

Monthly Report

February 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 = Feb 2024
Book = Cash

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
3000	INCOME				
3108	Prepaid Dues	-2,151.18	-8.57	-1,391.13	-2.64
3110	Dues/Operating	26,355.05	105.02	52,514.64	99.58
3200	Key/Remote Fee	100.00	0.40	100.00	0.19
3305	Interest Income	21.13	0.08	21.49	0.04
3410	Late Fee	70.00	0.28	90.00	0.17
3415	Reimbursement Expense	700.00	2.79	1,400.00	2.65
3990	TOTAL INCOME	25,095.00	100.00	52,735.00	100.00
4000	EXPENSE				
4120	Telephone/Intercom	7,296.27	29.07	7,689.37	14.58
4129	Bank Charges	6.00	0.02	17.30	0.03
4130	Postage & Printing	40.92	0.16	56.67	0.11
4133	Copies & Faxes	0.00	0.00	57.15	0.11
4135	Pre-Lien/Other Legal by Mgmt Co	598.60	2.39	598.60	1.14
4450	Repairs/Plumbing	670.00	2.67	670.00	1.27
4455	Repairs/Electrical	85.00	0.34	130.00	0.25
4457	Repairs/Gate,Fence	0.00	0.00	475.00	0.90
4475	Fire Safety Equipment	480.00	1.91	480.00	0.91
4490	Elevator Maintenance	1,050.00	4.18	1,550.00	2.94
4491	Lighting Maintenance	217.51	0.87	467.51	0.89
4512	Landscaping - Additions	1,634.00	6.51	1,634.00	3.10
4525	Pest Control	804.00	3.20	804.00	1.52
4530	Gardening	892.00	3.55	1,784.00	3.38
4535	Pool/Spa Maintenance	550.00	2.19	1,100.00	2.09
4540	Insurance	4,435.80	17.68	4,435.80	8.41
4550	Management	1,712.00	6.82	3,424.00	6.49
4560	Custodial Service	1,950.00	7.77	4,840.00	9.18
4580	Electricity	1,632.15	6.50	3,200.10	6.07
4590	Gas	342.62	1.37	679.40	1.29
4610	Water & Sewer	2,372.00	9.45	4,972.60	9.43
4620	Trash	1,502.88	5.99	3,005.76	5.70
4625	Cable/Internet/Satellite Expense	0.00	0.00	3,065.47	5.81
4722	TOTAL EXPENSE	28,271.75	112.66	45,136.73	85.59
4723	RESERVE ALLOCATION				
4730	Transfer to Reserve Acct	0.00	0.00	4,576.92	8.68
4818	TOTAL RESERVE ALLOCATION	0.00	0.00	4,576.92	8.68
5010	NET INCOME	-3,176.75	-12.66	3,021.35	5.73
	CASH FLOW	-3,176.75	-12.66	3,021.35	5.73
	MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE	
1110	Cash in Bank - Operating Account	10,542.46	7,365.71	-3,176.75	
1114	Cash in Bank	0.00	0.00	0.00	
1120	Cash in Bank - Reserve	157,568.39	157,569.73	1.34	
1125	Cash in Bank - Money Market	88,598.12	88,592.83	-5.29	
	TOTAL CASH	256,708.97	253,528.27	-3,180.70	
	YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE	

Cash Flow Statement

Northview Condos, Inc. - 1292

Month = Feb 2024

Book = Cash

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
1110	Cash in Bank - Operating Account	4,344.36	7,365.71	3,021.35	
1114	Cash in Bank	0.00	0.00	0.00	
1120	Cash in Bank - Reserve	160,548.93	157,569.73	-2,979.20	
1125	Cash in Bank - Money Market	88,603.32	88,592.83	-10.49	
TOTAL CASH		253,496.61	253,528.27	31.66	

Balance Sheet

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Northview Condos, Inc. - 1292

Month = Feb 2024

Book = Cash

ACCOUNT		CURRENT BALANCE
1000	ASSETS	
1100	Cash	
1110	Cash in Bank - Operating Account	7,365.71
1120	Cash in Bank - Reserve	157,569.73
1125	Cash in Bank - Money Market	88,592.83
1190	Total Cash	253,528.27
1990	TOTAL ASSETS	253,528.27
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	299.86
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	-123,403.24
2701	Total Reserves	246,162.56
2702	Equity	
2704	Owner Equity	13,103.36
2710	Current Fees Year Increase/Decrease	-6,567.65
2850	Escrow Refund	830.00
2890	Total Equity	7,365.71
2990	TOTAL LIAB. & EQUITY	253,528.27

Budget Comparison

Northview Condos, Inc. - 1292

Month = Feb 2024

Book = Cash

ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000									
INCOME									
3108	-2,151.18	0.00	-2,151.18	N/A	-1,391.13	0.00	-1,391.13	N/A	0.00
Prepaid Dues									0.00
3110	26,355.05	26,600.00	-244.95	-0.92	52,514.64	53,200.00	-685.36	-1.29	319,200.00
Dues/Operating									
3200	100.00	0.00	100.00	N/A	100.00	0.00	100.00	N/A	0.00
Key/Remote Fee									0.00
3305	21.13	0.00	21.13	N/A	21.49	0.00	21.49	N/A	0.00
Interest Income									0.00
3410	70.00	0.00	70.00	N/A	90.00	0.00	90.00	N/A	0.00
Late Fee									0.00
3415	700.00	0.00	700.00	N/A	1,400.00	0.00	1,400.00	N/A	0.00
Reimbursement Expense									
3990	25,095.00	26,600.00	-1,505.00	-5.66	52,735.00	53,200.00	-465.00	-0.87	319,200.00
TOTAL INCOME									
4000									
EXPENSE									
4120	7,296.27	357.00	-6,939.27	-1,943.77	7,689.37	714.00	-6,975.37	-976.94	4,284.00
Telephone/Intercom									
4124	0.00	16.67	16.67	100.00	0.00	33.67	33.67	100.00	203.67
Miscellaneous General & Admin									
4129	6.00	15.00	9.00	60.00	17.30	30.00	12.70	42.33	180.00
Bank Charges									
4130	40.92	100.00	59.08	59.08	56.67	200.00	143.33	71.67	1,200.00
Postage & Printing									
4133	0.00	100.00	100.00	100.00	57.15	200.00	142.85	71.42	1,200.00
Copies & Faxes									
4135	598.60	0.00	-598.60	N/A	598.60	0.00	-598.60	N/A	0.00
Pre-Lien/Other Legal by Mgmt Co									
4137	0.00	10.42	10.42	100.00	0.00	20.42	20.42	100.00	120.42
Budget Prep									
4450	670.00	833.33	163.33	19.60	670.00	1,666.33	996.33	59.79	9,996.33
Repairs/Plumbing									
4452	0.00	83.33	83.33	100.00	0.00	166.33	166.33	100.00	996.33
Repairs/Irrigation Syst									
4455	85.00	83.33	-1.67	-2.00	130.00	166.33	36.33	21.84	996.33
Repairs/Electrical									
4456	0.00	83.33	83.33	100.00	0.00	166.33	166.33	100.00	996.33
Repairs/Pump									
4457	0.00	291.67	291.67	100.00	475.00	583.67	108.67	18.62	3,503.67
Repairs/Gate,Fence									
4460	0.00	83.33	83.33	100.00	0.00	166.33	166.33	100.00	996.33
Repairs/Roof									
4470	0.00	166.67	166.67	100.00	0.00	333.67	333.67	100.00	2,003.67
Repairs/Other									
4475	480.00	250.00	-230.00	-92.00	480.00	500.00	20.00	4.00	3,000.00
Fire Safety Equipment									
4481	0.00	83.33	83.33	100.00	0.00	166.33	166.33	100.00	996.33
Restoration Expense									
4490	1,050.00	250.00	-800.00	-320.00	1,550.00	500.00	-1,050.00	-210.00	3,000.00
Elevator Maintenance									
4491	217.51	208.33	-9.18	-4.41	467.51	416.33	-51.18	-12.29	2,496.33
Lighting Maintenance									
4512	1,634.00	0.00	-1,634.00	N/A	1,634.00	0.00	-1,634.00	N/A	0.00
Landscaping - Additions									
4520	0.00	208.33	208.33	100.00	0.00	416.33	416.33	100.00	2,496.33
Maintenance & Supplies									
4525	804.00	402.00	-402.00	-100.00	804.00	804.00	0.00	0.00	4,824.00
Pest Control									
4530	892.00	850.00	-42.00	-4.94	1,784.00	1,700.00	-84.00	-4.94	10,200.00
Gardening									
4532	0.00	333.33	333.33	100.00	0.00	666.33	666.33	100.00	3,996.33
Tree Trimming									
4535	550.00	1,000.00	450.00	45.00	1,100.00	2,000.00	900.00	45.00	12,000.00
Pool/Spa Maintenance									
4540	4,435.80	2,200.00	-2,235.80	-101.63	4,435.80	4,400.00	-35.80	-0.81	26,400.00
Insurance									
4543	0.00	1,000.00	1,000.00	100.00	0.00	2,000.00	2,000.00	100.00	12,000.00
Earthquake Insurance									
4550	1,712.00	1,712.00	0.00	0.00	3,424.00	3,424.00	0.00	0.00	20,544.00
Management									
4554	0.00	8.33	8.33	100.00	0.00	16.33	16.33	100.00	96.33
Admin. Services									

Budget Comparison

Northview Condos, Inc. - 1292

Month = Feb 2024

Book = Cash

ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4556 Locksmith Service	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	3,000.00
4560 Custodial Service	1,950.00	975.00	-975.00	-100.00	4,840.00	1,950.00	-2,890.00	-148.21	11,700.00
4580 Electricity	1,632.15	1,680.83	48.68	2.90	3,200.10	3,361.83	161.73	4.81	20,171.83
4590 Gas	342.62	539.00	196.38	36.43	679.40	1,078.00	398.60	36.98	6,468.00
4610 Water & Sewer	2,372.00	2,456.33	84.33	3.43	4,972.60	4,912.33	-60.27	-1.23	29,472.33
4620 Trash	1,502.88	1,592.83	89.95	5.65	3,005.76	3,185.83	180.07	5.65	19,115.83
4625 Cable/Internet/Satellite Expense	0.00	3,111.00	3,111.00	100.00	3,065.47	6,222.00	3,156.53	50.773	37,332.00
4629 Tax Preparation/Audit	0.00	66.67	66.67	100.00	0.00	133.67	133.67	100.00	803.67
4630 Legal	0.00	416.67	416.67	100.00	0.00	833.67	833.67	100.00	5,003.67
4635 Reserve Study Expense	0.00	62.50	62.50	100.00	0.00	124.50	124.50	100.00	744.50
4640 Taxes	0.00	0.83	0.83	100.00	0.00	1.83	1.83	100.00	11.83
4641 License Fees,Permits	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
4649 Meeting Expense	0.00	16.67	16.67	100.00	0.00	33.67	33.67	100.00	203.67
4722 TOTAL EXPENSE	28,271.75	22,023.06	-6,248.69	-28.37	45,136.73	44,044.06	-1,092.67	-2.48	264,254.06
4723 RESERVE ALLOCATION									
4730 Transfer to Reserve Acct	0.00	4,576.92	4,576.92	100.00	4,576.92	9,153.92	4,577.00	50.00	54,923.92
4818 TOTAL RESERVE ALLOCATION	0.00	4,576.92	4,576.92	100.00	4,576.92	9,153.92	4,577.00	50.00	54,923.92
5010 NET INCOME	-3,176.75	0.02	-3,176.77	-15,883,850.00	3,021.35	2.02	3,019.33	149,471.78	22.02

1000 ASSETS									
1100 Cash									
1110 Cash in Bank - Operating Account	3,176.75	0.00	3,176.75	N/A	-3,021.35	0.00	-3,021.35	N/A	0.00
1120 Cash in Bank - Reserve	-1.34	0.00	-1.34	N/A	2,979.20	0.00	2,979.20	N/A	0.00
1125 Cash in Bank - Money Market	5.29	0.00	5.29	N/A	10.49	0.00	10.49	N/A	0.00
1190 Total Cash	3,180.70	0.00	3,180.70	N/A	-31.66	0.00	-31.66	N/A	0.00
1990 TOTAL ASSETS	3,180.70	0.00	3,180.70	N/A	-31.66	0.00	-31.66	N/A	0.00
2500 Reserves									
2525 Unallocated Interest on Funds	2.05	0.00	2.05	N/A	7.39	0.00	7.39	N/A	0.00
2700 Reserve Fund	-6.00	0.00	-6.00	N/A	-2,997.08	0.00	-2,997.08	N/A	0.00
2701 Total Reserves	-3.95	0.00	-3.95	N/A	-2,989.69	0.00	-2,989.69	N/A	0.00
2702 Equity									

Budget Comparison

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

ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2710 Current Fees Year Increase/Decrease	-3,176.75	0.00	-3,176.75	N/A	3,021.35	0.00	3,021.35	N/A	0.00
2890 Total Equity	-3,176.75	0.00	-3,176.75	N/A	3,021.35	0.00	3,021.35	N/A	0.00
2990 TOTAL LIAB. & EQUITY	-3,180.70	0.00	-3,180.70	N/A	31.66	0.00	31.66	N/A	0.00
CASH FLOW	-3,176.75	0.02	-3,176.77	-15,883,850.00	3,021.35	2.02	3,019.33	149,471.78	22.02
MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110 Cash in Bank - Operating Account	10,542.46	7,365.71	-3,176.75						
1114 Cash in Bank	0.00	0.00	0.00						
1120 Cash in Bank - Reserve	157,568.39	157,569.73	1.34						
1125 Cash in Bank - Money Market	88,598.12	88,592.83	-5.29						
TOTAL CASH	256,708.97	253,528.27	-3,180.70						
YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110 Cash in Bank - Operating Account	4,344.36	7,365.71	3,021.35						
1114 Cash in Bank	0.00	0.00	0.00						
1120 Cash in Bank - Reserve	160,548.93	157,569.73	-2,979.20						
1125 Cash in Bank - Money Market	88,603.32	88,592.83	-10.49						
TOTAL CASH	253,496.61	253,528.27	31.66						

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1110			Cash in Bank - Operatin...					10,542.46	= Beginning Balance =
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Charter Communications	K-328643	5297	0.00	264.10	10,278.36	1292: 8413131220012568 01/16-02/15
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Charter Communications	K-328644	5298	0.00	146.93	10,131.43	1292: 8413131220041476 01/22-02/21
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Comet Lighting and Electr...	K-328645	5299	0.00	75.87	10,055.56	1292: Jan 2024 Light Check
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Griffin Pest Management...	K-328646	5300	0.00	113.00	9,942.56	1292: Commerical Pest Control Svc
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Griffin Pest Management...	K-328647	5301	0.00	289.00	9,653.56	1292: Rodent Svc
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Signal Hill Disposal	K-328648	5302	0.00	1,502.88	8,150.68	1292: 38-V3601696 Jan 2024 Waste Svc
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Spectrum	K-328649	5303	0.00	3,334.76	4,815.92	1292: 8413131220077041 01/16-02/15
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Paragon Equities-4550	K-328722	5304	0.00	1,712.00	3,103.92	February Management Fees
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Chris Sami	R-775288	:prepay	0.00	50.00	3,053.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Chris Sami	R-775288	:prepay	50.00	0.00	3,103.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Chris Sami	R-775289	:prepay	0.00	100.00	3,003.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Chris Sami	R-775289	:prepay	100.00	0.00	3,103.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Chris Sami	R-775290	:prepay	325.00	0.00	3,428.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Chris Sami	R-775290	:prepay	0.00	325.00	3,103.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Judi Woods	R-775291	:prepay	475.00	0.00	3,578.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Judi Woods	R-775291	:prepay	0.00	475.00	3,103.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Grace E. Lee	R-775292	:prepay	439.29	0.00	3,543.21	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Grace E. Lee	R-775292	:prepay	0.00	439.29	3,103.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Claudia F. Harrison	R-775293	:prepay	10.00	0.00	3,113.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Claudia F. Harrison	R-775293	:prepay	0.00	10.00	3,103.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Sandra L. Kaufmann	R-775294	:prepay	25.00	0.00	3,128.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Sandra L. Kaufmann	R-775294	:prepay	0.00	25.00	3,103.92	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292
Month = Feb 2024
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Lora D. Dickinson	R-775295	:prepay	0.00	438.00	2,665.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Lora D. Dickinson	R-775295	:prepay	438.00	0.00	3,103.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Stella Gariboldi	R-775330	:prepay	10.00	0.00	3,113.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Stella Gariboldi	R-775330	:prepay	0.00	10.00	3,103.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Linda J. Zila	R-775358	:prepay	475.00	0.00	3,578.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Linda J. Zila	R-775358	:prepay	0.00	475.00	3,103.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Janice L. Piper	R-775359	:prepay	100.00	0.00	3,203.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Janice L. Piper	R-775359	:prepay	0.00	100.00	3,103.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Elizabeth Gonzalez	R-775385	:prepay	10.00	0.00	3,113.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Elizabeth Gonzalez	R-775385	:prepay	0.00	10.00	3,103.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Andre F. Ide	R-775394	:prepay	175.00	0.00	3,278.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Andre F. Ide	R-775394	:prepay	0.00	175.00	3,103.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Yoshiko A. Ramirez, Tru...	R-775395	:prepay	475.00	0.00	3,578.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Yoshiko A. Ramirez, Tru...	R-775395	:prepay	0.00	475.00	3,103.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Deeptichandra Chakka	R-775403	:prepay	10.00	0.00	3,113.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Deeptichandra Chakka	R-775403	:prepay	0.00	10.00	3,103.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Maria Angela Santos	R-775438	:prepay	340.00	0.00	3,443.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Maria Angela Santos	R-775438	:prepay	0.00	340.00	3,103.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Jerome Furlow & Amber ...	R-775439	:prepay	475.00	0.00	3,578.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Jerome Furlow & Amber ...	R-775439	:prepay	0.00	475.00	3,103.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Megan Porte & Nicolas Diaz	R-775464	:prepay	475.00	0.00	3,578.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Megan Porte & Nicolas Diaz	R-775464	:prepay	0.00	475.00	3,103.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Noelia Mosqueda	R-775471	:prepay	0.00	450.00	2,653.92	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292
Month = Feb 2024
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Noelia Mosqueda	R-775471	:prepay	450.00	0.00	3,103.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Jublin Kothari, Nibharani...	R-775482	:prepay	0.00	10.00	3,093.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Jublin Kothari, Nibharani...	R-775482	:prepay	10.00	0.00	3,103.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Jublin Kothari, Nibharani...	R-775483	:prepay	0.00	465.00	2,638.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Jublin Kothari, Nibharani...	R-775483	:prepay	465.00	0.00	3,103.92	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Andre F. Ide	R-775791	399017272	300.00	0.00	3,403.92	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Andre F. Ide	R-775791	399017272	175.00	0.00	3,578.92	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	02/02/2024	02/2024	Nicholas E. Oifoh	R-775216	225224634	475.00	0.00	4,053.92	Debit Card On-Line Payment , Web - Resident Services
Northview Condos, Inc. - 1292	02/02/2024	02/2024	William S. Miller & Timot...	R-775568	1139	475.00	0.00	4,528.92	1292-216
Northview Condos, Inc. - 1292	02/02/2024	02/2024	Fred J. Nalder, Trustee o...	R-775569	834404615	475.00	0.00	5,003.92	1292-312
Northview Condos, Inc. - 1292	02/02/2024	02/2024	Matseliso Matsetetsele	R-775570	834187893	25.76	0.00	5,029.68	1292-209
Northview Condos, Inc. - 1292	02/02/2024	02/2024	Matseliso Matsetetsele	R-775570	834187893	449.24	0.00	5,478.92	1292-209
Northview Condos, Inc. - 1292	02/02/2024	02/2024	Karla Magana	R-775571	2145	475.00	0.00	5,953.92	1292-308
Northview Condos, Inc. - 1292	02/02/2024	02/2024	Cathy Y. Butler	R-775572	7437	475.00	0.00	6,428.92	1292-206
Northview Condos, Inc. - 1292	02/02/2024	02/2024	Cathy Y. Butler	R-775572	7437	10.00	0.00	6,438.92	1292-206
Northview Condos, Inc. - 1292	02/02/2024	02/2024	Cathy Y. Butler	R-775573	7436	475.00	0.00	6,913.92	1292-206
Northview Condos, Inc. - 1292	02/04/2024	02/2024	Farmers Insurance Exc...	K-329145	12920401	0.00	2,230.90	4,683.02	1292: F0026264740010001 Jan 2024
Northview Condos, Inc. - 1292	02/04/2024	02/2024	Farmers Insurance Exc...	K-329145	12920401	0.00	2,204.90	2,478.12	1292: F0026264740010001 Feb 2024
Northview Condos, Inc. - 1292	02/05/2024	02/2024	Elizabeth Gonzalez	R-775611	750	465.00	0.00	2,943.12	1292-103
Northview Condos, Inc. - 1292	02/05/2024	02/2024	Elizabeth Gonzalez	R-775611	750	10.00	0.00	2,953.12	1292-103
Northview Condos, Inc. - 1292	02/05/2024	02/2024	The Glenn Mitsuo Fuku...	R-775612	13427	465.00	0.00	3,418.12	1292-108
Northview Condos, Inc. - 1292	02/05/2024	02/2024	The Glenn Mitsuo Fuku...	R-775612	13427	10.00	0.00	3,428.12	1292-108
Northview Condos, Inc. - 1292	02/06/2024	02/2024	City of Signal Hill (Water...	K-328865	5305	0.00	246.37	3,181.75	1292L 1090211201 12/11-01/05

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Northview Condos, Inc. - 1292
Month = Feb 2024
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	02/06/2024	02/2024	City of Signal Hill (Water...	K-328866	5306	0.00	2,125.63	1,056.12	1292: 1090211101 12/04-01/05
Northview Condos, Inc. - 1292	02/06/2024	02/2024	Comet Lighting and Electr...	K-328867	5307	0.00	141.64	914.48	1292: Second Jan 2024 Lighting Check
Northview Condos, Inc. - 1292	02/06/2024	02/2024	Great American Pool Se...	K-328868	5308	0.00	550.00	364.48	1292: Feb 2024 Pool Svc
Northview Condos, Inc. - 1292	02/06/2024	02/2024	SOUTHERN CALIFORN...	K-328869	5309	0.00	1,632.15	-1,267.67	1292: 700274245720 12/29-01/29
Northview Condos, Inc. - 1292	02/06/2024	02/2024	Roberto M. Sinson, Jr & ...	R-775743	0000005538	475.00	0.00	-792.67	1292-309
Northview Condos, Inc. - 1292	02/06/2024	02/2024	Michael J. Gore	R-775744	0000995944	475.00	0.00	-317.67	1292-205
Northview Condos, Inc. - 1292	02/06/2024	02/2024	Vicki L. Desler & Michael...	R-775794	400074827	475.00	0.00	157.33	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	02/07/2024	02/2024	Mildred A. Graves	R-775958	1289	475.00	0.00	632.33	1292-310
Northview Condos, Inc. - 1292	02/07/2024	02/2024	Gholam Nami & Judy Nami	R-775959	6610	475.00	0.00	1,107.33	1292-212
Northview Condos, Inc. - 1292	02/08/2024	02/2024	Lucy Harumi Hayabe	R-775955	1303	475.00	0.00	1,582.33	1292-307
Northview Condos, Inc. - 1292	02/08/2024	02/2024	Erica M. Piurkowski & M...	R-775956	835344348	475.00	0.00	2,057.33	1292-201
Northview Condos, Inc. - 1292	02/08/2024	02/2024	Brian Cossio	R-775957	835288437	475.00	0.00	2,532.33	1292-217
Northview Condos, Inc. - 1292	02/08/2024	02/2024	John R. Mireles & Kimbe...	R-776721	401505757	475.00	0.00	3,007.33	PAYLEASE 1292-219
Northview Condos, Inc. - 1292	02/08/2024	02/2024	Alexander Levy, Michael...	R-776722	401505760	475.00	0.00	3,482.33	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	02/09/2024	02/2024	Lora D. Dickinson	R-776120	1839	438.00	0.00	3,920.33	1292-301
Northview Condos, Inc. - 1292	02/09/2024	02/2024	Lora D. Dickinson	R-776120	1839	37.00	0.00	3,957.33	1292-301
Northview Condos, Inc. - 1292	02/09/2024	02/2024	Claudia F. Harrison	R-776121	8746	10.00	0.00	3,967.33	1292-214
Northview Condos, Inc. - 1292	02/09/2024	02/2024	Claudia F. Harrison	R-776121	8746	465.00	0.00	4,432.33	1292-214
Northview Condos, Inc. - 1292	02/10/2024	02/2024	Noelia Mosqueda	R-776122	2383	25.00	0.00	4,457.33	1292-204
Northview Condos, Inc. - 1292	02/10/2024	02/2024	Noelia Mosqueda	R-776122	2383	450.00	0.00	4,907.33	1292-204
Northview Condos, Inc. - 1292	02/12/2024	02/2024	Stella Gariboldi	R-776118	4036	10.00	0.00	4,917.33	1292-112
Northview Condos, Inc. - 1292	02/12/2024	02/2024	Stella Gariboldi	R-776118	4036	465.00	0.00	5,382.33	1292-112
Northview Condos, Inc. - 1292	02/12/2024	02/2024	Gary Lee & Theresa Kw...	R-776119	835782900	475.00	0.00	5,857.33	1292-109

General Ledger

Northview Condos, Inc. - 1292
Month = Feb 2024
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	02/12/2024	02/2024	Bank Charges 02/2024	J-79605	Bank Char...	0.00	6.00	5,851.33	Bank Charges 02/2024
Northview Condos, Inc. - 1292	02/14/2024	02/2024	South Data Inc.	K-329080	5310	0.00	24.56	5,826.77	1292: Coupon Books Postage
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Jerome Furlow & Amber ...	R-776233	233	475.00	0.00	6,301.77	1292-203
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Erica Ann Sack & Alex ...	R-776234	393	475.00	0.00	6,776.77	1292-316
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Christina Keshan	R-776235	0000005033	475.00	0.00	7,251.77	1292-102
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Sandra L. Kaufmann	R-776236	474	25.00	0.00	7,276.77	1292-218
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Sandra L. Kaufmann	R-776236	474	450.00	0.00	7,726.77	1292-218
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Cecilia Dong	R-776519	ACH	475.00	0.00	8,201.77	1292-317
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Daniel R. Ulloa & Ricard...	R-776520	ACH	475.00	0.00	8,676.77	1292-115
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Jamie L. Lozmack	R-776521	ACH	475.00	0.00	9,151.77	1292-319
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Jason Mar-Tang	R-776522	ACH	475.00	0.00	9,626.77	1292-318
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Maria Angela Santos	R-776523	ACH	135.00	0.00	9,761.77	1292-117
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Maria Angela Santos	R-776523	ACH	340.00	0.00	10,101.77	1292-117
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Mary Helen Uht & Albert...	R-776524	ACH	475.00	0.00	10,576.77	1292-105
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Matthew Froehlich & Mic...	R-776525	ACH	475.00	0.00	11,051.77	1292-104
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Randy Yoshioka & Britt...	R-776526	ACH	475.00	0.00	11,526.77	1292-315
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Samuel Dugay Sagaysay	R-776527	ACH	475.00	0.00	12,001.77	1292-202
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Sandra Torres Duran & ...	R-776528	ACH	475.00	0.00	12,476.77	1292-114
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Winnie Lao	R-776529	ACH	475.00	0.00	12,951.77	1292-306
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Winnie Lao	R-776529	ACH	700.00	0.00	13,651.77	1292-306
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Earl Hatton	R-776700	3300168251	475.00	0.00	14,126.77	1292-213
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Nicholas E. Oifoh	R-776825	Pre-Payme...	475.00	0.00	14,601.77	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Nicholas E. Oifoh	R-776825	Pre-Payme...	0.00	475.00	14,126.77	Pre-Payment Applied 1292-314

General Ledger

Northview Condos, Inc. - 1292
Month = Feb 2024
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Katy Rios & Albert C. La...	R-776826	Pre-Payme...	475.00	0.00	14,601.77	Pre-Payment Applied 1292-215
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Katy Rios & Albert C. La...	R-776826	Pre-Payme...	0.00	475.00	14,126.77	Pre-Payment Applied 1292-215
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Amy Angel	R-776827	Pre-Payme...	475.00	0.00	14,601.77	Pre-Payment Applied 1292-107
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Amy Angel	R-776827	Pre-Payme...	0.00	50.00	14,551.77	Pre-Payment Applied 1292-107
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Amy Angel	R-776827	Pre-Payme...	0.00	425.00	14,126.77	Pre-Payment Applied 1292-107
Northview Condos, Inc. - 1292	02/16/2024	02/2024	Land Graphics	K-329159	5311	0.00	892.00	13,234.77	1292: Feb 2024 Landscape Svc
Northview Condos, Inc. - 1292	02/16/2024	02/2024	Mency Electric	K-329160	5312	0.00	85.00	13,149.77	1292: Reset Breaker for Elevator
Northview Condos, Inc. - 1292	02/16/2024	02/2024	Nutech Fire Alarm & Sec...	K-329161	5313	0.00	480.00	12,669.77	1292: Fire Alarm Monitoring Annual Fee
Northview Condos, Inc. - 1292	02/20/2024	02/2024	Janice L. Piper	R-776869	2488	100.00	0.00	12,769.77	1292-113
Northview Condos, Inc. - 1292	02/20/2024	02/2024	Janice L. Piper	R-776869	2488	10.00	0.00	12,779.77	1292-113
Northview Condos, Inc. - 1292	02/20/2024	02/2024	Janice L. Piper	R-776869	2488	375.00	0.00	13,154.77	1292-113
Northview Condos, Inc. - 1292	02/21/2024	02/2024	American Elevator Servic...	K-329240	5314	0.00	800.00	12,354.77	1292: Removed Occupant from Garage Level Reset Controller
Northview Condos, Inc. - 1292	02/21/2024	02/2024	American Elevator Servic...	K-329240	5314	0.00	250.00	12,104.77	1292: Feb 2024 Elevator Svc
Northview Condos, Inc. - 1292	02/21/2024	02/2024	Swiftly Swept	K-329241	5315	0.00	975.00	11,129.77	1292: Jan 2024 Maintenance
Northview Condos, Inc. - 1292	02/21/2024	02/2024	Swiftly Swept	K-329241	5315	0.00	975.00	10,154.77	1292: April 2023 Maintenance
Northview Condos, Inc. - 1292	02/21/2024	02/2024	Valerie J. Herring	R-776905	2841	475.00	0.00	10,629.77	1292-302
Northview Condos, Inc. - 1292	02/21/2024	02/2024	Valerie J. Herring	R-776905	2841	10.00	0.00	10,639.77	1292-302
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Margarita A. Armenta	R-776923	1096	245.00	0.00	10,884.77	1292-207
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Margarita A. Armenta	R-776923	1096	240.00	0.00	11,124.77	1292-207
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Margarita A. Armenta	R-776924	191	230.00	0.00	11,354.77	1292-207
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Margarita A. Armenta	R-776924	191	10.00	0.00	11,364.77	1292-207
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Margarita A. Armenta	R-776924	191	10.00	0.00	11,374.77	1292-207
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Margarita A. Armenta	R-776924	191	10.00	0.00	11,384.77	1292-207

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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	02/23/2024	02/2024	Margarita A. Armenta	R-776924	191	10.00	0.00	11,394.77	1292-207
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Margarita A. Armenta	R-776924	191	2.85	0.00	11,397.62	1292-207
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Margarita A. Armenta	R-776924	191	7.73	0.00	11,405.35	1292-207
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Margarita A. Armenta	R-776924	191	10.30	0.00	11,415.65	1292-207
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Margarita A. Armenta	R-776924	191	194.12	0.00	11,609.77	1292-207
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Mildred A. Graves	R-776925	8376	100.00	0.00	11,709.77	1292-310
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Amy Angel	R-776926	0073316722	475.00	0.00	12,184.77	1292-107
Northview Condos, Inc. - 1292	02/26/2024	02/2024	William Brandon Elton	R-777053	4184	250.00	0.00	12,434.77	1292-313
Northview Condos, Inc. - 1292	02/26/2024	02/2024	William Brandon Elton	R-777053	4184	235.00	0.00	12,669.77	1292-313
Northview Condos, Inc. - 1292	02/26/2024	02/2024	Yoshiko A. Ramirez, Tru...	R-777056	0018618502	475.00	0.00	13,144.77	1292-311
Northview Condos, Inc. - 1292	02/27/2024	02/2024	South Data Inc.	K-329397	5316	0.00	16.36	13,128.41	1292: Coupon Books Postage
Northview Condos, Inc. - 1292	02/28/2024	02/2024	Fred J. Nalder, Trustee o...	R-777054	837357599	475.00	0.00	13,603.41	1292-312
Northview Condos, Inc. - 1292	02/28/2024	02/2024	Matseliso Matseletsele	R-777055	837651819	25.76	0.00	13,629.17	1292-209
Northview Condos, Inc. - 1292	02/28/2024	02/2024	Matseliso Matseletsele	R-777055	837651819	0.25	0.00	13,629.42	1292-209
Northview Condos, Inc. - 1292	02/28/2024	02/2024	Matseliso Matseletsele	R-777055	837651819	448.99	0.00	14,078.41	1292-209
Northview Condos, Inc. - 1292	02/29/2024	02/2024	Charter Communications	K-329441	5317	0.00	260.15	13,818.26	1292: 8413131220012568 02/16-03/15
Northview Condos, Inc. - 1292	02/29/2024	02/2024	City of Long Beach (Utility)	K-329442	5318	0.00	342.62	13,475.64	1292: 0699110000 01/18-02/19
Northview Condos, Inc. - 1292	02/29/2024	02/2024	F.A.T. LB King Plumbing	K-329443	5319	0.00	80.00	13,395.64	1292: Inspection of Leak
Northview Condos, Inc. - 1292	02/29/2024	02/2024	F.A.T. LB King Plumbing	K-329443	5319	0.00	590.00	12,805.64	1292: Floor Drain Stoppage
Northview Condos, Inc. - 1292	02/29/2024	02/2024	Griffin Pest Management...	K-329444	5320	0.00	113.00	12,692.64	1292: Commerical IPM Svc
Northview Condos, Inc. - 1292	02/29/2024	02/2024	Griffin Pest Management...	K-329444	5320	0.00	289.00	12,403.64	1292: Rodent Svc
Northview Condos, Inc. - 1292	02/29/2024	02/2024	Land Graphics	K-329445	5321	0.00	1,634.00	10,769.64	1292: Demo Existing Turf Install New Plants
Northview Condos, Inc. - 1292	02/29/2024	02/2024	Spectrum	K-329446	5322	0.00	3,290.33	7,479.31	1292: 8413131220077041 02/16-03/15

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	02/29/2024	02/2024	The HOA Guys, Inc	K-329447	5323	0.00	598.60	6,880.71	1292: Complete Election Package
Northview Condos, Inc. - 1292	02/29/2024	02/2024	Deeptichandra Chakka	R-778036	403296514	455.00	0.00	7,335.71	Paylease 1292-304
Northview Condos, Inc. - 1292	02/29/2024	02/2024	Deeptichandra Chakka	R-778036	403296514	30.00	0.00	7,365.71	Paylease 1292-304
			Net Change=-3,176.75			31,852.29	35,029.04	7,365.71	= Ending Balance =
1120			Cash in Bank - Reserve					157,568.39	= Beginning Balance =
Northview Condos, Inc. - 1292	02/29/2024	02/2024	Interest Income 02/2024	J-79606	Interest I...	1.34	0.00	157,569.73	Interest Income 02/2024
			Net Change=1.34			1.34	0.00	157,569.73	= Ending Balance =
1125			Cash in Bank - Money ...					88,598.12	= Beginning Balance =
Northview Condos, Inc. - 1292	02/12/2024	02/2024	Bank Charges 02/2024	J-79607	Bank Char...	0.00	6.00	88,592.12	Bank Charges 02/2024
Northview Condos, Inc. - 1292	02/29/2024	02/2024	Interest Income 02/2024	J-79608	Interest I...	0.71	0.00	88,592.83	Interest Income 02/2024
			Net Change=-5.29			0.71	6.00	88,592.83	= Ending Balance =
2501			Reserves-Bollier					9,466.68	= Beginning Balance =
			Net Change=0.00			0.00	0.00	9,466.68	= Ending Balance =
2503			Reserves-Tennis Courts					-1,685.81	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-1,685.81	= Ending Balance =
2504			Reserves-Security Phones					-176.09	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-176.09	= Ending Balance =
2505			Reserves-Irrigation					-1,164.12	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-1,164.12	= Ending Balance =
2507			Reserves-Fences & Gates					15,797.49	= Beginning Balance =
			Net Change=0.00			0.00	0.00	15,797.49	= Ending Balance =
2511			Reserves-Pest Control					3,642.70	= Beginning Balance =
			Net Change=0.00			0.00	0.00	3,642.70	= Ending Balance =
2513			Reserves-Lighting					-2,564.29	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-2,564.29	= Ending Balance =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
2514			Reserves-Elevator Net Change=0.00			0.00	0.00	-5,444.20 = Beginning Balance = -5,444.20 = Ending Balance =	
2515			Reserves-Painting Net Change=0.00			0.00	0.00	-9,304.47 = Beginning Balance = -9,304.47 = Ending Balance =	
2519			Reserves-Pool & Spa Net Change=0.00			0.00	0.00	13,177.93 = Beginning Balance = 13,177.93 = Ending Balance =	
2521			Reserves-Contingency Net Change=0.00			0.00	0.00	6,670.09 = Beginning Balance = 6,670.09 = Ending Balance =	
2522			Reserves-Balconies/Decks Net Change=0.00			0.00	0.00	7,400.00 = Beginning Balance = 7,400.00 = Ending Balance =	
2524			Reserve - Special Asse... Net Change=0.00			0.00	0.00	-346,249.77 = Beginning Balance = -346,249.77 = Ending Balance =	
2525			Unallocated Interest on ...					-297.81 = Beginning Balance =	
Northview Condos, Inc. - 1292	02/29/2024	02/2024	Interest Income 02/2024	J-79606	Interest I...	0.00	1.34	-299.15 Interest Income 02/2024	
Northview Condos, Inc. - 1292	02/29/2024	02/2024	Interest Income 02/2024	J-79608	Interest I...	0.00	0.71	-299.86 Interest Income 02/2024	
			Net Change=-2.05			0.00	2.05	-299.86 = Ending Balance =	
2607			Reserves-Fire System Net Change=0.00			0.00	0.00	-2,236.14 = Beginning Balance = -2,236.14 = Ending Balance =	
2614			Reserves-Mailboxes Net Change=0.00			0.00	0.00	4,712.48 = Beginning Balance = 4,712.48 = Ending Balance =	
2615			Reserves-Concrete Net Change=0.00			0.00	0.00	-758.58 = Beginning Balance = -758.58 = Ending Balance =	
2616			Reserve-Clubhouse Net Change=0.00			0.00	0.00	12,023.96 = Beginning Balance = 12,023.96 = Ending Balance =	
2624			Reserve - Roofs/Decks					-71,443.07 = Beginning Balance =	

General Ledger

Northview Condos, Inc. - 1292
Month = Feb 2024
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
2640	Net Change=0.00					0.00	0.00	-71,443.07	= Ending Balance =
	Reserves - Sauna							-1,130.73	= Beginning Balance =
	Net Change=0.00					0.00	0.00	-1,130.73	= Ending Balance =
2700	Reserve Fund							123,397.24	= Beginning Balance =
	Northview Condos, Inc. - 1292	02/12/2024	Bank Charges 02/2024	J-79607	Bank Char...	6.00	0.00	123,403.24	Bank Charges 02/2024
	Net Change=6.00					6.00	0.00	123,403.24	= 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...							9,589.00	= Beginning Balance =
	Net Change=0.00					0.00	0.00	9,589.00	= Ending Balance =
2850	Escrow Refund							-830.00	= Beginning Balance =
	Net Change=0.00					0.00	0.00	-830.00	= Ending Balance =
3108	Prepaid Dues							-760.05	= Beginning Balance =
	Northview Condos, Inc. - 1292	02/01/2024	Chris Sami	R-775288	:prepay	50.00	0.00	-710.05	:Prog Gen prepayment transfer
	Northview Condos, Inc. - 1292	02/01/2024	Chris Sami	R-775289	:prepay	100.00	0.00	-610.05	:Prog Gen prepayment transfer
	Northview Condos, Inc. - 1292	02/01/2024	Chris Sami	R-775290	:prepay	325.00	0.00	-285.05	:Prog Gen prepayment transfer
	Northview Condos, Inc. - 1292	02/01/2024	Judi Woods	R-775291	:prepay	475.00	0.00	189.95	:Prog Gen prepayment transfer
	Northview Condos, Inc. - 1292	02/01/2024	Grace E. Lee	R-775292	:prepay	439.29	0.00	629.24	:Prog Gen prepayment transfer
	Northview Condos, Inc. - 1292	02/01/2024	Claudia F. Harrison	R-775293	:prepay	10.00	0.00	639.24	:Prog Gen prepayment transfer
	Northview Condos, Inc. - 1292	02/01/2024	Sandra L. Kaufmann	R-775294	:prepay	25.00	0.00	664.24	:Prog Gen prepayment transfer
	Northview Condos, Inc. - 1292	02/01/2024	Lora D. Dickinson	R-775295	:prepay	438.00	0.00	1,102.24	:Prog Gen prepayment transfer
	Northview Condos, Inc. - 1292	02/01/2024	Stella Gariboldi	R-775330	:prepay	10.00	0.00	1,112.24	:Prog Gen prepayment transfer
	Northview Condos, Inc. - 1292	02/01/2024	Linda J. Zila	R-775358	:prepay	475.00	0.00	1,587.24	:Prog Gen prepayment transfer
	Northview Condos, Inc. - 1292	02/01/2024	Janice L. Piper	R-775359	:prepay	100.00	0.00	1,687.24	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292
Month = Feb 2024
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Elizabeth Gonzalez	R-775385	:prepay	10.00	0.00	1,697.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Andre F. Ide	R-775394	:prepay	175.00	0.00	1,872.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Yoshiko A. Ramirez, Tru...	R-775395	:prepay	475.00	0.00	2,347.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Deeptichandra Chakka	R-775403	:prepay	10.00	0.00	2,357.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Maria Angela Santos	R-775438	:prepay	340.00	0.00	2,697.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Jerome Furlow & Amber ...	R-775439	:prepay	475.00	0.00	3,172.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Megan Porte & Nicolas Diaz	R-775464	:prepay	475.00	0.00	3,647.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Noelia Mosqueda	R-775471	:prepay	450.00	0.00	4,097.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Jublin Kothari, Nibharani...	R-775482	:prepay	10.00	0.00	4,107.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Jublin Kothari, Nibharani...	R-775483	:prepay	465.00	0.00	4,572.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Andre F. Ide	R-775791	399017272	0.00	175.00	4,397.24	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	02/02/2024	02/2024	Nicholas E. Oifoh	R-775216	225224634	0.00	475.00	3,922.24	Debit Card On-Line Payment ; Web - Resident Services
Northview Condos, Inc. - 1292	02/05/2024	02/2024	Elizabeth Gonzalez	R-775611	750	0.00	10.00	3,912.24	1292-103
Northview Condos, Inc. - 1292	02/09/2024	02/2024	Lora D. Dickinson	R-776120	1839	0.00	438.00	3,474.24	1292-301
Northview Condos, Inc. - 1292	02/09/2024	02/2024	Claudia F. Harrison	R-776121	8746	0.00	10.00	3,464.24	1292-214
Northview Condos, Inc. - 1292	02/10/2024	02/2024	Noelia Mosqueda	R-776122	2383	0.00	450.00	3,014.24	1292-204
Northview Condos, Inc. - 1292	02/12/2024	02/2024	Stella Gariboldi	R-776118	4036	0.00	10.00	3,004.24	1292-112
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Jerome Furlow & Amber ...	R-776233	233	0.00	475.00	2,529.24	1292-203
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Sandra L. Kaufmann	R-776236	474	0.00	25.00	2,504.24	1292-218
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Maria Angela Santos	R-776523	ACH	0.00	340.00	2,164.24	1292-117
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Nicholas E. Oifoh	R-776825	Pre-Payme...	475.00	0.00	2,639.24	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Katy Rios & Albert C. La...	R-776826	Pre-Payme...	475.00	0.00	3,114.24	Pre-Payment Applied 1292-215
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Amy Angel	R-776827	Pre-Payme...	425.00	0.00	3,539.24	Pre-Payment Applied 1292-107

General Ledger

Northview Condos, Inc. - 1292
Month = Feb 2024
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Amy Angel	R-776827	Pre-Payme...	50.00	0.00	3,589.24	Pre-Payment Applied 1292-107
Northview Condos, Inc. - 1292	02/20/2024	02/2024	Janice L. Piper	R-776869	2488	0.00	100.00	3,489.24	1292-113
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Margarita A. Armenta	R-776924	191	0.00	194.12	3,295.12	1292-207
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Amy Angel	R-776926	0073316722	0.00	475.00	2,820.12	1292-107
Northview Condos, Inc. - 1292	02/26/2024	02/2024	Yoshiko A. Ramirez, Tru...	R-777056	0018618502	0.00	475.00	2,345.12	1292-311
Northview Condos, Inc. - 1292	02/28/2024	02/2024	Fred J. Nalder, Trustee o...	R-777054	837357599	0.00	475.00	1,870.12	1292-312
Northview Condos, Inc. - 1292	02/28/2024	02/2024	Matseliso Matseletsele	R-777055	837651819	0.00	448.99	1,421.13	1292-209
Northview Condos, Inc. - 1292	02/29/2024	02/2024	Deeptichandra Chakka	R-778036	403296514	0.00	30.00	1,391.13	Paylease 1292-304
Net Change=2,151.18						6,757.29	4,606.11	1,391.13	= Ending Balance =
3110	Dues/Operating								
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Chris Sami	R-775288	:prepay	0.00	50.00	-26,159.59	= Beginning Balance =
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Chris Sami	R-775289	:prepay	0.00	100.00	-26,209.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Chris Sami	R-775290	:prepay	0.00	325.00	-26,309.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Judi Woods	R-775291	:prepay	0.00	475.00	-26,634.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Grace E. Lee	R-775292	:prepay	0.00	439.29	-27,109.59	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Claudia F. Harrison	R-775293	:prepay	0.00	10.00	-27,548.88	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Sandra L. Kaufmann	R-775294	:prepay	0.00	25.00	-27,558.88	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Lora D. Dickinson	R-775295	:prepay	0.00	438.00	-27,583.88	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Stella Gariboldi	R-775330	:prepay	0.00	10.00	-28,021.88	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Linda J. Zila	R-775358	:prepay	0.00	475.00	-28,031.88	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Janice L. Piper	R-775359	:prepay	0.00	100.00	-28,506.88	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Elizabeth Gonzalez	R-775385	:prepay	0.00	10.00	-28,606.88	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Andre F. Ide	R-775394	:prepay	0.00	175.00	-28,616.88	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292
Month = Feb 2024
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Yoshiko A. Ramirez, Tru...	R-775395	:prepay	0.00	475.00	-29,266.88	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Deeptichandra Chakka	R-775403	:prepay	0.00	10.00	-29,276.88	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Maria Angela Santos	R-775438	:prepay	0.00	340.00	-29,616.88	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Jerome Furlow & Amber ...	R-775439	:prepay	0.00	475.00	-30,091.88	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Megan Porte & Nicolas Diaz	R-775464	:prepay	0.00	475.00	-30,566.88	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Noelia Mosqueda	R-775471	:prepay	0.00	450.00	-31,016.88	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Jublin Kothari, Nibharani...	R-775482	:prepay	0.00	10.00	-31,026.88	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Jublin Kothari, Nibharani...	R-775483	:prepay	0.00	465.00	-31,491.88	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Andre F. Ide	R-775791	399017272	0.00	300.00	-31,791.88	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	02/02/2024	02/2024	William S. Miller & Timot...	R-775568	1139	0.00	475.00	-32,266.88	1292-216
Northview Condos, Inc. - 1292	02/02/2024	02/2024	Fred J. Nalder, Trustee o...	R-775569	834404615	0.00	475.00	-32,741.88	1292-312
Northview Condos, Inc. - 1292	02/02/2024	02/2024	Matseliso Matsetsetsele	R-775570	834187893	0.00	449.24	-33,191.12	1292-209
Northview Condos, Inc. - 1292	02/02/2024	02/2024	Matseliso Matsetsetsele	R-775570	834187893	0.00	25.76	-33,216.88	1292-209
Northview Condos, Inc. - 1292	02/02/2024	02/2024	Karla Magana	R-775571	2145	0.00	475.00	-33,691.88	1292-308
Northview Condos, Inc. - 1292	02/02/2024	02/2024	Cathy Y. Butler	R-775572	7437	0.00	475.00	-34,166.88	1292-206
Northview Condos, Inc. - 1292	02/02/2024	02/2024	Cathy Y. Butler	R-775573	7436	0.00	475.00	-34,641.88	1292-206
Northview Condos, Inc. - 1292	02/05/2024	02/2024	Elizabeth Gonzalez	R-775611	750	0.00	465.00	-35,106.88	1292-103
Northview Condos, Inc. - 1292	02/05/2024	02/2024	The Glenn Mitsuo Fuku...	R-775612	13427	0.00	465.00	-35,571.88	1292-108
Northview Condos, Inc. - 1292	02/05/2024	02/2024	The Glenn Mitsuo Fuku...	R-775612	13427	0.00	10.00	-35,581.88	1292-108
Northview Condos, Inc. - 1292	02/06/2024	02/2024	Roberto M. Sinson, Jr & ...	R-775743	0000005538	0.00	475.00	-36,056.88	1292-309
Northview Condos, Inc. - 1292	02/06/2024	02/2024	Michael J. Gore	R-775744	0000995944	0.00	475.00	-36,531.88	1292-205
Northview Condos, Inc. - 1292	02/06/2024	02/2024	Vicki L. Desler & Michael...	R-775794	400074827	0.00	475.00	-37,006.88	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	02/07/2024	02/2024	Mildred A. Graves	R-775958	1289	0.00	475.00	-37,481.88	1292-310

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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	02/07/2024	02/2024	Gholam Nami & Judy Nami	R-775959	6610	0.00	475.00	-37,956.88	1292-212
Northview Condos, Inc. - 1292	02/08/2024	02/2024	Lucy Harumi Hayabe	R-775955	1303	0.00	475.00	-38,431.88	1292-307
Northview Condos, Inc. - 1292	02/08/2024	02/2024	Erica M. Piurkowski & M...	R-775956	835344348	0.00	475.00	-38,906.88	1292-201
Northview Condos, Inc. - 1292	02/08/2024	02/2024	Brian Cossio	R-775957	835288437	0.00	475.00	-39,381.88	1292-217
Northview Condos, Inc. - 1292	02/08/2024	02/2024	John R. Mireles & Kimbe...	R-776721	401505757	0.00	475.00	-39,856.88	PAYLEASE 1292-219
Northview Condos, Inc. - 1292	02/08/2024	02/2024	Alexander Levy, Michael...	R-776722	401505760	0.00	475.00	-40,331.88	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	02/09/2024	02/2024	Lora D. Dickinson	R-776120	1839	0.00	37.00	-40,368.88	1292-301
Northview Condos, Inc. - 1292	02/09/2024	02/2024	Claudia F. Harrison	R-776121	8746	0.00	465.00	-40,833.88	1292-214
Northview Condos, Inc. - 1292	02/10/2024	02/2024	Noelia Mosqueda	R-776122	2383	0.00	25.00	-40,858.88	1292-204
Northview Condos, Inc. - 1292	02/12/2024	02/2024	Stella Gariboldi	R-776118	4036	0.00	465.00	-41,323.88	1292-112
Northview Condos, Inc. - 1292	02/12/2024	02/2024	Gary Lee & Theresa Kw...	R-776119	835782900	0.00	475.00	-41,798.88	1292-109
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Erica Ann Sack & Alex ...	R-776234	393	0.00	475.00	-42,273.88	1292-316
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Christina Keehan	R-776235	0000005033	0.00	475.00	-42,748.88	1292-102
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Sandra L. Kaufmann	R-776236	474	0.00	450.00	-43,198.88	1292-218
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Cecilia Dong	R-776519	ACH	0.00	475.00	-43,673.88	1292-317
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Daniel R. Ulloa & Ricard...	R-776520	ACH	0.00	475.00	-44,148.88	1292-115
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Jamie L. Lozmack	R-776521	ACH	0.00	475.00	-44,623.88	1292-319
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Jason Mar-Tang	R-776522	ACH	0.00	475.00	-45,098.88	1292-318
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Maria Angela Santos	R-776523	ACH	0.00	135.00	-45,233.88	1292-117
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Mary Helen Uht & Albert...	R-776524	ACH	0.00	475.00	-45,708.88	1292-105
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Matthew Froehlich & Mic...	R-776525	ACH	0.00	475.00	-46,183.88	1292-104
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Randy Yoshioka & Britt...	R-776526	ACH	0.00	475.00	-46,658.88	1292-315
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Samuel Dugay Sagaysay	R-776527	ACH	0.00	475.00	-47,133.88	1292-202

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Sandra Torres Duran & ...	R-776528	ACH	0.00	475.00	-47,608.88	1292-114
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Winnie Lao	R-776529	ACH	0.00	475.00	-48,083.88	1292-306
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Earl Hatton	R-776700	3300168251	0.00	475.00	-48,558.88	1292-213
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Nicholas E. Oifoh	R-776825	Pre-Payme...	0.00	475.00	-49,033.88	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Katy Rios & Albert C. La...	R-776826	Pre-Payme...	0.00	475.00	-49,508.88	Pre-Payment Applied 1292-215
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Amy Angel	R-776827	Pre-Payme...	0.00	475.00	-49,983.88	Pre-Payment Applied 1292-107
Northview Condos, Inc. - 1292	02/20/2024	02/2024	Janice L. Piper	R-776869	2488	0.00	375.00	-50,358.88	1292-113
Northview Condos, Inc. - 1292	02/21/2024	02/2024	Valerie J. Herring	R-776905	2841	0.00	475.00	-50,833.88	1292-302
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Margarita A. Armenta	R-776923	1096	0.00	240.00	-51,073.88	1292-207
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Margarita A. Armenta	R-776923	1096	0.00	245.00	-51,318.88	1292-207
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Margarita A. Armenta	R-776924	191	0.00	230.00	-51,548.88	1292-207
Northview Condos, Inc. - 1292	02/26/2024	02/2024	William Brandon Elton	R-777053	4184	0.00	235.00	-51,783.88	1292-313
Northview Condos, Inc. - 1292	02/26/2024	02/2024	William Brandon Elton	R-777053	4184	0.00	250.00	-52,033.88	1292-313
Northview Condos, Inc. - 1292	02/28/2024	02/2024	Matseliso Matseletsele	R-777055	837651819	0.00	25.76	-52,059.64	1292-209
Northview Condos, Inc. - 1292	02/29/2024	02/2024	Deeptichandra Chakka	R-778036	403296514	0.00	455.00	-52,514.64	Paylease 1292-304
Net Change=-26,355.05						0.00	26,355.05	-52,514.64	= Ending Balance =
Key/Remote Fee						0.00 = Beginning Balance =			
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Mildred A. Graves	R-776925	8376	0.00	100.00	-100.00	1292-310
Net Change=-100.00						0.00	100.00	-100.00	= Ending Balance =
Interest Income						-0.36 = Beginning Balance =			
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Margarita A. Armenta	R-776924	191	0.00	10.30	-10.66	1292-207
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Margarita A. Armenta	R-776924	191	0.00	7.73	-18.39	1292-207
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Margarita A. Armenta	R-776924	191	0.00	2.85	-21.24	1292-207

General Ledger

Northview Condos, Inc. - 1292
Month = Feb 2024
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	02/28/2024	02/2024	Matseliso Matseletsele	R-777055	837651819	0.00	0.25	-21.49	1292-209
			Net Change=-21.13			0.00	21.13	-21.49	= Ending Balance =
3410			Late Fee					-20.00	= Beginning Balance =
Northview Condos, Inc. - 1292	02/02/2024	02/2024	Cathy Y. Butler	R-775572	7437	0.00	10.00	-30.00	1292-206
Northview Condos, Inc. - 1292	02/20/2024	02/2024	Janice L. Piper	R-776869	2488	0.00	10.00	-40.00	1292-113
Northview Condos, Inc. - 1292	02/21/2024	02/2024	Valerie J. Herring	R-776905	2841	0.00	10.00	-50.00	1292-302
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Margarita A. Armenta	R-776924	191	0.00	10.00	-60.00	1292-207
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Margarita A. Armenta	R-776924	191	0.00	10.00	-70.00	1292-207
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Margarita A. Armenta	R-776924	191	0.00	10.00	-80.00	1292-207
Northview Condos, Inc. - 1292	02/23/2024	02/2024	Margarita A. Armenta	R-776924	191	0.00	10.00	-90.00	1292-207
			Net Change=-70.00			0.00	70.00	-90.00	= Ending Balance =
3415			Reimbursement Expense					-700.00	= Beginning Balance =
Northview Condos, Inc. - 1292	02/15/2024	02/2024	Winnie Lao	R-776529	ACH	0.00	700.00	-1,400.00	1292-306
			Net Change=-700.00			0.00	700.00	-1,400.00	= Ending Balance =
4120			Telephone/Intercom					393.10	= Beginning Balance =
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Charter Communications	K-328643	5297	264.10	0.00	657.20	1292: 8413131220012568 01/16-02/15
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Charter Communications	K-328644	5298	146.93	0.00	804.13	1292: 8413131220041476 01/22-02/21
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Spectrum	K-328649	5303	3,334.76	0.00	4,138.89	1292: 8413131220077041 01/16-02/15
Northview Condos, Inc. - 1292	02/29/2024	02/2024	Charter Communications	K-329441	5317	260.15	0.00	4,399.04	1292: 8413131220012568 02/16-03/15
Northview Condos, Inc. - 1292	02/29/2024	02/2024	Spectrum	K-329446	5322	3,290.33	0.00	7,689.37	1292: 8413131220077041 02/16-03/15
			Net Change=7,296.27			7,296.27	0.00	7,689.37	= Ending Balance =
4129			Bank Charges					11.30	= Beginning Balance =
Northview Condos, Inc. - 1292	02/12/2024	02/2024	Bank Charges 02/2024	J-79605	Bank Char...	6.00	0.00	17.30	Bank Charges 02/2024
			Net Change=6.00			6.00	0.00	17.30	= Ending Balance =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
4130			Postage & Printing						
Northview Condos, Inc. - 1292	02/14/2024	02/2024	South Data Inc.	K-329080	5310	24.56	0.00	15.75 = Beginning Balance = 40.31 1292: Coupon Books Postage	
Northview Condos, Inc. - 1292	02/27/2024	02/2024	South Data Inc.	K-329397	5316	16.36	0.00	56.67 1292: Coupon Books Postage	
			Net Change=40.92			40.92	0.00	56.67 = Ending Balance =	
4133			Copies & Faxes						
			Net Change=0.00			0.00	0.00	57.15 = Beginning Balance = 57.15 = Ending Balance =	
4135			Pre-Lien/Other Legal b...						
Northview Condos, Inc. - 1292	02/29/2024	02/2024	The HOA Guys, Inc	K-329447	5323	598.60	0.00	0.00 = Beginning Balance = 598.60 1292: Complete Election Package	
			Net Change=598.60			598.60	0.00	598.60 = Ending Balance =	
4450			Repairs/Plumbing						
Northview Condos, Inc. - 1292	02/29/2024	02/2024	F.A.T. LB King Plumbing	K-329443	5319	590.00	0.00	0.00 = Beginning Balance = 590.00 1292: Floor Drain Stoppage	
Northview Condos, Inc. - 1292	02/29/2024	02/2024	F.A.T. LB King Plumbing	K-329443	5319	80.00	0.00	670.00 1292: Inspection of Leak	
			Net Change=670.00			670.00	0.00	670.00 = Ending Balance =	
4455			Repairs/Electrical						
Northview Condos, Inc. - 1292	02/16/2024	02/2024	Mency Electric	K-329160	5312	85.00	0.00	45.00 = Beginning Balance = 130.00 1292: Reset Breaker for Elevator	
			Net Change=85.00			85.00	0.00	130.00 = Ending Balance =	
4457			Repairs/Gate,Fence						
			Net Change=0.00			0.00	0.00	475.00 = Beginning Balance = 475.00 = Ending Balance =	
4475			Fire Safety Equipment						
Northview Condos, Inc. - 1292	02/16/2024	02/2024	Nutech Fire Alarm & Sec...	K-329161	5313	480.00	0.00	0.00 = Beginning Balance = 480.00 1292: Fire Alarm Monitoring Annual Fee	
			Net Change=480.00			480.00	0.00	480.00 = Ending Balance =	
4490			Elevator Maintenance						
Northview Condos, Inc. - 1292	02/21/2024	02/2024	American Elevator Servic...	K-329240	5314	800.00	0.00	500.00 = Beginning Balance = 1,300.00 1292: Removed Occupant from Garage Level Reset Controller	
Northview Condos, Inc. - 1292	02/21/2024	02/2024	American Elevator Servic...	K-329240	5314	250.00	0.00	1,550.00 1292: Feb 2024 Elevator Svc	

General Ledger

Northview Condos, Inc. - 1292
Month = Feb 2024
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
			Net Change=1,050.00			1,050.00	0.00	1,550.00	= Ending Balance =
4491			Lighting Maintenance					250.00	= Beginning Balance =
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Comet Lighting and Electr...	K-328645	5299	75.87	0.00	325.87	1292: Jan 2024 Light Check
Northview Condos, Inc. - 1292	02/06/2024	02/2024	Comet Lighting and Electr...	K-328867	5307	141.64	0.00	467.51	1292: Second Jan 2024 Lighting Check
			Net Change=217.51			217.51	0.00	467.51	= Ending Balance =
4512			Landscaping - Additions					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	02/29/2024	02/2024	Land Graphics	K-329445	5321	1,634.00	0.00	1,634.00	1292: Demo Existing Turf Install New Plants
			Net Change=1,634.00			1,634.00	0.00	1,634.00	= Ending Balance =
4525			Pest Control					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Griffin Pest Management...	K-328646	5300	113.00	0.00	113.00	1292: Commerical Pest Control Svc
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Griffin Pest Management...	K-328647	5301	289.00	0.00	402.00	1292: Rodent Svc
Northview Condos, Inc. - 1292	02/29/2024	02/2024	Griffin Pest Management...	K-329444	5320	113.00	0.00	515.00	1292: Commerical IPM Svc
Northview Condos, Inc. - 1292	02/29/2024	02/2024	Griffin Pest Management...	K-329444	5320	289.00	0.00	804.00	1292: Rodent Svc
			Net Change=804.00			804.00	0.00	804.00	= Ending Balance =
4530			Gardening					892.00	= Beginning Balance =
Northview Condos, Inc. - 1292	02/16/2024	02/2024	Land Graphics	K-329159	5311	892.00	0.00	1,784.00	1292: Feb 2024 Landscape Svc
			Net Change=892.00			892.00	0.00	1,784.00	= Ending Balance =
4535			Pool/Spa Maintenance					550.00	= Beginning Balance =
Northview Condos, Inc. - 1292	02/06/2024	02/2024	Great American Pool Se...	K-328868	5308	550.00	0.00	1,100.00	1292: Feb 2024 Pool Svc
			Net Change=550.00			550.00	0.00	1,100.00	= Ending Balance =
4540			Insurance					0.00	= Beginning Balance =
Northview Condos, Inc. - 1292	02/04/2024	02/2024	Farmers Insurance Exc...	K-329145	12920401	2,230.90	0.00	2,230.90	1292: F0026264740010001 Jan 2024
Northview Condos, Inc. - 1292	02/04/2024	02/2024	Farmers Insurance Exc...	K-329145	12920401	2,204.90	0.00	4,435.80	1292: F0026264740010001 Feb 2024
			Net Change=4,435.80			4,435.80	0.00	4,435.80	= Ending Balance =

General Ledger

Northview Condos, Inc. - 1292
Month = Feb 2024
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
4550			Management						
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Paragon Equities-4550	K-328722	5304	1,712.00	0.00	1,712.00 = Beginning Balance =	3,424.00 February Management Fees
			Net Change=1,712.00			1,712.00	0.00	3,424.00 = Ending Balance =	
4560			Custodial Service						
Northview Condos, Inc. - 1292	02/21/2024	02/2024	Swiftly Swept	K-329241	5315	975.00	0.00	2,890.00 = Beginning Balance =	3,865.00 1292: Jan 2024 Maintenance
Northview Condos, Inc. - 1292	02/21/2024	02/2024	Swiftly Swept	K-329241	5315	975.00	0.00	4,840.00 1292: April 2023 Maintenance	
			Net Change=1,950.00			1,950.00	0.00	4,840.00 = Ending Balance =	
4580			Electricity						
Northview Condos, Inc. - 1292	02/06/2024	02/2024	SOUTHERN CALIFORN...	K-328869	5309	1,632.15	0.00	1,567.95 = Beginning Balance =	3,200.10 1292: 700274245720 12/29-01/29
			Net Change=1,632.15			1,632.15	0.00	3,200.10 = Ending Balance =	
4590			Gas						
Northview Condos, Inc. - 1292	02/29/2024	02/2024	City of Long Beach (Utility)	K-329442	5318	342.62	0.00	336.78 = Beginning Balance =	679.40 1292: 0699110000 01/18-02/19
			Net Change=342.62			342.62	0.00	679.40 = Ending Balance =	
4610			Water & Sewer						
Northview Condos, Inc. - 1292	02/06/2024	02/2024	City of Signal Hill (Water...	K-328865	5305	246.37	0.00	2,600.60 = Beginning Balance =	2,846.97 1292L 1090211201 12/11-01/05
Northview Condos, Inc. - 1292	02/06/2024	02/2024	City of Signal Hill (Water...	K-328866	5306	2,125.63	0.00	4,972.60 1292: 1090211101 12/04-01/05	
			Net Change=2,372.00			2,372.00	0.00	4,972.60 = Ending Balance =	
4620			Trash						
Northview Condos, Inc. - 1292	02/01/2024	02/2024	Signal Hill Disposal	K-328648	5302	1,502.88	0.00	1,502.88 = Beginning Balance =	3,005.76 1292: 38-V3601696 Jan 2024 Waste Svc
			Net Change=1,502.88			1,502.88	0.00	3,005.76 = Ending Balance =	
4625			Cable/Internet/Satellite ...						
			Net Change=0.00			0.00	0.00	3,065.47 = Beginning Balance =	3,065.47 = Ending Balance =
4730			Transfer to Reserve Acct						
			Net Change=0.00			0.00	0.00	4,576.92 = Beginning Balance =	4,576.92 = Ending Balance =
						66,889.38	66,889.38		