80,880.44	1292-219
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Maxwell S. Moncure & El...	R-805968	0060	185.00	0.00	81,065.44	1292-219
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Maxwell S. Moncure & El...	R-805968	0060	310.00	0.00	81,375.44	1292-219
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Gholam Nami & Judy Nami	R-805969	6760	495.00	0.00	81,870.44	1292-212
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Margarita A. Armenta	R-805973	0006958201	185.88	0.00	82,056.32	1292-207
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Margarita A. Armenta	R-805973	0006958201	10.00	0.00	82,066.32	1292-207
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Margarita A. Armenta	R-805973	0006958201	299.12	0.00	82,365.44	1292-207
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Valerie J. Herring	R-805974	92264	475.00	0.00	82,840.44	1292-302
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Valerie J. Herring	R-805974	92264	338.00	0.00	83,178.44	1292-302
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Cecilia Dong	R-806107	ACH	495.00	0.00	83,673.44	1292-317
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Daniel R. Ulloa & Ricard...	R-806108	ACH	495.00	0.00	84,168.44	1292-115
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Jamie L. Lozmack	R-806109	ACH	495.00	0.00	84,663.44	1292-319
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Jason Mar-Tang	R-806110	ACH	495.00	0.00	85,158.44	1292-318
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Maria Angela Santos	R-806111	ACH	340.00	0.00	85,498.44	1292-117
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Maria Angela Santos	R-806111	ACH	155.00	0.00	85,653.44	1292-117

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Northview Condos, Inc. - 1292

Month = Jun 2025

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Mary Helen Uht & Albert...	R-806112	ACH	495.00	0.00	86,148.44	1292-105
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Randy Yoshioka & Britt...	R-806113	ACH	495.00	0.00	86,643.44	1292-315
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Samuel Dugay Sagaysay	R-806114	ACH	495.00	0.00	87,138.44	1292-202
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Matthew Froehlich & Mic...	R-806115	ACH	495.00	0.00	87,633.44	1292-104
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Sandra Torres Duran & ...	R-806116	ACH	495.00	0.00	88,128.44	1292-114
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Winnie Lao	R-806117	ACH	495.00	0.00	88,623.44	1292-306
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Stella Gariboldi	R-806495	4100	20.00	0.00	88,643.44	1292-112
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Stella Gariboldi	R-806495	4100	475.00	0.00	89,118.44	1292-112
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Linda J. Zila	R-806497	2851	495.00	0.00	89,613.44	1292-210
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Erica M. Piurkowski & M...	R-806503	887920643	495.00	0.00	90,108.44	1292-201
Northview Condos, Inc. - 1292	06/10/2025	06/2025	Frisbey, Carter and Asso...	K-342306	5647	0.00	900.00	89,208.44	1292: 2024 U.S Income Tax Return
Northview Condos, Inc. - 1292	06/10/2025	06/2025	Gary Lee & Theresa Kw...	R-806501	888218284	495.00	0.00	89,703.44	1292-109
Northview Condos, Inc. - 1292	06/10/2025	06/2025	Amy Angel	R-806502	0034337858	495.00	0.00	90,198.44	1292-107
Northview Condos, Inc. - 1292	06/10/2025	06/2025	Amy Angel	R-806502	0034337858	140.00	0.00	90,338.44	1292-107
Northview Condos, Inc. - 1292	06/10/2025	06/2025	Amy Angel	R-806502	0034337858	415.00	0.00	90,753.44	1292-107
Northview Condos, Inc. - 1292	06/10/2025	06/2025	Alexander Levy, Michael...	R-806954	484778009	495.00	0.00	91,248.44	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	06/11/2025	06/2025	Claudia F. Harrison	R-806492	8811	485.00	0.00	91,733.44	1292-214
Northview Condos, Inc. - 1292	06/11/2025	06/2025	Claudia F. Harrison	R-806492	8811	10.00	0.00	91,743.44	1292-214
Northview Condos, Inc. - 1292	06/11/2025	06/2025	Lucy Harumi Hayabe	R-806493	1340	495.00	0.00	92,238.44	1292-307
Northview Condos, Inc. - 1292	06/11/2025	06/2025	Erica Ann Sack & Alex ...	R-806494	410	495.00	0.00	92,733.44	1292-316
Northview Condos, Inc. - 1292	06/11/2025	06/2025	Bank Charges 06/2025	J-81483	Bank Char...	0.00	6.00	92,727.44	Bank Charges 06/2025
Northview Condos, Inc. - 1292	06/12/2025	06/2025	Iger Wankel & Bonkowsk...	K-342408	5648	0.00	73.00	92,654.44	1292: General legal services
Northview Condos, Inc. - 1292	06/12/2025	06/2025	Chris Sarni	R-806496	1272	365.00	0.00	93,019.44	1292-110

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Northview Condos, Inc. - 1292

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	06/12/2025	06/2025	Chris Sarni	R-806496	1272	130.00	0.00	93,149.44	1292-110
Northview Condos, Inc. - 1292	06/12/2025	06/2025	William Brandon Elton	R-806498	9615315001	445.00	0.00	93,594.44	1292-313
Northview Condos, Inc. - 1292	06/12/2025	06/2025	William Brandon Elton	R-806498	9615315001	60.00	0.00	93,654.44	1292-313
Northview Condos, Inc. - 1292	06/12/2025	06/2025	William Brandon Elton	R-806499	9615315000	70.00	0.00	93,724.44	1292-313
Northview Condos, Inc. - 1292	06/12/2025	06/2025	William Brandon Elton	R-806499	9615315000	435.00	0.00	94,159.44	1292-313
Northview Condos, Inc. - 1292	06/12/2025	06/2025	Christina Keehan	R-806500	0007651771	495.00	0.00	94,654.44	1292-102
Northview Condos, Inc. - 1292	06/13/2025	06/2025	City of Long Beach (Utility)	K-342475	5649	0.00	367.71	94,286.73	1292: 0699110000 04/21-05/20
Northview Condos, Inc. - 1292	06/13/2025	06/2025	Cathy Y. Butler	R-806663	7502	495.00	0.00	94,781.73	1292-206
Northview Condos, Inc. - 1292	06/13/2025	06/2025	Elizabeth Gonzalez	R-806664	1070	10.00	0.00	94,791.73	1292-103
Northview Condos, Inc. - 1292	06/13/2025	06/2025	Elizabeth Gonzalez	R-806664	1070	485.00	0.00	95,276.73	1292-103
Northview Condos, Inc. - 1292	06/15/2025	06/2025	Jerome Furlow & Amber ...	R-806660	259	485.00	0.00	95,761.73	1292-203
Northview Condos, Inc. - 1292	06/15/2025	06/2025	Jerome Furlow & Amber ...	R-806660	259	10.00	0.00	95,771.73	1292-203
Northview Condos, Inc. - 1292	06/15/2025	06/2025	Lora D. Dickinson	R-806661	1968	448.00	0.00	96,219.73	1292-301
Northview Condos, Inc. - 1292	06/15/2025	06/2025	Lora D. Dickinson	R-806661	1968	47.00	0.00	96,266.73	1292-301
Northview Condos, Inc. - 1292	06/15/2025	06/2025	Lora D. Dickinson	R-806662	1967	448.00	0.00	96,714.73	1292-301
Northview Condos, Inc. - 1292	06/15/2025	06/2025	Lora D. Dickinson	R-806662	1967	47.00	0.00	96,761.73	1292-301
Northview Condos, Inc. - 1292	06/15/2025	06/2025	Yoshiko A. Ramirez, Tru...	R-806912	Pre-Payme...	0.00	495.00	96,266.73	Pre-Payment Applied 1292-311
Northview Condos, Inc. - 1292	06/15/2025	06/2025	Yoshiko A. Ramirez, Tru...	R-806912	Pre-Payme...	495.00	0.00	96,761.73	Pre-Payment Applied 1292-311
Northview Condos, Inc. - 1292	06/15/2025	06/2025	Nicholas E. Oifoh	R-806913	Pre-Payme...	0.00	495.00	96,266.73	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	06/15/2025	06/2025	Nicholas E. Oifoh	R-806913	Pre-Payme...	495.00	0.00	96,761.73	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	06/16/2025	06/2025	Paragon Equities-4550	K-342477	5650	0.00	100.00	96,661.73	1292: Record Research in connection with Reserve Account Legal Name
Northview Condos, Inc. - 1292	06/18/2025	06/2025	Griffin Pest Management...	K-342530	5651	0.00	298.00	96,363.73	1292: Rodent Station
Northview Condos, Inc. - 1292	06/18/2025	06/2025	Griffin Pest Management...	K-342530	5651	0.00	124.00	96,239.73	1292: Jun 2025 Pest Control

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Northview Condos, Inc. - 1292
Month = Jun 2025
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	06/20/2025	06/2025	Janice L. Piper	R-806962	2527	405.00	0.00	96,644.73	1292-113
Northview Condos, Inc. - 1292	06/20/2025	06/2025	Janice L. Piper	R-806962	2527	10.00	0.00	96,654.73	1292-113
Northview Condos, Inc. - 1292	06/20/2025	06/2025	Janice L. Piper	R-806962	2527	90.00	0.00	96,744.73	1292-113
Northview Condos, Inc. - 1292	06/20/2025	06/2025	Noelia Mosqueda	R-806963	2400	25.00	0.00	96,769.73	1292-204
Northview Condos, Inc. - 1292	06/20/2025	06/2025	Noelia Mosqueda	R-806963	2400	480.00	0.00	97,249.73	1292-204
Northview Condos, Inc. - 1292	06/24/2025	06/2025	Spectrum	K-342678	5652	0.00	3,526.63	93,723.10	1292: 8413131220077041 06/16-07/15
Northview Condos, Inc. - 1292	06/24/2025	06/2025	Yoshiko A. Ramirez, Tru...	R-807040	0009806049	495.00	0.00	94,218.10	1292-311
Northview Condos, Inc. - 1292	06/26/2025	06/2025	Claudia F. Harrison	R-807072	:prepay	0.00	10.00	94,208.10	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/26/2025	06/2025	Claudia F. Harrison	R-807072	:prepay	10.00	0.00	94,218.10	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/26/2025	06/2025	Amy Angel	R-807102	0035383808	170.00	0.00	94,388.10	1292-107
Northview Condos, Inc. - 1292	06/26/2025	06/2025	Amy Angel	R-807102	0035383808	355.00	0.00	94,743.10	1292-107
Northview Condos, Inc. - 1292	06/30/2025	06/2025	Deeptichandra Chakka	R-807468	430723447	60.00	0.00	94,803.10	1292-304
Northview Condos, Inc. - 1292	06/30/2025	06/2025	Deeptichandra Chakka	R-807468	430723447	425.00	0.00	95,228.10	1292-304
Net Change=-163.65						33,306.05	33,469.70	95,228.10	= Ending Balance =
1120	Cash in Bank - Reserve							34,192.38	= Beginning Balance =
Northview Condos, Inc. - 1292	06/12/2025	06/2025	Northview	R-806389	5645	4,471.08	0.00	38,663.46	June 2025 transfer to reserve 1292
Northview Condos, Inc. - 1292	06/30/2025	06/2025	Interest Income 06/2025	J-81773	Interest I...	0.32	0.00	38,663.78	Interest Income 06/2025
Net Change=4,471.40						4,471.40	0.00	38,663.78	= Ending Balance =
1125	Cash in Bank - Money ...							89,614.01	= Beginning Balance =
Northview Condos, Inc. - 1292	06/11/2025	06/2025	Bank Charges 06/2025	J-81481	Bank Char...	0.00	6.00	89,608.01	Bank Charges 06/2025
Northview Condos, Inc. - 1292	06/30/2025	06/2025	Interest Income 06/2025	J-81482	Interest I...	0.76	0.00	89,608.77	Interest Income 06/2025
Net Change=-5.24						0.76	6.00	89,608.77	= Ending Balance =
2501	Reserves-Boiler							9,466.68	= Beginning Balance =
Net Change=0.00						0.00	0.00	9,466.68	= Ending Balance =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
2503			Reserves-Tennis Courts Net Change=0.00			0.00	0.00	-1,685.81 = Beginning Balance = -1,685.81 = Ending Balance =	
2504			Reserves-Security Phones Net Change=0.00			0.00	0.00	-176.09 = Beginning Balance = -176.09 = Ending Balance =	
2505			Reserves-Irrigation Net Change=0.00			0.00	0.00	-1,164.12 = Beginning Balance = -1,164.12 = Ending Balance =	
2507			Reserves-Fences & Gates Net Change=0.00			0.00	0.00	15,797.49 = Beginning Balance = 15,797.49 = Ending Balance =	
2511			Reserves-Pest Control Net Change=0.00			0.00	0.00	3,642.70 = Beginning Balance = 3,642.70 = Ending Balance =	
2513			Reserves-Lighting Net Change=0.00			0.00	0.00	-2,564.29 = Beginning Balance = -2,564.29 = Ending Balance =	
2514			Reserves-Elevator Net Change=0.00			0.00	0.00	-5,444.20 = Beginning Balance = -5,444.20 = Ending Balance =	
2515			Reserves-Painting Net Change=0.00			0.00	0.00	-9,304.47 = Beginning Balance = -9,304.47 = Ending Balance =	
2519			Reserves-Pool & Spa Net Change=0.00			0.00	0.00	13,177.93 = Beginning Balance = 13,177.93 = Ending Balance =	
2521			Reserves-Contingency Net Change=0.00			0.00	0.00	6,670.09 = Beginning Balance = 6,670.09 = Ending Balance =	
2522			Reserves-Balconies/Decks Net Change=0.00			0.00	0.00	7,400.00 = Beginning Balance = 7,400.00 = Ending Balance =	
2524			Reserve - Special Asse... Net Change=0.00			0.00	0.00	-346,249.77 = Beginning Balance = -346,249.77 = Ending Balance =	
2525			Unallocated Interest on ...					-318.89 = Beginning Balance =	

General Ledger

Northview Condos, Inc. - 1292

Month = Jun 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	06/30/2025	06/2025	Interest Income 06/2025	J-81482	Interest I...	0.00	0.76	-319.65	Interest Income 06/2025
Northview Condos, Inc. - 1292	06/30/2025	06/2025	Interest Income 06/2025	J-81773	Interest I...	0.00	0.32	-319.97	Interest Income 06/2025
			Net Change=-1.08			0.00	1.08	-319.97	= Ending Balance =
2607			Reserves-Fire System					-2,236.14	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-2,236.14	= Ending Balance =
2614			Reserves-Mailboxes					4,712.48	= Beginning Balance =
			Net Change=0.00			0.00	0.00	4,712.48	= Ending Balance =
2615			Reserves-Concrete					-758.58	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-758.58	= Ending Balance =
2616			Reserve-Clubhouse					12,023.96	= Beginning Balance =
			Net Change=0.00			0.00	0.00	12,023.96	= Ending Balance =
2624			Reserve - Roofs/Decks					-71,443.07	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-71,443.07	= Ending Balance =
2640			Reserves - Sauna					-1,130.73	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-1,130.73	= Ending Balance =
2700			Reserve Fund					245,778.44	= Beginning Balance =
Northview Condos, Inc. - 1292	06/11/2025	06/2025	Bank Charges 06/2025	J-81481	Bank Char...	6.00	0.00	245,784.44	Bank Charges 06/2025
Northview Condos, Inc. - 1292	06/12/2025	06/2025	Northview	R-806389	5645	0.00	4,471.08	241,313.36	June 2025 transfer to reserve 1292
			Net Change=-4,465.08			6.00	4,471.08	241,313.36	= Ending Balance =
2704			Owner Equity					-13,103.36	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-13,103.36	= Ending Balance =
2710			Current Fees Year Incre...					-67,372.57	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-67,372.57	= Ending Balance =
2850			Escrow Refund					-830.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-830.00	= Ending Balance =

General Ledger

Northview Condos, Inc. - 1292

Month = Jun 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
3108			Prepaid Dues					1,116.01 = Beginning Balance =	
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Amy Angel	R-805420	:prepay	80.00	0.00	1,196.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Chris Sarni	R-805421	:prepay	130.00	0.00	1,326.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Felipe J. Martinez	R-805422	:prepay	375.00	0.00	1,701.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Earl Hatton	R-805423	:prepay	495.00	0.00	2,196.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Claudia F. Harrison	R-805424	:prepay	10.00	0.00	2,206.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Sandra L. Kaufmann	R-805425	:prepay	35.00	0.00	2,241.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Lora D. Dickinson	R-805426	:prepay	448.00	0.00	2,689.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Stella Gariboldi	R-805452	:prepay	20.00	0.00	2,709.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Janice L. Piper	R-805477	:prepay	90.00	0.00	2,799.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Elizabeth Gonzalez	R-805497	:prepay	10.00	0.00	2,809.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Andre F. Ide	R-805503	:prepay	75.00	0.00	2,884.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Deeptichandra Chakka	R-805510	:prepay	435.00	0.00	3,319.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Maria Angela Santos	R-805548	:prepay	340.00	0.00	3,659.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Jerome Furlow & Amber ...	R-805549	:prepay	485.00	0.00	4,144.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Vicki L. Desler & Michael...	R-805570	:prepay	10.00	0.00	4,154.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Matseliso Matseletsele	R-805580	:prepay	348.99	0.00	4,503.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Noelia Mosqueda	R-805586	:prepay	470.00	0.00	4,973.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Maxwell S. Moncure & El...	R-805618	:prepay	185.00	0.00	5,158.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Sandra L. Kaufmann	R-805718	528	0.00	35.00	5,123.00	1292-218
Northview Condos, Inc. - 1292	06/03/2025	06/2025	Felipe J. Martinez	R-805722	0000005261	0.00	355.00	4,768.00	1292-119
Northview Condos, Inc. - 1292	06/04/2025	06/2025	Andre F. Ide	R-806950	482343423	0.00	55.00	4,713.00	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	06/04/2025	06/2025	Vicki L. Desler & Michael...	R-806952	282625893	0.00	10.00	4,703.00	PAYLEASE 1292-208

General Ledger

Northview Condos, Inc. - 1292
Month = Jun 2025
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Maxwell S. Moncure & El...	R-805968	0060	0.00	495.00	4,208.00	1292-219
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Maxwell S. Moncure & El...	R-805968	0060	0.00	185.00	4,023.00	1292-219
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Maria Angela Santos	R-806111	ACH	0.00	340.00	3,683.00	1292-117
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Stella Gariboldi	R-806495	4100	0.00	20.00	3,663.00	1292-112
Northview Condos, Inc. - 1292	06/10/2025	06/2025	Amy Angel	R-806502	0034337858	0.00	495.00	3,168.00	1292-107
Northview Condos, Inc. - 1292	06/10/2025	06/2025	Amy Angel	R-806502	0034337858	0.00	140.00	3,028.00	1292-107
Northview Condos, Inc. - 1292	06/11/2025	06/2025	Claudia F. Harrison	R-806492	8811	0.00	10.00	3,018.00	1292-214
Northview Condos, Inc. - 1292	06/12/2025	06/2025	Chris Sarni	R-806496	1272	0.00	130.00	2,888.00	1292-110
Northview Condos, Inc. - 1292	06/12/2025	06/2025	William Brandon Elton	R-806499	9615315000	0.00	70.00	2,818.00	1292-313
Northview Condos, Inc. - 1292	06/13/2025	06/2025	Elizabeth Gonzalez	R-806664	1070	0.00	10.00	2,808.00	1292-103
Northview Condos, Inc. - 1292	06/15/2025	06/2025	Jerome Furlow & Amber ...	R-806660	259	0.00	485.00	2,323.00	1292-203
Northview Condos, Inc. - 1292	06/15/2025	06/2025	Lora D. Dickinson	R-806661	1968	0.00	448.00	1,875.00	1292-301
Northview Condos, Inc. - 1292	06/15/2025	06/2025	Lora D. Dickinson	R-806662	1967	0.00	448.00	1,427.00	1292-301
Northview Condos, Inc. - 1292	06/15/2025	06/2025	Lora D. Dickinson	R-806662	1967	0.00	47.00	1,380.00	1292-301
Northview Condos, Inc. - 1292	06/15/2025	06/2025	Yoshiko A. Ramirez, Tru...	R-806912	Pre-Payme...	495.00	0.00	1,875.00	Pre-Payment Applied 1292-311
Northview Condos, Inc. - 1292	06/15/2025	06/2025	Nicholas E. Oifoh	R-806913	Pre-Payme...	495.00	0.00	2,370.00	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	06/20/2025	06/2025	Janice L. Piper	R-806962	2527	0.00	90.00	2,280.00	1292-113
Northview Condos, Inc. - 1292	06/20/2025	06/2025	Noelia Mosqueda	R-806963	2400	0.00	480.00	1,800.00	1292-204
Northview Condos, Inc. - 1292	06/24/2025	06/2025	Yoshiko A. Ramirez, Tru...	R-807040	0009806049	0.00	495.00	1,305.00	1292-311
Northview Condos, Inc. - 1292	06/26/2025	06/2025	Claudia F. Harrison	R-807072	:prepay	10.00	0.00	1,315.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/26/2025	06/2025	Amy Angel	R-807102	0035383808	0.00	170.00	1,145.00	1292-107
Northview Condos, Inc. - 1292	06/26/2025	06/2025	Amy Angel	R-807102	0035383808	0.00	355.00	790.00	1292-107
Net Change=-326.01						5,041.99	5,368.00	790.00	= Ending Balance =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
3110			Dues/Operating					-139,343.01 = Beginning Balance =	
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Amy Angel	R-805420	:prepay	0.00	80.00	-139,423.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Chris Sarni	R-805421	:prepay	0.00	130.00	-139,553.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Felipe J. Martinez	R-805422	:prepay	0.00	375.00	-139,928.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Earl Hatton	R-805423	:prepay	0.00	495.00	-140,423.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Claudia F. Harrison	R-805424	:prepay	0.00	10.00	-140,433.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Sandra L. Kaufmann	R-805425	:prepay	0.00	35.00	-140,468.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Lora D. Dickinson	R-805426	:prepay	0.00	448.00	-140,916.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Stella Gariboldi	R-805452	:prepay	0.00	20.00	-140,936.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Janice L. Piper	R-805477	:prepay	0.00	90.00	-141,026.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Elizabeth Gonzalez	R-805497	:prepay	0.00	10.00	-141,036.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Andre F. Ide	R-805503	:prepay	0.00	75.00	-141,111.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Deeptichandra Chakka	R-805510	:prepay	0.00	435.00	-141,546.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Maria Angela Santos	R-805548	:prepay	0.00	340.00	-141,886.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Jerome Furlow & Amber ...	R-805549	:prepay	0.00	485.00	-142,371.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Vicki L. Desler & Michael...	R-805570	:prepay	0.00	10.00	-142,381.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Matseliso Matseletsele	R-805580	:prepay	0.00	348.99	-142,730.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Noelia Mosqueda	R-805586	:prepay	0.00	470.00	-143,200.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Maxwell S. Moncure & El...	R-805618	:prepay	0.00	185.00	-143,385.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Sandra L. Kaufmann	R-805718	528	0.00	460.00	-143,845.00	1292-218
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Jublin Kothari, Nibharani...	R-805719	141	0.00	495.00	-144,340.00	1292-101
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Megan Porter & Nicolas Diaz	R-805720	218	0.00	495.00	-144,835.00	1292-106
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Michael J. Gore	R-805724	0004987197	0.00	495.00	-145,330.00	1292-205

General Ledger

Northview Condos, Inc. - 1292

Month = Jun 2025

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	06/01/2025	06/2025	Roberto M. Sinson, Jr & ...	R-805725	0000005605	0.00	495.00	-145,825.00	1292-309
Northview Condos, Inc. - 1292	06/02/2025	06/2025	Katy Rios & Albert C. La...	R-805716	742	0.00	395.00	-146,220.00	1292-215
Northview Condos, Inc. - 1292	06/02/2025	06/2025	Katy Rios & Albert C. La...	R-805716	742	0.00	100.00	-146,320.00	1292-215
Northview Condos, Inc. - 1292	06/02/2025	06/2025	William S. Miller & Timot...	R-805717	3123	0.00	495.00	-146,815.00	1292-216
Northview Condos, Inc. - 1292	06/03/2025	06/2025	Fred J. Nalder, Trustee o...	R-805721	886935763	0.00	495.00	-147,310.00	1292-312
Northview Condos, Inc. - 1292	06/03/2025	06/2025	Felipe J. Martinez	R-805722	0000005261	0.00	120.00	-147,430.00	1292-119
Northview Condos, Inc. - 1292	06/03/2025	06/2025	The Glenn Mitsuo Fuku...	R-805723	15445	0.00	485.00	-147,915.00	1292-108
Northview Condos, Inc. - 1292	06/03/2025	06/2025	The Glenn Mitsuo Fuku...	R-805723	15445	0.00	10.00	-147,925.00	1292-108
Northview Condos, Inc. - 1292	06/04/2025	06/2025	Karla Magana	R-805970	2241	0.00	375.00	-148,300.00	1292-308
Northview Condos, Inc. - 1292	06/04/2025	06/2025	Karla Magana	R-805970	2241	0.00	100.00	-148,400.00	1292-308
Northview Condos, Inc. - 1292	06/04/2025	06/2025	Mildred A. Graves	R-805971	1462	0.00	495.00	-148,895.00	1292-310
Northview Condos, Inc. - 1292	06/04/2025	06/2025	Andre F. Ide	R-806950	482343423	0.00	420.00	-149,315.00	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	06/04/2025	06/2025	Vicki L. Desler & Michael...	R-806952	282625893	0.00	485.00	-149,800.00	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	06/05/2025	06/2025	Grace E. Lee	R-805972	92243	0.00	495.00	-150,295.00	1292-211
Northview Condos, Inc. - 1292	06/05/2025	06/2025	Grace E. Lee	R-805972	92243	0.00	495.00	-150,790.00	1292-211
Northview Condos, Inc. - 1292	06/05/2025	06/2025	Grace E. Lee	R-805972	92243	0.00	46.06	-150,836.06	1292-211
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Maxwell S. Moncure & El...	R-805968	0060	0.00	310.00	-151,146.06	1292-219
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Gholam Nami & Judy Nami	R-805969	6760	0.00	495.00	-151,641.06	1292-212
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Margarita A. Armenta	R-805973	0006958201	0.00	299.12	-151,940.18	1292-207
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Margarita A. Armenta	R-805973	0006958201	0.00	185.88	-152,126.06	1292-207
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Valerie J. Herring	R-805974	92264	0.00	475.00	-152,601.06	1292-302
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Valerie J. Herring	R-805974	92264	0.00	338.00	-152,939.06	1292-302
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Cecilia Dong	R-806107	ACH	0.00	495.00	-153,434.06	1292-317

General Ledger

Northview Condos, Inc. - 1292

Month = Jun 2025

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Daniel R. Ulloa & Ricard...	R-806108	ACH	0.00	495.00	-153,929.06	1292-115
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Jamie L. Lozmack	R-806109	ACH	0.00	495.00	-154,424.06	1292-319
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Jason Mar-Tang	R-806110	ACH	0.00	495.00	-154,919.06	1292-318
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Maria Angela Santos	R-806111	ACH	0.00	155.00	-155,074.06	1292-117
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Mary Helen Uht & Albert...	R-806112	ACH	0.00	495.00	-155,569.06	1292-105
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Randy Yoshioka & Britt...	R-806113	ACH	0.00	495.00	-156,064.06	1292-315
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Samuel Dugay Sagaysay	R-806114	ACH	0.00	495.00	-156,559.06	1292-202
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Matthew Froehlich & Mic...	R-806115	ACH	0.00	495.00	-157,054.06	1292-104
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Sandra Torres Duran & ...	R-806116	ACH	0.00	495.00	-157,549.06	1292-114
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Winnie Lao	R-806117	ACH	0.00	495.00	-158,044.06	1292-306
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Stella Gariboldi	R-806495	4100	0.00	475.00	-158,519.06	1292-112
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Linda J. Zila	R-806497	2851	0.00	495.00	-159,014.06	1292-210
Northview Condos, Inc. - 1292	06/09/2025	06/2025	Erica M. Piurkowski & M...	R-806503	887920643	0.00	495.00	-159,509.06	1292-201
Northview Condos, Inc. - 1292	06/10/2025	06/2025	Gary Lee & Theresa Kw...	R-806501	888218284	0.00	495.00	-160,004.06	1292-109
Northview Condos, Inc. - 1292	06/10/2025	06/2025	Amy Angel	R-806502	0034337858	0.00	415.00	-160,419.06	1292-107
Northview Condos, Inc. - 1292	06/10/2025	06/2025	Alexander Levy, Michael...	R-806954	484778009	0.00	495.00	-160,914.06	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	06/11/2025	06/2025	Claudia F. Harrison	R-806492	8811	0.00	485.00	-161,399.06	1292-214
Northview Condos, Inc. - 1292	06/11/2025	06/2025	Lucy Harumi Hayabe	R-806493	1340	0.00	495.00	-161,894.06	1292-307
Northview Condos, Inc. - 1292	06/11/2025	06/2025	Erica Ann Sack & Alex ...	R-806494	410	0.00	495.00	-162,389.06	1292-316
Northview Condos, Inc. - 1292	06/12/2025	06/2025	Chris Sarni	R-806496	1272	0.00	365.00	-162,754.06	1292-110
Northview Condos, Inc. - 1292	06/12/2025	06/2025	William Brandon Elton	R-806498	9615315001	0.00	445.00	-163,199.06	1292-313
Northview Condos, Inc. - 1292	06/12/2025	06/2025	William Brandon Elton	R-806498	9615315001	0.00	60.00	-163,259.06	1292-313
Northview Condos, Inc. - 1292	06/12/2025	06/2025	William Brandon Elton	R-806499	9615315000	0.00	435.00	-163,694.06	1292-313

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Northview Condos, Inc. - 1292	06/12/2025	06/2025	Christina Keehan	R-806500	0007651771	0.00	495.00	-164,189.06	1292-102
Northview Condos, Inc. - 1292	06/13/2025	06/2025	Cathy Y. Butler	R-806663	7502	0.00	495.00	-164,684.06	1292-206
Northview Condos, Inc. - 1292	06/13/2025	06/2025	Elizabeth Gonzalez	R-806664	1070	0.00	485.00	-165,169.06	1292-103
Northview Condos, Inc. - 1292	06/15/2025	06/2025	Jerome Furlow & Amber ...	R-806660	259	0.00	10.00	-165,179.06	1292-203
Northview Condos, Inc. - 1292	06/15/2025	06/2025	Lora D. Dickinson	R-806661	1968	0.00	47.00	-165,226.06	1292-301
Northview Condos, Inc. - 1292	06/15/2025	06/2025	Yoshiko A. Ramirez, Tru...	R-806912	Pre-Payme...	0.00	495.00	-165,721.06	Pre-Payment Applied 1292-311
Northview Condos, Inc. - 1292	06/15/2025	06/2025	Nicholas E. Oifoh	R-806913	Pre-Payme...	0.00	495.00	-166,216.06	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	06/20/2025	06/2025	Janice L. Piper	R-806962	2527	0.00	405.00	-166,621.06	1292-113
Northview Condos, Inc. - 1292	06/20/2025	06/2025	Noelia Mosqueda	R-806963	2400	0.00	25.00	-166,646.06	1292-204
Northview Condos, Inc. - 1292	06/30/2025	06/2025	Deeptichandra Chakka	R-807468	430723447	0.00	425.00	-167,071.06	1292-304
Northview Condos, Inc. - 1292	06/30/2025	06/2025	Deeptichandra Chakka	R-807468	430723447	0.00	60.00	-167,131.06	1292-304
Net Change=-27,788.05						0.00	27,788.05	-167,131.06	= 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					-100.00	= Beginning Balance =
Northview Condos, Inc. - 1292	06/05/2025	06/2025	Grace E. Lee	R-805972	92243	0.00	100.00	-200.00	1292-211
Net Change=-100.00						0.00	100.00	-200.00	= Ending Balance =
3410			Late Fee					-270.00	= Beginning Balance =
Northview Condos, Inc. - 1292	06/05/2025	06/2025	Grace E. Lee	R-805972	92243	0.00	10.00	-280.00	1292-211
Northview Condos, Inc. - 1292	06/05/2025	06/2025	Grace E. Lee	R-805972	92243	0.00	10.00	-290.00	1292-211
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Margarita A. Armenta	R-805973	0006958201	0.00	10.00	-300.00	1292-207
Northview Condos, Inc. - 1292	06/20/2025	06/2025	Janice L. Piper	R-806962	2527	0.00	10.00	-310.00	1292-113
Net Change=-40.00						0.00	40.00	-310.00	= Ending Balance =
3411			Violation Fee					-300.00	= Beginning Balance =

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Northview Condos, Inc. - 1292	06/26/2025	06/2025	Claudia F. Harrison	R-807072	:prepay	0.00	10.00	-310.00	:Prog Gen prepayment transfer
			Net Change=-10.00			0.00	10.00	-310.00	= Ending Balance =
4120			Telephone/Intercom					4,776.59	= Beginning Balance =
			Net Change=0.00			0.00	0.00	4,776.59	= Ending Balance =
4124			Miscellaneous General ...					1,287.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	1,287.00	= Ending Balance =
4129			Bank Charges					66.25	= Beginning Balance =
Northview Condos, Inc. - 1292	06/11/2025	06/2025	Bank Charges 06/2025	J-81483	Bank Char...	6.00	0.00	72.25	Bank Charges 06/2025
			Net Change=6.00			6.00	0.00	72.25	= Ending Balance =
4130			Postage & Printing					65.14	= Beginning Balance =
			Net Change=0.00			0.00	0.00	65.14	= Ending Balance =
4133			Copies & Faxes					119.85	= Beginning Balance =
			Net Change=0.00			0.00	0.00	119.85	= Ending Balance =
4450			Repairs/Plumbing					125.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	125.00	= Ending Balance =
4455			Repairs/Electrical					425.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	425.00	= Ending Balance =
4457			Repairs/Gate,Fence					415.00	= Beginning Balance =
Northview Condos, Inc. - 1292	06/06/2025	06/2025	A-Pro Security Service Inc.	K-342277	5646	361.50	0.00	776.50	1292: Svc Call Master Keyed
			Net Change=361.50			361.50	0.00	776.50	= Ending Balance =
4460			Repairs/Roof					3,720.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	3,720.00	= Ending Balance =
4475			Fire Safety Equipment					480.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	480.00	= Ending Balance =
4490			Elevator Maintenance					1,700.00	= Beginning Balance =

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	06/06/2025	06/2025	American Elevator Servic...	K-342274	5644	250.00	0.00	1,950.00	1292: Jun 2025 Waste Svc
			Net Change=250.00			250.00	0.00	1,950.00	= Ending Balance =
4491			Lighting Maintenance					181.64	= Beginning Balance =
			Net Change=0.00			0.00	0.00	181.64	= Ending Balance =
4520			Maintenance & Supplies					159.47	= Beginning Balance =
			Net Change=0.00			0.00	0.00	159.47	= Ending Balance =
4525			Pest Control					2,339.00	= Beginning Balance =
Northview Condos, Inc. - 1292	06/18/2025	06/2025	Griffin Pest Management...	K-342530	5651	298.00	0.00	2,637.00	1292: Rodent Station
Northview Condos, Inc. - 1292	06/18/2025	06/2025	Griffin Pest Management...	K-342530	5651	124.00	0.00	2,761.00	1292: Jun 2025 Pest Control
			Net Change=422.00			422.00	0.00	2,761.00	= Ending Balance =
4530			Gardening					6,070.00	= Beginning Balance =
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Land Graphics	K-342258	5642	936.00	0.00	7,006.00	1292: Jun 2025 Landscape Svc
			Net Change=936.00			936.00	0.00	7,006.00	= Ending Balance =
4535			Pool/Spa Maintenance					2,800.00	= Beginning Balance =
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Great American Pool Se...	K-342178	5639	280.00	0.00	3,080.00	1292: Filter Cleaning Svc 5/25
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Great American Pool Se...	K-342178	5639	550.00	0.00	3,630.00	1292: Jun 2025 Pool Svc
			Net Change=830.00			830.00	0.00	3,630.00	= Ending Balance =
4540			Insurance					18,039.05	= Beginning Balance =
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Farmers Insurance Exc...	K-342177	5638	8,076.15	0.00	26,115.20	1292: F0026264740010001 May 2025
			Net Change=8,076.15			8,076.15	0.00	26,115.20	= Ending Balance =
4550			Management					9,234.15	= Beginning Balance =
Northview Condos, Inc. - 1292	06/02/2025	06/2025	Paragon Equities-4550	K-342104	5636	1,831.83	0.00	11,065.98	June Management Fees
			Net Change=1,831.83			1,831.83	0.00	11,065.98	= Ending Balance =
4551			Management - Additional					0.00	= Beginning Balance =

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	06/16/2025	06/2025	Paragon Equities-4550	K-342477	5650	100.00	0.00	100.00	1292: Record Research in connection with Reserve Account Legal Name
			Net Change=100.00			100.00	0.00	100.00	= Ending Balance =
4560			Custodial Service					4,825.00	= Beginning Balance =
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Swiftly Swept	K-342270	5643	975.00	0.00	5,800.00	1292: May 2025 Maintenance
			Net Change=975.00			975.00	0.00	5,800.00	= Ending Balance =
4580			Electricity					6,829.71	= Beginning Balance =
Northview Condos, Inc. - 1292	06/06/2025	06/2025	SOUTHERN CALIFORN...	K-342243	5641	1,271.47	0.00	8,101.18	1292: 700274245720 04/30-05/29
			Net Change=1,271.47			1,271.47	0.00	8,101.18	= Ending Balance =
4590			Gas					1,339.71	= Beginning Balance =
Northview Condos, Inc. - 1292	06/13/2025	06/2025	City of Long Beach (Utility)	K-342475	5649	367.71	0.00	1,707.42	1292: 0699110000 04/21-05/20
			Net Change=367.71			367.71	0.00	1,707.42	= Ending Balance =
4610			Water & Sewer					13,593.30	= Beginning Balance =
Northview Condos, Inc. - 1292	06/06/2025	06/2025	City of Signal Hill (Water...	K-342176	5637	2,171.30	0.00	15,764.60	1292: 1090211101 04/02-05/01
Northview Condos, Inc. - 1292	06/06/2025	06/2025	City of Signal Hill (Water...	K-342176	5637	240.77	0.00	16,005.37	1292: 1090211201 04/03-05/13
			Net Change=2,412.07			2,412.07	0.00	16,005.37	= Ending Balance =
4620			Trash					9,635.54	= Beginning Balance =
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Signal Hill Disposal	K-342179	5640	1,617.27	0.00	11,252.81	1292: 38-V3601696 May 2025 waste
			Net Change=1,617.27			1,617.27	0.00	11,252.81	= Ending Balance =
4625			Cable/Internet/Satellite ...					24,658.72	= Beginning Balance =
Northview Condos, Inc. - 1292	06/24/2025	06/2025	Spectrum	K-342678	5652	3,526.63	0.00	28,185.35	1292: 8413131220077041 06/16-07/15
			Net Change=3,526.63			3,526.63	0.00	28,185.35	= Ending Balance =
4629			Tax Preparation/Audit					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	06/10/2025	06/2025	Frisbey, Carter and Asso...	K-342306	5647	900.00	0.00	900.00	1292: 2024 U.S Income Tax Return
			Net Change=900.00			900.00	0.00	900.00	= Ending Balance =

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
4630			Legal					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	06/12/2025	06/2025	Iger Wankel & Bonkowski...	K-342408	5648	73.00	0.00	73.00	1292: General legal services
			Net Change=73.00			73.00	0.00	73.00	= Ending Balance =
4641			License,Fees,Permits					693.90	= Beginning Balance =
			Net Change=0.00			0.00	0.00	693.90	= Ending Balance =
4649			Meeting Expense					65.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	65.00	= Ending Balance =
4651			Contingency					2,250.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	2,250.00	= Ending Balance =
4730			Transfer to Reserve Acct					8,942.16	= Beginning Balance =
Northview Condos, Inc. - 1292	06/06/2025	06/2025	Northview Condos, Inc.	K-342275	5645	4,471.08	0.00	13,413.24	1292 Transfer to Reserve
			Net Change=4,471.08			4,471.08	0.00	13,413.24	= Ending Balance =
						71,253.91	71,253.91		