

DRAFT

Monthly Report

October 2025

Northview Condos, Inc. - 1292

Prepared By : Paragon Equities

4543 E Anaheim Street Long Beach CA 90804

(562) 494-4455

Cash Flow Statement

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Northview Condos, Inc. - 1292

Month = Oct 2025

Book = Cash

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
3000	INCOME				
3108	Prepaid Dues	-2,283.99	-9.28	1,380.00	0.49
3110	Dues/Operating	26,618.99	108.14	278,721.94	98.88
3122	Club House Rental	0.00	0.00	25.00	0.01
3145	Collection Charges	0.00	0.00	600.00	0.21
3200	Key/Remote Fee	150.00	0.61	150.00	0.05
3305	Interest Income	0.00	0.00	12.65	0.00
3410	Late Fee	30.00	0.12	560.00	0.20
3411	Violation Fee	100.00	0.41	420.00	0.15
3990	TOTAL INCOME	24,615.00	100.00	281,869.59	100.00
4000	EXPENSE				
4120	Telephone/Intercom	146.25	0.59	5,716.09	2.03
4124	Miscellaneous General & Admin	0.00	0.00	1,287.00	0.46
4129	Bank Charges	3.18	0.01	75.43	0.03
4130	Postage & Printing	12.58	0.05	169.81	0.06
4133	Copies & Faxes	73.05	0.30	328.80	0.12
4450	Repairs/Plumbing	0.00	0.00	3,600.00	1.28
4455	Repairs/Electrical	0.00	0.00	425.00	0.15
4457	Repairs/Gate,Fence	0.00	0.00	776.50	0.28
4460	Repairs/Roof	0.00	0.00	3,720.00	1.32
4475	Fire Safety Equipment	0.00	0.00	480.00	0.17
4490	Elevator Maintenance	250.00	1.02	4,365.00	1.55
4491	Lighting Maintenance	0.00	0.00	672.65	0.24
4520	Maintenance & Supplies	0.00	0.00	159.47	0.06
4525	Pest Control	422.00	1.71	4,027.00	1.43
4530	Gardening	1,576.00	6.40	12,830.00	4.55
4535	Pool/Spa Maintenance	550.00	2.23	7,910.00	2.81
4540	Insurance	0.00	0.00	39,561.18	14.04
4550	Management	1,831.83	7.44	18,393.30	6.53
4551	Management - Additional	0.00	0.00	100.00	0.04
4554	Admin. Services	0.00	0.00	130.00	0.05
4560	Custodial Service	225.00	0.91	6,950.00	2.47
4580	Electricity	1,524.87	6.19	13,915.81	4.94
4590	Gas	600.08	2.44	3,106.29	1.10
4610	Water & Sewer	1,930.13	7.84	28,342.06	10.06
4620	Trash	1,824.44	7.41	18,343.40	6.51
4625	Cable/Internet/Satellite Expense	7,053.26	28.65	38,765.24	13.75
4626	TV Cable Bulk Service	0.00	0.00	3,526.63	1.25
4629	Tax Preparation/Audit	0.00	0.00	900.00	0.32
4630	Legal	0.00	0.00	2,044.00	0.73
4637	Collection Expense	0.00	0.00	200.00	0.07
4641	License,Fees,Permits	0.00	0.00	1,593.90	0.57
4645	Interest Expense	65.00	0.26	65.00	0.02
4649	Meeting Expense	65.00	0.26	390.00	0.14
4651	Contingency	2,865.00	11.64	5,483.95	1.95
4722	TOTAL EXPENSE	21,017.67	85.39	228,353.51	81.01
4723	RESERVE ALLOCATION				
4730	Transfer to Reserve Acct	4,471.08	18.16	31,297.56	11.10
4818	TOTAL RESERVE ALLOCATION	4,471.08	18.16	31,297.56	11.10
5010	NET INCOME	-873.75	-3.55	22,218.52	7.88

Cash Flow Statement

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

ACCOUNT		MONTH TO DATE		%	YEAR TO DATE		%
CASH FLOW		-873.75		-3.55	22,218.52		7.88
MONTH TO DATE		BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE			
1110	Cash in Bank - Operating Account	104,398.20	103,524.45	-873.75			
1114	Cash in Bank	0.00	0.00	0.00			
1120	Cash in Bank - Reserve	0.00	0.00	0.00			
1121	Cash in Bank - Reserve	54,328.10	58,799.18	4,471.08			
1125	Cash in Bank - Money Market	89,593.03	89,586.79	-6.24			
TOTAL CASH		248,319.33	251,910.42	3,591.09			
YEAR TO DATE		BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE			
1110	Cash in Bank - Operating Account	81,305.93	103,524.45	22,218.52			
1114	Cash in Bank	0.00	0.00	0.00			
1120	Cash in Bank - Reserve	25,249.03	0.00	-25,249.03			
1121	Cash in Bank - Reserve	0.00	58,799.18	58,799.18			
1125	Cash in Bank - Money Market	89,640.33	89,586.79	-53.54			
TOTAL CASH		196,195.29	251,910.42	55,715.13			

Balance Sheet

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Northview Condos, Inc. - 1292

Month = Oct 2025

Book = Cash

ACCOUNT		CURRENT BALANCE
1000	ASSETS	
1100	Cash	
1110	Cash in Bank - Operating Account	103,524.45
1121	Cash in Bank - Reserve	58,799.18
1125	Cash in Bank - Money Market	89,586.79
1190	Total Cash	251,910.42
1990	TOTAL ASSETS	251,910.42
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	324.07
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	-221,204.04
2701	Total Reserves	148,385.97
2702	Equity	
2704	Owner Equity	13,103.36
2710	Current Fees Year Increase/Decrease	89,591.09
2850	Escrow Refund	830.00
2890	Total Equity	103,524.45
2990	TOTAL LIAB. & EQUITY	251,910.42

Budget Comparison

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000	INCOME									
3108	Prepaid Dues	-2,283.99	0.00	-2,283.99	N/A	1,380.00	0.00	1,380.00	N/A	0.00
3110	Dues/Operating	26,618.99	27,720.00	-1,101.01	-3.97	278,721.94	277,200.00	1,521.94	0.55	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	0.00	0.00	0.00	N/A	600.00	0.00	600.00	N/A	0.00
3200	Key/Remote Fee	150.00	0.00	150.00	N/A	150.00	0.00	150.00	N/A	0.00
3305	Interest Income	0.00	0.00	0.00	N/A	12.65	0.00	12.65	N/A	0.00
3410	Late Fee	30.00	0.00	30.00	N/A	560.00	0.00	560.00	N/A	0.00
3411	Violation Fee	100.00	0.00	100.00	N/A	420.00	0.00	420.00	N/A	0.00
3990	TOTAL INCOME	24,615.00	27,720.00	-3,105.00	-11.20	281,869.59	277,200.00	4,669.59	1.68	332,640.00
4000	EXPENSE									
4120	Telephone/Intercom	146.25	366.67	220.42	60.11	5,716.09	3,669.63	-2,046.46	-55.77	4,403.63
4124	Miscellaneous General & Admin	0.00	50.00	50.00	100.00	1,287.00	500.00	-787.00	-157.40	600.00
4129	Bank Charges	3.18	8.33	5.15	61.82	75.43	80.37	4.94	6.15	96.37
4130	Postage & Printing	12.58	100.00	87.42	87.42	169.81	1,000.00	830.19	83.02	1,200.00
4133	Copies & Faxes	73.05	100.00	26.95	26.95	328.80	1,000.00	671.20	67.12	1,200.00
4137	Budget Prep	0.00	10.42	10.42	100.00	0.00	100.38	100.38	100.00	120.38
4444	Building Repairs	0.00	166.67	166.67	100.00	0.00	1,669.63	1,669.63	100.00	2,003.63
4450	Repairs/Plumbing	0.00	1,000.00	1,000.00	100.00	3,600.00	10,000.00	6,400.00	64.00	12,000.00
4452	Repairs/Irrigation Syst	0.00	83.33	83.33	100.00	0.00	830.37	830.37	100.00	996.37
4455	Repairs/Electrical	0.00	83.33	83.33	100.00	425.00	830.37	405.37	48.82	996.37
4457	Repairs/Gate,Fence	0.00	291.67	291.67	100.00	776.50	2,919.63	2,143.13	73.40	3,503.63
4460	Repairs/Roof	0.00	83.33	83.33	100.00	3,720.00	830.37	-2,889.63	-347.99	996.37
4470	Repairs/Other	0.00	166.67	166.67	100.00	0.00	1,669.63	1,669.63	100.00	2,003.63
4475	Fire Safety Equipment	0.00	208.33	208.33	100.00	480.00	2,080.37	1,600.37	76.93	2,496.37
4481	Restoration Expense	0.00	83.33	83.33	100.00	0.00	830.37	830.37	100.00	996.37
4490	Elevator Maintenance	250.00	250.00	0.00	0.00	4,365.00	2,500.00	-1,865.00	-74.60	3,000.00
4491	Lighting Maintenance	0.00	208.33	208.33	100.00	672.65	2,080.37	1,407.72	67.67	2,496.37
4520	Maintenance & Supplies	0.00	208.33	208.33	100.00	159.47	2,080.37	1,920.90	92.33	2,496.37
4525	Pest Control	422.00	408.33	-13.67	-3.35	4,027.00	4,080.37	53.37	1.31	4,896.37
4530	Gardening	1,576.00	1,000.00	-576.00	-57.60	12,830.00	10,000.00	-2,830.00	-28.30	12,000.00
4532	Tree Trimming	0.00	333.33	333.33	100.00	0.00	3,330.37	3,330.37	100.00	3,996.37
4535	Pool/Spa Maintenance	550.00	583.33	33.33	5.71	7,910.00	5,830.37	-2,079.63	-35.67	6,996.37
4540	Insurance	0.00	4,166.67	4,166.67	100.00	39,561.18	41,669.63	2,108.45	5.06	50,003.63
4550	Management	1,831.83	1,831.83	0.00	0.00	18,393.30	18,319.87	-73.43	-0.40	21,983.87
4551	Management - Additional	0.00	0.00	0.00	N/A	100.00	0.00	-100.00	N/A	0.00
4554	Admin. Services	0.00	8.33	8.33	100.00	130.00	80.37	-49.63	-61.75	96.37

Budget Comparison

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4556	Locksmith Service	0.00	83.33	83.33	100.00	0.00	830.37	830.37	100.00	996.37
4560	Custodial Service	225.00	983.33	758.33	77.12	6,950.00	9,830.37	2,880.37	29.30	11,796.37
4580	Electricity	1,524.87	1,683.33	158.46	9.41	13,915.81	16,830.37	2,914.56	17.32	20,196.37
4590	Gas	600.08	333.33	-266.75	-80.03	3,106.29	3,330.37	224.08	6.73	3,996.37
4610	Water & Sewer	1,930.13	2,500.00	569.87	22.79	28,342.06	25,000.00	-3,342.06	-13.37	30,000.00
4620	Trash	1,824.44	1,666.67	-157.77	-9.47	18,343.40	16,669.63	-1,673.77	-10.04	20,003.63
4625	Cable/Internet/Satellite Expense	7,053.26	3,250.00	-3,803.26	-117.02	38,765.24	32,500.00	-6,265.24	-19.28	39,000.00
4626	TV Cable Bulk Service	0.00	0.00	0.00	N/A	3,526.63	0.00	-3,526.63	N/A	0.00
4629	Tax Preparation/Audit	0.00	70.83	70.83	100.00	900.00	709.87	-190.13	-26.78	851.87
4630	Legal	0.00	250.00	250.00	100.00	2,044.00	2,500.00	456.00	18.24	3,000.00
4635	Reserve Study Expense	0.00	125.00	125.00	100.00	0.00	1,250.00	1,250.00	100.00	1,500.00
4637	Collection Expense	0.00	0.00	0.00	N/A	200.00	0.00	-200.00	N/A	0.00
4640	Taxes	0.00	29.17	29.17	100.00	0.00	290.13	290.13	100.00	348.13
4641	License,Fees,Permits	0.00	141.67	141.67	100.00	1,593.90	1,419.63	-174.27	-12.28	1,703.63
4645	Interest Expense	65.00	0.00	-65.00	N/A	65.00	0.00	-65.00	N/A	0.00
4649	Meeting Expense	65.00	16.67	-48.33	-289.92	390.00	169.63	-220.37	-129.91	203.63
4651	Contingency	2,865.00	315.00	-2,550.00	-809.52	5,483.95	3,150.00	-2,333.95	-74.09	3,780.00
4722	TOTAL EXPENSE	21,017.67	23,248.89	2,231.22	9.60	228,353.51	232,463.21	4,109.70	1.77	278,955.21
4723	RESERVE ALLOCATION									
4730	Transfer to Reserve Acct	4,471.08	4,471.08	0.00	0.00	31,297.56	44,710.12	13,412.56	30.00	53,652.12
4818	TOTAL RESERVE ALLOCATION	4,471.08	4,471.08	0.00	0.00	31,297.56	44,710.12	13,412.56	30.00	53,652.12
5010	NET INCOME	-873.75	0.03	-873.78	-2,912,600.00	22,218.52	26.67	22,191.85	83,209.04	32.67
1000	ASSETS									
1100	Cash									
1110	Cash in Bank - Operating Account	873.75	0.00	873.75	N/A	-22,218.52	0.00	-22,218.52	N/A	0.00
1120	Cash in Bank - Reserve	0.00	0.00	0.00	N/A	25,249.03	0.00	25,249.03	N/A	0.00
1121	Cash in Bank - Reserve	-4,471.08	0.00	-4,471.08	N/A	-58,799.18	0.00	-58,799.18	N/A	0.00
1125	Cash in Bank - Money Market	6.24	0.00	6.24	N/A	53.54	0.00	53.54	N/A	0.00
1190	Total Cash	-3,591.09	0.00	-3,591.09	N/A	-55,715.13	0.00	-55,715.13	N/A	0.00
1990	TOTAL ASSETS	-3,591.09	0.00	-3,591.09	N/A	-55,715.13	0.00	-55,715.13	N/A	0.00
2500	Reserves									
2525	Unallocated Interest on Funds	0.76	0.00	0.76	N/A	10.05	0.00	10.05	N/A	0.00

Budget Comparison

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2700	Reserve Fund	4,464.08	0.00	4,464.08	N/A	33,486.56	0.00	33,486.56	N/A	0.00
2701	Total Reserves	4,464.84	0.00	4,464.84	N/A	33,496.61	0.00	33,496.61	N/A	0.00
2702	Equity									
2710	Current Fees Year Increase/Decrease	-873.75	0.00	-873.75	N/A	22,218.52	0.00	22,218.52	N/A	0.00
2890	Total Equity	-873.75	0.00	-873.75	N/A	22,218.52	0.00	22,218.52	N/A	0.00
2990	TOTAL LIAB. & EQUITY	3,591.09	0.00	3,591.09	N/A	55,715.13	0.00	55,715.13	N/A	0.00
	CASH FLOW	-873.75	0.03	-873.78	-2,912,600.00	22,218.52	26.67	22,191.85	83,209.04	32.67
	MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110	Cash in Bank - Operating Account	104,398.20	103,524.45	-873.75						
1114	Cash in Bank	0.00	0.00	0.00						
1120	Cash in Bank - Reserve	0.00	0.00	0.00						
1121	Cash in Bank - Reserve	54,328.10	58,799.18	4,471.08						
1125	Cash in Bank - Money Market	89,593.03	89,586.79	-6.24						
	TOTAL CASH	248,319.33	251,910.42	3,591.09						
	YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110	Cash in Bank - Operating Account	81,305.93	103,524.45	22,218.52						
1114	Cash in Bank	0.00	0.00	0.00						
1120	Cash in Bank - Reserve	25,249.03	0.00	-25,249.03						
1121	Cash in Bank - Reserve	0.00	58,799.18	58,799.18						
1125	Cash in Bank - Money Market	89,640.33	89,586.79	-53.54						
	TOTAL CASH	196,195.29	251,910.42	55,715.13						

General Ledger

Northview Condos, Inc. - 1292

Month = Oct 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1110			Cash in Bank - Operatin...					104,398.20 = Beginning Balance =	
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Paragon Equities-4550	K-345492	5722	0.00	1,831.83	102,566.37	October Management Fees
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Amy Angel	R-812955	:prepay	0.00	175.00	102,391.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Amy Angel	R-812955	:prepay	175.00	0.00	102,566.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Amy Angel	R-812956	:prepay	0.00	320.00	102,246.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Amy Angel	R-812956	:prepay	320.00	0.00	102,566.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Chris Sarni	R-812957	:prepay	495.00	0.00	103,061.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Chris Sarni	R-812957	:prepay	0.00	495.00	102,566.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Felipe J. Martinez	R-812958	:prepay	295.00	0.00	102,861.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Felipe J. Martinez	R-812958	:prepay	0.00	295.00	102,566.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Sandra L. Kaufmann	R-812959	:prepay	35.00	0.00	102,601.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Sandra L. Kaufmann	R-812959	:prepay	0.00	35.00	102,566.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Lora D. Dickinson	R-812960	:prepay	448.00	0.00	103,014.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Lora D. Dickinson	R-812960	:prepay	0.00	448.00	102,566.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Lora D. Dickinson	R-812961	:prepay	47.00	0.00	102,613.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Lora D. Dickinson	R-812961	:prepay	0.00	47.00	102,566.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Stella Gariboldi	R-812978	:prepay	20.00	0.00	102,586.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Stella Gariboldi	R-812978	:prepay	0.00	20.00	102,566.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	William S. Miller & Timot...	R-812979	:prepay	495.00	0.00	103,061.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	William S. Miller & Timot...	R-812979	:prepay	0.00	495.00	102,566.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Linda J. Zila	R-813001	:prepay	495.00	0.00	103,061.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Linda J. Zila	R-813001	:prepay	0.00	495.00	102,566.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Janice L. Piper	R-813002	:prepay	90.00	0.00	102,656.37	:Prog Gen prepayment transfer

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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	10/01/2025	10/2025	Janice L. Piper	R-813002	:prepay	0.00	90.00	102,566.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Elizabeth Gonzalez	R-813019	:prepay	10.00	0.00	102,576.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Elizabeth Gonzalez	R-813019	:prepay	0.00	10.00	102,566.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Yoshiko A. Ramirez, Tru...	R-813025	:prepay	495.00	0.00	103,061.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Yoshiko A. Ramirez, Tru...	R-813025	:prepay	0.00	495.00	102,566.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Maria Angela Santos	R-813066	:prepay	340.00	0.00	102,906.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Maria Angela Santos	R-813066	:prepay	0.00	340.00	102,566.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Jerome Furlow & Amber ...	R-813067	:prepay	485.00	0.00	103,051.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Jerome Furlow & Amber ...	R-813067	:prepay	0.00	485.00	102,566.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Margarita A. Armenta	R-813076	:prepay	495.00	0.00	103,061.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Margarita A. Armenta	R-813076	:prepay	0.00	495.00	102,566.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Vicki L. Desler & Michael...	R-813095	:prepay	10.00	0.00	102,576.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Vicki L. Desler & Michael...	R-813095	:prepay	0.00	10.00	102,566.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Megan Porter & Nicolas Diaz	R-813101	:prepay	495.00	0.00	103,061.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Megan Porter & Nicolas Diaz	R-813101	:prepay	0.00	495.00	102,566.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Matseliso Matseletsele	R-813107	:prepay	268.99	0.00	102,835.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Matseliso Matseletsele	R-813107	:prepay	0.00	268.99	102,566.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Noelia Mosqueda	R-813114	:prepay	0.00	480.00	102,086.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Noelia Mosqueda	R-813114	:prepay	480.00	0.00	102,566.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Michael J. Gore	R-813119	:prepay	0.00	495.00	102,071.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Michael J. Gore	R-813119	:prepay	495.00	0.00	102,566.37	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Earl Hatton	R-813169	4083050248	495.00	0.00	103,061.37	1292-213
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Katy Rios & Albert C. La...	R-813170	756	100.00	0.00	103,161.37	1292-215

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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	10/01/2025	10/2025	Katy Rios & Albert C. La...	R-813170	756	395.00	0.00	103,556.37	1292-215
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Andre F. Ide	R-814193	502096387	5.00	0.00	103,561.37	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Andre F. Ide	R-814193	502096387	470.00	0.00	104,031.37	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	10/02/2025	10/2025	American Carpet Cleaning	K-345584	5723	0.00	225.00	103,806.37	1292: Clubhouse Pre Treat Clean Carpet
Northview Condos, Inc. - 1292	10/02/2025	10/2025	City of Long Beach (Utility)	K-345585	5724	0.00	198.27	103,608.10	1292: 0699110000 08/20-09/21
Northview Condos, Inc. - 1292	10/02/2025	10/2025	Northview Condos, Inc.	K-345586	5725	0.00	4,471.08	99,137.02	1292 Transfer to Reserve
Northview Condos, Inc. - 1292	10/02/2025	10/2025	Spectrum	K-345587	5726	0.00	3,526.63	95,610.39	1292: 8413131220077041 09/16-10/15
Northview Condos, Inc. - 1292	10/02/2025	10/2025	Charter Communications	K-345590	5727	0.00	146.25	95,464.14	1292: 8413131220041476 09/22-10/21
Northview Condos, Inc. - 1292	10/02/2025	10/2025	The Glenn Mitsuo Fuku...	R-813168	15984	100.00	0.00	95,564.14	1292-108
Northview Condos, Inc. - 1292	10/02/2025	10/2025	Karla Magana	R-813219	2264	180.00	0.00	95,744.14	1292-308
Northview Condos, Inc. - 1292	10/02/2025	10/2025	Karla Magana	R-813219	2264	315.00	0.00	96,059.14	1292-308
Northview Condos, Inc. - 1292	10/02/2025	10/2025	Karla Magana	R-813220	2263	180.00	0.00	96,239.14	1292-308
Northview Condos, Inc. - 1292	10/02/2025	10/2025	Jublin Kothari, Nibharani...	R-813222	145	495.00	0.00	96,734.14	1292-101
Northview Condos, Inc. - 1292	10/03/2025	10/2025	Noelia Mosqueda	R-813221	2404	480.00	0.00	97,214.14	1292-204
Northview Condos, Inc. - 1292	10/03/2025	10/2025	Noelia Mosqueda	R-813221	2404	15.00	0.00	97,229.14	1292-204
Northview Condos, Inc. - 1292	10/03/2025	10/2025	Vicki L. Desler & Michael...	R-814195	502610673	10.00	0.00	97,239.14	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	10/03/2025	10/2025	Vicki L. Desler & Michael...	R-814195	502610673	485.00	0.00	97,724.14	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	10/04/2025	10/2025	Mildred A. Graves	R-813471	1492	495.00	0.00	98,219.14	1292-310
Northview Condos, Inc. - 1292	10/04/2025	10/2025	Felipe J. Martinez	R-813473	0000005291	275.00	0.00	98,494.14	1292-119
Northview Condos, Inc. - 1292	10/04/2025	10/2025	Felipe J. Martinez	R-813473	0000005291	200.00	0.00	98,694.14	1292-119
Northview Condos, Inc. - 1292	10/04/2025	10/2025	The Glenn Mitsuo Fuku...	R-813474	15966	20.00	0.00	98,714.14	1292-108
Northview Condos, Inc. - 1292	10/04/2025	10/2025	The Glenn Mitsuo Fuku...	R-813474	15966	475.00	0.00	99,189.14	1292-108
Northview Condos, Inc. - 1292	10/06/2025	10/2025	Claudia F. Harrison	R-813470	8822	495.00	0.00	99,684.14	1292-214

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Northview Condos, Inc. - 1292

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Northview Condos, Inc. - 1292	10/07/2025	10/2025	Roberto M. Sinson, Jr & ...	R-813472	0000005621	495.00	0.00	100,179.14	1292-309
Northview Condos, Inc. - 1292	10/08/2025	10/2025	Gholam Nami & Judy Nami	R-813674	6790	495.00	0.00	100,674.14	1292-212
Northview Condos, Inc. - 1292	10/08/2025	10/2025	Lucy Harumi Hayabe	R-813675	1347	495.00	0.00	101,169.14	1292-307
Northview Condos, Inc. - 1292	10/09/2025	10/2025	City of Signal Hill (Water...	K-345762	5728	0.00	1,653.24	99,515.90	1292: 109-0211-01 svc 08/19-09/04
Northview Condos, Inc. - 1292	10/09/2025	10/2025	City of Signal Hill (Water...	K-345763	5729	0.00	276.89	99,239.01	1292: 1090211201 svc 08/13-09/19
Northview Condos, Inc. - 1292	10/09/2025	10/2025	Great American Pool Se...	K-345764	5730	0.00	550.00	98,689.01	1292: Oct 2025 Pool Svc
Northview Condos, Inc. - 1292	10/09/2025	10/2025	Paragon Equities-4550	K-345765	5731	0.00	65.00	98,624.01	1292: 10/06 Meeting with Counsel
Northview Condos, Inc. - 1292	10/09/2025	10/2025	SOUTHERN CALIFORN...	K-345766	5732	0.00	1,524.87	97,099.14	1292: 700274245720 08/29-09/29
Northview Condos, Inc. - 1292	10/09/2025	10/2025	Land Graphics	K-345767	5733	0.00	640.00	96,459.14	1292: Irrigation repairs & upgrade at Courtyard
Northview Condos, Inc. - 1292	10/09/2025	10/2025	Berth Alicia Pelayo and ...	R-813726	Pre-Payme...	495.00	0.00	96,954.14	1292-217
Northview Condos, Inc. - 1292	10/09/2025	10/2025	Berth Alicia Pelayo and ...	R-813726	Pre-Payme...	0.00	495.00	96,459.14	1292-217
Northview Condos, Inc. - 1292	10/09/2025	10/2025	Berth Alicia Pelayo and ...	R-813727	3570	150.00	0.00	96,609.14	1292-217
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Cecilia Dong	R-813934	ACH	495.00	0.00	97,104.14	1292-317
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Daniel R. Ulloa & Ricard...	R-813935	ACH	495.00	0.00	97,599.14	1292-115
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Jamie L. Lozmack	R-813936	ACH	495.00	0.00	98,094.14	1292-319
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Jason Mar-Tang	R-813937	ACH	495.00	0.00	98,589.14	1292-318
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Maria Angela Santos	R-813938	ACH	155.00	0.00	98,744.14	1292-117
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Maria Angela Santos	R-813938	ACH	340.00	0.00	99,084.14	1292-117
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Mary Helen Uht & Albert...	R-813939	ACH	495.00	0.00	99,579.14	1292-105
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Matthew Froehlich & Mic...	R-813940	ACH	495.00	0.00	100,074.14	1292-104
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Randy Yoshioka & Britt...	R-813941	ACH	495.00	0.00	100,569.14	1292-315
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Samuel Dugay Sagaysay	R-813942	ACH	495.00	0.00	101,064.14	1292-202
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Sandra Torres Duran & ...	R-813943	ACH	495.00	0.00	101,559.14	1292-114

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Northview Condos, Inc. - 1292	10/10/2025	10/2025	Winnie Lao	R-813944	ACH	495.00	0.00	102,054.14	1292-306
Northview Condos, Inc. - 1292	10/10/2025	10/2025	William Brandon Elton	R-814131	4190	415.00	0.00	102,469.14	1292-313
Northview Condos, Inc. - 1292	10/10/2025	10/2025	William Brandon Elton	R-814132	1147117004	495.00	0.00	102,964.14	1292-313
Northview Condos, Inc. - 1292	10/10/2025	10/2025	William Brandon Elton	R-814132	1147117004	10.00	0.00	102,974.14	1292-313
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Erica M. Piurkowski & M...	R-814133	900661656	495.00	0.00	103,469.14	1292-201
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Gary Lee & Theresa Kw...	R-814134	900718828	495.00	0.00	103,964.14	1292-109
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Bank charges 10/2025	J-81970	Bank char...	0.00	3.18	103,960.96	Bank charges 10/2025
Northview Condos, Inc. - 1292	10/11/2025	10/2025	Cathy Y. Butler	R-814104	313376503	495.00	0.00	104,455.96	Credit Card On-Line Payment ; Web - Resident Services
Northview Condos, Inc. - 1292	10/14/2025	10/2025	Valerie J. Herring	R-814181	1002	495.00	0.00	104,950.96	1292-302
Northview Condos, Inc. - 1292	10/14/2025	10/2025	Alexander Levy, Michael...	R-814197	504290726	495.00	0.00	105,445.96	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	10/14/2025	10/2025	Erica Ann Sack & Alex ...	R-814241	415	495.00	0.00	105,940.96	1292-316
Northview Condos, Inc. - 1292	10/14/2025	10/2025	Grace E. Lee	R-814243	3930	495.00	0.00	106,435.96	1292-211
Northview Condos, Inc. - 1292	10/14/2025	10/2025	Christina Keehan	R-814244	0039418617	495.00	0.00	106,930.96	1292-102
Northview Condos, Inc. - 1292	10/14/2025	10/2025	Stella Gariboldi	R-814330	6596	475.00	0.00	107,405.96	1292-112
Northview Condos, Inc. - 1292	10/14/2025	10/2025	Stella Gariboldi	R-814330	6596	20.00	0.00	107,425.96	1292-112
Northview Condos, Inc. - 1292	10/15/2025	10/2025	Elizabeth Gonzalez	R-814320	1075	485.00	0.00	107,910.96	1292-103
Northview Condos, Inc. - 1292	10/15/2025	10/2025	Elizabeth Gonzalez	R-814320	1075	10.00	0.00	107,920.96	1292-103
Northview Condos, Inc. - 1292	10/15/2025	10/2025	Fred J. Nalder, Trustee o...	R-814498	Pre-Payme...	0.00	495.00	107,425.96	Pre-Payment Applied 1292-312
Northview Condos, Inc. - 1292	10/15/2025	10/2025	Fred J. Nalder, Trustee o...	R-814498	Pre-Payme...	495.00	0.00	107,920.96	Pre-Payment Applied 1292-312
Northview Condos, Inc. - 1292	10/15/2025	10/2025	Nicholas E. Oifoh	R-814499	Pre-Payme...	495.00	0.00	108,415.96	Pre-Payment Applied 1292-312
Northview Condos, Inc. - 1292	10/15/2025	10/2025	Nicholas E. Oifoh	R-814499	Pre-Payme...	0.00	495.00	107,920.96	Pre-Payment Applied 1292-312
Northview Condos, Inc. - 1292	10/16/2025	10/2025	Grace E. Lee	R-814334	:prepay	0.00	495.00	107,425.96	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/16/2025	10/2025	Grace E. Lee	R-814334	:prepay	495.00	0.00	107,920.96	:Prog Gen prepayment transfer

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	10/17/2025	10/2025	Signal Hill Disposal	K-345941	5734	0.00	1,824.44	106,096.52	1292: 38-V3601696 Sept 2025 Waste
Northview Condos, Inc. - 1292	10/17/2025	10/2025	Janice L. Piper	R-814555	2534	90.00	0.00	106,186.52	1292-113
Northview Condos, Inc. - 1292	10/17/2025	10/2025	Janice L. Piper	R-814555	2534	10.00	0.00	106,196.52	1292-113
Northview Condos, Inc. - 1292	10/17/2025	10/2025	Janice L. Piper	R-814555	2534	405.00	0.00	106,601.52	1292-113
Northview Condos, Inc. - 1292	10/17/2025	10/2025	Jerome Furlow & Amber ...	R-814556	267	10.00	0.00	106,611.52	1292-203
Northview Condos, Inc. - 1292	10/17/2025	10/2025	Jerome Furlow & Amber ...	R-814556	267	485.00	0.00	107,096.52	1292-203
Northview Condos, Inc. - 1292	10/20/2025	10/2025	Aurelio R. Cruz & Jennif...	R-814554	1276	495.00	0.00	107,591.52	1292-116
Northview Condos, Inc. - 1292	10/20/2025	10/2025	Aurelio R. Cruz & Jennif...	R-814554	1276	10.00	0.00	107,601.52	1292-116
Northview Condos, Inc. - 1292	10/21/2025	10/2025	Maxwell S. Moncure & El...	R-814640	Pre-Payme...	495.00	0.00	108,096.52	Pre-Payment Applied 1292-219
Northview Condos, Inc. - 1292	10/21/2025	10/2025	Maxwell S. Moncure & El...	R-814640	Pre-Payme...	0.00	185.00	107,911.52	Pre-Payment Applied 1292-219
Northview Condos, Inc. - 1292	10/21/2025	10/2025	Maxwell S. Moncure & El...	R-814640	Pre-Payme...	0.00	310.00	107,601.52	Pre-Payment Applied 1292-219
Northview Condos, Inc. - 1292	10/21/2025	10/2025	Amy Angel	R-814641	0044007932	525.00	0.00	108,126.52	1292-107
Northview Condos, Inc. - 1292	10/21/2025	10/2025	Maxwell S. Moncure & El...	R-814689	4119982693	495.00	0.00	108,621.52	1292-219
Northview Condos, Inc. - 1292	10/23/2025	10/2025	American Elevator Servic...	K-346078	5735	0.00	250.00	108,371.52	1292: Oct 2025 Elevator Svc
Northview Condos, Inc. - 1292	10/23/2025	10/2025	Griffin Pest Management...	K-346079	5736	0.00	298.00	108,073.52	1292: Rodent Station
Northview Condos, Inc. - 1292	10/23/2025	10/2025	Griffin Pest Management...	K-346079	5736	0.00	124.00	107,949.52	1292: Oct 2025 Pest Svc
Northview Condos, Inc. - 1292	10/23/2025	10/2025	Comstruct Inc	K-346081	5737	0.00	2,865.00	105,084.52	1292: Railings installed and painted
Northview Condos, Inc. - 1292	10/24/2025	10/2025	Yoshiko A. Ramirez, Tru...	R-814677	0041599473	495.00	0.00	105,579.52	1292-311
Northview Condos, Inc. - 1292	10/27/2025	10/2025	Paragon Equities-4550	K-346171	5738	0.00	12.58	105,566.94	1292: Sep 2025 Copies and Postage
Northview Condos, Inc. - 1292	10/27/2025	10/2025	Paragon Equities-4550	K-346171	5738	0.00	73.05	105,493.89	1292: Sep 2025 Copies and Postage
Northview Condos, Inc. - 1292	10/28/2025	10/2025	Megan Porter & Nicolas Diaz	R-814732	178	495.00	0.00	105,988.89	1292-106
Northview Condos, Inc. - 1292	10/28/2025	10/2025	Earl Hatton	R-814733	4127166133	495.00	0.00	106,483.89	1292-213
Northview Condos, Inc. - 1292	10/29/2025	10/2025	Deeptichandra Chakka	R-814815	506115410	485.00	0.00	106,968.89	PAYLEASE 1292-304

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	10/30/2025	10/2025	Spectrum	K-346304	5739	0.00	3,526.63	103,442.26	1292: 8413131220077041 10/16-11/15
Northview Condos, Inc. - 1292	10/30/2025	10/2025	Land Graphics	K-346306	5740	0.00	936.00	102,506.26	1292: Oct 2025 Landscape Svc
Northview Condos, Inc. - 1292	10/30/2025	10/2025	Paragon Equities-4550	K-346310	5741	0.00	65.00	102,441.26	1292: Meeting Overtime
Northview Condos, Inc. - 1292	10/30/2025	10/2025	City of Long Beach (Utility)	K-346331	5742	0.00	401.81	102,039.45	1292: 0699110000 09/21-10/20
Northview Condos, Inc. - 1292	10/30/2025	10/2025	Lora D. Dickinson	R-814794	2000	448.00	0.00	102,487.45	1292-301
Northview Condos, Inc. - 1292	10/30/2025	10/2025	Lora D. Dickinson	R-814794	2000	47.00	0.00	102,534.45	1292-301
Northview Condos, Inc. - 1292	10/30/2025	10/2025	Cathy Y. Butler	R-814795	7524	495.00	0.00	103,029.45	1292-206
Northview Condos, Inc. - 1292	10/31/2025	10/2025	Nicholas E. Oifoh	R-814810	314831421	495.00	0.00	103,524.45	Credit Card On-Line Payment ; Web - Resident Services
Net Change=-873.75						33,578.99	34,452.74	103,524.45	= Ending Balance =
1121 Cash in Bank - Reserve									54,328.10 = Beginning Balance =
Northview Condos, Inc. - 1292	10/04/2025	10/2025	Northview (1121/WF)	R-813332	5725	4,471.08	0.00	58,799.18	Oct 2025 transfer to reserve 1292
Net Change=4,471.08						4,471.08	0.00	58,799.18	= Ending Balance =
1125 Cash in Bank - Money ...									89,593.03 = Beginning Balance =
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Bank Charges 10/2025	J-81968	Bank Char...	0.00	7.00	89,586.03	Bank Charges 10/2025
Northview Condos, Inc. - 1292	10/31/2025	10/2025	Interest Income 10/2025	J-81969	Interest I...	0.76	0.00	89,586.79	Interest Income 10/2025
Net Change=-6.24						0.76	7.00	89,586.79	= 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 =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
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 ...					-323.31 = Beginning Balance =	
Northview Condos, Inc. - 1292	10/31/2025	10/2025	Interest Income 10/2025 Net Change=-0.76	J-81969	Interest I...	0.00	0.76	-324.07 = Beginning Balance = -324.07 = Ending Balance =	Interest Income 10/2025
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					-758.58 = Beginning Balance =	

General Ledger

Northview Condos, Inc. - 1292

Month = Oct 2025

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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	-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					225,668.12	= Beginning Balance =
Northview Condos, Inc. - 1292	10/04/2025	10/2025	Northview (1121/WF)	R-813332	5725	0.00	4,471.08	221,197.04	Oct 2025 transfer to reserve 1292
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Bank Charges 10/2025	J-81968	Bank Char...	7.00	0.00	221,204.04	Bank Charges 10/2025
			Net Change=-4,464.08			7.00	4,471.08	221,204.04	= Ending Balance =
2704			Owner Equity					-13,103.36	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-13,103.36	= Ending Balance =
2710			Current Fees Year Incre...					-67,372.57	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-67,372.57	= Ending Balance =
2850			Escrow Refund					-830.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-830.00	= Ending Balance =
3108			Prepaid Dues					-3,663.99	= Beginning Balance =
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Amy Angel	R-812955	:prepay	175.00	0.00	-3,488.99	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Amy Angel	R-812956	:prepay	320.00	0.00	-3,168.99	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Chris Sarni	R-812957	:prepay	495.00	0.00	-2,673.99	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Felipe J. Martinez	R-812958	:prepay	295.00	0.00	-2,378.99	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Sandra L. Kaufmann	R-812959	:prepay	35.00	0.00	-2,343.99	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Lora D. Dickinson	R-812960	:prepay	448.00	0.00	-1,895.99	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292

Month = Oct 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Lora D. Dickinson	R-812961	:prepay	47.00	0.00	-1,848.99	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Stella Gariboldi	R-812978	:prepay	20.00	0.00	-1,828.99	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	William S. Miller & Timot...	R-812979	:prepay	495.00	0.00	-1,333.99	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Linda J. Zila	R-813001	:prepay	495.00	0.00	-838.99	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Janice L. Piper	R-813002	:prepay	90.00	0.00	-748.99	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Elizabeth Gonzalez	R-813019	:prepay	10.00	0.00	-738.99	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Yoshiko A. Ramirez, Tru...	R-813025	:prepay	495.00	0.00	-243.99	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Maria Angela Santos	R-813066	:prepay	340.00	0.00	96.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Jerome Furlow & Amber ...	R-813067	:prepay	485.00	0.00	581.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Margarita A. Armenta	R-813076	:prepay	495.00	0.00	1,076.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Vicki L. Desler & Michael...	R-813095	:prepay	10.00	0.00	1,086.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Megan Porter & Nicolas Diaz	R-813101	:prepay	495.00	0.00	1,581.01	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Matseliso Matseletsele	R-813107	:prepay	268.99	0.00	1,850.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Noelia Mosqueda	R-813114	:prepay	480.00	0.00	2,330.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Michael J. Gore	R-813119	:prepay	495.00	0.00	2,825.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/03/2025	10/2025	Noelia Mosqueda	R-813221	2404	0.00	480.00	2,345.00	1292-204
Northview Condos, Inc. - 1292	10/03/2025	10/2025	Vicki L. Desler & Michael...	R-814195	502610673	0.00	10.00	2,335.00	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	10/04/2025	10/2025	Felipe J. Martinez	R-813473	0000005291	0.00	275.00	2,060.00	1292-119
Northview Condos, Inc. - 1292	10/09/2025	10/2025	Berth Alicia Pelayo and ...	R-813726	Pre-Payme...	495.00	0.00	2,555.00	1292-217
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Maria Angela Santos	R-813938	ACH	0.00	340.00	2,215.00	1292-117
Northview Condos, Inc. - 1292	10/14/2025	10/2025	Grace E. Lee	R-814243	3930	0.00	495.00	1,720.00	1292-211
Northview Condos, Inc. - 1292	10/14/2025	10/2025	Stella Gariboldi	R-814330	6596	0.00	20.00	1,700.00	1292-112
Northview Condos, Inc. - 1292	10/15/2025	10/2025	Elizabeth Gonzalez	R-814320	1075	0.00	10.00	1,690.00	1292-103

General Ledger

Northview Condos, Inc. - 1292

Month = Oct 2025

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	10/15/2025	10/2025	Fred J. Nalder, Trustee o...	R-814498	Pre-Payme...	495.00	0.00	2,185.00	Pre-Payment Applied 1292-312
Northview Condos, Inc. - 1292	10/15/2025	10/2025	Nicholas E. Oifoh	R-814499	Pre-Payme...	495.00	0.00	2,680.00	Pre-Payment Applied 1292-312
Northview Condos, Inc. - 1292	10/16/2025	10/2025	Grace E. Lee	R-814334	:prepay	495.00	0.00	3,175.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/17/2025	10/2025	Janice L. Piper	R-814555	2534	0.00	90.00	3,085.00	1292-113
Northview Condos, Inc. - 1292	10/17/2025	10/2025	Jerome Furlow & Amber ...	R-814556	267	0.00	485.00	2,600.00	1292-203
Northview Condos, Inc. - 1292	10/21/2025	10/2025	Maxwell S. Moncure & El...	R-814640	Pre-Payme...	310.00	0.00	2,910.00	Pre-Payment Applied 1292-219
Northview Condos, Inc. - 1292	10/21/2025	10/2025	Maxwell S. Moncure & El...	R-814640	Pre-Payme...	185.00	0.00	3,095.00	Pre-Payment Applied 1292-219
Northview Condos, Inc. - 1292	10/21/2025	10/2025	Amy Angel	R-814641	0044007932	0.00	525.00	2,570.00	1292-107
Northview Condos, Inc. - 1292	10/21/2025	10/2025	Maxwell S. Moncure & El...	R-814689	4119982693	0.00	495.00	2,075.00	1292-219
Northview Condos, Inc. - 1292	10/24/2025	10/2025	Yoshiko A. Ramirez, Tru...	R-814677	0041599473	0.00	495.00	1,580.00	1292-311
Northview Condos, Inc. - 1292	10/28/2025	10/2025	Megan Porter & Nicolas Diaz	R-814732	178	0.00	495.00	1,085.00	1292-106
Northview Condos, Inc. - 1292	10/28/2025	10/2025	Earl Hatton	R-814733	4127166133	0.00	495.00	590.00	1292-213
Northview Condos, Inc. - 1292	10/29/2025	10/2025	Deeptichandra Chakka	R-814815	506115410	0.00	485.00	105.00	PAYLEASE 1292-304
Northview Condos, Inc. - 1292	10/30/2025	10/2025	Lora D. Dickinson	R-814794	2000	0.00	448.00	-343.00	1292-301
Northview Condos, Inc. - 1292	10/30/2025	10/2025	Lora D. Dickinson	R-814794	2000	0.00	47.00	-390.00	1292-301
Northview Condos, Inc. - 1292	10/30/2025	10/2025	Cathy Y. Butler	R-814795	7524	0.00	495.00	-885.00	1292-206
Northview Condos, Inc. - 1292	10/31/2025	10/2025	Nicholas E. Oifoh	R-814810	314831421	0.00	495.00	-1,380.00	Credit Card On-Line Payment ; Web - Resident Services
Net Change=2,283.99						8,963.99	6,680.00	-1,380.00	= Ending Balance =
3110				Dues/Operating				-252,102.95 = Beginning Balance =	
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Amy Angel	R-812955	:prepay	0.00	175.00	-252,277.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Amy Angel	R-812956	:prepay	0.00	320.00	-252,597.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Chris Sarni	R-812957	:prepay	0.00	495.00	-253,092.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Felipe J. Martinez	R-812958	:prepay	0.00	295.00	-253,387.95	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292

Month = Oct 2025

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Sandra L. Kaufmann	R-812959	:prepay	0.00	35.00	-253,422.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Lora D. Dickinson	R-812960	:prepay	0.00	448.00	-253,870.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Lora D. Dickinson	R-812961	:prepay	0.00	47.00	-253,917.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Stella Gariboldi	R-812978	:prepay	0.00	20.00	-253,937.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	William S. Miller & Timot...	R-812979	:prepay	0.00	495.00	-254,432.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Linda J. Zila	R-813001	:prepay	0.00	495.00	-254,927.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Janice L. Piper	R-813002	:prepay	0.00	90.00	-255,017.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Elizabeth Gonzalez	R-813019	:prepay	0.00	10.00	-255,027.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Yoshiko A. Ramirez, Tru...	R-813025	:prepay	0.00	495.00	-255,522.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Maria Angela Santos	R-813066	:prepay	0.00	340.00	-255,862.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Jerome Furlow & Amber ...	R-813067	:prepay	0.00	485.00	-256,347.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Margarita A. Armenta	R-813076	:prepay	0.00	495.00	-256,842.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Vicki L. Desler & Michael...	R-813095	:prepay	0.00	10.00	-256,852.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Megan Porter & Nicolas Diaz	R-813101	:prepay	0.00	495.00	-257,347.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Matseliso Matseletsele	R-813107	:prepay	0.00	268.99	-257,616.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Noelia Mosqueda	R-813114	:prepay	0.00	480.00	-258,096.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Michael J. Gore	R-813119	:prepay	0.00	495.00	-258,591.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Earl Hatton	R-813169	4083050248	0.00	495.00	-259,086.94	1292-213
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Katy Rios & Albert C. La...	R-813170	756	0.00	395.00	-259,481.94	1292-215
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Katy Rios & Albert C. La...	R-813170	756	0.00	100.00	-259,581.94	1292-215
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Andre F. Ide	R-814193	502096387	0.00	470.00	-260,051.94	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Andre F. Ide	R-814193	502096387	0.00	5.00	-260,056.94	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	10/02/2025	10/2025	Karla Magana	R-813219	2264	0.00	315.00	-260,371.94	1292-308

General Ledger

Northview Condos, Inc. - 1292

Month = Oct 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	10/02/2025	10/2025	Karla Magana	R-813219	2264	0.00	180.00	-260,551.94	1292-308
Northview Condos, Inc. - 1292	10/02/2025	10/2025	Karla Magana	R-813220	2263	0.00	180.00	-260,731.94	1292-308
Northview Condos, Inc. - 1292	10/02/2025	10/2025	Jublin Kothari, Nibharani...	R-813222	145	0.00	495.00	-261,226.94	1292-101
Northview Condos, Inc. - 1292	10/03/2025	10/2025	Noelia Mosqueda	R-813221	2404	0.00	15.00	-261,241.94	1292-204
Northview Condos, Inc. - 1292	10/03/2025	10/2025	Vicki L. Desler & Michael...	R-814195	502610673	0.00	485.00	-261,726.94	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	10/04/2025	10/2025	Mildred A. Graves	R-813471	1492	0.00	495.00	-262,221.94	1292-310
Northview Condos, Inc. - 1292	10/04/2025	10/2025	Felipe J. Martinez	R-813473	0000005291	0.00	200.00	-262,421.94	1292-119
Northview Condos, Inc. - 1292	10/04/2025	10/2025	The Glenn Mitsuo Fuku...	R-813474	15966	0.00	20.00	-262,441.94	1292-108
Northview Condos, Inc. - 1292	10/04/2025	10/2025	The Glenn Mitsuo Fuku...	R-813474	15966	0.00	475.00	-262,916.94	1292-108
Northview Condos, Inc. - 1292	10/06/2025	10/2025	Claudia F. Harrison	R-813470	8822	0.00	495.00	-263,411.94	1292-214
Northview Condos, Inc. - 1292	10/07/2025	10/2025	Roberto M. Sinson, Jr & ...	R-813472	0000005621	0.00	495.00	-263,906.94	1292-309
Northview Condos, Inc. - 1292	10/08/2025	10/2025	Gholam Nami & Judy Nami	R-813674	6790	0.00	495.00	-264,401.94	1292-212
Northview Condos, Inc. - 1292	10/08/2025	10/2025	Lucy Harumi Hayabe	R-813675	1347	0.00	495.00	-264,896.94	1292-307
Northview Condos, Inc. - 1292	10/09/2025	10/2025	Berth Alicia Pelayo and ...	R-813726	Pre-Payme...	0.00	495.00	-265,391.94	1292-217
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Cecilia Dong	R-813934	ACH	0.00	495.00	-265,886.94	1292-317
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Daniel R. Ulloa & Ricard...	R-813935	ACH	0.00	495.00	-266,381.94	1292-115
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Jamie L. Lozmack	R-813936	ACH	0.00	495.00	-266,876.94	1292-319
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Jason Mar-Tang	R-813937	ACH	0.00	495.00	-267,371.94	1292-318
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Maria Angela Santos	R-813938	ACH	0.00	155.00	-267,526.94	1292-117
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Mary Helen Uht & Albert...	R-813939	ACH	0.00	495.00	-268,021.94	1292-105
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Matthew Froehlich & Mic...	R-813940	ACH	0.00	495.00	-268,516.94	1292-104
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Randy Yoshioka & Britt...	R-813941	ACH	0.00	495.00	-269,011.94	1292-315
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Samuel Dugay Sagaysay	R-813942	ACH	0.00	495.00	-269,506.94	1292-202

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Northview Condos, Inc. - 1292	10/10/2025	10/2025	Sandra Torres Duran & ...	R-813943	ACH	0.00	495.00	-270,001.94	1292-114
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Winnie Lao	R-813944	ACH	0.00	495.00	-270,496.94	1292-306
Northview Condos, Inc. - 1292	10/10/2025	10/2025	William Brandon Elton	R-814131	4190	0.00	415.00	-270,911.94	1292-313
Northview Condos, Inc. - 1292	10/10/2025	10/2025	William Brandon Elton	R-814132	1147117004	0.00	495.00	-271,406.94	1292-313
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Erica M. Piurkowski & M...	R-814133	900661656	0.00	495.00	-271,901.94	1292-201
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Gary Lee & Theresa Kw...	R-814134	900718828	0.00	495.00	-272,396.94	1292-109
Northview Condos, Inc. - 1292	10/11/2025	10/2025	Cathy Y. Butler	R-814104	313376503	0.00	495.00	-272,891.94	Credit Card On-Line Payment ; Web - Resident Services
Northview Condos, Inc. - 1292	10/14/2025	10/2025	Valerie J. Herring	R-814181	1002	0.00	495.00	-273,386.94	1292-302
Northview Condos, Inc. - 1292	10/14/2025	10/2025	Alexander Levy, Michael...	R-814197	504290726	0.00	495.00	-273,881.94	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	10/14/2025	10/2025	Erica Ann Sack & Alex ...	R-814241	415	0.00	495.00	-274,376.94	1292-316
Northview Condos, Inc. - 1292	10/14/2025	10/2025	Christina Keehan	R-814244	0039418617	0.00	495.00	-274,871.94	1292-102
Northview Condos, Inc. - 1292	10/14/2025	10/2025	Stella Gariboldi	R-814330	6596	0.00	475.00	-275,346.94	1292-112
Northview Condos, Inc. - 1292	10/15/2025	10/2025	Elizabeth Gonzalez	R-814320	1075	0.00	485.00	-275,831.94	1292-103
Northview Condos, Inc. - 1292	10/15/2025	10/2025	Fred J. Nalder, Trustee o...	R-814498	Pre-Payme...	0.00	495.00	-276,326.94	Pre-Payment Applied 1292-312
Northview Condos, Inc. - 1292	10/15/2025	10/2025	Nicholas E. Oifoh	R-814499	Pre-Payme...	0.00	495.00	-276,821.94	Pre-Payment Applied 1292-312
Northview Condos, Inc. - 1292	10/16/2025	10/2025	Grace E. Lee	R-814334	:prepay	0.00	495.00	-277,316.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	10/17/2025	10/2025	Janice L. Piper	R-814555	2534	0.00	405.00	-277,721.94	1292-113
Northview Condos, Inc. - 1292	10/17/2025	10/2025	Jerome Furlow & Amber ...	R-814556	267	0.00	10.00	-277,731.94	1292-203
Northview Condos, Inc. - 1292	10/20/2025	10/2025	Aurelio R. Cruz & Jennif...	R-814554	1276	0.00	495.00	-278,226.94	1292-116
Northview Condos, Inc. - 1292	10/21/2025	10/2025	Maxwell S. Moncure & El...	R-814640	Pre-Payme...	0.00	495.00	-278,721.94	Pre-Payment Applied 1292-219
Net Change=-26,618.99						0.00	26,618.99	-278,721.94	= Ending Balance =
3122	Club House Rental							-25.00	= Beginning Balance =
Net Change=0.00						0.00	0.00	-25.00	= Ending Balance =

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
3145			Collection Charges					-600.00 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	-600.00 = Ending Balance =	
3200			Key/Remote Fee					0.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	10/09/2025	10/2025	Berth Alicia Pelayo and ...	R-813727	3570	0.00	150.00	-150.00	1292-217
			Net Change=-150.00			0.00	150.00	-150.00 = Ending Balance =	
3305			Interest Income					-12.65 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	-12.65 = Ending Balance =	
3410			Late Fee					-530.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	10/10/2025	10/2025	William Brandon Elton	R-814132	1147117004	0.00	10.00	-540.00	1292-313
Northview Condos, Inc. - 1292	10/17/2025	10/2025	Janice L. Piper	R-814555	2534	0.00	10.00	-550.00	1292-113
Northview Condos, Inc. - 1292	10/20/2025	10/2025	Aurelio R. Cruz & Jennif...	R-814554	1276	0.00	10.00	-560.00	1292-116
			Net Change=-30.00			0.00	30.00	-560.00 = Ending Balance =	
3411			Violation Fee					-320.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	10/02/2025	10/2025	The Glenn Mitsuo Fuku...	R-813168	15984	0.00	100.00	-420.00	1292-108
			Net Change=-100.00			0.00	100.00	-420.00 = Ending Balance =	
4120			Telephone/Intercom					5,569.84 = Beginning Balance =	
Northview Condos, Inc. - 1292	10/02/2025	10/2025	Charter Communications	K-345590	5727	146.25	0.00	5,716.09	1292: 8413131220041476 09/22-10/21
			Net Change=146.25			146.25	0.00	5,716.09 = Ending Balance =	
4124			Miscellaneous General ...					1,287.00 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	1,287.00 = Ending Balance =	
4129			Bank Charges					72.25 = Beginning Balance =	
Northview Condos, Inc. - 1292	10/10/2025	10/2025	Bank charges 10/2025	J-81970	Bank char...	3.18	0.00	75.43	Bank charges 10/2025
			Net Change=3.18			3.18	0.00	75.43 = Ending Balance =	
4130			Postage & Printing					157.23 = Beginning Balance =	
Northview Condos, Inc. - 1292	10/27/2025	10/2025	Paragon Equities-4550	K-346171	5738	12.58	0.00	169.81	1292: Sep 2025 Copies and Postage

General Ledger

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
			Net Change=12.58			12.58	0.00	169.81	= Ending Balance =
4133			Copies & Faxes					255.75	= Beginning Balance =
Northview Condos, Inc. - 1292	10/27/2025	10/2025	Paragon Equities-4550	K-346171	5738	73.05	0.00	328.80	1292: Sep 2025 Copies and Postage
			Net Change=73.05			73.05	0.00	328.80	= Ending Balance =
4450			Repairs/Plumbing					3,600.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	3,600.00	= 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					776.50	= Beginning Balance =
			Net Change=0.00			0.00	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					4,115.00	= Beginning Balance =
Northview Condos, Inc. - 1292	10/23/2025	10/2025	American Elevator Servic...	K-346078	5735	250.00	0.00	4,365.00	1292: Oct 2025 Elevator Svc
			Net Change=250.00			250.00	0.00	4,365.00	= Ending Balance =
4491			Lighting Maintenance					672.65	= Beginning Balance =
			Net Change=0.00			0.00	0.00	672.65	= Ending Balance =
4520			Maintenance & Supplies					159.47	= Beginning Balance =
			Net Change=0.00			0.00	0.00	159.47	= Ending Balance =
4525			Pest Control					3,605.00	= Beginning Balance =
Northview Condos, Inc. - 1292	10/23/2025	10/2025	Griffin Pest Management...	K-346079	5736	298.00	0.00	3,903.00	1292: Rodent Station
Northview Condos, Inc. - 1292	10/23/2025	10/2025	Griffin Pest Management...	K-346079	5736	124.00	0.00	4,027.00	1292: Oct 2025 Pest Svc
			Net Change=422.00			422.00	0.00	4,027.00	= Ending Balance =

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
4530			Gardening					11,254.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	10/09/2025	10/2025	Land Graphics	K-345767	5733	640.00	0.00	11,894.00	1292: Irrigation repairs & upgrade at Courtyard
Northview Condos, Inc. - 1292	10/30/2025	10/2025	Land Graphics	K-346306	5740	936.00	0.00	12,830.00	1292: Oct 2025 Landscape Svc
			Net Change=1,576.00			1,576.00	0.00	12,830.00 = Ending Balance =	
4535			Pool/Spa Maintenance					7,360.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	10/09/2025	10/2025	Great American Pool Se...	K-345764	5730	550.00	0.00	7,910.00	1292: Oct 2025 Pool Svc
			Net Change=550.00			550.00	0.00	7,910.00 = Ending Balance =	
4540			Insurance					39,561.18 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	39,561.18 = Ending Balance =	
4550			Management					16,561.47 = Beginning Balance =	
Northview Condos, Inc. - 1292	10/01/2025	10/2025	Paragon Equities-4550	K-345492	5722	1,831.83	0.00	18,393.30	October Management Fees
			Net Change=1,831.83			1,831.83	0.00	18,393.30 = Ending Balance =	
4551			Management - Additional					100.00 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	100.00 = Ending Balance =	
4554			Admin. Services					130.00 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	130.00 = Ending Balance =	
4560			Custodial Service					6,725.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	10/02/2025	10/2025	American Carpet Cleaning	K-345584	5723	225.00	0.00	6,950.00	1292: Clubhouse Pre Treat Clean Carpet
			Net Change=225.00			225.00	0.00	6,950.00 = Ending Balance =	
4580			Electricity					12,390.94 = Beginning Balance =	
Northview Condos, Inc. - 1292	10/09/2025	10/2025	SOUTHERN CALIFORN...	K-345766	5732	1,524.87	0.00	13,915.81	1292: 700274245720 08/29-09/29
			Net Change=1,524.87			1,524.87	0.00	13,915.81 = Ending Balance =	
4590			Gas					2,506.21 = Beginning Balance =	
Northview Condos, Inc. - 1292	10/02/2025	10/2025	City of Long Beach (Utility)	K-345585	5724	198.27	0.00	2,704.48	1292: 0699110000 08/20-09/21
Northview Condos, Inc. - 1292	10/30/2025	10/2025	City of Long Beach (Utility)	K-346331	5742	401.81	0.00	3,106.29	1292: 0699110000 09/21-10/20

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Net Change=600.08						600.08	0.00	3,106.29	= Ending Balance =
4610			Water & Sewer					26,411.93	= Beginning Balance =
Northview Condos, Inc. - 1292	10/09/2025	10/2025	City of Signal Hill (Water...	K-345762	5728	1,653.24	0.00	28,065.17	1292: 109-0211-01 svc 08/19-09/04
Northview Condos, Inc. - 1292	10/09/2025	10/2025	City of Signal Hill (Water...	K-345763	5729	276.89	0.00	28,342.06	1292: 1090211201 svc 08/13-09/19
Net Change=1,930.13						1,930.13	0.00	28,342.06	= Ending Balance =
4620			Trash					16,518.96	= Beginning Balance =
Northview Condos, Inc. - 1292	10/17/2025	10/2025	Signal Hill Disposal	K-345941	5734	1,824.44	0.00	18,343.40	1292: 38-V3601696 Sept 2025 Waste
Net Change=1,824.44						1,824.44	0.00	18,343.40	= Ending Balance =
4625			Cable/Internet/Satellite ...					31,711.98	= Beginning Balance =
Northview Condos, Inc. - 1292	10/02/2025	10/2025	Spectrum	K-345587	5726	3,526.63	0.00	35,238.61	1292: 8413131220077041 09/16-10/15
Northview Condos, Inc. - 1292	10/30/2025	10/2025	Spectrum	K-346304	5739	3,526.63	0.00	38,765.24	1292: 8413131220077041 10/16-11/15
Net Change=7,053.26						7,053.26	0.00	38,765.24	= Ending Balance =
4626			TV Cable Bulk Service					3,526.63	= Beginning Balance =
Net Change=0.00						0.00	0.00	3,526.63	= Ending Balance =
4629			Tax Preparation/Audit					900.00	= Beginning Balance =
Net Change=0.00						0.00	0.00	900.00	= Ending Balance =
4630			Legal					2,044.00	= Beginning Balance =
Net Change=0.00						0.00	0.00	2,044.00	= Ending Balance =
4637			Collection Expense					200.00	= Beginning Balance =
Net Change=0.00						0.00	0.00	200.00	= Ending Balance =
4641			License,Fees,Permits					1,593.90	= Beginning Balance =
Net Change=0.00						0.00	0.00	1,593.90	= Ending Balance =
4645			Interest Expense					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	10/09/2025	10/2025	Paragon Equities-4550	K-345765	5731	65.00	0.00	65.00	1292: 10/06 Meeting with Counsel
Net Change=65.00						65.00	0.00	65.00	= Ending Balance =

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
4649			Meeting Expense					325.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	10/30/2025	10/2025	Paragon Equities-4550	K-346310	5741	65.00	0.00	390.00	1292: Meeting Overtime
			Net Change=65.00			65.00	0.00	390.00 = Ending Balance =	
4651			Contingency					2,618.95 = Beginning Balance =	
Northview Condos, Inc. - 1292	10/23/2025	10/2025	Comstruct Inc	K-346081	5737	2,865.00	0.00	5,483.95	1292: Railings installed and painted
			Net Change=2,865.00			2,865.00	0.00	5,483.95 = Ending Balance =	
4730			Transfer to Reserve Acct					26,826.48 = Beginning Balance =	
Northview Condos, Inc. - 1292	10/02/2025	10/2025	Northview Condos, Inc.	K-345586	5725	4,471.08	0.00	31,297.56	1292 Transfer to Reserve
			Net Change=4,471.08			4,471.08	0.00	31,297.56 = Ending Balance =	
						72,510.57	72,510.57		