

Monthly Report

September 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 = Sep 2025

Book = Cash

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
3000	INCOME				
3108	Prepaid Dues	2,643.99	8.16	3,663.99	1.42
3110	Dues/Operating	29,506.01	91.07	252,102.95	98.00
3122	Club House Rental	0.00	0.00	25.00	0.01
3145	Collection Charges	200.00	0.62	600.00	0.23
3305	Interest Income	0.00	0.00	12.65	0.00
3410	Late Fee	50.73	0.16	530.00	0.21
3411	Violation Fee	0.00	0.00	320.00	0.12
3990	TOTAL INCOME	32,400.73	100.00	257,254.59	100.00
4000	EXPENSE				
4120	Telephone/Intercom	146.25	0.45	5,569.84	2.17
4124	Miscellaneous General & Admin	0.00	0.00	1,287.00	0.50
4129	Bank Charges	0.00	0.00	72.25	0.03
4130	Postage & Printing	17.76	0.05	157.23	0.06
4133	Copies & Faxes	49.20	0.15	255.75	0.10
4450	Repairs/Plumbing	275.00	0.85	3,600.00	1.40
4455	Repairs/Electrical	0.00	0.00	425.00	0.17
4457	Repairs/Gate,Fence	0.00	0.00	776.50	0.30
4460	Repairs/Roof	0.00	0.00	3,720.00	1.45
4475	Fire Safety Equipment	0.00	0.00	480.00	0.19
4490	Elevator Maintenance	1,215.00	3.75	4,115.00	1.60
4491	Lighting Maintenance	0.00	0.00	672.65	0.26
4520	Maintenance & Supplies	0.00	0.00	159.47	0.06
4525	Pest Control	0.00	0.00	3,605.00	1.40
4530	Gardening	936.00	2.89	11,254.00	4.37
4535	Pool/Spa Maintenance	2,430.00	7.50	7,360.00	2.86
4540	Insurance	8,973.32	27.69	39,561.18	15.38
4550	Management	1,831.83	5.65	16,561.47	6.44
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	0.00	0.00	6,725.00	2.61
4580	Electricity	1,534.27	4.74	12,390.94	4.82
4590	Gas	227.85	0.70	2,506.21	0.97
4610	Water & Sewer	4,296.26	13.26	26,411.93	10.27
4620	Trash	1,824.44	5.63	16,518.96	6.42
4625	Cable/Internet/Satellite Expense	0.00	0.00	31,711.98	12.33
4626	TV Cable Bulk Service	0.00	0.00	3,526.63	1.37
4629	Tax Preparation/Audit	0.00	0.00	900.00	0.35
4630	Legal	219.00	0.68	2,044.00	0.79
4637	Collection Expense	0.00	0.00	200.00	0.08
4641	License,Fees,Permits	0.00	0.00	1,593.90	0.62
4649	Meeting Expense	65.00	0.20	325.00	0.13
4651	Contingency	230.00	0.71	2,618.95	1.02
4722	TOTAL EXPENSE	24,271.18	74.91	207,335.84	80.60
4723	RESERVE ALLOCATION				
4730	Transfer to Reserve Acct	4,471.08	13.80	26,826.48	10.43
4818	TOTAL RESERVE ALLOCATION	4,471.08	13.80	26,826.48	10.43
5010	NET INCOME	3,658.47	11.29	23,092.27	8.98

Cash Flow Statement

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

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
CASH FLOW		3,658.47	11.29	23,092.27	8.98
MONTH TO DATE		BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE	
1110	Cash in Bank - Operating Account	100,739.73	104,398.20	3,658.47	
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	40,914.48	54,328.10	13,413.62	
1125	Cash in Bank - Money Market	89,598.25	89,593.03	-5.22	
TOTAL CASH		231,252.46	248,319.33	17,066.87	
YEAR TO DATE		BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE	
1110	Cash in Bank - Operating Account	81,305.93	104,398.20	23,092.27	
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	54,328.10	54,328.10	
1125	Cash in Bank - Money Market	89,640.33	89,593.03	-47.30	
TOTAL CASH		196,195.29	248,319.33	52,124.04	

Balance Sheet

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Northview Condos, Inc. - 1292

Month = Sep 2025

Book = Cash

ACCOUNT		CURRENT BALANCE
1000	ASSETS	
1100	Cash	
1110	Cash in Bank - Operating Account	104,398.20
1121	Cash in Bank - Reserve	54,328.10
1125	Cash in Bank - Money Market	89,593.03
1190	Total Cash	248,319.33
1990	TOTAL ASSETS	248,319.33
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	323.31
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	-225,668.12
2701	Total Reserves	143,921.13
2702	Equity	
2704	Owner Equity	13,103.36
2710	Current Fees Year Increase/Decrease	90,464.84
2850	Escrow Refund	830.00
2890	Total Equity	104,398.20
2990	TOTAL LIAB. & EQUITY	248,319.33

Budget Comparison

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000	INCOME									
3108	Prepaid Dues	2,643.99	0.00	2,643.99	N/A	3,663.99	0.00	3,663.99	N/A	0.00
3110	Dues/Operating	29,506.01	27,720.00	1,786.01	6.44	252,102.95	249,480.00	2,622.95	1.05	332,640.00
3122	Club House Rental	0.00	0.00	0.00	N/A	25.00	0.00	25.00	N/A	0.00
3145	Collection Charges	200.00	0.00	200.00	N/A	600.00	0.00	600.00	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	50.73	0.00	50.73	N/A	530.00	0.00	530.00	N/A	0.00
3411	Violation Fee	0.00	0.00	0.00	N/A	320.00	0.00	320.00	N/A	0.00
3990	TOTAL INCOME	32,400.73	27,720.00	4,680.73	16.89	257,254.59	249,480.00	7,774.59	3.12	332,640.00
4000	EXPENSE									
4120	Telephone/Intercom	146.25	366.67	220.42	60.11	5,569.84	3,302.63	-2,267.21	-68.65	4,403.63
4124	Miscellaneous General & Admin	0.00	50.00	50.00	100.00	1,287.00	450.00	-837.00	-186.00	600.00
4129	Bank Charges	0.00	8.33	8.33	100.00	72.25	72.37	0.12	0.17	96.37
4130	Postage & Printing	17.76	100.00	82.24	82.24	157.23	900.00	742.77	82.53	1,200.00
4133	Copies & Faxes	49.20	100.00	50.80	50.80	255.75	900.00	644.25	71.58	1,200.00
4137	Budget Prep	0.00	10.42	10.42	100.00	0.00	90.38	90.38	100.00	120.38
4444	Building Repairs	0.00	166.67	166.67	100.00	0.00	1,502.63	1,502.63	100.00	2,003.63
4450	Repairs/Plumbing	275.00	1,000.00	725.00	72.50	3,600.00	9,000.00	5,400.00	60.00	12,000.00
4452	Repairs/Irrigation Syst	0.00	83.33	83.33	100.00	0.00	747.37	747.37	100.00	996.37
4455	Repairs/Electrical	0.00	83.33	83.33	100.00	425.00	747.37	322.37	43.13	996.37
4457	Repairs/Gate,Fence	0.00	291.67	291.67	100.00	776.50	2,627.63	1,851.13	70.45	3,503.63
4460	Repairs/Roof	0.00	83.33	83.33	100.00	3,720.00	747.37	-2,972.63	-397.75	996.37
4470	Repairs/Other	0.00	166.67	166.67	100.00	0.00	1,502.63	1,502.63	100.00	2,003.63
4475	Fire Safety Equipment	0.00	208.33	208.33	100.00	480.00	1,872.37	1,392.37	74.36	2,496.37
4481	Restoration Expense	0.00	83.33	83.33	100.00	0.00	747.37	747.37	100.00	996.37
4490	Elevator Maintenance	1,215.00	250.00	-965.00	-386.00	4,115.00	2,250.00	-1,865.00	-82.89	3,000.00
4491	Lighting Maintenance	0.00	208.33	208.33	100.00	672.65	1,872.37	1,199.72	64.07	2,496.37
4520	Maintenance & Supplies	0.00	208.33	208.33	100.00	159.47	1,872.37	1,712.90	91.48	2,496.37
4525	Pest Control	0.00	408.33	408.33	100.00	3,605.00	3,672.37	67.37	1.83	4,896.37
4530	Gardening	936.00	1,000.00	64.00	6.40	11,254.00	9,000.00	-2,254.00	-25.04	12,000.00
4532	Tree Trimming	0.00	333.33	333.33	100.00	0.00	2,997.37	2,997.37	100.00	3,996.37
4535	Pool/Spa Maintenance	2,430.00	583.33	-1,846.67	-316.57	7,360.00	5,247.37	-2,112.63	-40.26	6,996.37
4540	Insurance	8,973.32	4,166.67	-4,806.65	-115.36	39,561.18	37,502.63	-2,058.55	-5.49	50,003.63
4550	Management	1,831.83	1,831.83	0.00	0.00	16,561.47	16,487.87	-73.60	-0.45	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	72.37	-57.63	-79.63	96.37
4556	Locksmith Service	0.00	83.33	83.33	100.00	0.00	747.37	747.37	100.00	996.37

Budget Comparison

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4560	Custodial Service	0.00	983.33	983.33	100.00	6,725.00	8,847.37	2,122.37	23.99	11,796.37
4580	Electricity	1,534.27	1,683.33	149.06	8.86	12,390.94	15,147.37	2,756.43	18.20	20,196.37
4590	Gas	227.85	333.33	105.48	31.64	2,506.21	2,997.37	491.16	16.39	3,996.37
4610	Water & Sewer	4,296.26	2,500.00	-1,796.26	-71.85	26,411.93	22,500.00	-3,911.93	-17.39	30,000.00
4620	Trash	1,824.44	1,666.67	-157.77	-9.47	16,518.96	15,002.63	-1,516.33	-10.11	20,003.63
4625	Cable/Internet/Satellite Expense	0.00	3,250.00	3,250.00	100.00	31,711.98	29,250.00	-2,461.98	-8.42	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	638.87	-261.13	-40.87	851.87
4630	Legal	219.00	250.00	31.00	12.40	2,044.00	2,250.00	206.00	9.16	3,000.00
4635	Reserve Study Expense	0.00	125.00	125.00	100.00	0.00	1,125.00	1,125.00	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	261.13	261.13	100.00	348.13
4641	License,Fees,Permits	0.00	141.67	141.67	100.00	1,593.90	1,277.63	-316.27	-24.75	1,703.63
4649	Meeting Expense	65.00	16.67	-48.33	-289.92	325.00	152.63	-172.37	-112.93	203.63
4651	Contingency	230.00	315.00	85.00	26.98	2,618.95	2,835.00	216.05	7.62	3,780.00
4722	TOTAL EXPENSE	24,271.18	23,248.89	-1,022.29	-4.40	207,335.84	209,217.21	1,881.37	0.90	278,955.21
4723	RESERVE ALLOCATION									
4730	Transfer to Reserve Acct	4,471.08	4,471.08	0.00	0.00	26,826.48	40,239.12	13,412.64	33.33	53,652.12
4818	TOTAL RESERVE ALLOCATION	4,471.08	4,471.08	0.00	0.00	26,826.48	40,239.12	13,412.64	33.33	53,652.12
5010	NET INCOME	3,658.47	0.03	3,658.44	12,194,800.00	23,092.27	23.67	23,068.60	97,459.23	32.67
1000	ASSETS									
1100	Cash									
1110	Cash in Bank - Operating Account	-3,658.47	0.00	-3,658.47	N/A	-23,092.27	0.00	-23,092.27	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	-13,413.62	0.00	-13,413.62	N/A	-54,328.10	0.00	-54,328.10	N/A	0.00
1125	Cash in Bank - Money Market	5.22	0.00	5.22	N/A	47.30	0.00	47.30	N/A	0.00
1190	Total Cash	-17,066.87	0.00	-17,066.87	N/A	-52,124.04	0.00	-52,124.04	N/A	0.00
1990	TOTAL ASSETS	-17,066.87	0.00	-17,066.87	N/A	-52,124.04	0.00	-52,124.04	N/A	0.00
2500	Reserves									
2525	Unallocated Interest on Funds	1.16	0.00	1.16	N/A	9.29	0.00	9.29	N/A	0.00
2700	Reserve Fund	13,407.24	0.00	13,407.24	N/A	29,022.48	0.00	29,022.48	N/A	0.00
2701	Total Reserves	13,408.40	0.00	13,408.40	N/A	29,031.77	0.00	29,031.77	N/A	0.00

Budget Comparison

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

ACCOUNT		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2702	Equity									
2710	Current Fees Year Increase/Decrease	3,658.47	0.00	3,658.47	N/A	23,092.27	0.00	23,092.27	N/A	0.00
2890	Total Equity	3,658.47	0.00	3,658.47	N/A	23,092.27	0.00	23,092.27	N/A	0.00
2990	TOTAL LIAB. & EQUITY	17,066.87	0.00	17,066.87	N/A	52,124.04	0.00	52,124.04	N/A	0.00
	CASH FLOW	3,658.47	0.03	3,658.44	12,194,800.00	23,092.27	23.67	23,068.60	97,459.23	32.67
	MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110	Cash in Bank - Operating Account	100,739.73	104,398.20	3,658.47						
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	40,914.48	54,328.10	13,413.62						
1125	Cash in Bank - Money Market	89,598.25	89,593.03	-5.22						
	TOTAL CASH	231,252.46	248,319.33	17,066.87						
	YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110	Cash in Bank - Operating Account	81,305.93	104,398.20	23,092.27						
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	54,328.10	54,328.10						
1125	Cash in Bank - Money Market	89,640.33	89,593.03	-47.30						
	TOTAL CASH	196,195.29	248,319.33	52,124.04						

General Ledger

Northview Condos, Inc. - 1292

Month = Sep 2025

Book = Cash

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1110			Cash in Bank - Operatin...					100,739.73	= Beginning Balance =
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Nicholas E. Oifoh	R-810850	305751636	495.00	0.00	101,234.73	Credit Card On-Line Payment ; Web - Resident Services
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Amy Angel	R-810960	:prepay	170.00	0.00	101,404.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Amy Angel	R-810960	:prepay	0.00	170.00	101,234.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Amy Angel	R-810961	:prepay	325.00	0.00	101,559.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Amy Angel	R-810961	:prepay	0.00	325.00	101,234.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Chris Sarni	R-810962	:prepay	495.00	0.00	101,729.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Chris Sarni	R-810962	:prepay	0.00	495.00	101,234.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Felipe J. Martinez	R-810963	:prepay	315.00	0.00	101,549.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Felipe J. Martinez	R-810963	:prepay	0.00	315.00	101,234.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Grace E. Lee	R-810964	:prepay	495.00	0.00	101,729.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Grace E. Lee	R-810964	:prepay	0.00	495.00	101,234.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Earl Hatton	R-810965	:prepay	495.00	0.00	101,729.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Earl Hatton	R-810965	:prepay	0.00	495.00	101,234.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Sandra L. Kaufmann	R-810966	:prepay	35.00	0.00	101,269.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Sandra L. Kaufmann	R-810966	:prepay	0.00	35.00	101,234.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Lora D. Dickinson	R-810967	:prepay	448.00	0.00	101,682.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Lora D. Dickinson	R-810967	:prepay	0.00	448.00	101,234.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Stella Gariboldi	R-810989	:prepay	20.00	0.00	101,254.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Stella Gariboldi	R-810989	:prepay	0.00	20.00	101,234.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	William S. Miller & Timot...	R-810990	:prepay	495.00	0.00	101,729.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	William S. Miller & Timot...	R-810990	:prepay	0.00	495.00	101,234.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Janice L. Piper	R-811012	:prepay	90.00	0.00	101,324.73	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292

Month = Sep 2025

Book = Cash

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Janice L. Piper	R-811012	:prepay	0.00	90.00	101,234.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Elizabeth Gonzalez	R-811028	:prepay	10.00	0.00	101,244.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Elizabeth Gonzalez	R-811028	:prepay	0.00	10.00	101,234.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Yoshiko A. Ramirez, Tru...	R-811034	:prepay	495.00	0.00	101,729.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Yoshiko A. Ramirez, Tru...	R-811034	:prepay	0.00	495.00	101,234.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Maria Angela Santos	R-811070	:prepay	0.00	340.00	100,894.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Maria Angela Santos	R-811070	:prepay	340.00	0.00	101,234.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Jerome Furlow & Amber ...	R-811071	:prepay	485.00	0.00	101,719.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Jerome Furlow & Amber ...	R-811071	:prepay	0.00	485.00	101,234.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Noelia Mosqueda	R-811105	:prepay	480.00	0.00	101,714.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Noelia Mosqueda	R-811105	:prepay	0.00	480.00	101,234.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Maxwell S. Moncure & El...	R-811132	:prepay	495.00	0.00	101,729.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Maxwell S. Moncure & El...	R-811132	:prepay	0.00	495.00	101,234.73	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Sandra L. Kaufmann	R-811235	534	460.00	0.00	101,694.73	1292-218
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Sandra L. Kaufmann	R-811235	534	35.00	0.00	101,729.73	1292-218
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Linda J. Zila	R-811236	2855	495.00	0.00	102,224.73	1292-210
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Megan Porter & Nicolas Diaz	R-811237	176	495.00	0.00	102,719.73	1292-106
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Michael J. Gore	R-811241	0227701941	495.00	0.00	103,214.73	1292-205
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Roberto M. Sinson, Jr & ...	R-811242	0000005617	495.00	0.00	103,709.73	1292-309
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Ana L. Cossio, Trustee o...	R-811243	896066929	130.00	0.00	103,839.73	1292-217
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Ana L. Cossio, Trustee o...	R-811243	896066929	355.00	0.00	104,194.73	1292-217
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Ana L. Cossio, Trustee o...	R-811243	896066929	10.00	0.00	104,204.73	1292-217
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Matseliso Matseletsele	R-811245	896299110	186.01	0.00	104,390.74	1292-209

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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	09/01/2025	09/2025	Matseliso Matseletsele	R-811245	896299110	288.99	0.00	104,679.73	1292-209
Northview Condos, Inc. - 1292	09/02/2025	09/2025	Paragon Equities-4550	K-344634	5702	0.00	1,831.83	102,847.90	September Management Fee
Northview Condos, Inc. - 1292	09/02/2025	09/2025	Cathy Y. Butler	R-811231	7519	495.00	0.00	103,342.90	1292-206
Northview Condos, Inc. - 1292	09/02/2025	09/2025	Karla Magana	R-811232	2255	315.00	0.00	103,657.90	1292-308
Northview Condos, Inc. - 1292	09/02/2025	09/2025	Karla Magana	R-811232	2255	160.00	0.00	103,817.90	1292-308
Northview Condos, Inc. - 1292	09/02/2025	09/2025	Jublin Kothari, Nibharani...	R-811233	144	495.00	0.00	104,312.90	1292-101
Northview Condos, Inc. - 1292	09/02/2025	09/2025	Katy Rios & Albert C. La...	R-811234	754	395.00	0.00	104,707.90	1292-215
Northview Condos, Inc. - 1292	09/02/2025	09/2025	Katy Rios & Albert C. La...	R-811234	754	100.00	0.00	104,807.90	1292-215
Northview Condos, Inc. - 1292	09/02/2025	09/2025	William Brandon Elton	R-811238	9615315473	80.00	0.00	104,887.90	1292-313
Northview Condos, Inc. - 1292	09/02/2025	09/2025	William Brandon Elton	R-811238	9615315473	425.00	0.00	105,312.90	1292-313
Northview Condos, Inc. - 1292	09/02/2025	09/2025	William Brandon Elton	R-811239	1144842569	415.00	0.00	105,727.90	1292-313
Northview Condos, Inc. - 1292	09/02/2025	09/2025	William Brandon Elton	R-811239	1144842569	80.00	0.00	105,807.90	1292-313
Northview Condos, Inc. - 1292	09/02/2025	09/2025	William Brandon Elton	R-811239	1144842569	10.00	0.00	105,817.90	1292-313
Northview Condos, Inc. - 1292	09/02/2025	09/2025	The Glenn Mitsuo Fuku...	R-811240	15853	20.00	0.00	105,837.90	1292-108
Northview Condos, Inc. - 1292	09/02/2025	09/2025	The Glenn Mitsuo Fuku...	R-811240	15853	475.00	0.00	106,312.90	1292-108
Northview Condos, Inc. - 1292	09/02/2025	09/2025	Fred J. Nalder, Trustee o...	R-811244	896551183	495.00	0.00	106,807.90	1292-312
Northview Condos, Inc. - 1292	09/04/2025	09/2025	Lora D. Dickinson	R-811510	1984	448.00	0.00	107,255.90	1292-301
Northview Condos, Inc. - 1292	09/04/2025	09/2025	Lora D. Dickinson	R-811510	1984	47.00	0.00	107,302.90	1292-301
Northview Condos, Inc. - 1292	09/04/2025	09/2025	Lora D. Dickinson	R-811511	1983	47.00	0.00	107,349.90	1292-301
Northview Condos, Inc. - 1292	09/04/2025	09/2025	Lora D. Dickinson	R-811511	1983	448.00	0.00	107,797.90	1292-301
Northview Condos, Inc. - 1292	09/04/2025	09/2025	Andre F. Ide	R-811731	Pre-Payme...	15.00	0.00	107,812.90	Pre-Payment Applied 1292-118
Northview Condos, Inc. - 1292	09/04/2025	09/2025	Andre F. Ide	R-811731	Pre-Payme...	0.00	15.00	107,797.90	Pre-Payment Applied 1292-118
Northview Condos, Inc. - 1292	09/04/2025	09/2025	Andre F. Ide	R-811732	497312549	475.00	0.00	108,272.90	PAYLEASE 1292-118

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Northview Condos, Inc. - 1292	09/04/2025	09/2025	Vicki L. Desler & Michael...	R-811734	Pre-Payme...	10.00	0.00	108,282.90	Pre-Payment Applied 1292-208
Northview Condos, Inc. - 1292	09/04/2025	09/2025	Vicki L. Desler & Michael...	R-811734	Pre-Payme...	0.00	10.00	108,272.90	Pre-Payment Applied 1292-208
Northview Condos, Inc. - 1292	09/04/2025	09/2025	Vicki L. Desler & Michael...	R-811735	497672469	485.00	0.00	108,757.90	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	09/04/2025	09/2025	Vicki L. Desler & Michael...	R-811735	497672469	10.00	0.00	108,767.90	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	09/05/2025	09/2025	Charter Communications	K-344785	5703	0.00	146.25	108,621.65	1292: 8413131220041476 08/22-09/21
Northview Condos, Inc. - 1292	09/05/2025	09/2025	City of Long Beach (Utility)	K-344786	5704	0.00	227.85	108,393.80	1292: 0699110000 07/22-08/20
Northview Condos, Inc. - 1292	09/05/2025	09/2025	City of Signal Hill (Water...	K-344787	5705	0.00	303.38	108,090.42	1292: 1090211201 07/18-08/13
Northview Condos, Inc. - 1292	09/05/2025	09/2025	City of Signal Hill (Water...	K-344788	5706	0.00	3,992.88	104,097.54	1292: 1090211101 07/07-08/19
Northview Condos, Inc. - 1292	09/05/2025	09/2025	FAT LB KING PLUMBING	K-344789	5707	0.00	275.00	103,822.54	1292: AC Discharge Line Leaking 103
Northview Condos, Inc. - 1292	09/05/2025	09/2025	Great American Pool Se...	K-344790	5708	0.00	1,880.00	101,942.54	1292: Repairs to Spa
Northview Condos, Inc. - 1292	09/05/2025	09/2025	Great American Pool Se...	K-344791	5709	0.00	550.00	101,392.54	1292: Sept 2025 Pool Svc
Northview Condos, Inc. - 1292	09/05/2025	09/2025	Northview Condos, Inc.	K-344792	5710	0.00	4,471.08	96,921.46	1292 Transfer to Reserve
Northview Condos, Inc. - 1292	09/05/2025	09/2025	Paragon Equities-4550	K-344793	5711	0.00	65.00	96,856.46	1292: Additional Meeting and Meeting Mins
Northview Condos, Inc. - 1292	09/05/2025	09/2025	SOUTHERN CALIFORN...	K-344794	5712	0.00	1,534.27	95,322.19	1292: 700274245720 07/31-08/28
Northview Condos, Inc. - 1292	09/05/2025	09/2025	Signal Hill Disposal	K-344871	5713	0.00	1,824.44	93,497.75	1292: 38-V3 601696 Aug 2025 Waste Svc
Northview Condos, Inc. - 1292	09/05/2025	09/2025	Felipe J. Martinez	R-811512	0000005286	295.00	0.00	93,792.75	1292-119
Northview Condos, Inc. - 1292	09/05/2025	09/2025	Felipe J. Martinez	R-811512	0000005286	180.00	0.00	93,972.75	1292-119
Northview Condos, Inc. - 1292	09/08/2025	09/2025	Noelia Mosqueda	R-811647	2403	15.00	0.00	93,987.75	1292-204
Northview Condos, Inc. - 1292	09/08/2025	09/2025	Noelia Mosqueda	R-811647	2403	480.00	0.00	94,467.75	1292-204
Northview Condos, Inc. - 1292	09/08/2025	09/2025	Mildred A. Graves	R-811648	1486	495.00	0.00	94,962.75	1292-310
Northview Condos, Inc. - 1292	09/08/2025	09/2025	Claudia F. Harrison	R-811649	8818	495.00	0.00	95,457.75	1292-214
Northview Condos, Inc. - 1292	09/08/2025	09/2025	Gary Lee & Theresa Kw...	R-811650	897562841	495.00	0.00	95,952.75	1292-109
Northview Condos, Inc. - 1292	09/08/2025	09/2025	Erica M. Piurkowski & M...	R-811651	897481085	495.00	0.00	96,447.75	1292-201

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Northview Condos, Inc. - 1292	09/09/2025	09/2025	Land Graphics	K-344916	5714	0.00	936.00	95,511.75	1292: Sep 2025 landscape Svc
Northview Condos, Inc. - 1292	09/10/2025	09/2025	Gholam Nami & Judy Nami	R-811781	6786	495.00	0.00	96,006.75	1292-212
Northview Condos, Inc. - 1292	09/10/2025	09/2025	Alexander Levy, Michael...	R-812330	499692835	495.00	0.00	96,501.75	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	09/11/2025	09/2025	Erica Ann Sack & Alex ...	R-812218	414	495.00	0.00	96,996.75	1292-316
Northview Condos, Inc. - 1292	09/11/2025	09/2025	Elizabeth Gonzalez	R-812223	1074	10.00	0.00	97,006.75	1292-103
Northview Condos, Inc. - 1292	09/11/2025	09/2025	Elizabeth Gonzalez	R-812223	1074	485.00	0.00	97,491.75	1292-103
Northview Condos, Inc. - 1292	09/11/2025	09/2025	Margarita A. Armenta	R-812279	0025079209	192.20	0.00	97,683.95	1292-207
Northview Condos, Inc. - 1292	09/12/2025	09/2025	American Elevator Servic...	K-345047	5715	0.00	250.00	97,433.95	1292: Sept 2025 Elevator Svc
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Cecilia Dong	R-812031	ACH	495.00	0.00	97,928.95	1292-317
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Daniel R. Ulloa & Ricard...	R-812032	ACH	495.00	0.00	98,423.95	1292-115
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Jamie L. Lozmack	R-812033	ACH	495.00	0.00	98,918.95	1292-319
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Jason Mar-Tang	R-812034	ACH	495.00	0.00	99,413.95	1292-318
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Maria Angela Santos	R-812035	ACH	340.00	0.00	99,753.95	1292-117
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Maria Angela Santos	R-812035	ACH	155.00	0.00	99,908.95	1292-117
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Mary Helen Uht & Albert...	R-812036	ACH	495.00	0.00	100,403.95	1292-105
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Matthew Froehlich & Mic...	R-812037	ACH	495.00	0.00	100,898.95	1292-104
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Randy Yoshioka & Britt...	R-812038	ACH	495.00	0.00	101,393.95	1292-315
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Samuel Dugay Sagaysay	R-812039	ACH	495.00	0.00	101,888.95	1292-202
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Sandra Torres Duran & ...	R-812040	ACH	495.00	0.00	102,383.95	1292-114
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Winnie Lao	R-812041	ACH	495.00	0.00	102,878.95	1292-306
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Ana L. Cossio, Trustee o...	R-812156	Orange Co...	10.00	0.00	102,888.95	Chk # 30607 Escrow Pmt
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Ana L. Cossio, Trustee o...	R-812156	Orange Co...	495.00	0.00	103,383.95	Chk # 30607 Escrow Pmt
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Ana L. Cossio, Trustee o...	R-812156	Orange Co...	140.00	0.00	103,523.95	Chk # 30607 Escrow Pmt

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Northview Condos, Inc. - 1292	09/12/2025	09/2025	Berth Alicia Pelayo and ...	R-812173	Orange Co...	495.00	0.00	104,018.95	Chk #: 30607 Escrow Oct Pmt
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Jerome Furlow & Amber ...	R-812219	266	485.00	0.00	104,503.95	1292-203
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Jerome Furlow & Amber ...	R-812219	266	10.00	0.00	104,513.95	1292-203
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Stella Gariboldi	R-812220	4107	20.00	0.00	104,533.95	1292-112
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Stella Gariboldi	R-812220	4107	475.00	0.00	105,008.95	1292-112
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Lucy Harumi Hayabe	R-812221	1346	495.00	0.00	105,503.95	1292-307
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Aurelio R. Cruz & Jennif...	R-812222	1275	495.00	0.00	105,998.95	1292-116
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Valerie J. Herring	R-812303	1001	495.00	0.00	106,493.95	1292-302
Northview Condos, Inc. - 1292	09/15/2025	09/2025	Judi Woods	R-812529	Pre-Payme...	0.00	190.00	106,303.95	Pre-Payment Applied 1292-111
Northview Condos, Inc. - 1292	09/15/2025	09/2025	Judi Woods	R-812529	Pre-Payme...	190.00	0.00	106,493.95	Pre-Payment Applied 1292-111
Northview Condos, Inc. - 1292	09/15/2025	09/2025	Judi Woods	R-812530		10.00	0.00	106,503.95	
Northview Condos, Inc. - 1292	09/15/2025	09/2025	Judi Woods	R-812530		0.00	10.00	106,493.95	
Northview Condos, Inc. - 1292	09/15/2025	09/2025	Deeptichandra Chakka	R-812531	Pre-Payme...	0.00	451.00	106,042.95	Pre-Payment Applied 1292-304
Northview Condos, Inc. - 1292	09/15/2025	09/2025	Deeptichandra Chakka	R-812531	Pre-Payme...	0.00	44.00	105,998.95	Pre-Payment Applied 1292-304
Northview Condos, Inc. - 1292	09/15/2025	09/2025	Deeptichandra Chakka	R-812531	Pre-Payme...	495.00	0.00	106,493.95	Pre-Payment Applied 1292-304
Northview Condos, Inc. - 1292	09/15/2025	09/2025	Nicholas E. Oifoh	R-812532	Pre-Payme...	0.00	495.00	105,998.95	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	09/15/2025	09/2025	Nicholas E. Oifoh	R-812532	Pre-Payme...	495.00	0.00	106,493.95	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	09/17/2025	09/2025	Christina Keehan	R-812571	0025385196	495.00	0.00	106,988.95	1292-102
Northview Condos, Inc. - 1292	09/17/2025	09/2025	Amy Angel	R-812572	0041614557	525.00	0.00	107,513.95	1292-107
Northview Condos, Inc. - 1292	09/18/2025	09/2025	Janice L. Piper	R-812570	2533	405.00	0.00	107,918.95	1292-113
Northview Condos, Inc. - 1292	09/18/2025	09/2025	Janice L. Piper	R-812570	2533	90.00	0.00	108,008.95	1292-113
Northview Condos, Inc. - 1292	09/19/2025	09/2025	A-Pro Security Service Inc.	K-345142	5716	0.00	515.00	107,493.95	1292: North Building Elevator Cab Light Replacement
Northview Condos, Inc. - 1292	09/19/2025	09/2025	American Elevator Servic...	K-345143	5717	0.00	450.00	107,043.95	1292: Trouble Shooting Elevator

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	09/19/2025	09/2025	Iger Wankel & Bonkowsk...	K-345144	5718	0.00	219.00	106,824.95	1292: General Svc Rendered
Northview Condos, Inc. - 1292	09/20/2025	09/2025	Nicholas E. Oifoh	R-812590	309633235	495.00	0.00	107,319.95	Credit Card On-Line Payment ; Web - Resident Services
Northview Condos, Inc. - 1292	09/23/2025	09/2025	Maxwell S. Moncure & El...	R-812675	40696648809	495.00	0.00	107,814.95	1292-219
Northview Condos, Inc. - 1292	09/23/2025	09/2025	Yoshiko A. Ramirez, Tru...	R-812676	0036005059	495.00	0.00	108,309.95	1292-311
Northview Condos, Inc. - 1292	09/25/2025	09/2025	Paragon Equities-4550	K-345240	5719	0.00	17.76	108,292.19	1292: Aug 2025 Copies and Postage
Northview Condos, Inc. - 1292	09/25/2025	09/2025	Paragon Equities-4550	K-345240	5719	0.00	49.20	108,242.99	1292: Aug 2025 Copies and Postage
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Bill Miller	K-345359	5720	0.00	230.00	108,012.99	1292: Per Barby - reimbursement for junk removal
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Farmers Insurance Exc...	K-345410	5721	0.00	4,466.66	103,546.33	1292: F00282647400100001 Jul 2025
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Farmers Insurance Exc...	K-345410	5721	0.00	4,506.66	99,039.67	1292: F00282647400100001 Sept 2025
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Linda J. Zila	R-812707	2858	495.00	0.00	99,534.67	1292-210
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Margarita A. Armenta	R-812708	0036408469	495.00	0.00	100,029.67	1292-207
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Margarita A. Armenta	R-812708	0036408469	302.80	0.00	100,332.47	1292-207
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Margarita A. Armenta	R-812708	0036408469	495.00	0.00	100,827.47	1292-207
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Margarita A. Armenta	R-812708	0036408469	0.73	0.00	100,828.20	1292-207
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Margarita A. Armenta	R-812708	0036408469	10.00	0.00	100,838.20	1292-207
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Margarita A. Armenta	R-812708	0036408469	10.00	0.00	100,848.20	1292-207
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Margarita A. Armenta	R-812708	0036408469	10.00	0.00	100,858.20	1292-207
Northview Condos, Inc. - 1292	09/29/2025	09/2025	Megan Porter & Nicolas Diaz	R-812800	177	495.00	0.00	101,353.20	1292-106
Northview Condos, Inc. - 1292	09/29/2025	09/2025	Chris Sarni	R-812801	902941	105.00	0.00	101,458.20	1292-110
Northview Condos, Inc. - 1292	09/29/2025	09/2025	Chris Sarni	R-812801	902941	495.00	0.00	101,953.20	1292-110
Northview Condos, Inc. - 1292	09/29/2025	09/2025	Matseliso Matseletsele	R-812802	899569034	206.01	0.00	102,159.21	1292-209
Northview Condos, Inc. - 1292	09/29/2025	09/2025	Matseliso Matseletsele	R-812802	899569034	268.99	0.00	102,428.20	1292-209
Northview Condos, Inc. - 1292	09/29/2025	09/2025	Michael J. Gore	R-812803	0228518402	495.00	0.00	102,923.20	1292-205

General Ledger

Northview Condos, Inc. - 1292

Month = Sep 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	09/29/2025	09/2025	Fred J. Nalder, Trustee o...	R-812804	899490217	495.00	0.00	103,418.20	1292-312
Northview Condos, Inc. - 1292	09/29/2025	09/2025	William S. Miller & Timot...	R-812851	3131	495.00	0.00	103,913.20	1292-216
Northview Condos, Inc. - 1292	09/29/2025	09/2025	Deeptichandra Chakka	R-813196	Pre-Payme...	0.00	461.00	103,452.20	PAYLEASE 1292-304
Northview Condos, Inc. - 1292	09/29/2025	09/2025	Deeptichandra Chakka	R-813196	Pre-Payme...	0.00	34.00	103,418.20	PAYLEASE 1292-304
Northview Condos, Inc. - 1292	09/29/2025	09/2025	Deeptichandra Chakka	R-813196	Pre-Payme...	495.00	0.00	103,913.20	PAYLEASE 1292-304
Northview Condos, Inc. - 1292	09/29/2025	09/2025	Deeptichandra Chakka	R-813197	501156652	485.00	0.00	104,398.20	PAYLEASE 1292-118
Net Change=3,658.47						39,798.73	36,140.26	104,398.20	= Ending Balance =
1121			Cash in Bank - Reserve					40,914.48	= Beginning Balance =
Northview Condos, Inc. - 1292	09/11/2025	09/2025	Northview (1121/WF)	R-811857	5662	4,471.08	0.00	45,385.56	July 2025 transfer to reserve 1292
Northview Condos, Inc. - 1292	09/11/2025	09/2025	Northview (1121/WF)	R-811858	5689	4,471.08	0.00	49,856.64	Aug 2025 transfer to reserve 1292
Northview Condos, Inc. - 1292	09/11/2025	09/2025	Northview (1121/WF)	R-811859	5710	4,471.08	0.00	54,327.72	Sep 2025 transfer to reserve 1292
Northview Condos, Inc. - 1292	09/30/2025	09/2025	Interest Income 09/2025	J-81864	Interest I...	0.38	0.00	54,328.10	Interest Income 09/2025
Net Change=13,413.62						13,413.62	0.00	54,328.10	= Ending Balance =
1125			Cash in Bank - Money ...					89,598.25	= Beginning Balance =
Northview Condos, Inc. - 1292	09/11/2025	09/2025	Bank Charges 09/2025	J-81819	Bank Char...	0.00	6.00	89,592.25	Bank Charges 09/2025
Northview Condos, Inc. - 1292	09/30/2025	09/2025	Interest Income 09/2025	J-81818	Interest I...	0.78	0.00	89,593.03	Interest Income 09/2025
Net Change=-5.22						0.78	6.00	89,593.03	= 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 =

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Northview Condos, Inc. - 1292

Month = Sep 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	-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 =
2519			Reserves-Pool & Spa					13,177.93	= Beginning Balance =
			Net Change=0.00			0.00	0.00	13,177.93	= Ending Balance =
2521			Reserves-Contingency					6,670.09	= Beginning Balance =
			Net Change=0.00			0.00	0.00	6,670.09	= Ending Balance =
2522			Reserves-Balconies/Decks					7,400.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	7,400.00	= Ending Balance =
2524			Reserve - Special Asse...					-346,249.77	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-346,249.77	= Ending Balance =
2525			Unallocated Interest on ...					-322.15	= Beginning Balance =
Northview Condos, Inc. - 1292	09/30/2025	09/2025	Interest Income 09/2025	J-81818	Interest I...	0.00	0.78	-322.93	Interest Income 09/2025
Northview Condos, Inc. - 1292	09/30/2025	09/2025	Interest Income 09/2025	J-81864	Interest I...	0.00	0.38	-323.31	Interest Income 09/2025
			Net Change=-1.16			0.00	1.16	-323.31	= Ending Balance =
2607			Reserves-Fire System					-2,236.14	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-2,236.14	= Ending Balance =

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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
2614			Reserves-Mailboxes					4,712.48 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	4,712.48 = Ending Balance =	
2615			Reserves-Concrete					-758.58 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	-758.58 = Ending Balance =	
2616			Reserve-Clubhouse					12,023.96 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	12,023.96 = Ending Balance =	
2624			Reserve - Roofs/Decks					-71,443.07 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	-71,443.07 = Ending Balance =	
2640			Reserves - Sauna					-1,130.73 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	-1,130.73 = Ending Balance =	
2700			Reserve Fund					239,075.36 = Beginning Balance =	
Northview Condos, Inc. - 1292	09/11/2025	09/2025	Northview (1121/WF)	R-811857	5662	0.00	4,471.08	234,604.28	July 2025 transfer to reserve 1292
Northview Condos, Inc. - 1292	09/11/2025	09/2025	Northview (1121/WF)	R-811858	5689	0.00	4,471.08	230,133.20	Aug 2025 transfer to reserve 1292
Northview Condos, Inc. - 1292	09/11/2025	09/2025	Northview (1121/WF)	R-811859	5710	0.00	4,471.08	225,662.12	Sep 2025 transfer to reserve 1292
Northview Condos, Inc. - 1292	09/11/2025	09/2025	Bank Charges 09/2025	J-81819	Bank Char...	6.00	0.00	225,668.12	Bank Charges 09/2025
			Net Change=-13,407.24			6.00	13,413.24	225,668.12 = 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					-1,020.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Nicholas E. Oifoh	R-810850	305751636	0.00	495.00	-1,515.00	Credit Card On-Line Payment ; Web - Resident Services
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Amy Angel	R-810960	:prepay	170.00	0.00	-1,345.00	:Prog Gen prepayment transfer

General Ledger

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	09/01/2025	09/2025	Amy Angel	R-810961	:prepay	325.00	0.00	-1,020.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Chris Sarni	R-810962	:prepay	495.00	0.00	-525.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Felipe J. Martinez	R-810963	:prepay	315.00	0.00	-210.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Grace E. Lee	R-810964	:prepay	495.00	0.00	285.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Earl Hatton	R-810965	:prepay	495.00	0.00	780.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Sandra L. Kaufmann	R-810966	:prepay	35.00	0.00	815.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Lora D. Dickinson	R-810967	:prepay	448.00	0.00	1,263.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Stella Gariboldi	R-810989	:prepay	20.00	0.00	1,283.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	William S. Miller & Timot...	R-810990	:prepay	495.00	0.00	1,778.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Janice L. Piper	R-811012	:prepay	90.00	0.00	1,868.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Elizabeth Gonzalez	R-811028	:prepay	10.00	0.00	1,878.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Yoshiko A. Ramirez, Tru...	R-811034	:prepay	495.00	0.00	2,373.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Maria Angela Santos	R-811070	:prepay	340.00	0.00	2,713.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Jerome Furlow & Amber ...	R-811071	:prepay	485.00	0.00	3,198.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Noelia Mosqueda	R-811105	:prepay	480.00	0.00	3,678.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Maxwell S. Moncure & El...	R-811132	:prepay	495.00	0.00	4,173.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Sandra L. Kaufmann	R-811235	534	0.00	35.00	4,138.00	1292-218
Northview Condos, Inc. - 1292	09/04/2025	09/2025	Lora D. Dickinson	R-811510	1984	0.00	448.00	3,690.00	1292-301
Northview Condos, Inc. - 1292	09/04/2025	09/2025	Lora D. Dickinson	R-811511	1983	0.00	47.00	3,643.00	1292-301
Northview Condos, Inc. - 1292	09/04/2025	09/2025	Lora D. Dickinson	R-811511	1983	0.00	448.00	3,195.00	1292-301
Northview Condos, Inc. - 1292	09/04/2025	09/2025	Andre F. Ide	R-811731	Pre-Payme...	15.00	0.00	3,210.00	Pre-Payment Applied 1292-118
Northview Condos, Inc. - 1292	09/04/2025	09/2025	Vicki L. Desler & Michael...	R-811734	Pre-Payme...	10.00	0.00	3,220.00	Pre-Payment Applied 1292-208
Northview Condos, Inc. - 1292	09/04/2025	09/2025	Vicki L. Desler & Michael...	R-811735	497672469	0.00	10.00	3,210.00	PAYLEASE 1292-208

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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	09/05/2025	09/2025	Felipe J. Martinez	R-811512	0000005286	0.00	295.00	2,915.00	1292-119
Northview Condos, Inc. - 1292	09/08/2025	09/2025	Noelia Mosqueda	R-811647	2403	0.00	480.00	2,435.00	1292-204
Northview Condos, Inc. - 1292	09/11/2025	09/2025	Elizabeth Gonzalez	R-812223	1074	0.00	10.00	2,425.00	1292-103
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Maria Angela Santos	R-812035	ACH	0.00	340.00	2,085.00	1292-117
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Berth Alicia Pelayo and ...	R-812173	Orange Co...	0.00	495.00	1,590.00	Chk #: 30607 Escrow Oct Pmt
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Jerome Furlow & Amber ...	R-812219	266	0.00	485.00	1,105.00	1292-203
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Stella Gariboldi	R-812220	4107	0.00	20.00	1,085.00	1292-112
Northview Condos, Inc. - 1292	09/15/2025	09/2025	Judi Woods	R-812529	Pre-Payme...	190.00	0.00	1,275.00	Pre-Payment Applied 1292-111
Northview Condos, Inc. - 1292	09/15/2025	09/2025	Deeptichandra Chakka	R-812531	Pre-Payme...	44.00	0.00	1,319.00	Pre-Payment Applied 1292-304
Northview Condos, Inc. - 1292	09/15/2025	09/2025	Deeptichandra Chakka	R-812531	Pre-Payme...	451.00	0.00	1,770.00	Pre-Payment Applied 1292-304
Northview Condos, Inc. - 1292	09/15/2025	09/2025	Nicholas E. Oifoh	R-812532	Pre-Payme...	495.00	0.00	2,265.00	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	09/17/2025	09/2025	Amy Angel	R-812572	0041614557	0.00	525.00	1,740.00	1292-107
Northview Condos, Inc. - 1292	09/18/2025	09/2025	Janice L. Piper	R-812570	2533	0.00	90.00	1,650.00	1292-113
Northview Condos, Inc. - 1292	09/20/2025	09/2025	Nicholas E. Oifoh	R-812590	309633235	0.00	495.00	1,155.00	Credit Card On-Line Payment ; Web - Resident Services
Northview Condos, Inc. - 1292	09/23/2025	09/2025	Maxwell S. Moncure & El...	R-812675	40696648809	0.00	495.00	660.00	1292-219
Northview Condos, Inc. - 1292	09/23/2025	09/2025	Yoshiko A. Ramirez, Tru...	R-812676	0036005059	0.00	495.00	165.00	1292-311
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Linda J. Zila	R-812707	2858	0.00	495.00	-330.00	1292-210
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Margarita A. Armenta	R-812708	0036408469	0.00	495.00	-825.00	1292-207
Northview Condos, Inc. - 1292	09/29/2025	09/2025	Megan Porter & Nicolas Diaz	R-812800	177	0.00	495.00	-1,320.00	1292-106
Northview Condos, Inc. - 1292	09/29/2025	09/2025	Chris Sarni	R-812801	902941	0.00	495.00	-1,815.00	1292-110
Northview Condos, Inc. - 1292	09/29/2025	09/2025	Chris Sarni	R-812801	902941	0.00	105.00	-1,920.00	1292-110
Northview Condos, Inc. - 1292	09/29/2025	09/2025	Matseliso Matseletsele	R-812802	899569034	0.00	268.99	-2,188.99	1292-209
Northview Condos, Inc. - 1292	09/29/2025	09/2025	Michael J. Gore	R-812803	0228518402	0.00	495.00	-2,683.99	1292-205

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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	09/29/2025	09/2025	Fred J. Nalder, Trustee o...	R-812804	899490217	0.00	495.00	-3,178.99	1292-312
Northview Condos, Inc. - 1292	09/29/2025	09/2025	William S. Miller & Timot...	R-812851	3131	0.00	495.00	-3,673.99	1292-216
Northview Condos, Inc. - 1292	09/29/2025	09/2025	Deeptichandra Chakka	R-813196	Pre-Payme...	34.00	0.00	-3,639.99	PAYLEASE 1292-304
Northview Condos, Inc. - 1292	09/29/2025	09/2025	Deeptichandra Chakka	R-813196	Pre-Payme...	461.00	0.00	-3,178.99	PAYLEASE 1292-304
Northview Condos, Inc. - 1292	09/29/2025	09/2025	Deeptichandra Chakka	R-813197	501156652	0.00	485.00	-3,663.99	PAYLEASE 1292-118
Net Change=-2,643.99						7,388.00	10,031.99	-3,663.99	= Ending Balance =
3110			Dues/Operating					-222,596.94	= Beginning Balance =
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Amy Angel	R-810960	:prepay	0.00	170.00	-222,766.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Amy Angel	R-810961	:prepay	0.00	325.00	-223,091.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Chris Sarni	R-810962	:prepay	0.00	495.00	-223,586.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Felipe J. Martinez	R-810963	:prepay	0.00	315.00	-223,901.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Grace E. Lee	R-810964	:prepay	0.00	495.00	-224,396.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Earl Hatton	R-810965	:prepay	0.00	495.00	-224,891.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Sandra L. Kaufmann	R-810966	:prepay	0.00	35.00	-224,926.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Lora D. Dickinson	R-810967	:prepay	0.00	448.00	-225,374.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Stella Gariboldi	R-810989	:prepay	0.00	20.00	-225,394.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	William S. Miller & Timot...	R-810990	:prepay	0.00	495.00	-225,889.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Janice L. Piper	R-811012	:prepay	0.00	90.00	-225,979.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Elizabeth Gonzalez	R-811028	:prepay	0.00	10.00	-225,989.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Yoshiko A. Ramirez, Tru...	R-811034	:prepay	0.00	495.00	-226,484.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Maria Angela Santos	R-811070	:prepay	0.00	340.00	-226,824.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Jerome Furlow & Amber ...	R-811071	:prepay	0.00	485.00	-227,309.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Noelia Mosqueda	R-811105	:prepay	0.00	480.00	-227,789.94	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292

Month = Sep 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Maxwell S. Moncure & El...	R-811132	:prepay	0.00	495.00	-228,284.94	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Sandra L. Kaufmann	R-811235	534	0.00	460.00	-228,744.94	1292-218
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Linda J. Zila	R-811236	2855	0.00	495.00	-229,239.94	1292-210
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Megan Porter & Nicolas Diaz	R-811237	176	0.00	495.00	-229,734.94	1292-106
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Michael J. Gore	R-811241	0227701941	0.00	495.00	-230,229.94	1292-205
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Roberto M. Sinson, Jr & ...	R-811242	0000005617	0.00	495.00	-230,724.94	1292-309
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Ana L. Cossio, Trustee o...	R-811243	896066929	0.00	355.00	-231,079.94	1292-217
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Ana L. Cossio, Trustee o...	R-811243	896066929	0.00	130.00	-231,209.94	1292-217
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Matseliso Matseletsele	R-811245	896299110	0.00	288.99	-231,498.93	1292-209
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Matseliso Matseletsele	R-811245	896299110	0.00	186.01	-231,684.94	1292-209
Northview Condos, Inc. - 1292	09/02/2025	09/2025	Cathy Y. Butler	R-811231	7519	0.00	495.00	-232,179.94	1292-206
Northview Condos, Inc. - 1292	09/02/2025	09/2025	Karla Magana	R-811232	2255	0.00	160.00	-232,339.94	1292-308
Northview Condos, Inc. - 1292	09/02/2025	09/2025	Karla Magana	R-811232	2255	0.00	315.00	-232,654.94	1292-308
Northview Condos, Inc. - 1292	09/02/2025	09/2025	Jublin Kothari, Nibharani...	R-811233	144	0.00	495.00	-233,149.94	1292-101
Northview Condos, Inc. - 1292	09/02/2025	09/2025	Katy Rios & Albert C. La...	R-811234	754	0.00	395.00	-233,544.94	1292-215
Northview Condos, Inc. - 1292	09/02/2025	09/2025	Katy Rios & Albert C. La...	R-811234	754	0.00	100.00	-233,644.94	1292-215
Northview Condos, Inc. - 1292	09/02/2025	09/2025	William Brandon Elton	R-811238	9615315473	0.00	80.00	-233,724.94	1292-313
Northview Condos, Inc. - 1292	09/02/2025	09/2025	William Brandon Elton	R-811238	9615315473	0.00	425.00	-234,149.94	1292-313
Northview Condos, Inc. - 1292	09/02/2025	09/2025	William Brandon Elton	R-811239	1144842569	0.00	80.00	-234,229.94	1292-313
Northview Condos, Inc. - 1292	09/02/2025	09/2025	William Brandon Elton	R-811239	1144842569	0.00	415.00	-234,644.94	1292-313
Northview Condos, Inc. - 1292	09/02/2025	09/2025	The Glenn Mitsuo Fuku...	R-811240	15853	0.00	475.00	-235,119.94	1292-108
Northview Condos, Inc. - 1292	09/02/2025	09/2025	The Glenn Mitsuo Fuku...	R-811240	15853	0.00	20.00	-235,139.94	1292-108
Northview Condos, Inc. - 1292	09/02/2025	09/2025	Fred J. Nalder, Trustee o...	R-811244	896551183	0.00	495.00	-235,634.94	1292-312

General Ledger

Northview Condos, Inc. - 1292

Month = Sep 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	09/04/2025	09/2025	Lora D. Dickinson	R-811510	1984	0.00	47.00	-235,681.94	1292-301
Northview Condos, Inc. - 1292	09/04/2025	09/2025	Andre F. Ide	R-811731	Pre-Payme...	0.00	15.00	-235,696.94	Pre-Payment Applied 1292-118
Northview Condos, Inc. - 1292	09/04/2025	09/2025	Andre F. Ide	R-811732	497312549	0.00	475.00	-236,171.94	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	09/04/2025	09/2025	Vicki L. Desler & Michael...	R-811734	Pre-Payme...	0.00	10.00	-236,181.94	Pre-Payment Applied 1292-208
Northview Condos, Inc. - 1292	09/04/2025	09/2025	Vicki L. Desler & Michael...	R-811735	497672469	0.00	485.00	-236,666.94	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	09/05/2025	09/2025	Felipe J. Martinez	R-811512	0000005286	0.00	180.00	-236,846.94	1292-119
Northview Condos, Inc. - 1292	09/08/2025	09/2025	Noelia Mosqueda	R-811647	2403	0.00	15.00	-236,861.94	1292-204
Northview Condos, Inc. - 1292	09/08/2025	09/2025	Mildred A. Graves	R-811648	1486	0.00	495.00	-237,356.94	1292-310
Northview Condos, Inc. - 1292	09/08/2025	09/2025	Claudia F. Harrison	R-811649	8818	0.00	495.00	-237,851.94	1292-214
Northview Condos, Inc. - 1292	09/08/2025	09/2025	Gary Lee & Theresa Kw...	R-811650	897562841	0.00	495.00	-238,346.94	1292-109
Northview Condos, Inc. - 1292	09/08/2025	09/2025	Erica M. Piurkowski & M...	R-811651	897481085	0.00	495.00	-238,841.94	1292-201
Northview Condos, Inc. - 1292	09/10/2025	09/2025	Gholam Nami & Judy Nami	R-811781	6786	0.00	495.00	-239,336.94	1292-212
Northview Condos, Inc. - 1292	09/10/2025	09/2025	Alexander Levy, Michael...	R-812330	499692835	0.00	495.00	-239,831.94	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	09/11/2025	09/2025	Erica Ann Sack & Alex ...	R-812218	414	0.00	495.00	-240,326.94	1292-316
Northview Condos, Inc. - 1292	09/11/2025	09/2025	Elizabeth Gonzalez	R-812223	1074	0.00	485.00	-240,811.94	1292-103
Northview Condos, Inc. - 1292	09/11/2025	09/2025	Margarita A. Armenta	R-812279	0025079209	0.00	192.20	-241,004.14	1292-207
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Cecilia Dong	R-812031	ACH	0.00	495.00	-241,499.14	1292-317
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Daniel R. Ulloa & Ricard...	R-812032	ACH	0.00	495.00	-241,994.14	1292-115
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Jamie L. Lozmack	R-812033	ACH	0.00	495.00	-242,489.14	1292-319
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Jason Mar-Tang	R-812034	ACH	0.00	495.00	-242,984.14	1292-318
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Maria Angela Santos	R-812035	ACH	0.00	155.00	-243,139.14	1292-117
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Mary Helen Uht & Albert...	R-812036	ACH	0.00	495.00	-243,634.14	1292-105
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Matthew Froehlich & Mic...	R-812037	ACH	0.00	495.00	-244,129.14	1292-104

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Randy Yoshioka & Britt...	R-812038	ACH	0.00	495.00	-244,624.14	1292-315
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Samuel Dugay Sagaysay	R-812039	ACH	0.00	495.00	-245,119.14	1292-202
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Sandra Torres Duran & ...	R-812040	ACH	0.00	495.00	-245,614.14	1292-114
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Winnie Lao	R-812041	ACH	0.00	495.00	-246,109.14	1292-306
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Ana L. Cossio, Trustee o...	R-812156	Orange Co...	0.00	140.00	-246,249.14	Chk # 30607 Escrow Pmt
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Ana L. Cossio, Trustee o...	R-812156	Orange Co...	0.00	495.00	-246,744.14	Chk # 30607 Escrow Pmt
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Jerome Furlow & Amber ...	R-812219	266	0.00	10.00	-246,754.14	1292-203
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Stella Gariboldi	R-812220	4107	0.00	475.00	-247,229.14	1292-112
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Lucy Harumi Hayabe	R-812221	1346	0.00	495.00	-247,724.14	1292-307
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Aurelio R. Cruz & Jennif...	R-812222	1275	0.00	495.00	-248,219.14	1292-116
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Valerie J. Herring	R-812303	1001	0.00	495.00	-248,714.14	1292-302
Northview Condos, Inc. - 1292	09/15/2025	09/2025	Deeptichandra Chakka	R-812531	Pre-Payme...	0.00	495.00	-249,209.14	Pre-Payment Applied 1292-304
Northview Condos, Inc. - 1292	09/15/2025	09/2025	Nicholas E. Oifoh	R-812532	Pre-Payme...	0.00	495.00	-249,704.14	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	09/17/2025	09/2025	Christina Keehan	R-812571	0025385196	0.00	495.00	-250,199.14	1292-102
Northview Condos, Inc. - 1292	09/18/2025	09/2025	Janice L. Piper	R-812570	2533	0.00	405.00	-250,604.14	1292-113
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Margarita A. Armenta	R-812708	0036408469	0.00	302.80	-250,906.94	1292-207
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Margarita A. Armenta	R-812708	0036408469	0.00	495.00	-251,401.94	1292-207
Northview Condos, Inc. - 1292	09/29/2025	09/2025	Matseliso Matseletsele	R-812802	899569034	0.00	206.01	-251,607.95	1292-209
Northview Condos, Inc. - 1292	09/29/2025	09/2025	Deeptichandra Chakka	R-813196	Pre-Payme...	0.00	495.00	-252,102.95	PAYLEASE 1292-304
Net Change=-29,506.01						0.00	29,506.01	-252,102.95	= Ending Balance =
3122	Club House Rental							-25.00	= Beginning Balance =
Net Change=0.00						0.00	0.00	-25.00	= Ending Balance =
3145	Collection Charges							-400.00	= Beginning Balance =

General Ledger

Northview Condos, Inc. - 1292

Month = Sep 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	09/15/2025	09/2025	Judi Woods	R-812529	Pre-Payme...	0.00	190.00	-590.00	Pre-Payment Applied 1292-111
Northview Condos, Inc. - 1292	09/15/2025	09/2025	Judi Woods	R-812530		0.00	10.00	-600.00	
			Net Change=-200.00			0.00	200.00	-600.00	= Ending Balance =
3305			Interest Income					-12.65	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-12.65	= Ending Balance =
3410			Late Fee					-479.27	= Beginning Balance =
Northview Condos, Inc. - 1292	09/01/2025	09/2025	Ana L. Cossio, Trustee o...	R-811243	896066929	0.00	10.00	-489.27	1292-217
Northview Condos, Inc. - 1292	09/02/2025	09/2025	William Brandon Elton	R-811239	1144842569	0.00	10.00	-499.27	1292-313
Northview Condos, Inc. - 1292	09/12/2025	09/2025	Ana L. Cossio, Trustee o...	R-812156	Orange Co...	0.00	10.00	-509.27	Chk # 30607 Escrow Pmt
Northview Condos, Inc. - 1292	09/15/2025	09/2025	Judi Woods	R-812530		10.00	0.00	-499.27	
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Margarita A. Armenta	R-812708	0036408469	0.00	0.73	-500.00	1292-207
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Margarita A. Armenta	R-812708	0036408469	0.00	10.00	-510.00	1292-207
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Margarita A. Armenta	R-812708	0036408469	0.00	10.00	-520.00	1292-207
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Margarita A. Armenta	R-812708	0036408469	0.00	10.00	-530.00	1292-207
			Net Change=-50.73			10.00	60.73	-530.00	= Ending Balance =
3411			Violation Fee					-320.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-320.00	= Ending Balance =
4120			Telephone/Intercom					5,423.59	= Beginning Balance =
Northview Condos, Inc. - 1292	09/05/2025	09/2025	Charter Communications	K-344785	5703	146.25	0.00	5,569.84	1292: 8413131220041476 08/22-09/21
			Net Change=146.25			146.25	0.00	5,569.84	= Ending Balance =
4124			Miscellaneous General ...					1,287.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	1,287.00	= Ending Balance =
4129			Bank Charges					72.25	= Beginning Balance =
			Net Change=0.00			0.00	0.00	72.25	= Ending Balance =

General Ledger

Northview Condos, Inc. - 1292

Month = Sep 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
4130			Postage & Printing					139.47 = Beginning Balance =	
Northview Condos, Inc. - 1292	09/25/2025	09/2025	Paragon Equities-4550	K-345240	5719	17.76	0.00	157.23	1292: Aug 2025 Copies and Postage
			Net Change=17.76			17.76	0.00	157.23 = Ending Balance =	
4133			Copies & Faxes					206.55 = Beginning Balance =	
Northview Condos, Inc. - 1292	09/25/2025	09/2025	Paragon Equities-4550	K-345240	5719	49.20	0.00	255.75	1292: Aug 2025 Copies and Postage
			Net Change=49.20			49.20	0.00	255.75 = Ending Balance =	
4450			Repairs/Plumbing					3,325.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	09/05/2025	09/2025	FAT LB KING PLUMBING	K-344789	5707	275.00	0.00	3,600.00	1292: AC Discharge Line Leaking 103
			Net Change=275.00			275.00	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					2,900.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	09/12/2025	09/2025	American Elevator Servic...	K-345047	5715	250.00	0.00	3,150.00	1292: Sept 2025 Elevator Svc
Northview Condos, Inc. - 1292	09/19/2025	09/2025	A-Pro Security Service Inc.	K-345142	5716	515.00	0.00	3,665.00	1292: North Building Elevator Cab Light Replacement
Northview Condos, Inc. - 1292	09/19/2025	09/2025	American Elevator Servic...	K-345143	5717	450.00	0.00	4,115.00	1292: Trouble Shooting Elevator
			Net Change=1,215.00			1,215.00	0.00	4,115.00 = 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 =	

General Ledger

Northview Condos, Inc. - 1292

Month = Sep 2025

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
			Net Change=0.00			0.00	0.00	159.47	= Ending Balance =
4525			Pest Control					3,605.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	3,605.00	= Ending Balance =
4530			Gardening					10,318.00	= Beginning Balance =
Northview Condos, Inc. - 1292	09/09/2025	09/2025	Land Graphics	K-344916	5714	936.00	0.00	11,254.00	1292: Sep 2025 landscape Svc
			Net Change=936.00			936.00	0.00	11,254.00	= Ending Balance =
4535			Pool/Spa Maintenance					4,930.00	= Beginning Balance =
Northview Condos, Inc. - 1292	09/05/2025	09/2025	Great American Pool Se...	K-344790	5708	1,880.00	0.00	6,810.00	1292: Repairs to Spa
Northview Condos, Inc. - 1292	09/05/2025	09/2025	Great American Pool Se...	K-344791	5709	550.00	0.00	7,360.00	1292: Sept 2025 Pool Svc
			Net Change=2,430.00			2,430.00	0.00	7,360.00	= Ending Balance =
4540			Insurance					30,587.86	= Beginning Balance =
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Farmers Insurance Exc...	K-345410	5721	4,466.66	0.00	35,054.52	1292: F00282647400100001 Jul 2025
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Farmers Insurance Exc...	K-345410	5721	4,506.66	0.00	39,561.18	1292: F00282647400100001 Sept 2025
			Net Change=8,973.32			8,973.32	0.00	39,561.18	= Ending Balance =
4550			Management					14,729.64	= Beginning Balance =
Northview Condos, Inc. - 1292	09/02/2025	09/2025	Paragon Equities-4550	K-344634	5702	1,831.83	0.00	16,561.47	September Management Fee
			Net Change=1,831.83			1,831.83	0.00	16,561.47	= 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 =
			Net Change=0.00			0.00	0.00	6,725.00	= Ending Balance =
4580			Electricity					10,856.67	= Beginning Balance =
Northview Condos, Inc. - 1292	09/05/2025	09/2025	SOUTHERN CALIFORN...	K-344794	5712	1,534.27	0.00	12,390.94	1292: 700274245720 07/31-08/28

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
			Net Change=1,534.27			1,534.27	0.00	12,390.94	= Ending Balance =
4590			Gas					2,278.36	= Beginning Balance =
Northview Condos, Inc. - 1292	09/05/2025	09/2025	City of Long Beach (Utility)	K-344786	5704	227.85	0.00	2,506.21	1292: 0699110000 07/22-08/20
			Net Change=227.85			227.85	0.00	2,506.21	= Ending Balance =
4610			Water & Sewer					22,115.67	= Beginning Balance =
Northview Condos, Inc. - 1292	09/05/2025	09/2025	City of Signal Hill (Water...	K-344787	5705	303.38	0.00	22,419.05	1292: 1090211201 07/18-08/13
Northview Condos, Inc. - 1292	09/05/2025	09/2025	City of Signal Hill (Water...	K-344788	5706	3,992.88	0.00	26,411.93	1292: 1090211101 07/07-08/19
			Net Change=4,296.26			4,296.26	0.00	26,411.93	= Ending Balance =
4620			Trash					14,694.52	= Beginning Balance =
Northview Condos, Inc. - 1292	09/05/2025	09/2025	Signal Hill Disposal	K-344871	5713	1,824.44	0.00	16,518.96	1292: 38-V3 601696 Aug 2025 Waste Svc
			Net Change=1,824.44			1,824.44	0.00	16,518.96	= Ending Balance =
4625			Cable/Internet/Satellite ...					31,711.98	= Beginning Balance =
			Net Change=0.00			0.00	0.00	31,711.98	= 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					1,825.00	= Beginning Balance =
Northview Condos, Inc. - 1292	09/19/2025	09/2025	Iger Wankel & Bonkowsk...	K-345144	5718	219.00	0.00	2,044.00	1292: General Svc Rendered
			Net Change=219.00			219.00	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 =
4649			Meeting Expense					260.00	= Beginning Balance =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	09/05/2025	09/2025	Paragon Equities-4550	K-344793	5711	65.00	0.00	325.00	1292: Additional Meeting and Meeting Mins
			Net Change=65.00			65.00	0.00	325.00	= Ending Balance =
4651			Contingency					2,388.95	= Beginning Balance =
Northview Condos, Inc. - 1292	09/26/2025	09/2025	Bill Miller	K-345359	5720	230.00	0.00	2,618.95	1292: Per Barby - reimbursement for junk removal
			Net Change=230.00			230.00	0.00	2,618.95	= Ending Balance =
4730			Transfer to Reserve Acct					22,355.40	= Beginning Balance =
Northview Condos, Inc. - 1292	09/05/2025	09/2025	Northview Condos, Inc.	K-344792	5710	4,471.08	0.00	26,826.48	1292 Transfer to Reserve
			Net Change=4,471.08			4,471.08	0.00	26,826.48	= Ending Balance =
						89,359.39	89,359.39		