

Monthly Report

May 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 = May 2025

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%	
3000	INCOME				
3108	Prepaid Dues	405.00	1.34	-1,116.01	-0.80
3110	Dues/Operating	29,709.00	98.17	139,343.01	100.30
3122	Club House Rental	0.00	0.00	25.00	0.02
3145	Collection Charges	100.00	0.33	100.00	0.07
3410	Late Fee	50.00	0.17	270.00	0.19
3411	Violation Fee	0.00	0.00	300.00	0.22
3990	TOTAL INCOME	30,264.00	100.00	138,922.00	100.00
4000	EXPENSE				
4120	Telephone/Intercom	310.40	1.03	4,776.59	3.44
4124	Miscellaneous General & Admin	0.00	0.00	1,287.00	0.93
4129	Bank Charges	6.00	0.02	66.25	0.05
4130	Postage & Printing	27.60	0.09	65.14	0.05
4133	Copies & Faxes	56.25	0.19	119.85	0.09
4450	Repairs/Plumbing	0.00	0.00	125.00	0.09
4455	Repairs/Electrical	0.00	0.00	425.00	0.31
4457	Repairs/Gate,Fence	0.00	0.00	415.00	0.30
4460	Repairs/Roof	3,220.00	10.64	3,720.00	2.68
4475	Fire Safety Equipment	0.00	0.00	480.00	0.35
4490	Elevator Maintenance	250.00	0.83	1,700.00	1.22
4491	Lighting Maintenance	0.00	0.00	181.64	0.13
4520	Maintenance & Supplies	0.00	0.00	159.47	0.11
4525	Pest Control	844.00	2.79	2,339.00	1.68
4530	Gardening	1,776.00	5.87	6,070.00	4.37
4535	Pool/Spa Maintenance	1,150.00	3.80	2,800.00	2.02
4540	Insurance	0.00	0.00	18,039.05	12.98
4550	Management	1,831.83	6.05	9,234.15	6.65
4560	Custodial Service	975.00	3.22	4,825.00	3.47
4580	Electricity	1,195.84	3.95	6,829.71	4.92
4590	Gas	0.00	0.00	1,339.71	0.96
4610	Water & Sewer	2,300.23	7.60	13,593.30	9.78
4620	Trash	1,617.27	5.34	9,635.54	6.94
4625	Cable/Internet/Satellite Expense	3,526.63	11.65	24,658.72	17.75
4641	License,Fees,Permits	658.90	2.18	693.90	0.50
4649	Meeting Expense	0.00	0.00	65.00	0.05
4651	Contingency	0.00	0.00	2,250.00	1.62
4722	TOTAL EXPENSE	19,745.95	65.25	115,894.02	83.42
4723	RESERVE ALLOCATION				
4730	Transfer to Reserve Acct	4,471.08	14.77	8,942.16	6.44
4818	TOTAL RESERVE ALLOCATION	4,471.08	14.77	8,942.16	6.44
5010	NET INCOME	6,046.97	19.98	14,085.82	10.14
	CASH FLOW	6,046.97	19.98	14,085.82	10.14
	MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE	
1110	Cash in Bank - Operating Account	89,344.78	95,391.75	6,046.97	
1114	Cash in Bank	0.00	0.00	0.00	
1120	Cash in Bank - Reserve	29,721.01	34,192.38	4,471.37	
1125	Cash in Bank - Money Market	89,619.28	89,614.01	-5.27	

Cash Flow Statement

Northview Condos, Inc. - 1292

Month = May 2025

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%
TOTAL CASH	208,685.07	219,198.14	10,513.07	
	YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
1110	Cash in Bank - Operating Account	81,305.93	95,391.75	14,085.82
1114	Cash in Bank	0.00	0.00	0.00
1120	Cash in Bank - Reserve	25,249.03	34,192.38	8,943.35
1125	Cash in Bank - Money Market	89,640.33	89,614.01	-26.32
	TOTAL CASH	196,195.29	219,198.14	23,002.85

Balance Sheet

Northview Condos, Inc. - 1292

Month = May 2025

Book = Cash

ACCOUNT		CURRENT BALANCE
1000	ASSETS	
1100	Cash	
1110	Cash in Bank - Operating Account	95,391.75
1120	Cash in Bank - Reserve	34,192.38
1125	Cash in Bank - Money Market	89,614.01
1190	Total Cash	<u>219,198.14</u>
1990	TOTAL ASSETS	<u>219,198.14</u>
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	318.89
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	-245,778.44
2701	Total Reserves	<u>123,806.39</u>
2702	Equity	
2704	Owner Equity	13,103.36
2710	Current Fees Year Increase/Decrease	81,458.39
2850	Escrow Refund	830.00
2890	Total Equity	<u>95,391.75</u>
2990	TOTAL LIAB. & EQUITY	<u>219,198.14</u>

Budget Comparison

Northview Condos, Inc. - 1292

Month = May 2025

Book = Cash

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000	INCOME										
3108	Prepaid Dues	405.00	0.00	405.00	N/A	-1,116.01	0.00	-1,116.01	N/A	0.00	
3110	Dues/Operating	29,709.00	27,720.00	1,989.00	7.18	139,343.01	138,600.00	743.01	0.54	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	100.00	0.00	100.00	N/A	0.00	
3410	Late Fee	50.00	0.00	50.00	N/A	270.00	0.00	270.00	N/A	0.00	
3411	Violation Fee	0.00	0.00	0.00	N/A	300.00	0.00	300.00	N/A	0.00	
3990	TOTAL INCOME	30,264.00	27,720.00	2,544.00	9.18	138,922.00	138,600.00	322.00	0.23	332,640.00	
4000	EXPENSE										
4120	Telephone/Intercom	310.40	366.67	56.27	15.35	4,776.59	1,834.63	-2,941.96	-160.36	4,403.63	
4124	Miscellaneous General & Admin	0.00	50.00	50.00	100.00	1,287.00	250.00	-1,037.00	-414.80	600.00	
4129	Bank Charges	6.00	8.33	2.33	27.97	66.25	40.37	-25.88	-64.11	96.37	
4130	Postage & Printing	27.60	100.00	72.40	72.40	65.14	500.00	434.86	86.97	1,200.00	
4133	Copies & Faxes	56.25	100.00	43.75	43.75	119.85	500.00	380.15	76.03	1,200.00	
4137	Budget Prep	0.00	10.42	10.42	100.00	0.00	50.38	50.38	100.00	120.38	
4444	Building Repairs	0.00	166.67	166.67	100.00	0.00	834.63	834.63	100.00	2,003.63	
4450	Repairs/Plumbing	0.00	1,000.00	1,000.00	100.00	125.00	5,000.00	4,875.00	97.50	12,000.00	
4452	Repairs/Irrigation Syst	0.00	83.33	83.33	100.00	0.00	415.37	415.37	100.00	996.37	
4455	Repairs/Electrical	0.00	83.33	83.33	100.00	425.00	415.37	-9.63	-2.32	996.37	
4457	Repairs/Gate,Fence	0.00	291.67	291.67	100.00	415.00	1,459.63	1,044.63	71.57	3,503.63	
4460	Repairs/Roof	3,220.00	83.33	-3,136.67	-3,764.15	3,720.00	415.37	-3,304.63	-795.59	996.37	
4470	Repairs/Other	0.00	166.67	166.67	100.00	0.00	834.63	834.63	100.00	2,003.63	
4475	Fire Safety Equipment	0.00	208.33	208.33	100.00	480.00	1,040.37	560.37	53.86	2,496.37	
4481	Restoration Expense	0.00	83.33	83.33	100.00	0.00	415.37	415.37	100.00	996.37	
4490	Elevator Maintenance	250.00	250.00	0.00	0.00	1,700.00	1,250.00	-450.00	-36.00	3,000.00	
4491	Lighting Maintenance	0.00	208.33	208.33	100.00	181.64	1,040.37	858.73	82.54	2,496.37	
4520	Maintenance & Supplies	0.00	208.33	208.33	100.00	159.47	1,040.37	880.90	84.67	2,496.37	
4525	Pest Control	844.00	408.33	-435.67	-106.70	2,339.00	2,040.37	-298.63	-14.64	4,896.37	
4530	Gardening	1,776.00	1,000.00	-776.00	-77.60	6,070.00	5,000.00	-1,070.00	-21.40	12,000.00	
4532	Tree Trimming	0.00	333.33	333.33	100.00	0.00	1,665.37	1,665.37	100.00	3,996.37	
4535	Pool/Spa Maintenance	1,150.00	583.33	-566.67	-97.14	2,800.00	2,915.37	115.37	3.96	6,996.37	
4540	Insurance	0.00	4,166.67	4,166.67	100.00	18,039.05	20,834.63	2,795.58	13.42	50,003.63	
4550	Management	1,831.83	1,831.83	0.00	0.00	9,234.15	9,159.87	-74.28	-0.81	21,983.87	
4554	Admin. Services	0.00	8.33	8.33	100.00	0.00	40.37	40.37	100.00	96.37	
4556	Locksmith Service	0.00	83.33	83.33	100.00	0.00	415.37	415.37	100.00	996.37	
4560	Custodial Service	975.00	983.33	8.33	0.85	4,825.00	4,915.37	90.37	1.84	11,796.37	
4580	Electricity	1,195.84	1,683.33	487.49	28.96	6,829.71	8,415.37	1,585.66	18.84	20,196.37	

Budget Comparison

Northview Condos, Inc. - 1292

Month = May 2025

Book = Cash

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4590	Gas	0.00	333.33	333.33	100.00	1,339.71	1,665.37	325.66	19.55	3,996.37
4610	Water & Sewer	2,300.23	2,500.00	199.77	7.99	13,593.30	12,500.00	-1,093.30	-8.75	30,000.00
4620	Trash	1,617.27	1,666.67	49.40	2.96	9,635.54	8,334.63	-1,300.91	-15.61	20,003.63
4625	Cable/Internet/Satellite Expense	3,526.63	3,250.00	-276.63	-8.51	24,658.72	16,250.00	-8,408.72	-51.75	39,000.00
4629	Tax Preparation/Audit	0.00	70.83	70.83	100.00	0.00	354.87	354.87	100.00	851.87
4630	Legal	0.00	250.00	250.00	100.00	0.00	1,250.00	1,250.00	100.00	3,000.00
4635	Reserve Study Expense	0.00	125.00	125.00	100.00	0.00	625.00	625.00	100.00	1,500.00
4640	Taxes	0.00	29.17	29.17	100.00	0.00	145.13	145.13	100.00	348.13
4641	License,Fees,Permits	658.90	141.67	-517.23	-365.09	693.90	709.63	15.73	2.22	1,703.63
4649	Meeting Expense	0.00	16.67	16.67	100.00	65.00	84.63	19.63	23.20	203.63
4651	Contingency	0.00	315.00	315.00	100.00	2,250.00	1,575.00	-675.00	-42.86	3,780.00
4722	TOTAL EXPENSE	19,745.95	23,248.89	3,502.94	15.07	115,894.02	116,233.21	339.19	0.29	278,955.21
4723	RESERVE ALLOCATION									
4730	Transfer to Reserve Acct	4,471.08	4,471.08	0.00	0.00	8,942.16	22,355.12	13,412.96	60.00	53,652.12
4818	TOTAL RESERVE ALLOCATION	4,471.08	4,471.08	0.00	0.00	8,942.16	22,355.12	13,412.96	60.00	53,652.12
5010	NET INCOME	6,046.97	0.03	6,046.94	20,156,466.67	14,085.82	11.67	14,074.15	120,601.11	32.67
1000	ASSETS									
1100	Cash									
1110	Cash in Bank - Operating Account	-6,046.97	0.00	-6,046.97	N/A	-14,085.82	0.00	-14,085.82	N/A	0.00
1120	Cash in Bank - Reserve	-4,471.37	0.00	-4,471.37	N/A	-8,943.35	0.00	-8,943.35	N/A	0.00
1125	Cash in Bank - Money Market	5.27	0.00	5.27	N/A	26.32	0.00	26.32	N/A	0.00
1190	Total Cash	-10,513.07	0.00	-10,513.07	N/A	-23,002.85	0.00	-23,002.85	N/A	0.00
1990	TOTAL ASSETS	-10,513.07	0.00	-10,513.07	N/A	-23,002.85	0.00	-23,002.85	N/A	0.00
2500	Reserves									
2525	Unallocated Interest on Funds	1.02	0.00	1.02	N/A	4.87	0.00	4.87	N/A	0.00
2700	Reserve Fund	4,465.08	0.00	4,465.08	N/A	8,912.16	0.00	8,912.16	N/A	0.00
2701	Total Reserves	4,466.10	0.00	4,466.10	N/A	8,917.03	0.00	8,917.03	N/A	0.00
2702	Equity									
2710	Current Fees Year Increase/Decrease	6,046.97	0.00	6,046.97	N/A	14,085.82	0.00	14,085.82	N/A	0.00
2890	Total Equity	6,046.97	0.00	6,046.97	N/A	14,085.82	0.00	14,085.82	N/A	0.00

Budget Comparison

Northview Condos, Inc. - 1292

Month = May 2025

Book = Cash

ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
2990	TOTAL LIAB. & EQUITY	10,513.07	0.00	10,513.07	N/A	23,002.85	0.00	23,002.85	N/A	0.00
	CASH FLOW	6,046.97	0.03	6,046.94	20,156,466.67	14,085.82	11.67	14,074.15	120,601.11	32.67
	MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110	Cash in Bank - Operating Account	89,344.78	95,391.75	6,046.97						
1114	Cash in Bank	0.00	0.00	0.00						
1120	Cash in Bank - Reserve	29,721.01	34,192.38	4,471.37						
1125	Cash in Bank - Money Market	89,619.28	89,614.01	-5.27						
	TOTAL CASH	208,685.07	219,198.14	10,513.07						
	YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110	Cash in Bank - Operating Account	81,305.93	95,391.75	14,085.82						
1114	Cash in Bank	0.00	0.00	0.00						
1120	Cash in Bank - Reserve	25,249.03	34,192.38	8,943.35						
1125	Cash in Bank - Money Market	89,640.33	89,614.01	-26.32						
	TOTAL CASH	196,195.29	219,198.14	23,002.85						

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1110			Cash in Bank - Operatin...					89,344.78 = Beginning Balance =	
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Paragon Equities-4550	K-341121	5615	0.00	1,831.83	87,512.95	May Management Fees
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Amy Angel	R-803605	:prepay	60.00	0.00	87,572.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Amy Angel	R-803605	:prepay	0.00	60.00	87,512.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Chris Sarni	R-803606	:prepay	205.00	0.00	87,717.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Chris Sarni	R-803606	:prepay	0.00	205.00	87,512.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Chris Sarni	R-803607	:prepay	290.00	0.00	87,802.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Chris Sarni	R-803607	:prepay	0.00	290.00	87,512.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Felipe J. Martinez	R-803608	:prepay	395.00	0.00	87,907.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Felipe J. Martinez	R-803608	:prepay	0.00	395.00	87,512.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Claudia F. Harrison	R-803609	:prepay	10.00	0.00	87,522.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Claudia F. Harrison	R-803609	:prepay	0.00	10.00	87,512.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Sandra L. Kaufmann	R-803610	:prepay	35.00	0.00	87,547.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Sandra L. Kaufmann	R-803610	:prepay	0.00	35.00	87,512.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Lora D. Dickinson	R-803611	:prepay	448.00	0.00	87,960.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Lora D. Dickinson	R-803611	:prepay	0.00	448.00	87,512.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Stella Gariboldi	R-803631	:prepay	20.00	0.00	87,532.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Stella Gariboldi	R-803631	:prepay	0.00	20.00	87,512.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Janice L. Piper	R-803655	:prepay	90.00	0.00	87,602.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Janice L. Piper	R-803655	:prepay	0.00	90.00	87,512.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Elizabeth Gonzalez	R-803672	:prepay	10.00	0.00	87,522.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Elizabeth Gonzalez	R-803672	:prepay	0.00	10.00	87,512.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Andre F. Ide	R-803679	:prepay	95.00	0.00	87,607.95	:Prog Gen prepayment transfer

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Andre F. Ide	R-803679	:prepay	0.00	95.00	87,512.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Yoshiko A. Ramirez, Tru...	R-803680	:prepay	495.00	0.00	88,007.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Yoshiko A. Ramirez, Tru...	R-803680	:prepay	0.00	495.00	87,512.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Maria Angela Santos	R-803724	:prepay	0.00	340.00	87,172.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Maria Angela Santos	R-803724	:prepay	340.00	0.00	87,512.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Jerome Furlow & Amber ...	R-803725	:prepay	0.00	485.00	87,027.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Jerome Furlow & Amber ...	R-803725	:prepay	485.00	0.00	87,512.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Vicki L. Desler & Michael...	R-803747	:prepay	0.00	10.00	87,502.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Vicki L. Desler & Michael...	R-803747	:prepay	10.00	0.00	87,512.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Matseliso Matseletsele	R-803757	:prepay	0.00	368.99	87,143.96	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Matseliso Matseletsele	R-803757	:prepay	368.99	0.00	87,512.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Noelia Mosqueda	R-803762	:prepay	470.00	0.00	87,982.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Noelia Mosqueda	R-803762	:prepay	0.00	470.00	87,512.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Maxwell S. Moncure & El...	R-803789	:prepay	175.00	0.00	87,687.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Maxwell S. Moncure & El...	R-803789	:prepay	0.00	175.00	87,512.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Michael J. Gore	R-803894	0099712707	495.00	0.00	88,007.95	1292-205
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Roberto M. Sinson, Jr & ...	R-803895	0000005600	495.00	0.00	88,502.95	1292-309
Northview Condos, Inc. - 1292	05/02/2025	05/2025	Jublin Kothari, Nibharani...	R-803889	140	495.00	0.00	88,997.95	1292-101
Northview Condos, Inc. - 1292	05/02/2025	05/2025	Cathy Y. Butler	R-803890	7501	495.00	0.00	89,492.95	1292-206
Northview Condos, Inc. - 1292	05/02/2025	05/2025	Noelia Mosqueda	R-803891	2399	25.00	0.00	89,517.95	1292-204
Northview Condos, Inc. - 1292	05/02/2025	05/2025	Noelia Mosqueda	R-803891	2399	470.00	0.00	89,987.95	1292-204
Northview Condos, Inc. - 1292	05/02/2025	05/2025	William S. Miller & Timot...	R-803892	1179	495.00	0.00	90,482.95	1292-216
Northview Condos, Inc. - 1292	05/02/2025	05/2025	Karla Magana	R-803893	2237	395.00	0.00	90,877.95	1292-308

General Ledger

Northview Condos, Inc. - 1292

Month = May 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/02/2025	05/2025	Karla Magana	R-803893	2237	80.00	0.00	90,957.95	1292-308
Northview Condos, Inc. - 1292	05/02/2025	05/2025	Earl Hatton	R-803896	3842235256	495.00	0.00	91,452.95	1292-213
Northview Condos, Inc. - 1292	05/05/2025	05/2025	Paragon Equities-4550	K-341267	5616	0.00	23.70	91,429.25	1292: Copies and Postages Mar 2025
Northview Condos, Inc. - 1292	05/05/2025	05/2025	Paragon Equities-4550	K-341267	5616	0.00	10.35	91,418.90	1292: Copies and Postages Mar 2025
Northview Condos, Inc. - 1292	05/05/2025	05/2025	Megan Porter & Nicolas Diaz	R-804000	217	495.00	0.00	91,913.90	1292-106
Northview Condos, Inc. - 1292	05/05/2025	05/2025	Katy Rios & Albert C. La...	R-804001	739	100.00	0.00	92,013.90	1292-215
Northview Condos, Inc. - 1292	05/05/2025	05/2025	Katy Rios & Albert C. La...	R-804001	739	395.00	0.00	92,408.90	1292-215
Northview Condos, Inc. - 1292	05/05/2025	05/2025	Fred J. Nalder, Trustee o...	R-804002	883887861	495.00	0.00	92,903.90	1292-312
Northview Condos, Inc. - 1292	05/05/2025	05/2025	Andre F. Ide	R-804927	477263536	75.00	0.00	92,978.90	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	05/05/2025	05/2025	Andre F. Ide	R-804927	477263536	400.00	0.00	93,378.90	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	05/05/2025	05/2025	Vicki L. Desler & Michael...	R-804929	477631283	10.00	0.00	93,388.90	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	05/05/2025	05/2025	Vicki L. Desler & Michael...	R-804929	477631283	485.00	0.00	93,873.90	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	05/06/2025	05/2025	Judi Woods	R-804268	0001297529	190.00	0.00	94,063.90	1292-111
Northview Condos, Inc. - 1292	05/06/2025	05/2025	Judi Woods	R-804268	0001297529	495.00	0.00	94,558.90	1292-111
Northview Condos, Inc. - 1292	05/06/2025	05/2025	Judi Woods	R-804268	0001297529	495.00	0.00	95,053.90	1292-111
Northview Condos, Inc. - 1292	05/06/2025	05/2025	Judi Woods	R-804268	0001297529	220.00	0.00	95,273.90	1292-111
Northview Condos, Inc. - 1292	05/06/2025	05/2025	Judi Woods	R-804268	0001297529	100.00	0.00	95,373.90	1292-111
Northview Condos, Inc. - 1292	05/06/2025	05/2025	Felipe J. Martinez	R-804269	0000005255	100.00	0.00	95,473.90	1292-119
Northview Condos, Inc. - 1292	05/06/2025	05/2025	Felipe J. Martinez	R-804269	0000005255	375.00	0.00	95,848.90	1292-119
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Charter Communications	K-341356	5617	0.00	310.40	95,538.50	1292: 8413131220041476 04/22-05/21
Northview Condos, Inc. - 1292	05/07/2025	05/2025	City of Signal Hill (Water...	K-341357	5618	0.00	240.77	95,297.73	1292: 1090211201 03/05-04/03
Northview Condos, Inc. - 1292	05/07/2025	05/2025	City of Signal Hill (Water...	K-341358	5619	0.00	2,059.46	93,238.27	1292: 1090211101 03/03-04/02
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Griffin Pest Management...	K-341359	5620	0.00	124.00	93,114.27	1292: Commercial IPM Svc

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Griffin Pest Management...	K-341360	5621	0.00	298.00	92,816.27	1292: Rodent svc
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Land Graphics	K-341422	5622	0.00	936.00	91,880.27	1292: May 2025 Gardening Svc
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Northview Condos, Inc.	K-341423	5623	0.00	4,471.08	87,409.19	1292 Transfer to Reserve
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Great American Pool Se...	K-341426	5624	0.00	550.00	86,859.19	1292: May 2025 Pool Svc
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Mildred A. Graves	R-804258	1318	495.00	0.00	87,354.19	1292-310
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Claudia F. Harrison	R-804261	8807	10.00	0.00	87,364.19	1292-214
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Claudia F. Harrison	R-804261	8807	485.00	0.00	87,849.19	1292-214
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Lora D. Dickinson	R-804262	1961	448.00	0.00	88,297.19	1292-301
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Lora D. Dickinson	R-804262	1961	47.00	0.00	88,344.19	1292-301
Northview Condos, Inc. - 1292	05/07/2025	05/2025	The Glenn Mitsuo Fuku...	R-804266	15342	10.00	0.00	88,354.19	1292-108
Northview Condos, Inc. - 1292	05/07/2025	05/2025	The Glenn Mitsuo Fuku...	R-804266	15342	485.00	0.00	88,839.19	1292-108
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Valerie J. Herring	R-804267	92075	402.00	0.00	89,241.19	1292-302
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Valerie J. Herring	R-804267	92075	495.00	0.00	89,736.19	1292-302
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Valerie J. Herring	R-804267	92075	157.00	0.00	89,893.19	1292-302
Northview Condos, Inc. - 1292	05/08/2025	05/2025	Linda J. Zila	R-804259	2850	495.00	0.00	90,388.19	1292-210
Northview Condos, Inc. - 1292	05/08/2025	05/2025	Lucy Harumi Hayabe	R-804260	1336	495.00	0.00	90,883.19	1292-307
Northview Condos, Inc. - 1292	05/08/2025	05/2025	William Brandon Elton	R-804264	9615314806	455.00	0.00	91,338.19	1292-313
Northview Condos, Inc. - 1292	05/08/2025	05/2025	William Brandon Elton	R-804264	9615314806	50.00	0.00	91,388.19	1292-313
Northview Condos, Inc. - 1292	05/08/2025	05/2025	William Brandon Elton	R-804265	9615314807	445.00	0.00	91,833.19	1292-313
Northview Condos, Inc. - 1292	05/08/2025	05/2025	William Brandon Elton	R-804265	9615314807	50.00	0.00	91,883.19	1292-313
Northview Condos, Inc. - 1292	05/08/2025	05/2025	William Brandon Elton	R-804265	9615314807	10.00	0.00	91,893.19	1292-313
Northview Condos, Inc. - 1292	05/08/2025	05/2025	Alexander Levy, Michael...	R-804931	479645169	495.00	0.00	92,388.19	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	05/09/2025	05/2025	Paragon Equities-4550	K-341480	5625	0.00	11.10	92,377.09	1292: Feb 2025 Postages and Copies

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/09/2025	05/2025	Paragon Equities-4550	K-341480	5625	0.00	8.28	92,368.81	1292: Feb 2025 Postages and Copies
Northview Condos, Inc. - 1292	05/09/2025	05/2025	Erica M. Piurkowski & M...	R-804263	884661944	495.00	0.00	92,863.81	1292-201
Northview Condos, Inc. - 1292	05/12/2025	05/2025	Aurelio R. Cruz & Jennif...	R-804825	1271	495.00	0.00	93,358.81	1292-116
Northview Condos, Inc. - 1292	05/12/2025	05/2025	Elizabeth Gonzalez	R-804826	1069	10.00	0.00	93,368.81	1292-103
Northview Condos, Inc. - 1292	05/12/2025	05/2025	Elizabeth Gonzalez	R-804826	1069	485.00	0.00	93,853.81	1292-103
Northview Condos, Inc. - 1292	05/12/2025	05/2025	Maxwell S. Moncure & El...	R-804827	0059	320.00	0.00	94,173.81	1292-219
Northview Condos, Inc. - 1292	05/12/2025	05/2025	Maxwell S. Moncure & El...	R-804827	0059	185.00	0.00	94,358.81	1292-219
Northview Condos, Inc. - 1292	05/12/2025	05/2025	Bank Charges 05/2025	J-81372	Bank Char...	0.00	6.00	94,352.81	Bank Charges 05/2025
Northview Condos, Inc. - 1292	05/13/2025	05/2025	Stella Gariboldi	R-804823	4097	475.00	0.00	94,827.81	1292-112
Northview Condos, Inc. - 1292	05/13/2025	05/2025	Stella Gariboldi	R-804823	4097	20.00	0.00	94,847.81	1292-112
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Cecilia Dong	R-804435	ACH	495.00	0.00	95,342.81	1292-317
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Daniel R. Ulloa & Ricard...	R-804436	ACH	495.00	0.00	95,837.81	1292-115
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Jamie L. Lozmack	R-804437	ACH	495.00	0.00	96,332.81	1292-319
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Jason Mar-Tang	R-804438	ACH	495.00	0.00	96,827.81	1292-318
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Maria Angela Santos	R-804439	ACH	155.00	0.00	96,982.81	1292-117
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Maria Angela Santos	R-804439	ACH	340.00	0.00	97,322.81	1292-117
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Mary Helen Uht & Albert...	R-804440	ACH	495.00	0.00	97,817.81	1292-105
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Matthew Froehlich & Mic...	R-804441	ACH	495.00	0.00	98,312.81	1292-104
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Randy Yoshioka & Britt...	R-804442	ACH	495.00	0.00	98,807.81	1292-315
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Samuel Dugay Sagaysay	R-804443	ACH	495.00	0.00	99,302.81	1292-202
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Sandra Torres Duran & ...	R-804444	ACH	495.00	0.00	99,797.81	1292-114
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Winnie Lao	R-804445	ACH	495.00	0.00	100,292.81	1292-306
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Roofing Standards, Inc.	K-341629	5626	0.00	3,220.00	97,072.81	1292: Completed work according to BID DB791

General Ledger

Northview Condos, Inc. - 1292
Month = May 2025
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Swiftly Swept	K-341630	5627	0.00	975.00	96,097.81	1292: Apr 2025 Maintenance Svc
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Gholam Nami & Judy Nami	R-804821	6754	495.00	0.00	96,592.81	1292-212
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Erica Ann Sack & Alex ...	R-804822	409	495.00	0.00	97,087.81	1292-316
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Grace E. Lee	R-804824	3953	46.06	0.00	97,133.87	1292-211
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Grace E. Lee	R-804824	3953	495.00	0.00	97,628.87	1292-211
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Grace E. Lee	R-804824	3953	448.94	0.00	98,077.81	1292-211
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Margarita A. Armenta	R-804828	0002740584	185.88	0.00	98,263.69	1292-207
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Margarita A. Armenta	R-804828	0002740584	309.12	0.00	98,572.81	1292-207
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Christina Keehan	R-804829	0002131814	495.00	0.00	99,067.81	1292-102
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Nicholas E. Oifoh	R-805074	Pre-Payme...	0.00	495.00	98,572.81	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Nicholas E. Oifoh	R-805074	Pre-Payme...	495.00	0.00	99,067.81	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	05/16/2025	05/2025	American Elevator Servic...	K-341680	5628	0.00	250.00	98,817.81	1292: May 2025 Elevator Svc
Northview Condos, Inc. - 1292	05/16/2025	05/2025	Jerome Furlow & Amber ...	R-805119	257	10.00	0.00	98,827.81	1292-203
Northview Condos, Inc. - 1292	05/16/2025	05/2025	Jerome Furlow & Amber ...	R-805119	257	485.00	0.00	99,312.81	1292-203
Northview Condos, Inc. - 1292	05/16/2025	05/2025	Amy Angel	R-805121	0032642468	80.00	0.00	99,392.81	1292-107
Northview Condos, Inc. - 1292	05/16/2025	05/2025	Amy Angel	R-805121	0032642468	10.00	0.00	99,402.81	1292-107
Northview Condos, Inc. - 1292	05/16/2025	05/2025	Amy Angel	R-805121	0032642468	435.00	0.00	99,837.81	1292-107
Northview Condos, Inc. - 1292	05/20/2025	05/2025	Gary Lee & Theresa Kw...	R-805120	885489772	495.00	0.00	100,332.81	1292-109
Northview Condos, Inc. - 1292	05/21/2025	05/2025	Griffin Pest Management...	K-341740	5629	0.00	124.00	100,208.81	1292: Commerical IPM Svc
Northview Condos, Inc. - 1292	05/21/2025	05/2025	Griffin Pest Management...	K-341740	5629	0.00	298.00	99,910.81	1292: Rodent Svc
Northview Condos, Inc. - 1292	05/22/2025	05/2025	Sandra L. Kaufmann	R-805163	527	35.00	0.00	99,945.81	1292-218
Northview Condos, Inc. - 1292	05/22/2025	05/2025	Sandra L. Kaufmann	R-805163	527	10.00	0.00	99,955.81	1292-218
Northview Condos, Inc. - 1292	05/22/2025	05/2025	Sandra L. Kaufmann	R-805163	527	460.00	0.00	100,415.81	1292-218

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/22/2025	05/2025	Janice L. Piper	R-805164	2526	90.00	0.00	100,505.81	1292-113
Northview Condos, Inc. - 1292	05/22/2025	05/2025	Janice L. Piper	R-805164	2526	10.00	0.00	100,515.81	1292-113
Northview Condos, Inc. - 1292	05/22/2025	05/2025	Janice L. Piper	R-805164	2526	405.00	0.00	100,920.81	1292-113
Northview Condos, Inc. - 1292	05/27/2025	05/2025	SOUTHERN CALIFORN...	K-341829	12922701	0.00	1,195.84	99,724.97	1292: 70027445720 May 2025
Northview Condos, Inc. - 1292	05/27/2025	05/2025	Earl Hatton	R-805218	3884392746	495.00	0.00	100,219.97	1292-213
Northview Condos, Inc. - 1292	05/27/2025	05/2025	Ana L. Cossio, Trustee o...	R-805219	886591966	10.00	0.00	100,229.97	1292-217
Northview Condos, Inc. - 1292	05/27/2025	05/2025	Ana L. Cossio, Trustee o...	R-805219	886591966	385.00	0.00	100,614.97	1292-217
Northview Condos, Inc. - 1292	05/27/2025	05/2025	Ana L. Cossio, Trustee o...	R-805219	886591966	100.00	0.00	100,714.97	1292-217
Northview Condos, Inc. - 1292	05/27/2025	05/2025	Matseliso Matseletsele	R-805220	886469802	126.01	0.00	100,840.98	1292-209
Northview Condos, Inc. - 1292	05/27/2025	05/2025	Matseliso Matseletsele	R-805220	886469802	348.99	0.00	101,189.97	1292-209
Northview Condos, Inc. - 1292	05/27/2025	05/2025	Yoshiko A. Ramirez, Tru...	R-805221	0004179879	495.00	0.00	101,684.97	1292-311
Northview Condos, Inc. - 1292	05/28/2025	05/2025	Paragon Equities-4550	K-341837	5630	0.00	8.97	101,676.00	1292: Apr 2025 Postage & copies
Northview Condos, Inc. - 1292	05/28/2025	05/2025	Paragon Equities-4550	K-341837	5630	0.00	21.45	101,654.55	1292: Apr 2025 Postage & copies
Northview Condos, Inc. - 1292	05/28/2025	05/2025	Department Of Public Health	K-341925	5631	0.00	658.90	100,995.65	1292: Public Pool Condo
Northview Condos, Inc. - 1292	05/28/2025	05/2025	Spectrum	K-341926	5632	0.00	3,526.63	97,469.02	1292: 8413131220077041 05/16-06/15
Northview Condos, Inc. - 1292	05/29/2025	05/2025	Great American Pool Se...	K-342023	5633	0.00	600.00	96,869.02	1392: Repair on spa circulation pump
Northview Condos, Inc. - 1292	05/29/2025	05/2025	Land Graphics	K-342028	5634	0.00	840.00	96,029.02	1292: Irrigation repairs for controllers A,B,C
Northview Condos, Inc. - 1292	05/29/2025	05/2025	Deeptichandra Chakka	R-805311	481302924	50.00	0.00	96,079.02	PAYLEASE 1292-304
Northview Condos, Inc. - 1292	05/29/2025	05/2025	Deeptichandra Chakka	R-805311	481302924	435.00	0.00	96,514.02	PAYLEASE 1292-304
Northview Condos, Inc. - 1292	05/30/2025	05/2025	Signal Hill Disposal	K-342051	5635	0.00	1,617.27	94,896.75	1292: 38-V3601696 Apr 2025
Northview Condos, Inc. - 1292	05/30/2025	05/2025	Nicholas E. Oifoh	R-805315	292492486	495.00	0.00	95,391.75	Credit Card On-Line Payment ; Web - Resident Services
			Net Change=6,046.97			34,760.99	28,714.02	95,391.75	= Ending Balance =
1120			Cash in Bank - Reserve					29,721.01	= Beginning Balance =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/08/2025	05/2025	Northview	R-804123	5623	4,471.08	0.00	34,192.09	May 2025 transfer to reserve 1292
Northview Condos, Inc. - 1292	05/30/2025	05/2025	Interest Income 05/2025	J-81772	Interest I...	0.29	0.00	34,192.38	Interest Income 05/2025
			Net Change=4,471.37			4,471.37	0.00	34,192.38	= Ending Balance =
1125			Cash in Bank - Money ...					89,619.28	= Beginning Balance =
Northview Condos, Inc. - 1292	05/12/2025	05/2025	Bank Charges 05/2025	J-81370	Bank Char...	0.00	6.00	89,613.28	Bank Charges 05/2025
Northview Condos, Inc. - 1292	05/30/2025	05/2025	Interest Income 05/2025	J-81371	Interest I...	0.73	0.00	89,614.01	Interest Income 05/2025
			Net Change=-5.27			0.73	6.00	89,614.01	= Ending Balance =
2501			Reserves-Boiler					9,466.68	= Beginning Balance =
			Net Change=0.00			0.00	0.00	9,466.68	= Ending Balance =
2503			Reserves-Tennis Courts					-1,685.81	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-1,685.81	= Ending Balance =
2504			Reserves-Security Phones					-176.09	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-176.09	= Ending Balance =
2505			Reserves-Irrigation					-1,164.12	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-1,164.12	= Ending Balance =
2507			Reserves-Fences & Gates					15,797.49	= Beginning Balance =
			Net Change=0.00			0.00	0.00	15,797.49	= Ending Balance =
2511			Reserves-Pest Control					3,642.70	= Beginning Balance =
			Net Change=0.00			0.00	0.00	3,642.70	= Ending Balance =
2513			Reserves-Lighting					-2,564.29	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-2,564.29	= Ending Balance =
2514			Reserves-Elevator					-5,444.20	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-5,444.20	= Ending Balance =
2515			Reserves-Painting					-9,304.47	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-9,304.47	= Ending Balance =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
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 ...					-317.87 = Beginning Balance =	
Northview Condos, Inc. - 1292	05/30/2025	05/2025	Interest Income 05/2025	J-81371	Interest I...	0.00	0.73	-318.60	Interest Income 05/2025
Northview Condos, Inc. - 1292	05/30/2025	05/2025	Interest Income 05/2025	J-81772	Interest I...	0.00	0.29	-318.89	Interest Income 05/2025
			Net Change=-1.02			0.00	1.02	-318.89 = Ending Balance =	
2607			Reserves-Fire System Net Change=0.00			0.00	0.00	-2,236.14 = Beginning Balance = -2,236.14 = Ending Balance =	
2614			Reserves-Mailboxes Net Change=0.00			0.00	0.00	4,712.48 = Beginning Balance = 4,712.48 = Ending Balance =	
2615			Reserves-Concrete Net Change=0.00			0.00	0.00	-758.58 = Beginning Balance = -758.58 = Ending Balance =	
2616			Reserve-Clubhouse 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					250,243.52 = Beginning Balance =	

General Ledger

Northview Condos, Inc. - 1292

Month = May 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/08/2025	05/2025	Northview	R-804123	5623	0.00	4,471.08	245,772.44	May 2025 transfer to reserve 1292
Northview Condos, Inc. - 1292	05/12/2025	05/2025	Bank Charges 05/2025	J-81370	Bank Char...	6.00	0.00	245,778.44	Bank Charges 05/2025
			Net Change=-4,465.08			6.00	4,471.08	245,778.44	= 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 =
2850			Escrow Refund						
			Net Change=0.00			0.00	0.00	-830.00	= Beginning Balance =
								-830.00	= Ending Balance =
3108			Prepaid Dues						
								1,521.01	= Beginning Balance =
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Amy Angel	R-803605	:prepay	60.00	0.00	1,581.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Chris Sarni	R-803606	:prepay	205.00	0.00	1,786.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Chris Sarni	R-803607	:prepay	290.00	0.00	2,076.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Felipe J. Martinez	R-803608	:prepay	395.00	0.00	2,471.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Claudia F. Harrison	R-803609	:prepay	10.00	0.00	2,481.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Sandra L. Kaufmann	R-803610	:prepay	35.00	0.00	2,516.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Lora D. Dickinson	R-803611	:prepay	448.00	0.00	2,964.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Stella Gariboldi	R-803631	:prepay	20.00	0.00	2,984.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Janice L. Piper	R-803655	:prepay	90.00	0.00	3,074.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Elizabeth Gonzalez	R-803672	:prepay	10.00	0.00	3,084.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Andre F. Ide	R-803679	:prepay	95.00	0.00	3,179.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Yoshiko A. Ramirez, Tru...	R-803680	:prepay	495.00	0.00	3,674.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Maria Angela Santos	R-803724	:prepay	340.00	0.00	4,014.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Jerome Furlow & Amber ...	R-803725	:prepay	485.00	0.00	4,499.01	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292

Month = May 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Vicki L. Desler & Michael...	R-803747	:prepay	10.00	0.00	4,509.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Matseliso Matseletsele	R-803757	:prepay	368.99	0.00	4,878.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Noelia Mosqueda	R-803762	:prepay	470.00	0.00	5,348.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Maxwell S. Moncure & El...	R-803789	:prepay	175.00	0.00	5,523.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/02/2025	05/2025	Noelia Mosqueda	R-803891	2399	0.00	470.00	5,053.00	1292-204
Northview Condos, Inc. - 1292	05/05/2025	05/2025	Andre F. Ide	R-804927	477263536	0.00	75.00	4,978.00	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	05/05/2025	05/2025	Vicki L. Desler & Michael...	R-804929	477631283	0.00	10.00	4,968.00	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	05/06/2025	05/2025	Felipe J. Martinez	R-804269	0000005255	0.00	375.00	4,593.00	1292-119
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Claudia F. Harrison	R-804261	8807	0.00	10.00	4,583.00	1292-214
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Lora D. Dickinson	R-804262	1961	0.00	448.00	4,135.00	1292-301
Northview Condos, Inc. - 1292	05/12/2025	05/2025	Elizabeth Gonzalez	R-804826	1069	0.00	10.00	4,125.00	1292-103
Northview Condos, Inc. - 1292	05/12/2025	05/2025	Maxwell S. Moncure & El...	R-804827	0059	0.00	185.00	3,940.00	1292-219
Northview Condos, Inc. - 1292	05/13/2025	05/2025	Stella Gariboldi	R-804823	4097	0.00	20.00	3,920.00	1292-112
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Maria Angela Santos	R-804439	ACH	0.00	340.00	3,580.00	1292-117
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Nicholas E. Oifoh	R-805074	Pre-Payme...	495.00	0.00	4,075.00	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	05/16/2025	05/2025	Jerome Furlow & Amber ...	R-805119	257	0.00	485.00	3,590.00	1292-203
Northview Condos, Inc. - 1292	05/16/2025	05/2025	Amy Angel	R-805121	0032642468	0.00	80.00	3,510.00	1292-107
Northview Condos, Inc. - 1292	05/22/2025	05/2025	Sandra L. Kaufmann	R-805163	527	0.00	35.00	3,475.00	1292-218
Northview Condos, Inc. - 1292	05/22/2025	05/2025	Janice L. Piper	R-805164	2526	0.00	90.00	3,385.00	1292-113
Northview Condos, Inc. - 1292	05/27/2025	05/2025	Earl Hatton	R-805218	3884392746	0.00	495.00	2,890.00	1292-213
Northview Condos, Inc. - 1292	05/27/2025	05/2025	Matseliso Matseletsele	R-805220	886469802	0.00	348.99	2,541.01	1292-209
Northview Condos, Inc. - 1292	05/27/2025	05/2025	Yoshiko A. Ramirez, Tru...	R-805221	0004179879	0.00	495.00	2,046.01	1292-311
Northview Condos, Inc. - 1292	05/29/2025	05/2025	Deeptichandra Chakka	R-805311	481302924	0.00	435.00	1,611.01	PAYLEASE 1292-304

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/30/2025	05/2025	Nicholas E. Oifoh	R-805315	292492486	0.00	495.00	1,116.01	Credit Card On-Line Payment ; Web - Resident Services
			Net Change=			-405.00			
						4,496.99	4,901.99	1,116.01	= Ending Balance =
3110			Dues/Operating					-109,634.01	= Beginning Balance =
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Amy Angel	R-803605	:prepay	0.00	60.00	-109,694.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Chris Sarni	R-803606	:prepay	0.00	205.00	-109,899.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Chris Sarni	R-803607	:prepay	0.00	290.00	-110,189.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Felipe J. Martinez	R-803608	:prepay	0.00	395.00	-110,584.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Claudia F. Harrison	R-803609	:prepay	0.00	10.00	-110,594.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Sandra L. Kaufmann	R-803610	:prepay	0.00	35.00	-110,629.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Lora D. Dickinson	R-803611	:prepay	0.00	448.00	-111,077.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Stella Gariboldi	R-803631	:prepay	0.00	20.00	-111,097.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Janice L. Piper	R-803655	:prepay	0.00	90.00	-111,187.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Elizabeth Gonzalez	R-803672	:prepay	0.00	10.00	-111,197.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Andre F. Ide	R-803679	:prepay	0.00	95.00	-111,292.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Yoshiko A. Ramirez, Tru...	R-803680	:prepay	0.00	495.00	-111,787.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Maria Angela Santos	R-803724	:prepay	0.00	340.00	-112,127.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Jerome Furlow & Amber ...	R-803725	:prepay	0.00	485.00	-112,612.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Vicki L. Desler & Michael...	R-803747	:prepay	0.00	10.00	-112,622.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Matseliso Matseletsele	R-803757	:prepay	0.00	368.99	-112,991.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Noelia Mosqueda	R-803762	:prepay	0.00	470.00	-113,461.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Maxwell S. Moncure & El...	R-803789	:prepay	0.00	175.00	-113,636.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Michael J. Gore	R-803894	0099712707	0.00	495.00	-114,131.00	1292-205
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Roberto M. Sinson, Jr & ...	R-803895	0000005600	0.00	495.00	-114,626.00	1292-309

General Ledger

Northview Condos, Inc. - 1292

Month = May 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/02/2025	05/2025	Jublin Kothari, Nibharani...	R-803889	140	0.00	495.00	-115,121.00	1292-101
Northview Condos, Inc. - 1292	05/02/2025	05/2025	Cathy Y. Butler	R-803890	7501	0.00	495.00	-115,616.00	1292-206
Northview Condos, Inc. - 1292	05/02/2025	05/2025	Noelia Mosqueda	R-803891	2399	0.00	25.00	-115,641.00	1292-204
Northview Condos, Inc. - 1292	05/02/2025	05/2025	William S. Miller & Timot...	R-803892	1179	0.00	495.00	-116,136.00	1292-216
Northview Condos, Inc. - 1292	05/02/2025	05/2025	Karla Magana	R-803893	2237	0.00	395.00	-116,531.00	1292-308
Northview Condos, Inc. - 1292	05/02/2025	05/2025	Karla Magana	R-803893	2237	0.00	80.00	-116,611.00	1292-308
Northview Condos, Inc. - 1292	05/02/2025	05/2025	Earl Hatton	R-803896	3842235256	0.00	495.00	-117,106.00	1292-213
Northview Condos, Inc. - 1292	05/05/2025	05/2025	Megan Porter & Nicolas Diaz	R-804000	217	0.00	495.00	-117,601.00	1292-106
Northview Condos, Inc. - 1292	05/05/2025	05/2025	Katy Rios & Albert C. La...	R-804001	739	0.00	395.00	-117,996.00	1292-215
Northview Condos, Inc. - 1292	05/05/2025	05/2025	Katy Rios & Albert C. La...	R-804001	739	0.00	100.00	-118,096.00	1292-215
Northview Condos, Inc. - 1292	05/05/2025	05/2025	Fred J. Nalder, Trustee o...	R-804002	883887861	0.00	495.00	-118,591.00	1292-312
Northview Condos, Inc. - 1292	05/05/2025	05/2025	Andre F. Ide	R-804927	477263536	0.00	400.00	-118,991.00	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	05/05/2025	05/2025	Vicki L. Desler & Michael...	R-804929	477631283	0.00	485.00	-119,476.00	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	05/06/2025	05/2025	Judi Woods	R-804268	0001297529	0.00	220.00	-119,696.00	1292-111
Northview Condos, Inc. - 1292	05/06/2025	05/2025	Judi Woods	R-804268	0001297529	0.00	495.00	-120,191.00	1292-111
Northview Condos, Inc. - 1292	05/06/2025	05/2025	Judi Woods	R-804268	0001297529	0.00	495.00	-120,686.00	1292-111
Northview Condos, Inc. - 1292	05/06/2025	05/2025	Judi Woods	R-804268	0001297529	0.00	190.00	-120,876.00	1292-111
Northview Condos, Inc. - 1292	05/06/2025	05/2025	Felipe J. Martinez	R-804269	0000005255	0.00	100.00	-120,976.00	1292-119
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Mildred A. Graves	R-804258	1318	0.00	495.00	-121,471.00	1292-310
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Claudia F. Harrison	R-804261	8807	0.00	485.00	-121,956.00	1292-214
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Lora D. Dickinson	R-804262	1961	0.00	47.00	-122,003.00	1292-301
Northview Condos, Inc. - 1292	05/07/2025	05/2025	The Glenn Mitsuo Fuku...	R-804266	15342	0.00	10.00	-122,013.00	1292-108
Northview Condos, Inc. - 1292	05/07/2025	05/2025	The Glenn Mitsuo Fuku...	R-804266	15342	0.00	485.00	-122,498.00	1292-108

General Ledger

Northview Condos, Inc. - 1292

Month = May 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Valerie J. Herring	R-804267	92075	0.00	402.00	-122,900.00	1292-302
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Valerie J. Herring	R-804267	92075	0.00	495.00	-123,395.00	1292-302
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Valerie J. Herring	R-804267	92075	0.00	157.00	-123,552.00	1292-302
Northview Condos, Inc. - 1292	05/08/2025	05/2025	Linda J. Zila	R-804259	2850	0.00	495.00	-124,047.00	1292-210
Northview Condos, Inc. - 1292	05/08/2025	05/2025	Lucy Harumi Hayabe	R-804260	1336	0.00	495.00	-124,542.00	1292-307
Northview Condos, Inc. - 1292	05/08/2025	05/2025	William Brandon Elton	R-804264	9615314806	0.00	455.00	-124,997.00	1292-313
Northview Condos, Inc. - 1292	05/08/2025	05/2025	William Brandon Elton	R-804264	9615314806	0.00	50.00	-125,047.00	1292-313
Northview Condos, Inc. - 1292	05/08/2025	05/2025	William Brandon Elton	R-804265	9615314807	0.00	445.00	-125,492.00	1292-313
Northview Condos, Inc. - 1292	05/08/2025	05/2025	William Brandon Elton	R-804265	9615314807	0.00	50.00	-125,542.00	1292-313
Northview Condos, Inc. - 1292	05/08/2025	05/2025	Alexander Levy, Michael...	R-804931	479645169	0.00	495.00	-126,037.00	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	05/09/2025	05/2025	Erica M. Piurkowski & M...	R-804263	884661944	0.00	495.00	-126,532.00	1292-201
Northview Condos, Inc. - 1292	05/12/2025	05/2025	Aurelio R. Cruz & Jennif...	R-804825	1271	0.00	495.00	-127,027.00	1292-116
Northview Condos, Inc. - 1292	05/12/2025	05/2025	Elizabeth Gonzalez	R-804826	1069	0.00	485.00	-127,512.00	1292-103
Northview Condos, Inc. - 1292	05/12/2025	05/2025	Maxwell S. Moncure & El...	R-804827	0059	0.00	320.00	-127,832.00	1292-219
Northview Condos, Inc. - 1292	05/13/2025	05/2025	Stella Gariboldi	R-804823	4097	0.00	475.00	-128,307.00	1292-112
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Cecilia Dong	R-804435	ACH	0.00	495.00	-128,802.00	1292-317
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Daniel R. Ulloa & Ricard...	R-804436	ACH	0.00	495.00	-129,297.00	1292-115
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Jamie L. Lozmack	R-804437	ACH	0.00	495.00	-129,792.00	1292-319
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Jason Mar-Tang	R-804438	ACH	0.00	495.00	-130,287.00	1292-318
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Maria Angela Santos	R-804439	ACH	0.00	155.00	-130,442.00	1292-117
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Mary Helen Uht & Albert...	R-804440	ACH	0.00	495.00	-130,937.00	1292-105
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Matthew Froehlich & Mic...	R-804441	ACH	0.00	495.00	-131,432.00	1292-104
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Randy Yoshioka & Britt...	R-804442	ACH	0.00	495.00	-131,927.00	1292-315

General Ledger

Northview Condos, Inc. - 1292
 Month = May 2025
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Samuel Dugay Sagaysay	R-804443	ACH	0.00	495.00	-132,422.00	1292-202
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Sandra Torres Duran & ...	R-804444	ACH	0.00	495.00	-132,917.00	1292-114
Northview Condos, Inc. - 1292	05/14/2025	05/2025	Winnie Lao	R-804445	ACH	0.00	495.00	-133,412.00	1292-306
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Gholam Nami & Judy Nami	R-804821	6754	0.00	495.00	-133,907.00	1292-212
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Erica Ann Sack & Alex ...	R-804822	409	0.00	495.00	-134,402.00	1292-316
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Grace E. Lee	R-804824	3953	0.00	46.06	-134,448.06	1292-211
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Grace E. Lee	R-804824	3953	0.00	495.00	-134,943.06	1292-211
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Grace E. Lee	R-804824	3953	0.00	448.94	-135,392.00	1292-211
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Margarita A. Armenta	R-804828	0002740584	0.00	185.88	-135,577.88	1292-207
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Margarita A. Armenta	R-804828	0002740584	0.00	309.12	-135,887.00	1292-207
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Christina Keehan	R-804829	0002131814	0.00	495.00	-136,382.00	1292-102
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Nicholas E. Oifoh	R-805074	Pre-Payme...	0.00	495.00	-136,877.00	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	05/16/2025	05/2025	Jerome Furlow & Amber ...	R-805119	257	0.00	10.00	-136,887.00	1292-203
Northview Condos, Inc. - 1292	05/16/2025	05/2025	Amy Angel	R-805121	0032642468	0.00	435.00	-137,322.00	1292-107
Northview Condos, Inc. - 1292	05/20/2025	05/2025	Gary Lee & Theresa Kw...	R-805120	885489772	0.00	495.00	-137,817.00	1292-109
Northview Condos, Inc. - 1292	05/22/2025	05/2025	Sandra L. Kaufmann	R-805163	527	0.00	460.00	-138,277.00	1292-218
Northview Condos, Inc. - 1292	05/22/2025	05/2025	Janice L. Piper	R-805164	2526	0.00	405.00	-138,682.00	1292-113
Northview Condos, Inc. - 1292	05/27/2025	05/2025	Ana L. Cossio, Trustee o...	R-805219	886591966	0.00	385.00	-139,067.00	1292-217
Northview Condos, Inc. - 1292	05/27/2025	05/2025	Ana L. Cossio, Trustee o...	R-805219	886591966	0.00	100.00	-139,167.00	1292-217
Northview Condos, Inc. - 1292	05/27/2025	05/2025	Matseliso Matseletsele	R-805220	886469802	0.00	126.01	-139,293.01	1292-209
Northview Condos, Inc. - 1292	05/29/2025	05/2025	Deeptichandra Chakka	R-805311	481302924	0.00	50.00	-139,343.01	PAYLEASE 1292-304
			Net Change=-29,709.00			0.00	29,709.00	-139,343.01	= Ending Balance =
3122			Club House Rental					-25.00	= Beginning Balance =

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
			Net Change=0.00			0.00	0.00	-25.00	= Ending Balance =
3145			Collection Charges					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	05/06/2025	05/2025	Judi Woods	R-804268	0001297529	0.00	100.00	-100.00	1292-111
			Net Change=-100.00			0.00	100.00	-100.00	= Ending Balance =
3410			Late Fee					-220.00	= Beginning Balance =
Northview Condos, Inc. - 1292	05/08/2025	05/2025	William Brandon Elton	R-804265	9615314807	0.00	10.00	-230.00	1292-313
Northview Condos, Inc. - 1292	05/16/2025	05/2025	Amy Angel	R-805121	0032642468	0.00	10.00	-240.00	1292-107
Northview Condos, Inc. - 1292	05/22/2025	05/2025	Sandra L. Kaufmann	R-805163	527	0.00	10.00	-250.00	1292-218
Northview Condos, Inc. - 1292	05/22/2025	05/2025	Janice L. Piper	R-805164	2526	0.00	10.00	-260.00	1292-113
Northview Condos, Inc. - 1292	05/27/2025	05/2025	Ana L. Cossio, Trustee o...	R-805219	886591966	0.00	10.00	-270.00	1292-217
			Net Change=-50.00			0.00	50.00	-270.00	= Ending Balance =
3411			Violation Fee					-300.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-300.00	= Ending Balance =
4120			Telephone/Intercom					4,466.19	= Beginning Balance =
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Charter Communications	K-341356	5617	310.40	0.00	4,776.59	1292: 8413131220041476 04/22-05/21
			Net Change=310.40			310.40	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					60.25	= Beginning Balance =
Northview Condos, Inc. - 1292	05/12/2025	05/2025	Bank Charges 05/2025	J-81372	Bank Char...	6.00	0.00	66.25	Bank Charges 05/2025
			Net Change=6.00			6.00	0.00	66.25	= Ending Balance =
4130			Postage & Printing					37.54	= Beginning Balance =
Northview Condos, Inc. - 1292	05/05/2025	05/2025	Paragon Equities-4550	K-341267	5616	10.35	0.00	47.89	1292: Copies and Postages Mar 2025
Northview Condos, Inc. - 1292	05/09/2025	05/2025	Paragon Equities-4550	K-341480	5625	8.28	0.00	56.17	1292: Feb 2025 Postages and Copies

General Ledger

Northview Condos, Inc. - 1292
 Month = May 2025
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/28/2025	05/2025	Paragon Equities-4550	K-341837	5630	8.97	0.00	65.14	1292: Apr 2025 Postage & copies
			Net Change=27.60			27.60	0.00	65.14	= Ending Balance =
4133			Copies & Faxes					63.60	= Beginning Balance =
Northview Condos, Inc. - 1292	05/05/2025	05/2025	Paragon Equities-4550	K-341267	5616	23.70	0.00	87.30	1292: Copies and Postages Mar 2025
Northview Condos, Inc. - 1292	05/09/2025	05/2025	Paragon Equities-4550	K-341480	5625	11.10	0.00	98.40	1292: Feb 2025 Postages and Copies
Northview Condos, Inc. - 1292	05/28/2025	05/2025	Paragon Equities-4550	K-341837	5630	21.45	0.00	119.85	1292: Apr 2025 Postage & copies
			Net Change=56.25			56.25	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 =
			Net Change=0.00			0.00	0.00	415.00	= Ending Balance =
4460			Repairs/Roof					500.00	= Beginning Balance =
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Roofing Standards, Inc.	K-341629	5626	3,220.00	0.00	3,720.00	1292: Completed work according to BID DB791
			Net Change=3,220.00			3,220.00	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					1,450.00	= Beginning Balance =
Northview Condos, Inc. - 1292	05/16/2025	05/2025	American Elevator Servic...	K-341680	5628	250.00	0.00	1,700.00	1292: May 2025 Elevator Svc
			Net Change=250.00			250.00	0.00	1,700.00	= 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 =

General Ledger

Northview Condos, Inc. - 1292
 Month = May 2025
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
4525			Pest Control					1,495.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Griffin Pest Management...	K-341359	5620	124.00	0.00	1,619.00	1292: Commercial IPM Svc
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Griffin Pest Management...	K-341360	5621	298.00	0.00	1,917.00	1292: Rodent svc
Northview Condos, Inc. - 1292	05/21/2025	05/2025	Griffin Pest Management...	K-341740	5629	298.00	0.00	2,215.00	1292: Rodent Svc
Northview Condos, Inc. - 1292	05/21/2025	05/2025	Griffin Pest Management...	K-341740	5629	124.00	0.00	2,339.00	1292: Commerical IPM Svc
			Net Change=844.00			844.00	0.00	2,339.00 = Ending Balance =	
4530			Gardening					4,294.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Land Graphics	K-341422	5622	936.00	0.00	5,230.00	1292: May 2025 Gardening Svc
Northview Condos, Inc. - 1292	05/29/2025	05/2025	Land Graphics	K-342028	5634	840.00	0.00	6,070.00	1292: Irrigation repairs for controllers A,B,C
			Net Change=1,776.00			1,776.00	0.00	6,070.00 = Ending Balance =	
4535			Pool/Spa Maintenance					1,650.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Great American Pool Se...	K-341426	5624	550.00	0.00	2,200.00	1292: May 2025 Pool Svc
Northview Condos, Inc. - 1292	05/29/2025	05/2025	Great American Pool Se...	K-342023	5633	600.00	0.00	2,800.00	1392: Repair on spa circulation pump
			Net Change=1,150.00			1,150.00	0.00	2,800.00 = Ending Balance =	
4540			Insurance					18,039.05 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	18,039.05 = Ending Balance =	
4550			Management					7,402.32 = Beginning Balance =	
Northview Condos, Inc. - 1292	05/01/2025	05/2025	Paragon Equities-4550	K-341121	5615	1,831.83	0.00	9,234.15	May Management Fees
			Net Change=1,831.83			1,831.83	0.00	9,234.15 = Ending Balance =	
4560			Custodial Service					3,850.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	05/15/2025	05/2025	Swiftly Swept	K-341630	5627	975.00	0.00	4,825.00	1292: Apr 2025 Maintenance Svc
			Net Change=975.00			975.00	0.00	4,825.00 = Ending Balance =	
4580			Electricity					5,633.87 = Beginning Balance =	
Northview Condos, Inc. - 1292	05/27/2025	05/2025	SOUTHERN CALIFORN...	K-341829	12922701	1,195.84	0.00	6,829.71	1292: 70027445720 May 2025

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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
			Net Change=1,195.84			1,195.84	0.00	6,829.71	= Ending Balance =
4590			Gas					1,339.71	= Beginning Balance =
			Net Change=0.00			0.00	0.00	1,339.71	= Ending Balance =
4610			Water & Sewer					11,293.07	= Beginning Balance =
Northview Condos, Inc. - 1292	05/07/2025	05/2025	City of Signal Hill (Water...	K-341357	5618	240.77	0.00	11,533.84	1292: 1090211201 03/05-04/03
Northview Condos, Inc. - 1292	05/07/2025	05/2025	City of Signal Hill (Water...	K-341358	5619	2,059.46	0.00	13,593.30	1292: 1090211101 03/03-04/02
			Net Change=2,300.23			2,300.23	0.00	13,593.30	= Ending Balance =
4620			Trash					8,018.27	= Beginning Balance =
Northview Condos, Inc. - 1292	05/30/2025	05/2025	Signal Hill Disposal	K-342051	5635	1,617.27	0.00	9,635.54	1292: 38-V3601696 Apr 2025
			Net Change=1,617.27			1,617.27	0.00	9,635.54	= Ending Balance =
4625			Cable/Internet/Satellite ...					21,132.09	= Beginning Balance =
Northview Condos, Inc. - 1292	05/28/2025	05/2025	Spectrum	K-341926	5632	3,526.63	0.00	24,658.72	1292: 8413131220077041 05/16-06/15
			Net Change=3,526.63			3,526.63	0.00	24,658.72	= Ending Balance =
4641			License,Fees,Permits					35.00	= Beginning Balance =
Northview Condos, Inc. - 1292	05/28/2025	05/2025	Department Of Public Health	K-341925	5631	658.90	0.00	693.90	1292: Public Pool Condo
			Net Change=658.90			658.90	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					4,471.08	= Beginning Balance =
Northview Condos, Inc. - 1292	05/07/2025	05/2025	Northview Condos, Inc.	K-341423	5623	4,471.08	0.00	8,942.16	1292 Transfer to Reserve
			Net Change=4,471.08			4,471.08	0.00	8,942.16	= Ending Balance =
						67,953.11	67,953.11		