

Monthly Report

January 2024

Northview Condos, Inc. - 1292

Prepared By : Paragon Equities

4543 E Anaheim Street Long Beach CA 90804

(562) 494-4455

Cash Flow Statement

Northview Condos, Inc. - 1292

Month = Jan 2024

Book = Cash

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
3000	INCOME				
3108	Prepaid Dues	760.05	2.75	760.05	2.75
3110	Dues/Operating	26,159.59	94.64	26,159.59	94.64
3305	Interest Income	0.36	0.00	0.36	0.00
3410	Late Fee	20.00	0.07	20.00	0.07
3415	Reimbursement Expense	700.00	2.53	700.00	2.53
3990	TOTAL INCOME	27,640.00	100.00	27,640.00	100.00
4000	EXPENSE				
4120	Telephone/Intercom	393.10	1.42	393.10	1.42
4129	Bank Charges	11.30	0.04	11.30	0.04
4130	Postage & Printing	15.75	0.06	15.75	0.06
4133	Copies & Faxes	57.15	0.21	57.15	0.21
4455	Repairs/Electrical	45.00	0.16	45.00	0.16
4457	Repairs/Gate,Fence	475.00	1.72	475.00	1.72
4490	Elevator Maintenance	500.00	1.81	500.00	1.81
4491	Lighting Maintenance	250.00	0.90	250.00	0.90
4530	Gardening	892.00	3.23	892.00	3.23
4535	Pool/Spa Maintenance	550.00	1.99	550.00	1.99
4550	Management	1,712.00	6.19	1,712.00	6.19
4560	Custodial Service	2,890.00	10.46	2,890.00	10.46
4580	Electricity	1,567.95	5.67	1,567.95	5.67
4590	Gas	336.78	1.22	336.78	1.22
4610	Water & Sewer	2,600.60	9.41	2,600.60	9.41
4620	Trash	1,502.88	5.44	1,502.88	5.44
4625	Cable/Internet/Satellite Expense	3,065.47	11.09	3,065.47	11.09
4722	TOTAL EXPENSE	16,864.98	61.02	16,864.98	61.02
4723	RESERVE ALLOCATION				
4730	Transfer to Reserve Acct	4,576.92	16.56	4,576.92	16.56
4818	TOTAL RESERVE ALLOCATION	4,576.92	16.56	4,576.92	16.56
5010	NET INCOME	6,198.10	22.42	6,198.10	22.42
	CASH FLOW	6,198.10	22.42	6,198.10	22.42

MONTH TO DATE		BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
1110	Cash in Bank - Operating Account	4,344.36	10,542.46	6,198.10
1114	Cash in Bank	0.00	0.00	0.00
1120	Cash in Bank - Reserve	160,548.93	157,568.39	-2,980.54
1125	Cash in Bank - Money Market	88,603.32	88,598.12	-5.20
	TOTAL CASH	253,496.61	256,708.97	3,212.36
YEAR TO DATE		BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
1110	Cash in Bank - Operating Account	4,344.36	10,542.46	6,198.10
1114	Cash in Bank	0.00	0.00	0.00
1120	Cash in Bank - Reserve	160,548.93	157,568.39	-2,980.54
1125	Cash in Bank - Money Market	88,603.32	88,598.12	-5.20
	TOTAL CASH	253,496.61	256,708.97	3,212.36

Balance Sheet

Page 1

Northview Condos, Inc. - 1292

Month = Jan 2024

Book = Cash

ACCOUNT		CURRENT BALANCE
1000	ASSETS	
1100	Cash	
1110	Cash in Bank - Operating Account	10,542.46
1120	Cash in Bank - Reserve	157,568.39
1125	Cash in Bank - Money Market	88,598.12
1190	Total Cash	256,708.97
1990	TOTAL ASSETS	256,708.97
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	297.81
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	-123,397.24
2701	Total Reserves	246,166.51
2702	Equity	
2704	Owner Equity	13,103.36
2710	Current Fees Year Increase/Decrease	-3,390.90
2850	Escrow Refund	830.00
2890	Total Equity	10,542.46
2990	TOTAL LIAB. & EQUITY	256,708.97

Budget Comparison

Northview Condos, Inc. - 1292

Month = Jan 2024

Book = Cash

ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000									
INCOME									
3108	760.05	0.00	760.05	N/A	760.05	0.00	760.05	N/A	0.00
3110	26,159.59	26,600.00	-440.41	-1.66	26,159.59	26,600.00	-440.41	-1.66	319,200.00
3305	0.36	0.00	0.36	N/A	0.36	0.00	0.36	N/A	0.00
3410	20.00	0.00	20.00	N/A	20.00	0.00	20.00	N/A	0.00
3415	700.00	0.00	700.00	N/A	700.00	0.00	700.00	N/A	0.00
3990	27,640.00	26,600.00	1,040.00	3.91	27,640.00	26,600.00	1,040.00	3.91	319,200.00
4000									
EXPENSE									
4120	393.10	357.00	-36.10	-10.11	393.10	357.00	-36.10	-10.11	4,284.00
4124	0.00	16.67	16.67	100.00	0.00	16.67	16.67	100.00	203.67
4129	11.30	15.00	3.70	24.67	11.30	15.00	3.70	24.67	180.00
4130	15.75	100.00	84.25	84.25	15.75	100.00	84.25	84.25	1,200.00
4133	57.15	100.00	42.85	42.85	57.15	100.00	42.85	42.85	1,200.00
4137	0.00	10.42	10.42	100.00	0.00	10.42	10.42	100.00	120.42
4450	0.00	833.33	833.33	100.00	0.00	833.33	833.33	100.00	9,996.33
4452	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	996.33
4455	45.00	83.33	38.33	46.00	45.00	83.33	38.33	46.00	996.33
4456	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	996.33
4457	475.00	291.67	-183.33	-62.86	475.00	291.67	-183.33	-62.86	3,503.67
4460	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	996.33
4470	0.00	166.67	166.67	100.00	0.00	166.67	166.67	100.00	2,003.67
4475	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
4481	0.00	83.33	83.33	100.00	0.00	83.33	83.33	100.00	996.33
4490	500.00	250.00	-250.00	-100.00	500.00	250.00	-250.00	-100.00	3,000.00
4491	250.00	208.33	-41.67	-20.00	250.00	208.33	-41.67	-20.00	2,496.33
4520	0.00	208.33	208.33	100.00	0.00	208.33	208.33	100.00	2,496.33
4525	0.00	402.00	402.00	100.00	0.00	402.00	402.00	100.00	4,824.00
4530	892.00	850.00	-42.00	-4.94	892.00	850.00	-42.00	-4.94	10,200.00
4532	0.00	333.33	333.33	100.00	0.00	333.33	333.33	100.00	3,996.33
4535	550.00	1,000.00	450.00	45.00	550.00	1,000.00	450.00	45.00	12,000.00
4540	0.00	2,200.00	2,200.00	100.00	0.00	2,200.00	2,200.00	100.00	26,400.00
4543	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	12,000.00
4550	1,712.00	1,712.00	0.00	0.00	1,712.00	1,712.00	0.00	0.00	20,544.00
4554	0.00	8.33	8.33	100.00	0.00	8.33	8.33	100.00	96.33
4556	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	3,000.00
4560	2,890.00	975.00	-1,915.00	-196.41	2,890.00	975.00	-1,915.00	-196.41	11,700.00
4580	1,567.95	1,680.83	112.88	6.72	1,567.95	1,680.83	112.88	6.72	20,171.83

ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4590 Gas	336.78	539.00	202.22	37.52	336.78	539.00	202.22	37.52	6,468.00
4610 Water & Sewer	2,600.60	2,456.33	-144.27	-5.87	2,600.60	2,456.33	-144.27	-5.87	29,472.33
4620 Trash	1,502.88	1,592.83	89.95	5.95	1,502.88	1,592.83	89.95	5.95	19,115.83
4625 Cable/Internet/Satellite Expense	3,065.47	3,111.00	45.53	1.46	3,065.47	3,111.00	45.53	1.46	37,332.00
4629 Tax Preparation/Audit	0.00	66.67	66.67	100.00	0.00	66.67	66.67	100.00	803.67
4630 Legal	0.00	416.67	416.67	100.00	0.00	416.67	416.67	100.00	5,003.67
4635 Reserve Study Expense	0.00	62.50	62.50	100.00	0.00	62.50	62.50	100.00	744.50
4640 Taxes	0.00	0.83	0.83	100.00	0.00	0.83	0.83	100.00	11.83
4641 License Fees,Permits	0.00	125.00	125.00	100.00	0.00	125.00	125.00	100.00	1,500.00
4649 Meeting Expense	0.00	16.67	16.67	100.00	0.00	16.67	16.67	100.00	203.67
4722 TOTAL EXPENSE	16,864.98	22,023.06	5,158.08	23.42	16,864.98	22,023.06	5,158.08	23.42	264,254.06
4723 RESERVE ALLOCATION									
4730 Transfer to Reserve Acct	4,576.92	4,576.92	0.00	0.00	4,576.92	4,576.92	0.00	0.00	54,923.92
4818 TOTAL RESERVE ALLOCATION	4,576.92	4,576.92	0.00	0.00	4,576.92	4,576.92	0.00	0.00	54,923.92
5010 NET INCOME	6,198.10	0.02	6,198.08	30,990,400.00	6,198.10	0.02	6,198.08	30,990,400.00	22.02
ASSETS									
1000 Cash									
1100 Cash in Bank - Operating Account	-6,198.10	0.00	-6,198.10	N/A	-6,198.10	0.00	-6,198.10	N/A	0.00
1120 Cash in Bank - Reserve	2,980.54	0.00	2,980.54	N/A	2,980.54	0.00	2,980.54	N/A	0.00
1125 Cash in Bank - Money Market	5.20	0.00	5.20	N/A	5.20	0.00	5.20	N/A	0.00
1190 Total Cash	-3,212.36	0.00	-3,212.36	N/A	-3,212.36	0.00	-3,212.36	N/A	0.00
TOTAL ASSETS	-3,212.36	0.00	-3,212.36	N/A	-3,212.36	0.00	-3,212.36	N/A	0.00
2500 Reserves									
2525 Unallocated Interest on Funds	5.34	0.00	5.34	N/A	5.34	0.00	5.34	N/A	0.00
2700 Reserve Fund	-2,991.08	0.00	-2,991.08	N/A	-2,991.08	0.00	-2,991.08	N/A	0.00
2701 Total Reserves	-2,985.74	0.00	-2,985.74	N/A	-2,985.74	0.00	-2,985.74	N/A	0.00
Equity									
2702 Current Fees Year Increase/Decrease	6,198.10	0.00	6,198.10	N/A	6,198.10	0.00	6,198.10	N/A	0.00
2890 Total Equity	6,198.10	0.00	6,198.10	N/A	6,198.10	0.00	6,198.10	N/A	0.00

ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2990 TOTAL LIAB. & EQUITY	3,212.36	0.00	3,212.36	N/A	3,212.36	0.00	3,212.36	N/A	0.00
CASH FLOW	6,198.10	0.02	6,198.08	30,990,400.00	6,198.10	0.02	6,198.08	30,990,400.00	22.02
MONTH TO DATE									
1110 Cash in Bank - Operating Account		ENDING BALANCE	DIFFERENCE						
1114 Cash in Bank	4,344.36	10,542.46	6,198.10						
1120 Cash in Bank - Reserve	160,548.93	157,568.39	-2,980.54						
1125 Cash in Bank - Money Market	88,603.32	88,598.12	-5.20						
TOTAL CASH	253,496.61	256,708.97	3,212.36						
YEAR TO DATE									
1110 Cash in Bank - Operating Account		ENDING BALANCE	DIFFERENCE						
1114 Cash in Bank	4,344.36	10,542.46	6,198.10						
1120 Cash in Bank - Reserve	160,548.93	157,568.39	-2,980.54						
1125 Cash in Bank - Money Market	88,603.32	88,598.12	-5.20						
TOTAL CASH	253,496.61	256,708.97	3,212.36						

General Ledger

Northview Condos, Inc. - 1292
Month = Jan 2024
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1110			Cash in Bank - Operatin...					4,344.36	= Beginning Balance =
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Amy Angel	R-773218	:prepay	475.00	0.00	4,819.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Amy Angel	R-773218	:prepay	0.00	475.00	4,344.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Chris Sami	R-773219	:prepay	475.00	0.00	4,819.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Chris Sami	R-773219	:prepay	0.00	475.00	4,344.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Judi Woods	R-773220	:prepay	265.00	0.00	4,609.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Judi Woods	R-773220	:prepay	0.00	265.00	4,344.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Claudia F. Harrison	R-773221	:prepay	10.00	0.00	4,354.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Claudia F. Harrison	R-773221	:prepay	0.00	10.00	4,344.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Sandra L. Kaufmann	R-773222	:prepay	0.00	25.00	4,319.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Sandra L. Kaufmann	R-773222	:prepay	25.00	0.00	4,344.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Lora D. Dickinson	R-773223	:prepay	0.00	438.00	3,906.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Lora D. Dickinson	R-773223	:prepay	438.00	0.00	4,344.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Stella Gariboldi	R-773254	:prepay	0.00	10.00	4,334.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Stella Gariboldi	R-773254	:prepay	10.00	0.00	4,344.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	William S. Miller & Timot...	R-773257	:prepay	0.00	475.00	3,869.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	William S. Miller & Timot...	R-773257	:prepay	475.00	0.00	4,344.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Janice L. Piper	R-773277	:prepay	100.00	0.00	4,444.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Janice L. Piper	R-773277	:prepay	0.00	100.00	4,344.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Elizabeth Gonzalez	R-773300	:prepay	10.00	0.00	4,354.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Elizabeth Gonzalez	R-773300	:prepay	0.00	10.00	4,344.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Yoshiko A. Ramirez, Tru...	R-773310	:prepay	475.00	0.00	4,819.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Yoshiko A. Ramirez, Tru...	R-773310	:prepay	0.00	475.00	4,344.36	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292

Month = Jan 2024

Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Maria Angela Santos	R-773355	:prepay	340.00	0.00	4,684.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Maria Angela Santos	R-773355	:prepay	0.00	340.00	4,344.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Jerome Furlow & Amber ...	R-773356	:prepay	475.00	0.00	4,819.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Jerome Furlow & Amber ...	R-773356	:prepay	0.00	475.00	4,344.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Matseliso Matseletsele	R-773384	:prepay	449.24	0.00	4,793.60	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Matseliso Matseletsele	R-773384	:prepay	0.00	449.24	4,344.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Noelia Mosqueda	R-773391	:prepay	450.00	0.00	4,794.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Noelia Mosqueda	R-773391	:prepay	0.00	450.00	4,344.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Jublin Kothari, Nibharani...	R-773401	:prepay	10.00	0.00	4,354.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Jublin Kothari, Nibharani...	R-773401	:prepay	0.00	10.00	4,344.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Karla Magana	R-773415	:prepay	475.00	0.00	4,819.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Karla Magana	R-773415	:prepay	0.00	475.00	4,344.36	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/03/2024	01/2024	Paragon Equities-4550	K-327751	5279	0.00	1,712.00	2,632.36	January Management Fees
Northview Condos, Inc. - 1292	01/04/2024	01/2024	Nicholas E. Oifoh	R-773429	221719473	475.00	0.00	3,107.36	Debit Card On-Line Payment ; Mobile Web - Resident Services
Northview Condos, Inc. - 1292	01/04/2024	01/2024	Andre F. Ide	R-774259	Pre-Payme...	0.00	175.00	2,932.36	Pre-Payment Applied 1292-118
Northview Condos, Inc. - 1292	01/04/2024	01/2024	Andre F. Ide	R-774259	Pre-Payme...	175.00	0.00	3,107.36	Pre-Payment Applied 1292-118
Northview Condos, Inc. - 1292	01/04/2024	01/2024	Andre F. Ide	R-774260	393171642	175.00	0.00	3,282.36	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	01/04/2024	01/2024	Andre F. Ide	R-774260	393171642	300.00	0.00	3,582.36	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	01/04/2024	01/2024	Vicki L. Desler & Michael...	R-774263	393585676	475.00	0.00	4,057.36	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	01/06/2024	01/2024	Megan Porte & Nicolas Diaz	R-773631	201	475.00	0.00	4,532.36	1292-106
Northview Condos, Inc. - 1292	01/06/2024	01/2024	Sandra L. Kaufmann	R-773632	472	25.00	0.00	4,557.36	1292-218
Northview Condos, Inc. - 1292	01/06/2024	01/2024	Sandra L. Kaufmann	R-773632	472	450.00	0.00	5,007.36	1292-218
Northview Condos, Inc. - 1292	01/06/2024	01/2024	Fred J. Nalder, Trustee o...	R-773633	830989015	475.00	0.00	5,482.36	1292-312

General Ledger

Northview Condos, Inc. - 1292
Month = Jan 2024
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/06/2024	01/2024	Jublin Kothari, Nibharani...	R-773634	125	10.00	0.00	5,492.36	1292-101
Northview Condos, Inc. - 1292	01/06/2024	01/2024	Jublin Kothari, Nibharani...	R-773634	125	465.00	0.00	5,957.36	1292-101
Northview Condos, Inc. - 1292	01/06/2024	01/2024	The Glenn Mitsuo Fuku...	R-773635	13274	10.00	0.00	5,967.36	1292-108
Northview Condos, Inc. - 1292	01/06/2024	01/2024	The Glenn Mitsuo Fuku...	R-773635	13274	465.00	0.00	6,432.36	1292-108
Northview Condos, Inc. - 1292	01/06/2024	01/2024	Michael J. Gore	R-773640	0000995943	475.00	0.00	6,907.36	1292-205
Northview Condos, Inc. - 1292	01/06/2024	01/2024	Roberto M. Sinson, Jr & ...	R-773641	0000005534	475.00	0.00	7,382.36	1292-309
Northview Condos, Inc. - 1292	01/09/2024	01/2024	Paragon Equities-4550	K-327935	5280	0.00	57.15	7,325.21	1292: Dec 2023 Copies and Postages
Northview Condos, Inc. - 1292	01/09/2024	01/2024	Paragon Equities-4550	K-327935	5280	0.00	15.75	7,309.46	1292: Dec 2023 Copies and Postages
Northview Condos, Inc. - 1292	01/09/2024	01/2024	Farmers Insurance Exc...	K-327993	5281	0.00	2,210.90	5,098.56	1292: F0026264740010001 Dec 2023
Northview Condos, Inc. - 1292	01/09/2024	01/2024	Land Graphics	K-327994	5282	0.00	892.00	4,206.56	1292: Jan 2024 Landscape Svc
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Stella Gariboldi	R-773976	4033	465.00	0.00	4,671.56	1292--112
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Stella Gariboldi	R-773976	4033	10.00	0.00	4,681.56	1292--112
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Erica M. Piurkowski & M...	R-773977	831995364	475.00	0.00	5,156.56	1292-201
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Gary Lee & Theresa Kw...	R-773978	831740605	475.00	0.00	5,631.56	1292-109
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Lucy Harumi Hayabe	R-773979	1301	475.00	0.00	6,106.56	1292-307
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Gholam Nami & Judy Nami	R-773980	6604	475.00	0.00	6,581.56	1292-212
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Mildred A. Graves	R-773981	1216	475.00	0.00	7,056.56	1292-310
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Margarita A. Armenta	R-773982	150	210.00	0.00	7,266.56	1292-207
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Margarita A. Armenta	R-773982	150	275.00	0.00	7,541.56	1292-207
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Lora D. Dickinson	R-773983	1827	37.00	0.00	7,578.56	1292-301
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Lora D. Dickinson	R-773983	1827	438.00	0.00	8,016.56	1292-301
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Earl Hatton	R-773984	3273216525	475.00	0.00	8,491.56	1292-213
Northview Condos, Inc. - 1292	01/10/2024	01/2024	John R. Mireles & Kimbe...	R-774264	395983248	475.00	0.00	8,966.56	PAYLEASE 1292-219

General Ledger

Northview Condos, Inc. - 1292
Month = Jan 2024
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Alexander Levy, Michael...	R-774265	395983249	475.00	0.00	9,441.56	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	01/11/2024	01/2024	Bank Charges 01/2024	J-79521	Bank Char...	0.00	11.30	9,430.26	Bank Charges 01/2024
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Noelia Mosqueda	R-774181	2382	450.00	0.00	9,880.26	1292-204
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Noelia Mosqueda	R-774181	2382	25.00	0.00	9,905.26	1292-204
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Janice L. Piper	R-774182	2483	100.00	0.00	10,005.26	1292-113
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Janice L. Piper	R-774182	2483	375.00	0.00	10,380.26	1292-113
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Claudia F. Harrison	R-774183	8743	465.00	0.00	10,845.26	1292-214
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Claudia F. Harrison	R-774183	8743	10.00	0.00	10,855.26	1292-214
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Grace E. Lee	R-774184	3925	0.36	0.00	10,855.62	1292-211
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Grace E. Lee	R-774184	3925	439.29	0.00	11,294.91	1292-211
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Grace E. Lee	R-774184	3925	475.00	0.00	11,769.91	1292-211
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Grace E. Lee	R-774184	3925	35.35	0.00	11,805.26	1292-211
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Elizabeth Gonzalez	R-774185	749	465.00	0.00	12,270.26	1292-103
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Elizabeth Gonzalez	R-774185	749	10.00	0.00	12,280.26	1292-103
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Aurelio R. Cruz & Jennif...	R-774251	1310	450.15	0.00	12,730.41	1292-116
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Aurelio R. Cruz & Jennif...	R-774251	1310	24.85	0.00	12,755.26	1292-116
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Chris Sami	R-774252	760192	700.00	0.00	13,455.26	1292-110
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Cecilia Dong	R-774515	ACH	475.00	0.00	13,930.26	1292-317
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Daniel R. Ulloa & Ricard...	R-774516	ACH	475.00	0.00	14,405.26	1292-115
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Jamie L. Lozmack	R-774517	ACH	475.00	0.00	14,880.26	1292-319
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Jason Mar-Tang	R-774518	ACH	475.00	0.00	15,355.26	1292-318
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Maria Angela Santos	R-774519	ACH	135.00	0.00	15,490.26	1292-117
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Maria Angela Santos	R-774519	ACH	340.00	0.00	15,830.26	1292-117

General Ledger

Northview Condos, Inc. - 1292
Month = Jan 2024
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Mary Helen Unt & Albert...	R-774520	ACH	475.00	0.00	16,305.26	1292-105
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Matthew Froehlich & Mic...	R-774521	ACH	475.00	0.00	16,780.26	1292-104
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Randy Yoshioka & Britt...	R-774522	ACH	475.00	0.00	17,255.26	1292-315
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Samuel Dugay Sagaysay	R-774523	ACH	475.00	0.00	17,730.26	1292-202
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Sandra Torres Duran & ...	R-774524	ACH	475.00	0.00	18,205.26	1292-114
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Winnie Lao	R-774525	ACH	475.00	0.00	18,680.26	1292-306
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Winnie Lao	R-774525	ACH	700.00	0.00	19,380.26	1292-306
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Judi Woods	R-774791	Pre-Payme...	210.00	0.00	19,590.26	Pre-Payment Applied 1292-111
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Judi Woods	R-774791	Pre-Payme...	0.00	210.00	19,380.26	Pre-Payment Applied 1292-111
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Linda J. Zila	R-774792	Pre-Payme...	475.00	0.00	19,855.26	Pre-Payment Applied 1292-210
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Linda J. Zila	R-774792	Pre-Payme...	0.00	475.00	19,380.26	Pre-Payment Applied 1292-210
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Katy Rios & Albert C. La...	R-774793	Pre-Payme...	0.00	475.00	18,905.26	Pre-Payment Applied 1292-215
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Katy Rios & Albert C. La...	R-774793	Pre-Payme...	475.00	0.00	19,380.26	Pre-Payment Applied 1292-215
Northview Condos, Inc. - 1292	01/16/2024	01/2024	Grace E. Lee	R-774243	:prepay	0.36	0.00	19,380.62	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/16/2024	01/2024	Grace E. Lee	R-774243	:prepay	0.00	0.36	19,380.26	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/16/2024	01/2024	Christina Keehan	R-774919	0000005032	475.00	0.00	19,855.26	1292-102
Northview Condos, Inc. - 1292	01/16/2024	01/2024	Brian Cossio	R-774920	3773	475.00	0.00	20,330.26	1292-217
Northview Condos, Inc. - 1292	01/16/2024	01/2024	Erica Ann Sack & Alex ...	R-774921	392	475.00	0.00	20,805.26	1292-316
Northview Condos, Inc. - 1292	01/16/2024	01/2024	Cathy Y. Butler	R-774922	7433	475.00	0.00	21,280.26	1292-206
Northview Condos, Inc. - 1292	01/19/2024	01/2024	A-Pro Security Service Inc.	K-328331	5283	0.00	45.00	21,235.26	1292: Arrow Lock Installation
Northview Condos, Inc. - 1292	01/19/2024	01/2024	A-Pro Security Service Inc.	K-328331	5283	0.00	475.00	20,760.26	1292: Vehicle Gate Chain Repair
Northview Condos, Inc. - 1292	01/19/2024	01/2024	Great American Pool Se...	K-328332	5284	0.00	550.00	20,210.26	1292: Jan 2024 Pool Svc
Northview Condos, Inc. - 1292	01/19/2024	01/2024	SOUTHERN CALIFORN...	K-328333	5285	0.00	1,567.95	18,642.31	1292: 700274245720 11/29-12/28

General Ledger

Northview Condos, Inc. - 1292
Month = Jan 2024
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/19/2024	01/2024	Swiftly Swept	K-328334	5286	0.00	925.00	17,717.31	1292: Dec 2023 Maintenance Svc
Northview Condos, Inc. - 1292	01/19/2024	01/2024	Swiftly Swept	K-328334	5286	0.00	925.00	16,792.31	1292: Nov 2023 Maintenance Svc
Northview Condos, Inc. - 1292	01/19/2024	01/2024	Swiftly Swept	K-328334	5286	0.00	1,040.00	15,752.31	1292: Oct 2023 Maintenance Svc
Northview Condos, Inc. - 1292	01/19/2024	01/2024	Charter Communications	K-328335	5287	0.00	255.12	15,497.19	1292: 8413131220012568 12/16-01/15
Northview Condos, Inc. - 1292	01/19/2024	01/2024	Charter Communications	K-328336	5288	0.00	137.98	15,359.21	1292: 841313220041476 12/22-01/21
Northview Condos, Inc. - 1292	01/19/2024	01/2024	City of Signal Hill (Water...	K-328337	5289	0.00	2,376.63	12,982.58	1292: 1090211101 11/01-12/04
Northview Condos, Inc. - 1292	01/19/2024	01/2024	City of Signal Hill (Water...	K-328338	5290	0.00	223.97	12,758.61	1292: 1090211201 11/13-12/11
Northview Condos, Inc. - 1292	01/19/2024	01/2024	Spectrum	K-328339	5291	0.00	3,065.47	9,693.14	1292: 8413131220077041 12/16-01/15
Northview Condos, Inc. - 1292	01/19/2024	01/2024	Amy Angel	R-774917	0070456516	475.00	0.00	10,168.14	1292-107
Northview Condos, Inc. - 1292	01/22/2024	01/2024	Brian Cossio	R-774918	3775	10.00	0.00	10,178.14	1292-217
Northview Condos, Inc. - 1292	01/23/2024	01/2024	American Elevator Servic...	K-328429	5292	0.00	250.00	9,928.14	1292: Jan 2024 Elevator Svc
Northview Condos, Inc. - 1292	01/23/2024	01/2024	American Elevator Servic...	K-328429	5292	0.00	250.00	9,678.14	1292: Dec 2023 Elevator Svc
Northview Condos, Inc. - 1292	01/23/2024	01/2024	Northview Condos, Inc.	K-328430	5293	0.00	4,576.92	5,101.22	1292 Transfer to Reserve
Northview Condos, Inc. - 1292	01/25/2024	01/2024	Comet Lighting and Electr...	K-328535	5294	0.00	250.00	4,851.22	1292: Removed Ballast and Installation of LED lamps
Northview Condos, Inc. - 1292	01/25/2024	01/2024	Signal Hill Disposal	K-328536	5295	0.00	1,502.88	3,348.34	1292: Dec 2023 Waste Svc 38-V3 601696
Northview Condos, Inc. - 1292	01/29/2024	01/2024	City of Long Beach (Utility)	K-328573	5296	0.00	336.78	3,011.56	1292: 0699110000 12/17-01/18
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Valerie J. Herring	R-775132	2840	475.00	0.00	3,486.56	1292-302
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Valerie J. Herring	R-775132	2840	10.00	0.00	3,496.56	1292-302
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Jerome Furlow & Amber ...	R-775133	232	475.00	0.00	3,971.56	1292-203
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Megan Porte & Nicolas Diaz	R-775134	202	475.00	0.00	4,446.56	1292-106
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Judi Woods	R-775135	0013384285	525.00	0.00	4,971.56	1292-111
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Judi Woods	R-775135	0013384285	475.00	0.00	5,446.56	1292-111
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Yoshiko A. Ramirez, Tru...	R-775136	0013789221	475.00	0.00	5,921.56	1292-311

General Ledger

Northview Condos, Inc. - 1292
Month = Jan 2024
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Jublin Kothari, Nibharani...	R-775137	126	465.00	0.00	6,386.56	1292-101
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Jublin Kothari, Nibharani...	R-775137	126	10.00	0.00	6,396.56	1292-101
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Margarita A. Armenta	R-775138	1098	265.00	0.00	6,661.56	1292-207
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Margarita A. Armenta	R-775138	1098	235.00	0.00	6,896.56	1292-207
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Linda J. Zila	R-775139	2813	475.00	0.00	7,371.56	1292-210
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Katy Rios & Albert C. La...	R-775140	688	475.00	0.00	7,846.56	1292-215
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Deeptichandra Chakka	R-776373	397897497	465.00	0.00	8,311.56	PAYLEASE 1292-304
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Deeptichandra Chakka	R-776373	397897497	20.00	0.00	8,331.56	PAYLEASE 1292-304
Northview Condos, Inc. - 1292	01/31/2024	01/2024	Farmers Insurance Exc...	K-328790	5281	2,210.90	0.00	10,542.46	1292: F0026264740010001 Dec 2023
Net Change=6,198.10						36,143.50	29,945.40	10,542.46	= Ending Balance =
1120	Cash in Bank - Reserve								
Northview Condos, Inc. - 1292	01/09/2024	01/2024	Land Graphics	K-327995	202	0.00	7,562.00	160,548.93	= Beginning Balance =
Northview Condos, Inc. - 1292	01/29/2024	01/2024	Northview	R-775029	5293	4,576.92	0.00	152,986.93	1292: Tree Svc
Northview Condos, Inc. - 1292	01/31/2024	01/2024	Interest Income 01/2024	J-79529	Interest I...	4.54	0.00	157,563.85	Jan 2024 transfer to reserve 1292
Net Change=-2,980.54						4,581.46	7,562.00	157,568.39	= Ending Balance =
1125	Cash in Bank - Money ...								
Northview Condos, Inc. - 1292	01/11/2024	01/2024	Bank Charges 01/2024	J-79522	Bank Char...	0.00	6.00	88,603.32	= Beginning Balance =
Northview Condos, Inc. - 1292	01/31/2024	01/2024	Interest Income 01/2024	J-79523	Interest I...	0.80	0.00	88,597.32	Bank Charges 01/2024
Net Change=-5.20						0.80	6.00	88,598.12	Interest Income 01/2024
2501	Reserves-Boiler								
Net Change=0.00						0.00	0.00	9,466.68	= Beginning Balance =
2503	Reserves-Tennis Courts								
Net Change=0.00						0.00	0.00	9,466.68	= Ending Balance =
2504	Reserves-Security Phones								
								-1,685.81	= Beginning Balance =
								-1,685.81	= Ending Balance =
								-176.09	= Beginning Balance =

General Ledger

Northview Condos, Inc. - 1292
Month = Jan 2024
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
2505			Net Change=0.00			0.00	0.00	-176.09	= Ending Balance =
			Reserves-Irrigation					-1,164.12	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-1,164.12	= Ending Balance =
2507			Reserves-Fences & Gates					15,797.49	= Beginning Balance =
			Net Change=0.00			0.00	0.00	15,797.49	= Ending Balance =
2511			Reserves-Pest Control					3,642.70	= Beginning Balance =
			Net Change=0.00			0.00	0.00	3,642.70	= Ending Balance =
2513			Reserves-Lighting					-2,564.29	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-2,564.29	= Ending Balance =
2514			Reserves-Elevator					-5,444.20	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-5,444.20	= Ending Balance =
2515			Reserves-Painting					-9,304.47	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-9,304.47	= Ending Balance =
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 ...					-292.47	= Beginning Balance =
Northview Condos, Inc. - 1292	01/31/2024	01/2024	Interest Income 01/2024	J-79523	Interest I...	0.00	0.80	-293.27	Interest Income 01/2024
Northview Condos, Inc. - 1292	01/31/2024	01/2024	Interest Income 01/2024	J-79529	Interest I...	0.00	4.54	-297.81	Interest Income 01/2024
			Net Change=-5.34			0.00	5.34	-297.81	= Ending Balance =

General Ledger

Northview Condos, Inc. - 1292
Month = Jan 2024
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
2607			Reserves-Fire System Net Change=0.00			0.00	0.00	-2,236.14 = Beginning Balance = -2,236.14 = Ending Balance =	
2614			Reserves-Mailboxes Net Change=0.00			0.00	0.00	4,712.48 = Beginning Balance = 4,712.48 = Ending Balance =	
2615			Reserves-Concrete Net Change=0.00			0.00	0.00	-758.58 = Beginning Balance = -758.58 = Ending Balance =	
2616			Reserve-Clubhouse Net Change=0.00			0.00	0.00	12,023.96 = Beginning Balance = 12,023.96 = Ending Balance =	
2624			Reserve - Roofs/Decks Net Change=0.00			0.00	0.00	-71,443.07 = Beginning Balance = -71,443.07 = Ending Balance =	
2640			Reserves - Sauna Net Change=0.00			0.00	0.00	-1,130.73 = Beginning Balance = -1,130.73 = Ending Balance =	
2700			Reserve Fund					120,406.16 = Beginning Balance =	
Northview Condos, Inc. - 1292	01/09/2024	01/2024	Land Graphics	K-327995	202	7,562.00	0.00	127,968.16 1292: Tree Svc	
Northview Condos, Inc. - 1292	01/11/2024	01/2024	Bank Charges 01/2024	J-79522	Bank Char...	6.00	0.00	127,974.16 Bank Charges 01/2024	
Northview Condos, Inc. - 1292	01/29/2024	01/2024	Northview	R-775029	5293	0.00	4,576.92	123,397.24 Jan 2024 transfer to reserve 1292	
			Net Change=2,991.08			7,568.00	4,576.92	123,397.24 = Ending Balance =	
2704			Owner Equity Net Change=0.00			0.00	0.00	-13,103.36 = Beginning Balance = -13,103.36 = Ending Balance =	
2710			Current Fees Year Incre... Net Change=0.00			0.00	0.00	9,589.00 = Beginning Balance = 9,589.00 = Ending Balance =	
2850			Escrow Refund Net Change=0.00			0.00	0.00	-830.00 = Beginning Balance = -830.00 = Ending Balance =	
3108			Prepaid Dues					0.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Amy Angel	R-773218	:prepay	475.00	0.00	475.00 :Prog Gen prepayment transfer	

General Ledger

Northview Condos, Inc. - 1292
Month = Jan 2024
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Chris Sarni	R-773219	:prepay	475.00	0.00	950.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Judi Woods	R-773220	:prepay	265.00	0.00	1,215.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Claudia F. Harrison	R-773221	:prepay	10.00	0.00	1,225.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Sandra L. Kaufmann	R-773222	:prepay	25.00	0.00	1,250.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Lora D. Dickinson	R-773223	:prepay	438.00	0.00	1,688.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Stella Gariboldi	R-773254	:prepay	10.00	0.00	1,698.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	William S. Miller & Timot...	R-773257	:prepay	475.00	0.00	2,173.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Janice L. Piper	R-773277	:prepay	100.00	0.00	2,273.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Elizabeth Gonzalez	R-773300	:prepay	10.00	0.00	2,283.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Yoshiko A. Ramirez, Tru...	R-773310	:prepay	475.00	0.00	2,758.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Maria Angela Santos	R-773355	:prepay	340.00	0.00	3,098.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Jerome Furlow & Amber ...	R-773356	:prepay	475.00	0.00	3,573.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Matseliso Matseletsele	R-773384	:prepay	449.24	0.00	4,022.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Noelia Mosqueda	R-773391	:prepay	450.00	0.00	4,472.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Jublin Kothari, Nibharani...	R-773401	:prepay	10.00	0.00	4,482.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Karla Magana	R-773415	:prepay	475.00	0.00	4,957.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/04/2024	01/2024	Andre F. Ide	R-774259	Pre-Payme...	175.00	0.00	5,132.24	Pre-Payment Applied 1292-118
Northview Condos, Inc. - 1292	01/04/2024	01/2024	Andre F. Ide	R-774260	393171642	0.00	175.00	4,957.24	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	01/06/2024	01/2024	Sandra L. Kaufmann	R-773632	472	0.00	25.00	4,932.24	1292-218
Northview Condos, Inc. - 1292	01/06/2024	01/2024	Jublin Kothari, Nibharani...	R-773634	125	0.00	10.00	4,922.24	1292-101
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Stella Gariboldi	R-773976	4033	0.00	10.00	4,912.24	1292--112
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Lora D. Dickinson	R-773983	1827	0.00	438.00	4,474.24	1292-301
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Noelia Mosqueda	R-774181	2382	0.00	450.00	4,024.24	1292-204

General Ledger

Northview Condos, Inc. - 1292
Month = Jan 2024
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Janice L. Piper	R-774182	2483	0.00	100.00	3,924.24	1292-113
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Claudia F. Harrison	R-774183	8743	0.00	10.00	3,914.24	1292-214
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Grace E. Lee	R-774184	3925	0.00	0.36	3,913.88	1292-211
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Grace E. Lee	R-774184	3925	0.00	439.29	3,474.59	1292-211
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Elizabeth Gonzalez	R-774185	749	0.00	10.00	3,464.59	1292-103
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Chris Sami	R-774252	760192	0.00	700.00	2,764.59	1292-110
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Maria Angela Santos	R-774519	ACH	0.00	340.00	2,424.59	1292-117
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Judi Woods	R-774791	Pre-Payme...	210.00	0.00	2,634.59	Pre-Payment Applied 1292-111
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Linda J. Zila	R-774792	Pre-Payme...	475.00	0.00	3,109.59	Pre-Payment Applied 1292-210
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Katy Rios & Albert C. La...	R-774793	Pre-Payme...	475.00	0.00	3,584.59	Pre-Payment Applied 1292-215
Northview Condos, Inc. - 1292	01/16/2024	01/2024	Grace E. Lee	R-774243	:prepay	0.36	0.00	3,584.95	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/19/2024	01/2024	Amy Angel	R-774917	0070456516	0.00	475.00	3,109.95	1292-107
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Jerome Furlow & Amber ...	R-775133	232	0.00	475.00	2,634.95	1292-203
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Megan Porte & Nicolas Diaz	R-775134	202	0.00	475.00	2,159.95	1292-106
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Judi Woods	R-775135	0013384285	0.00	475.00	1,684.95	1292-111
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Judi Woods	R-775135	0013384285	0.00	525.00	1,159.95	1292-111
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Yoshiko A. Ramirez, Tru...	R-775136	0013789221	0.00	475.00	684.95	1292-311
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Jublin Kothari, Nibharani...	R-775137	126	0.00	465.00	219.95	1292-101
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Jublin Kothari, Nibharani...	R-775137	126	0.00	10.00	209.95	1292-101
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Linda J. Zila	R-775139	2813	0.00	475.00	-265.05	1292-210
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Katy Rios & Albert C. La...	R-775140	688	0.00	475.00	-740.05	1292-215
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Deeptichandra Chakka	R-776373	397897497	0.00	20.00	-760.05	PAYLEASE 1292-304
Net Change=-760.05						6,292.60	7,052.65	-760.05	= Ending Balance =

General Ledger

Northview Condos, Inc. - 1292
Month = Jan 2024
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
3110			Dues/Operating					0.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Amy Angel	R-773218	:prepay	0.00	475.00	-475.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Chris Sami	R-773219	:prepay	0.00	475.00	-950.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Judi Woods	R-773220	:prepay	0.00	265.00	-1,215.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Claudia F. Harrison	R-773221	:prepay	0.00	10.00	-1,225.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Sandra L. Kaufmann	R-773222	:prepay	0.00	25.00	-1,250.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Lora D. Dickinson	R-773223	:prepay	0.00	438.00	-1,688.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Stella Gariboldi	R-773254	:prepay	0.00	10.00	-1,698.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	William S. Miller & Timot...	R-773257	:prepay	0.00	475.00	-2,173.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Janice L. Piper	R-773277	:prepay	0.00	100.00	-2,273.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Elizabeth Gonzalez	R-773300	:prepay	0.00	10.00	-2,283.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Yoshiko A. Ramirez, Tru...	R-773310	:prepay	0.00	475.00	-2,758.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Maria Angela Santos	R-773355	:prepay	0.00	340.00	-3,098.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Jerome Furlow & Amber ...	R-773356	:prepay	0.00	475.00	-3,573.00	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Matseliso Matseletsele	R-773384	:prepay	0.00	449.24	-4,022.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Noelia Mosqueda	R-773391	:prepay	0.00	450.00	-4,472.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Jublin Kothari, Nibharani...	R-773401	:prepay	0.00	10.00	-4,482.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/01/2024	01/2024	Karla Magana	R-773415	:prepay	0.00	475.00	-4,957.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	01/04/2024	01/2024	Nicholas E. Oifoh	R-773429	221719473	0.00	475.00	-5,432.24	Debit Card On-Line Payment ; Mobile Web - Resident Services
Northview Condos, Inc. - 1292	01/04/2024	01/2024	Andre F. Ide	R-774259	Pre-Payme...	0.00	175.00	-5,607.24	Pre-Payment Applied 1292-118
Northview Condos, Inc. - 1292	01/04/2024	01/2024	Andre F. Ide	R-774260	393171642	0.00	300.00	-5,907.24	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	01/04/2024	01/2024	Vicki L. Desler & Michael...	R-774263	393585676	0.00	475.00	-6,382.24	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	01/06/2024	01/2024	Megan Porte & Nicolas Diaz	R-773631	201	0.00	475.00	-6,857.24	1292-106

General Ledger

Northview Condos, Inc. - 1292
Month = Jan 2024
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/06/2024	01/2024	Sandra L. Kaufmann	R-773632	472	0.00	450.00	-7,307.24	1292-218
Northview Condos, Inc. - 1292	01/06/2024	01/2024	Fred J. Nalder, Trustee o...	R-773633	830989015	0.00	475.00	-7,782.24	1292-312
Northview Condos, Inc. - 1292	01/06/2024	01/2024	Jublin Kothari, Nibharani...	R-773634	125	0.00	465.00	-8,247.24	1292-101
Northview Condos, Inc. - 1292	01/06/2024	01/2024	The Glenn Mitsuo Fuku...	R-773635	13274	0.00	465.00	-8,712.24	1292-108
Northview Condos, Inc. - 1292	01/06/2024	01/2024	The Glenn Mitsuo Fuku...	R-773635	13274	0.00	10.00	-8,722.24	1292-108
Northview Condos, Inc. - 1292	01/06/2024	01/2024	Michael J. Gore	R-773640	0000995943	0.00	475.00	-9,197.24	1292-205
Northview Condos, Inc. - 1292	01/06/2024	01/2024	Roberto M. Sinson, Jr & ...	R-773641	0000005534	0.00	475.00	-9,672.24	1292-309
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Stella Gariboldi	R-773976	4033	0.00	465.00	-10,137.24	1292--112
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Erica M. Piurkowski & M...	R-773977	831995364	0.00	475.00	-10,612.24	1292-201
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Gary Lee & Theresa Kw...	R-773978	831740605	0.00	475.00	-11,087.24	1292-109
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Lucy Harumi Hayabe	R-773979	1301	0.00	475.00	-11,562.24	1292-307
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Gholam Nami & Judy Nami	R-773980	6604	0.00	475.00	-12,037.24	1292-212
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Mildred A. Graves	R-773981	1216	0.00	475.00	-12,512.24	1292-310
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Margarita A. Armenta	R-773982	150	0.00	210.00	-12,722.24	1292-207
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Margarita A. Armenta	R-773982	150	0.00	275.00	-12,997.24	1292-207
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Lora D. Dickinson	R-773983	1827	0.00	37.00	-13,034.24	1292-301
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Earl Hatton	R-773984	3273216525	0.00	475.00	-13,509.24	1292-213
Northview Condos, Inc. - 1292	01/10/2024	01/2024	John R. Mireles & Kimbe...	R-774264	395983248	0.00	475.00	-13,984.24	PAYLEASE 1292-219
Northview Condos, Inc. - 1292	01/10/2024	01/2024	Alexander Levy, Michael...	R-774265	395983249	0.00	475.00	-14,459.24	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Noelia Mosqueda	R-774181	2382	0.00	25.00	-14,484.24	1292-204
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Janice L. Piper	R-774182	2483	0.00	375.00	-14,859.24	1292-113
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Claudia F. Harrison	R-774183	8743	0.00	465.00	-15,324.24	1292-214
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Grace E. Lee	R-774184	3925	0.00	475.00	-15,799.24	1292-211

General Ledger

Northview Condos, Inc. - 1292
Month = Jan 2024
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Grace E. Lee	R-774184	3925	0.00	35.35	-15,834.59	1292-211
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Elizabeth Gonzalez	R-774185	749	0.00	465.00	-16,299.59	1292-103
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Aurelio R. Cruz & Jennif...	R-774251	1310	0.00	450.15	-16,749.74	1292-116
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Aurelio R. Cruz & Jennif...	R-774251	1310	0.00	24.85	-16,774.59	1292-116
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Cecilia Dong	R-774515	ACH	0.00	475.00	-17,249.59	1292-317
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Daniel R. Ulloa & Ricard...	R-774516	ACH	0.00	475.00	-17,724.59	1292-115
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Jamie L. Lozmack	R-774517	ACH	0.00	475.00	-18,199.59	1292-319
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Jason Mar-Tang	R-774518	ACH	0.00	475.00	-18,674.59	1292-318
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Maria Angela Santos	R-774519	ACH	0.00	135.00	-18,809.59	1292-117
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Mary Helen Unt & Albert...	R-774520	ACH	0.00	475.00	-19,284.59	1292-105
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Matthew Froehlich & Mic...	R-774521	ACH	0.00	475.00	-19,759.59	1292-104
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Randy Yoshioka & Britt...	R-774522	ACH	0.00	475.00	-20,234.59	1292-315
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Samuel Dugay Sagaysay	R-774523	ACH	0.00	475.00	-20,709.59	1292-202
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Sandra Torres Duran & ...	R-774524	ACH	0.00	475.00	-21,184.59	1292-114
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Winnie Lao	R-774525	ACH	0.00	475.00	-21,659.59	1292-306
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Judi Woods	R-774791	Pre-Payme...	0.00	210.00	-21,869.59	Pre-Payment Applied 1292-111
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Linda J. Zila	R-774792	Pre-Payme...	0.00	475.00	-22,344.59	Pre-Payment Applied 1292-210
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Katy Rios & Albert C. La...	R-774793	Pre-Payme...	0.00	475.00	-22,819.59	Pre-Payment Applied 1292-215
Northview Condos, Inc. - 1292	01/16/2024	01/2024	Christina Keehan	R-774919	0000005032	0.00	475.00	-23,294.59	1292-102
Northview Condos, Inc. - 1292	01/16/2024	01/2024	Brian Cossio	R-774920	3773	0.00	475.00	-23,769.59	1292-217
Northview Condos, Inc. - 1292	01/16/2024	01/2024	Erica Ann Sack & Alex ...	R-774921	392	0.00	475.00	-24,244.59	1292-316
Northview Condos, Inc. - 1292	01/16/2024	01/2024	Cathy Y. Butler	R-774922	7433	0.00	475.00	-24,719.59	1292-206
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Valerie J. Herring	R-775132	2840	0.00	475.00	-25,194.59	1292-302

General Ledger

Northview Condos, Inc. - 1292
Month = Jan 2024
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Margarita A. Armenta	R-775138	1098	0.00	265.00	-25,459.59	1292-207
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Margarita A. Armenta	R-775138	1098	0.00	235.00	-25,694.59	1292-207
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Deeptichandra Chakka	R-776373	397897497	0.00	465.00	-26,159.59	PAYLEASE 1292-304
			Net Change=-26,159.59			0.00	26,159.59	-26,159.59	= Ending Balance =
3305			Interest Income					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/16/2024	01/2024	Grace E. Lee	R-774243	:prepay	0.00	0.36	-0.36	:Prog Gen prepayment transfer
			Net Change=-0.36			0.00	0.36	-0.36	= Ending Balance =
3410			Late Fee					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/22/2024	01/2024	Brian Cossio	R-774918	3775	0.00	10.00	-10.00	1292-217
Northview Condos, Inc. - 1292	01/30/2024	01/2024	Valerie J. Herring	R-775132	2840	0.00	10.00	-20.00	1292-302
			Net Change=-20.00			0.00	20.00	-20.00	= Ending Balance =
3415			Reimbursement Expense					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/15/2024	01/2024	Winnie Lao	R-774525	ACH	0.00	700.00	-700.00	1292-306
			Net Change=-700.00			0.00	700.00	-700.00	= Ending Balance =
4120			Telephone/Intercom					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/19/2024	01/2024	Charter Communications	K-328335	5287	255.12	0.00	255.12	1292: 8413131220012568 12/16-01/15
Northview Condos, Inc. - 1292	01/19/2024	01/2024	Charter Communications	K-328336	5288	137.98	0.00	393.10	1292: 841313220041476 12/22-01/21
			Net Change=393.10			393.10	0.00	393.10	= Ending Balance =
4129			Bank Charges					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/11/2024	01/2024	Bank Charges 01/2024	J-79521	Bank Char...	11.30	0.00	11.30	Bank Charges 01/2024
			Net Change=11.30			11.30	0.00	11.30	= Ending Balance =
4130			Postage & Printing					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	01/09/2024	01/2024	Paragon Equities-4550	K-327935	5280	15.75	0.00	15.75	1292: Dec 2023 Copies and Postages
			Net Change=15.75			15.75	0.00	15.75	= Ending Balance =

General Ledger

Northview Condos, Inc. - 1292
Month = Jan 2024
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
4133			Copies & Faxes						
Northview Condos, Inc. - 1292	01/09/2024	01/2024	Paragon Equities-4550	K-327935	5280	57.15	0.00	0.00 = Beginning Balance =	57.15 1292: Dec 2023 Copies and Postages
			Net Change=57.15			57.15	0.00	57.15 = Ending Balance =	
4455			Repairs/Electrical						
Northview Condos, Inc. - 1292	01/19/2024	01/2024	A-Pro Security Service Inc.	K-328331	5283	45.00	0.00	0.00 = Beginning Balance =	45.00 1292: Arrow Lock Installation
			Net Change=45.00			45.00	0.00	45.00 = Ending Balance =	
4457			Repairs/Gate,Fence						
Northview Condos, Inc. - 1292	01/19/2024	01/2024	A-Pro Security Service Inc.	K-328331	5283	475.00	0.00	0.00 = Beginning Balance =	475.00 1292: Vehicle Gate Chain Repair
			Net Change=475.00			475.00	0.00	475.00 = Ending Balance =	
4490			Elevator Maintenance						
Northview Condos, Inc. - 1292	01/23/2024	01/2024	American Elevator Servic...	K-328429	5292	250.00	0.00	0.00 = Beginning Balance =	250.00 1292: Jan 2024 Elevator Svc
Northview Condos, Inc. - 1292	01/23/2024	01/2024	American Elevator Servic...	K-328429	5292	250.00	0.00	500.00 1292: Dec 2023 Elevator Svc	
			Net Change=500.00			500.00	0.00	500.00 = Ending Balance =	
4491			Lighting Maintenance						
Northview Condos, Inc. - 1292	01/25/2024	01/2024	Comet Lighting and Electr...	K-328535	5294	250.00	0.00	0.00 = Beginning Balance =	250.00 1292: Removed Ballast and Installation of LED lamps
			Net Change=250.00			250.00	0.00	250.00 = Ending Balance =	
4530			Gardening						
Northview Condos, Inc. - 1292	01/09/2024	01/2024	Land Graphics	K-327994	5282	892.00	0.00	0.00 = Beginning Balance =	892.00 1292: Jan 2024 Landscape Svc
			Net Change=892.00			892.00	0.00	892.00 = Ending Balance =	
4535			Pool/Spa Maintenance						
Northview Condos, Inc. - 1292	01/19/2024	01/2024	Great American Pool Se...	K-328332	5284	550.00	0.00	0.00 = Beginning Balance =	550.00 1292: Jan 2024 Pool Svc
			Net Change=550.00			550.00	0.00	550.00 = Ending Balance =	
4540			Insurance						
Northview Condos, Inc. - 1292	01/09/2024	01/2024	Farmers Insurance Exc...	K-327993	5281	2,210.90	0.00	0.00 = Beginning Balance =	2,210.90 1292: F0026264740010001 Dec 2023
Northview Condos, Inc. - 1292	01/31/2024	01/2024	Farmers Insurance Exc...	K-328790	5281	0.00	2,210.90	0.00 1292: F0026264740010001 Dec 2023	

General Ledger

Northview Condos, Inc. - 1292
Month = Jan 2024
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
4550 Northview Condos, Inc. - 1292			Net Change=0.00			2,210.90	2,210.90	0.00	= Ending Balance =
			Management					0.00	= Beginning Balance =
	01/03/2024	01/2024	Paragon Equities-4550	K-327751	5279	1,712.00	0.00	1,712.00	January Management Fees
			Net Change=1,712.00			1,712.00	0.00	1,712.00	= Ending Balance =
4560 Northview Condos, Inc. - 1292			Custodial Service					0.00	= Beginning Balance =
	01/19/2024	01/2024	Swiftly Swept	K-328334	5286	925.00	0.00	925.00	1292: Dec 2023 Maintenance Svc
	01/19/2024	01/2024	Swiftly Swept	K-328334	5286	925.00	0.00	1,850.00	1292: Nov 2023 Maintenance Svc
	01/19/2024	01/2024	Swiftly Swept	K-328334	5286	1,040.00	0.00	2,890.00	1292: Oct 2023 Maintenance Svc
			Net Change=2,890.00			2,890.00	0.00	2,890.00	= Ending Balance =
4580 Northview Condos, Inc. - 1292			Electricity					0.00	= Beginning Balance =
	01/19/2024	01/2024	SOUTHERN CALIFORN...	K-328333	5285	1,567.95	0.00	1,567.95	1292: 700274245720 11/29-12/28
			Net Change=1,567.95			1,567.95	0.00	1,567.95	= Ending Balance =
4590 Northview Condos, Inc. - 1292			Gas					0.00	= Beginning Balance =
	01/29/2024	01/2024	City of Long Beach (Utility)	K-328573	5296	336.78	0.00	336.78	1292: 0699110000 12/17-01/18
			Net Change=336.78			336.78	0.00	336.78	= Ending Balance =
4610 Northview Condos, Inc. - 1292			Water & Sewer					0.00	= Beginning Balance =
	01/19/2024	01/2024	City of Signal Hill (Water...	K-328337	5289	2,376.63	0.00	2,376.63	1292: 1090211101 11/01-12/04
	01/19/2024	01/2024	City of Signal Hill (Water...	K-328338	5290	223.97	0.00	2,600.60	1292: 1090211201 11/13-12/11
			Net Change=2,600.60			2,600.60	0.00	2,600.60	= Ending Balance =
4620 Northview Condos, Inc. - 1292			Trash					0.00	= Beginning Balance =
	01/25/2024	01/2024	Signal Hill Disposal	K-328536	5295	1,502.88	0.00	1,502.88	1292: Dec 2023 Waste Svc 38-V3 601696
			Net Change=1,502.88			1,502.88	0.00	1,502.88	= Ending Balance =
4625 Northview Condos, Inc. - 1292			Cable/Internet/Satellite ...					0.00	= Beginning Balance =
	01/19/2024	01/2024	Spectrum	K-328339	5291	3,065.47	0.00	3,065.47	1292: 8413131220077041 12/16-01/15
			Net Change=3,065.47			3,065.47	0.00	3,065.47	= Ending Balance =

General Ledger

Northview Condos, Inc. - 1292
Month = Jan 2024
Book = Cash

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
4730			Transfer to Reserve Acct						
Northview Condos, Inc. - 1292	01/23/2024	01/2024	Northview Condos, Inc.	K-328430	5293	4,576.92	0.00	0.00	0.00 = Beginning Balance =
			Net Change=4,576.92			4,576.92	0.00	4,576.92	1292 Transfer to Reserve
						78,239.16	78,239.16		4,576.92 = Ending Balance =