

Monthly Report

July 2024

Northview Condos, Inc. - 1292

Prepared By : Paragon Equities

4543 E Anaheim Street Long Beach CA 90804

(562) 494-4455

Cash Flow Statement

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Northview Condos, Inc. - 1292

Month = Jul 2024

Book = Cash

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
3000	INCOME				
3108	Prepaid Dues	4,103.94	12.04	1,718.70	0.79
3110	Dues/Operating	28,275.05	82.94	187,229.46	85.76
3122	Club House Feesal	50.00	0.15	100.00	0.05
3135	Transfer from Reserve	0.00	0.00	24,143.88	11.06
3145	Collection Charges	1,627.20	4.77	1,827.20	0.84
3200	Key/Remote Fee	0.00	0.00	100.00	0.05
3305	Interest Income	-44.09	-0.13	105.57	0.05
3410	Late Fee	30.70	0.09	310.70	0.14
3415	Reimbursement Expense	50.00	0.15	2,793.56	1.28
3990	TOTAL INCOME	34,092.80	100.00	218,329.07	100.00
4000	EXPENSE				
4120	Telephone/Intercom	557.97	1.64	9,346.38	4.28
4129	Bank Charges	6.00	0.02	47.30	0.02
4130	Postage & Printing	57.13	0.17	228.97	0.10
4133	Copies & Faxes	55.65	0.16	331.95	0.15
4135	Pre-Lien/Other Legal by Mgmt Co	0.00	0.00	598.60	0.27
4444	Building Repairs	1,700.00	4.99	3,625.00	1.66
4450	Repairs/Plumbing	0.00	0.00	1,490.00	0.68
4455	Repairs/Electrical	0.00	0.00	580.00	0.27
4457	Repairs/Gate,Fence	0.00	0.00	670.00	0.31
4460	Repairs/Roof	0.00	0.00	475.00	0.22
4475	Fire Safety Equipment	0.00	0.00	480.00	0.22
4490	Elevator Maintenance	250.00	0.73	2,800.00	1.28
4491	Lighting Maintenance	2,134.87	6.26	3,620.02	1.66
4512	Landscaping - Additions	0.00	0.00	1,634.00	0.75
4520	Maintenance & Supplies	77.18	0.23	427.86	0.20
4525	Pest Control	824.00	2.42	2,834.00	1.30
4530	Gardening	892.00	2.62	6,244.00	2.86
4535	Pool/Spa Maintenance	0.00	0.00	3,300.00	1.51
4540	Insurance	3,603.41	10.57	18,289.40	8.38
4550	Management	1,712.00	5.02	11,984.00	5.49
4556	Locksmith Service	0.00	0.00	305.00	0.14
4560	Custodial Service	0.00	0.00	6,740.00	3.09
4580	Electricity	1,387.67	4.07	10,058.85	4.61
4590	Gas	26.45	0.08	1,532.32	0.70
4610	Water & Sewer	2,363.14	6.93	17,277.60	7.91
4620	Trash	1,502.88	4.41	10,520.16	4.82
4625	Cable/Internet/Satellite Expense	3,339.68	9.80	16,536.29	7.57
4629	Tax Preparation/Audit	0.00	0.00	225.00	0.10
4630	Legal	0.00	0.00	-713.00	-0.33
4641	License,Fees,Permits	450.00	1.32	724.00	0.33
4722	TOTAL EXPENSE	20,940.03	61.42	132,212.70	60.56
4723	RESERVE ALLOCATION				
4730	Transfer to Reserve Acct	4,576.92	13.42	13,730.76	6.29
4818	TOTAL RESERVE ALLOCATION	4,576.92	13.42	13,730.76	6.29
5010	NET INCOME	8,575.85	25.15	72,385.61	33.15
	CASH FLOW	8,575.85	25.15	72,385.61	33.15

Cash Flow Statement

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

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
		MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
1110	Cash in Bank - Operating Account	68,154.12		76,729.97	8,575.85
1114	Cash in Bank	0.00		0.00	0.00
1120	Cash in Bank - Reserve	47,792.63		18,369.97	-29,422.66
1125	Cash in Bank - Money Market	89,671.77		89,666.58	-5.19
TOTAL CASH		205,618.52		184,766.52	-20,852.00
		YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
1110	Cash in Bank - Operating Account	4,344.36		76,729.97	72,385.61
1114	Cash in Bank	0.00		0.00	0.00
1120	Cash in Bank - Reserve	160,548.93		18,369.97	-142,178.96
1125	Cash in Bank - Money Market	88,603.32		89,666.58	1,063.26
TOTAL CASH		253,496.61		184,766.52	-68,730.09

Balance Sheet

Page 1

Northview Condos, Inc. - 1292

Month = Jul 2024

Book = Cash

ACCOUNT		CURRENT BALANCE
1000	ASSETS	
1100	Cash	
1110	Cash in Bank - Operating Account	76,729.97
1120	Cash in Bank - Reserve	18,369.97
1125	Cash in Bank - Money Market	89,666.58
1190	Total Cash	184,766.52
1990	TOTAL ASSETS	184,766.52
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	308.89
2607	Reserves-Fire System	2,236.14
2614	Reserves-Mailboxes	-4,712.48
2615	Reserves-Concrete	758.58
2616	Reserve-Clubhouse	-12,023.96
2624	Reserve - Roofs/Decks	71,443.07
2640	Reserves - Sauna	1,130.73
2700	Reserve Fund	-261,538.28
2701	Total Reserves	108,036.55
2702	Equity	
2704	Owner Equity	13,103.36
2710	Current Fees Year Increase/Decrease	62,796.61
2850	Escrow Refund	830.00
2890	Total Equity	76,729.97
2990	TOTAL LIAB. & EQUITY	184,766.52

Budget Comparison

Northview Condos, Inc. - 1292

Month = Jul 2024

Book = Cash

ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000 INCOME									
3108 Prepaid Dues	4,103.94	0.00	4,103.94	N/A	1,718.70	0.00	1,718.70	N/A	0.00
3110 Dues/Operating	28,275.05	26,600.00	1,675.05	6.30	187,229.46	186,200.00	1,029.46	0.55	319,200.00
3122 Club House Feesal	50.00	0.00	50.00	N/A	100.00	0.00	100.00	N/A	0.00
3135 Transfer from Reserve	0.00	0.00	0.00	N/A	24,143.88	0.00	24,143.88	N/A	0.00
3145 Collection Charges	1,627.20	0.00	1,627.20	N/A	1,827.20	0.00	1,827.20	N/A	0.00
3200 Key/Remote Fee	0.00	0.00	0.00	N/A	100.00	0.00	100.00	N/A	0.00
3305 Interest Income	-44.09	0.00	-44.09	N/A	105.57	0.00	105.57	N/A	0.00
3410 Late Fee	30.70	0.00	30.70	N/A	310.70	0.00	310.70	N/A	0.00
3415 Reimbursement Expense	50.00	0.00	50.00	N/A	2,793.56	0.00	2,793.56	N/A	0.00
3990 TOTAL INCOME	34,092.80	26,600.00	7,492.80	28.17	218,329.07	186,200.00	32,129.07	17.26	319,200.00

EXPENSE

4000 Telephone/Intercom	557.97	357.00	-200.97	-56.29	9,346.38	2,499.00	-6,847.38	-274.00	4,284.00
4124 Miscellaneous General & Admin	0.00	16.67	16.67	100.00	0.00	118.67	118.67	100.00	203.67
4129 Bank Charges	6.00	15.00	9.00	60.00	47.30	105.00	57.70	54.95	180.00
4130 Postage & Printing	57.13	100.00	42.87	42.87	228.97	700.00	471.03	67.29	1,200.00
4133 Copies & Faxes	55.65	100.00	44.35	44.35	331.95	700.00	368.05	52.58	1,200.00
4135 Pre-Lien/Other Legal by Mgmt Co	0.00	0.00	0.00	N/A	598.60	0.00	-598.60	N/A	0.00
4137 Budget Prep	0.00	10.42	10.42	100.00	0.00	70.42	70.42	100.00	120.42
4444 Building Repairs	1,700.00	0.00	-1,700.00	N/A	3,625.00	0.00	-3,625.00	N/A	0.00
4450 Repairs/Plumbing	0.00	833.33	833.33	100.00	1,490.00	5,831.33	4,341.33	74.45	9,996.33
4452 Repairs/Irrigation Syst	0.00	83.33	83.33	100.00	0.00	581.33	581.33	100.00	996.33
4455 Repairs/Electrical	0.00	83.33	83.33	100.00	580.00	581.33	1.33	0.23	996.33
4456 Repairs/Pump	0.00	83.33	83.33	100.00	0.00	581.33	581.33	100.00	996.33
4457 Repairs/Gate,Fence	0.00	291.67	291.67	100.00	670.00	2,043.67	1,373.67	67.22	3,503.67
4460 Repairs/Roof	0.00	83.33	83.33	100.00	475.00	581.33	106.33	18.29	996.33
4470 Repairs/Other	0.00	166.67	166.67	100.00	0.00	1,168.67	1,168.67	100.00	2,003.67
4475 Fire Safety Equipment	0.00	250.00	250.00	100.00	480.00	1,750.00	1,270.00	72.57	3,000.00
4481 Restoration Expense	0.00	83.33	83.33	100.00	0.00	581.33	581.33	100.00	996.33
4490 Elevator Maintenance	250.00	250.00	0.00	0.00	2,800.00	1,750.00	-1,050.00	-60.00	3,000.00
4491 Lighting Maintenance	2,134.87	208.33	-1,926.54	-924.75	3,620.02	1,456.33	-2,163.69	-148.57	2,496.33
4512 Landscaping - Additions	0.00	0.00	0.00	N/A	1,634.00	0.00	-1,634.00	N/A	0.00
4520 Maintenance & Supplies	77.18	208.33	131.15	62.95	427.86	1,456.33	1,028.47	70.62	2,496.33
4525 Pest Control	824.00	402.00	-422.00	-104.98	2,834.00	2,814.00	-20.00	-0.71	4,824.00
4530 Gardening	892.00	850.00	-42.00	-4.94	6,244.00	5,950.00	-294.00	-4.94	10,200.00
4532 Tree Trimming	0.00	333.33	333.33	100.00	0.00	2,331.33	2,331.33	100.00	3,996.33
4535 Pool/Spa Maintenance	0.00	1,000.00	1,000.00	100.00	3,300.00	7,000.00	3,700.00	52.86	12,000.00

Budget Comparison

Northview Condos, Inc. - 1292

Month = Jul 2024

Book = Cash

ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4540 Insurance	3,603.41	2,200.00	-1,403.41	-63.79	18,289.40	15,400.00	-2,889.40	-18.76	26,400.00
4543 Earthquake Insurance	0.00	1,000.00	1,000.00	100.00	0.00	7,000.00	7,000.00	100.00	12,000.00
4550 Management	1,712.00	1,712.00	0.00	0.00	11,984.00	11,984.00	0.00	0.00	20,544.00
4554 Admin. Services	0.00	8.33	8.33	100.00	0.00	56.33	56.33	100.00	96.33
4556 Locksmith Service	0.00	250.00	250.00	100.00	305.00	1,750.00	1,445.00	82.57	3,000.00
4560 Custodial Service	0.00	975.00	975.00	100.00	6,740.00	6,825.00	85.00	1.25	11,700.00
4580 Electricity	1,387.67	1,680.83	293.16	17.44	10,058.85	11,766.83	1,707.98	14.52	20,171.83
4590 Gas	26.45	539.00	512.55	95.09	1,532.32	3,773.00	2,240.68	59.39	6,468.00
4610 Water & Sewer	2,363.14	2,456.33	93.19	3.79	17,277.60	17,192.33	-85.27	-0.50	29,472.33
4620 Trash	1,502.88	1,592.83	89.95	5.65	10,520.16	11,150.83	630.67	5.66	19,115.83
4625 Cable/Internet/Satellite Expense	3,339.68	3,111.00	-228.68	-7.35	16,536.29	21,777.00	5,240.71	24.07	37,332.00
4629 Tax Preparation/Audit	0.00	66.67	66.67	100.00	225.00	468.67	243.67	51.99	803.67
4630 Legal	0.00	416.67	416.67	100.00	-713.00	2,918.67	3,631.67	124.43	5,003.67
4635 Reserve Study Expense	0.00	62.50	62.50	100.00	0.00	434.50	434.50	100.00	744.50
4640 Taxes	0.00	0.83	0.83	100.00	0.00	6.83	6.83	100.00	11.83
4641 License Fees,Permits	450.00	125.00	-325.00	-260.00	724.00	875.00	151.00	17.26	1,500.00
4649 Meeting Expense	0.00	16.67	16.67	100.00	0.00	118.67	118.67	100.00	203.67
4722 TOTAL EXPENSE	20,940.03	22,023.06	1,083.03	4.92	132,212.70	154,149.06	21,936.36	14.23	264,254.06
4723 RESERVE ALLOCATION									
4730 Transfer to Reserve Acct	4,576.92	4,576.92	0.00	0.00	13,730.76	32,038.92	18,308.16	57.14	54,923.92
4818 TOTAL RESERVE ALLOCATION	4,576.92	4,576.92	0.00	0.00	13,730.76	32,038.92	18,308.16	57.14	54,923.92
5010 NET INCOME	8,575.85	0.02	8,575.83	42,879,150.00	72,385.61	12.02	72,373.59	602,109.73	22.02

1000 ASSETS									
1100 Cash									
1110 Cash in Bank - Operating Account	-8,575.85	0.00	-8,575.85	N/A	-72,385.61	0.00	-72,385.61	N/A	0.00
1120 Cash in Bank - Reserve	29,422.66	0.00	29,422.66	N/A	142,178.96	0.00	142,178.96	N/A	0.00
1125 Cash in Bank - Money Market	5.19	0.00	5.19	N/A	-1,063.26	0.00	-1,063.26	N/A	0.00
1190 Total Cash	20,852.00	0.00	20,852.00	N/A	68,730.09	0.00	68,730.09	N/A	0.00
1990 TOTAL ASSETS	20,852.00	0.00	20,852.00	N/A	68,730.09	0.00	68,730.09	N/A	0.00
2500 Reserves									
2525 Unallocated Interest on Funds	1.23	0.00	1.23	N/A	16.42	0.00	16.42	N/A	0.00
2700 Reserve Fund	-29,429.08	0.00	-29,429.08	N/A	-141,132.12	0.00	-141,132.12	N/A	0.00

Budget Comparison

Northview Condos, Inc. - 1292

Month = Jul 2024

Book = Cash

ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2701 Total Reserves	-29,427.85	0.00	-29,427.85	N/A	-141,115.70	0.00	-141,115.70	N/A	0.00
2702 Equity									
2710 Current Fees Year Increase/Decrease	8,575.85	0.00	8,575.85	N/A	72,385.61	0.00	72,385.61	N/A	0.00
2890 Total Equity	8,575.85	0.00	8,575.85	N/A	72,385.61	0.00	72,385.61	N/A	0.00
2990 TOTAL LIAB. & EQUITY	-20,852.00	0.00	-20,852.00	N/A	-68,730.09	0.00	-68,730.09	N/A	0.00
CASH FLOW	8,575.85	0.02	8,575.83	42,879,150.00	72,385.61	12.02	72,373.59	602,109.73	22.02
MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110 Cash in Bank - Operating Account	68,154.12	76,729.97	8,575.85						
1114 Cash in Bank	0.00	0.00	0.00						
1120 Cash in Bank - Reserve	47,792.63	18,369.97	-29,422.66						
1125 Cash in Bank - Money Market	89,671.77	89,666.58	-5.19						
TOTAL CASH	205,618.52	184,766.52	-20,852.00						
YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE						
1110 Cash in Bank - Operating Account	4,344.36	76,729.97	72,385.61						
1114 Cash in Bank	0.00	0.00	0.00						
1120 Cash in Bank - Reserve	160,548.93	18,369.97	-142,178.96						
1125 Cash in Bank - Money Market	88,603.32	89,666.58	1,063.26						
TOTAL CASH	253,496.61	184,766.52	-68,730.09						

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1110			Cash in Bank - Operatin...					68,154.12 = Beginning Balance =	
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Paragon Equities-4550	K-332962	5404	0.00	1,712.00	66,442.12	July Management Fees
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Amy Angel	R-784658	:prepay	0.00	50.00	66,392.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Amy Angel	R-784658	:prepay	50.00	0.00	66,442.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Chris Sami	R-784659	:prepay	0.00	475.00	65,967.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Chris Sami	R-784659	:prepay	475.00	0.00	66,442.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Judi Woods	R-784660	:prepay	0.00	405.00	66,037.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Judi Woods	R-784660	:prepay	405.00	0.00	66,442.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Claudia F. Harrison	R-784661	:prepay	0.00	10.00	66,432.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Claudia F. Harrison	R-784661	:prepay	10.00	0.00	66,442.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Sandra L. Kaufmann	R-784662	:prepay	0.00	25.00	66,417.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Sandra L. Kaufmann	R-784662	:prepay	25.00	0.00	66,442.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Lora D. Dickinson	R-784663	:prepay	0.00	475.00	65,967.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Lora D. Dickinson	R-784663	:prepay	475.00	0.00	66,442.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Stella Gariboldi	R-784691	:prepay	0.00	20.00	66,422.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Stella Gariboldi	R-784691	:prepay	20.00	0.00	66,442.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Janice L. Piper	R-784714	:prepay	0.00	100.00	66,342.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Janice L. Piper	R-784714	:prepay	100.00	0.00	66,442.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Elizabeth Gonzalez	R-784729	:prepay	0.00	10.00	66,432.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Elizabeth Gonzalez	R-784729	:prepay	10.00	0.00	66,442.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Andre F. Ide	R-784738	:prepay	0.00	175.00	66,267.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Andre F. Ide	R-784738	:prepay	175.00	0.00	66,442.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Deeptichandra Chakka	R-784743	:prepay	20.00	0.00	66,462.12	:Prog Gen prepayment transfer

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Deeptichandra Chakka	R-784743	:prepay	0.00	20.00	66,442.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Maria Angela Santos	R-784772	:prepay	0.00	340.00	66,102.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Maria Angela Santos	R-784772	:prepay	340.00	0.00	66,442.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Jerome Furlow & Amber ...	R-784773	:prepay	475.00	0.00	66,917.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Jerome Furlow & Amber ...	R-784773	:prepay	0.00	475.00	66,442.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Noelia Mosqueda	R-784802	:prepay	450.00	0.00	66,892.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Noelia Mosqueda	R-784802	:prepay	0.00	450.00	66,442.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Jublin Kothari, Nibharani...	R-784813	:prepay	10.00	0.00	66,452.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Jublin Kothari, Nibharani...	R-784813	:prepay	0.00	10.00	66,442.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	William S. Miller & Timot...	R-784961	105	475.00	0.00	66,917.12	1292-216
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Megan Porter & Nicolas Diaz	R-784962	207	475.00	0.00	67,392.12	1292-106
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Yoshiko A. Ramirez, Tru...	R-784963	0050420670	475.00	0.00	67,867.12	1292-311
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Aurelio R. Cruz & Jennif...	R-784964	90853	440.15	0.00	68,307.27	1292-116
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Aurelio R. Cruz & Jennif...	R-784964	90853	34.85	0.00	68,342.12	1292-116
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Aurelio R. Cruz & Jennif...	R-784964	90853	10.00	0.00	68,352.12	1292-116
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Fred J. Nalder, Trustee o...	R-784965	850466612	475.00	0.00	68,827.12	1292-312
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Matseliso Matseletsele	R-784966	850716324	26.01	0.00	68,853.13	1292-209
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Matseliso Matseletsele	R-784966	850716324	448.99	0.00	69,302.12	1292-209
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Katy Rios & Albert C. La...	R-784967	711	100.00	0.00	69,402.12	1292-215
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Katy Rios & Albert C. La...	R-784967	711	375.00	0.00	69,777.12	1292-215
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Karla Magana	R-784968	2179	475.00	0.00	70,252.12	1292-308
Northview Condos, Inc. - 1292	07/02/2024	07/2024	Jublin Kothari, Nibharani...	R-784969	131	10.00	0.00	70,262.12	1292-101
Northview Condos, Inc. - 1292	07/02/2024	07/2024	Jublin Kothari, Nibharani...	R-784969	131	465.00	0.00	70,727.12	1292-101

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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	07/02/2024	07/2024	Amy Angel	R-784970	0006895903	425.00	0.00	71,152.12	1292-107
Northview Condos, Inc. - 1292	07/02/2024	07/2024	Amy Angel	R-784970	0006895903	75.00	0.00	71,227.12	1292-107
Northview Condos, Inc. - 1292	07/02/2024	07/2024	Roberto M. Sinson, Jr & ...	R-784971	0000005558	475.00	0.00	71,702.12	1292-309
Northview Condos, Inc. - 1292	07/02/2024	07/2024	Michael J. Gore	R-784972	0000995950	475.00	0.00	72,177.12	1292-205
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Charter Communications	K-333049	5405	0.00	144.99	72,032.13	1292: 8413131220041476 06/22-07/21
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Charter Communications	K-333050	5406	0.00	259.53	71,772.60	1292: 8413131220012568 06/16-07/15
Northview Condos, Inc. - 1292	07/03/2024	07/2024	City of Signal Hill (Water...	K-333051	5407	0.00	2,122.37	69,650.23	1292: 109-0211-01 05/09-06/04
Northview Condos, Inc. - 1292	07/03/2024	07/2024	City of Signal Hill (Water...	K-333052	5408	0.00	240.77	69,409.46	1292: 109-0211-01 05/09-06/04
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Farmers Insurance Exc...	K-333053	5409	0.00	3,603.41	65,806.05	1292: F0026264740010001 Jun 2024
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Land Graphics	K-333054	5410	0.00	892.00	64,914.05	1292: Jul 2024 Landscape Svc
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Signal Hill Disposal	K-333055	5411	0.00	1,502.88	63,411.17	1292: 38-V3 601696 Jun 2024 Waste Svc
Northview Condos, Inc. - 1292	07/03/2024	07/2024	SOUTHERN CALIFORN...	K-333056	5412	0.00	1,387.67	62,023.50	1292: 700274245720 05/30-06/27
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Spectrum	K-333057	5413	0.00	3,339.68	58,683.82	1292: 8413131220077041 06/16-07/15
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Tim Klega	K-333058	5414	0.00	77.18	58,606.64	1292: Reimbursement for Umbrellas and Stands
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Cathy Y. Butler	R-785159	7462	0.00	48.99	58,557.65	1292-206
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Cathy Y. Butler	R-785159	7462	0.00	40.00	58,517.65	1292-206
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Cathy Y. Butler	R-785159	7462	475.00	0.00	58,992.65	1292-206
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Cathy Y. Butler	R-785159	7462	88.99	0.00	59,081.64	1292-206
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Linda J. Zila	R-785160	2827	475.00	0.00	59,556.64	1292-210
Northview Condos, Inc. - 1292	07/03/2024	07/2024	The Glenn Mitsuo Fuku...	R-785161	14067	10.00	0.00	59,566.64	1292-108
Northview Condos, Inc. - 1292	07/03/2024	07/2024	The Glenn Mitsuo Fuku...	R-785161	14067	465.00	0.00	60,031.64	1292-108
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Andre F. Ide	R-786083	42593114	300.00	0.00	60,331.64	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Andre F. Ide	R-786083	42593114	175.00	0.00	60,506.64	PAYLEASE 1292-118

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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	07/03/2024	07/2024	Vicki L. Desler & Michael...	R-786086	425592447	475.00	0.00	60,981.64	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	07/05/2024	07/2024	Maria Angela Santos	R-785377	190	50.00	0.00	61,031.64	1292-117
Northview Condos, Inc. - 1292	07/06/2024	07/2024	Chris Sami	R-785241	802259	1,275.00	0.00	62,306.64	1292-110
Northview Condos, Inc. - 1292	07/08/2024	07/2024	Gholam Nami & Judy Nami	R-785375	6661	475.00	0.00	62,781.64	1292-212
Northview Condos, Inc. - 1292	07/08/2024	07/2024	Lucy Harumi Hayabe	R-785376	1317	475.00	0.00	63,256.64	1292-307
Northview Condos, Inc. - 1292	07/08/2024	07/2024	Mildred A. Graves	R-785378	1246	475.00	0.00	63,731.64	1292-310
Northview Condos, Inc. - 1292	07/08/2024	07/2024	Erica M. Piurkowski & M...	R-785379	851773232	475.00	0.00	64,206.64	1292-201
Northview Condos, Inc. - 1292	07/08/2024	07/2024	Brian Cossio	R-785380	851793346	375.00	0.00	64,581.64	1292-217
Northview Condos, Inc. - 1292	07/08/2024	07/2024	Brian Cossio	R-785380	851793346	100.00	0.00	64,681.64	1292-217
Northview Condos, Inc. - 1292	07/08/2024	07/2024	Valerie J. Herring	R-785381	2845	10.00	0.00	64,691.64	1292-302
Northview Condos, Inc. - 1292	07/08/2024	07/2024	Valerie J. Herring	R-785381	2845	475.00	0.00	65,166.64	1292-302
Northview Condos, Inc. - 1292	07/08/2024	07/2024	William Brandon Elton	R-785382	9615313079	105.00	0.00	65,271.64	1292-313
Northview Condos, Inc. - 1292	07/08/2024	07/2024	William Brandon Elton	R-785382	9615313079	370.00	0.00	65,641.64	1292-313
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	1,547.20	0.00	67,188.84	ALS 1292-313
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	80.00	0.00	67,268.84	ALS 1292-313
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	50.00	0.00	67,318.84	ALS 1292-313
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	4.90	0.00	67,323.74	ALS 1292-313
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	0.70	0.00	67,324.44	ALS 1292-313
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	10.00	0.00	67,334.44	ALS 1292-313
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	10.00	0.00	67,344.44	ALS 1292-313
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	475.00	0.00	67,819.44	ALS 1292-313
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	475.00	0.00	68,294.44	ALS 1292-313
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	105.00	0.00	68,399.44	ALS 1292-313

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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	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	475.00	0.00	68,874.44	ALS 1292-313
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	475.00	0.00	69,349.44	ALS 1292-313
Northview Condos, Inc. - 1292	07/10/2024	07/2024	Claudia F. Harrison	R-785905	8773	465.00	0.00	69,814.44	1292-214
Northview Condos, Inc. - 1292	07/10/2024	07/2024	Claudia F. Harrison	R-785905	8773	10.00	0.00	69,824.44	1292-214
Northview Condos, Inc. - 1292	07/10/2024	07/2024	Erica Ann Sack & Alex ...	R-785909	398	475.00	0.00	70,299.44	1292-316
Northview Condos, Inc. - 1292	07/10/2024	07/2024	Earl Hatton	R-785996	3459099747	475.00	0.00	70,774.44	1292-213
Northview Condos, Inc. - 1292	07/10/2024	07/2024	John R. Mireles & Kimbe...	R-786088	427943665	475.00	0.00	71,249.44	PAYLEASE 1292-219
Northview Condos, Inc. - 1292	07/10/2024	07/2024	Alexander Levy, Michael...	R-786089	427943675	475.00	0.00	71,724.44	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Cecilia Dong	R-785663	ACH	475.00	0.00	72,199.44	1292-317
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Daniel R. Ulloa & Ricard...	R-785664	ACH	475.00	0.00	72,674.44	1292-115
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Jamie L. Lozmack	R-785665	ACH	475.00	0.00	73,149.44	1292-319
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Jason Mar-Tang	R-785666	ACH	475.00	0.00	73,624.44	1292-318
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Maria Angela Santos	R-785667	ACH	135.00	0.00	73,759.44	1292-117
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Maria Angela Santos	R-785667	ACH	340.00	0.00	74,099.44	1292-117
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Mary Helen Uht & Albert...	R-785668	ACH	475.00	0.00	74,574.44	1292-105
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Matthew Froehlich & Mic...	R-785669	ACH	475.00	0.00	75,049.44	1292-104
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Randy Yoshioka & Britt...	R-785670	ACH	475.00	0.00	75,524.44	1292-315
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Samuel Dugay Sagaysay	R-785671	ACH	475.00	0.00	75,999.44	1292-202
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Sandra Torres Duran & ...	R-785672	ACH	475.00	0.00	76,474.44	1292-114
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Winnie Lao	R-785673	ACH	475.00	0.00	76,949.44	1292-306
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Sandra L. Kaufmann	R-785906	478	25.00	0.00	76,974.44	1292-218
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Sandra L. Kaufmann	R-785906	478	450.00	0.00	77,424.44	1292-218
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Noelia Mosqueda	R-785907	2388	25.00	0.00	77,449.44	1292-204

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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	07/11/2024	07/2024	Noelia Mosqueda	R-785907	2388	450.00	0.00	77,899.44	1292-204
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Bank Charges 07/2024	J-80282	Bank Char...	0.00	6.00	77,893.44	Bank Charges 07/2024
Northview Condos, Inc. - 1292	07/12/2024	07/2024	Amy Angel	R-785908	0007869767	475.00	0.00	78,368.44	1292-107
Northview Condos, Inc. - 1292	07/12/2024	07/2024	Stella Gariboldi	R-785953	4054	20.00	0.00	78,388.44	1292-112
Northview Condos, Inc. - 1292	07/12/2024	07/2024	Stella Gariboldi	R-785953	4054	455.00	0.00	78,843.44	1292-112
Northview Condos, Inc. - 1292	07/12/2024	07/2024	Judi Woods	R-785956	0053569128	475.00	0.00	79,318.44	1292-111
Northview Condos, Inc. - 1292	07/12/2024	07/2024	Judi Woods	R-785956	0053569128	405.00	0.00	79,723.44	1292-111
Northview Condos, Inc. - 1292	07/12/2024	07/2024	Judi Woods	R-785956	0053569128	70.00	0.00	79,793.44	1292-111
Northview Condos, Inc. - 1292	07/12/2024	07/2024	Christina Keehan	R-785957	0000005038	475.00	0.00	80,268.44	1292-102
Northview Condos, Inc. - 1292	07/15/2024	07/2024	Grace E. Lee	R-785952	3896	438.94	0.00	80,707.38	1292-211
Northview Condos, Inc. - 1292	07/15/2024	07/2024	Grace E. Lee	R-785952	3896	475.00	0.00	81,182.38	1292-211
Northview Condos, Inc. - 1292	07/15/2024	07/2024	Grace E. Lee	R-785952	3896	36.06	0.00	81,218.44	1292-211
Northview Condos, Inc. - 1292	07/15/2024	07/2024	Elizabeth Gonzalez	R-785955	761	10.00	0.00	81,228.44	1292-103
Northview Condos, Inc. - 1292	07/15/2024	07/2024	Elizabeth Gonzalez	R-785955	761	465.00	0.00	81,693.44	1292-103
Northview Condos, Inc. - 1292	07/15/2024	07/2024	Nicholas E. Oifoh	R-786191	Pre-Payme...	475.00	0.00	82,168.44	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	07/15/2024	07/2024	Nicholas E. Oifoh	R-786191	Pre-Payme...	0.00	475.00	81,693.44	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Department of Industrial...	K-333335	5415	0.00	225.00	81,468.44	1292: Convey #077029 Inspection Fee
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Department of Industrial...	K-333336	5416	0.00	225.00	81,243.44	1292: Convey#077028 Inspection Fee
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Griffin Pest Management...	K-333337	5417	0.00	113.00	81,130.44	1292: Commercial IPM Svc
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Griffin Pest Management...	K-333338	5418	0.00	289.00	80,841.44	1292: Rodent svc
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Northview Condos, Inc.	K-333339	5419	0.00	4,576.92	76,264.52	1292 Transfer to Reserve
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Comet Lighting and Electr...	K-333340	5420	0.00	96.67	76,167.85	1292: First February Light Check
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Comet Lighting and Electr...	K-333340	5420	0.00	15.00	76,152.85	1292: Jun 2024 Light Check

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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	07/16/2024	07/2024	Comet Lighting and Electr...	K-333340	5420	0.00	15.00	76,137.85	1292: Apr 2024 Monthly Lighting Check
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Comet Lighting and Electr...	K-333340	5420	0.00	141.67	75,996.18	1292: Apr 2024 Second Lighting Check
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Comet Lighting and Electr...	K-333340	5420	0.00	419.53	75,576.65	1292: Common Area Inspection
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Comet Lighting and Electr...	K-333340	5420	0.00	105.33	75,471.32	1292: May 2024 Monthly lighting Svc
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Comet Lighting and Electr...	K-333340	5420	0.00	450.00	75,021.32	1292: Planters in Front of Units 101-108
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Comet Lighting and Electr...	K-333340	5420	0.00	750.00	74,271.32	1292: Repairs to Ballast and Installation Lights
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Comet Lighting and Electr...	K-333340	5420	0.00	141.67	74,129.65	1392: May 2024 Second Monthly Svc
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Allies Ornamental Iron ...	K-333386	5421	0.00	1,700.00	72,429.65	Ladder Repair
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Gary Lee & Theresa Kw...	R-786240	852447350	475.00	0.00	72,904.65	1292-109
Northview Condos, Inc. - 1292	07/18/2024	07/2024	Paragon Equities-4550	K-333483	5422	0.00	55.65	72,849.00	1292: Jun 2024 Copies and Postages
Northview Condos, Inc. - 1292	07/18/2024	07/2024	Paragon Equities-4550	K-333483	5422	0.00	57.13	72,791.87	1292: Jun 2024 Copies and Postages
Northview Condos, Inc. - 1292	07/22/2024	07/2024	Linda J. Zila	R-786352	2829	475.00	0.00	73,266.87	1292-210
Northview Condos, Inc. - 1292	07/22/2024	07/2024	Janice L. Piper	R-786353	2506	100.00	0.00	73,366.87	1292-113
Northview Condos, Inc. - 1292	07/22/2024	07/2024	Janice L. Piper	R-786353	2506	10.00	0.00	73,376.87	1292-113
Northview Condos, Inc. - 1292	07/22/2024	07/2024	Janice L. Piper	R-786353	2506	375.00	0.00	73,751.87	1292-113
Northview Condos, Inc. - 1292	07/22/2024	07/2024	Jerome Furlow & Amber ...	R-786354	240	475.00	0.00	74,226.87	1292-203
Northview Condos, Inc. - 1292	07/24/2024	07/2024	Margarita A. Armenta	R-786442	102	10.00	0.00	74,236.87	1292-207
Northview Condos, Inc. - 1292	07/24/2024	07/2024	Margarita A. Armenta	R-786442	102	10.00	0.00	74,246.87	1292-207
Northview Condos, Inc. - 1292	07/24/2024	07/2024	Margarita A. Armenta	R-786442	102	194.12	0.00	74,440.99	1292-207
Northview Condos, Inc. - 1292	07/24/2024	07/2024	Margarita A. Armenta	R-786442	102	475.00	0.00	74,915.99	1292-207
Northview Condos, Inc. - 1292	07/24/2024	07/2024	Margarita A. Armenta	R-786442	102	280.88	0.00	75,196.87	1292-207
Northview Condos, Inc. - 1292	07/26/2024	07/2024	Griffin Pest Management...	K-333681	5423	0.00	124.00	75,072.87	1292: Commerical IPM Svc
Northview Condos, Inc. - 1292	07/26/2024	07/2024	DoorKing Inc.	K-333684	5424	0.00	153.45	74,919.42	1292: Subscription 07/21

General Ledger

Northview Condos, Inc. - 1292
Month = Jul 2024
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/26/2024	07/2024	Griffin Pest Management...	K-333685	5425	0.00	298.00	74,621.42	1292: Rodent Svc
Northview Condos, Inc. - 1292	07/26/2024	07/2024	Yoshiko A. Ramirez, Tru...	R-786443	0055474676	475.00	0.00	75,096.42	1292-311
Northview Condos, Inc. - 1292	07/26/2024	07/2024	Megan Porter & Nicolas DiazR-786444	208		475.00	0.00	75,571.42	1292-106
Northview Condos, Inc. - 1292	07/29/2024	07/2024	Deeptichandra Chakka	R-786468	429699567	485.00	0.00	76,056.42	PAYLEASE 1292-304
Northview Condos, Inc. - 1292	07/29/2024	07/2024	William S. Miller & Timot...	R-786480	1159	475.00	0.00	76,531.42	1292-216
Northview Condos, Inc. - 1292	07/29/2024	07/2024	Cathy Y. Butler	R-786481	7466	475.00	0.00	77,006.42	1292-206
Northview Condos, Inc. - 1292	07/30/2024	07/2024	American Elevator Servic...	K-333727	5426	0.00	250.00	76,756.42	1292: Jul 2024 Elevator Svc
Northview Condos, Inc. - 1292	07/30/2024	07/2024	City of Long Beach (Utility)	K-333728	5427	0.00	26.45	76,729.97	1292: 0699110000 06/17-07/18
Net Change=8,575.85						37,696.79	29,120.94	76,729.97	= Ending Balance =
1120	Cash in Bank - Reserve								
Northview Condos, Inc. - 1292	07/18/2024	07/2024	Northview	R-786213	5419	4,576.92	0.00	47,792.63	= Beginning Balance =
Northview Condos, Inc. - 1292	07/29/2024	07/2024	Streamline Building Corp...	K-333715	209	0.00	11,750.00	52,369.55	July 2024 transfer to reserve 1292
Northview Condos, Inc. - 1292	07/29/2024	07/2024	Streamline Building Corp...	K-333716	210	0.00	10,500.00	40,619.55	1292: Tennis Court Layout
Northview Condos, Inc. - 1292	07/29/2024	07/2024	Streamline Building Corp...	K-333717	211	0.00	11,750.00	30,119.55	1292: Apply Fiber Lath and Base Coat
Northview Condos, Inc. - 1292	07/31/2024	07/2024	Interest Income 07/2024	J-80285	Interest I...	0.42	0.00	18,369.55	1292: Tennis Court Repairs and New Pickleball Layout
Net Change=-29,422.66						4,577.34	34,000.00	18,369.97	= Ending Balance =
1125	Cash in Bank - Money ...								
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Bank Charges 07/2024	J-80284	Bank Char...	0.00	6.00	89,671.77	= Beginning Balance =
Northview Condos, Inc. - 1292	07/31/2024	07/2024	Interest Income 07/2024	J-80283	Interest I...	0.81	0.00	89,665.77	Bank Charges 07/2024
Net Change=-5.19						0.81	6.00	89,666.58	Interest Income 07/2024
2501	Reserves-Bolier								
Net Change=0.00						0.00	0.00	9,466.68	= Beginning Balance =
Reserves-Tennis Courts						0.00	0.00	9,466.68	= Ending Balance =
2503	Reserves-Tennis Courts								
Net Change=0.00						0.00	0.00	-1,685.81	= Beginning Balance =
						0.00	0.00	-1,685.81	= Ending Balance =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
2504			Reserves-Security Phones Net Change=0.00			0.00	0.00	-176.09 = Beginning Balance = -176.09 = Ending Balance =	
2505			Reserves-Irrigation Net Change=0.00			0.00	0.00	-1,164.12 = Beginning Balance = -1,164.12 = Ending Balance =	
2507			Reserves-Fences & Gates Net Change=0.00			0.00	0.00	15,797.49 = Beginning Balance = 15,797.49 = Ending Balance =	
2511			Reserves-Pest Control Net Change=0.00			0.00	0.00	3,642.70 = Beginning Balance = 3,642.70 = Ending Balance =	
2513			Reserves-Lighting Net Change=0.00			0.00	0.00	-2,564.29 = Beginning Balance = -2,564.29 = Ending Balance =	
2514			Reserves-Elevator Net Change=0.00			0.00	0.00	-5,444.20 = Beginning Balance = -5,444.20 = Ending Balance =	
2515			Reserves-Painting Net Change=0.00			0.00	0.00	-9,304.47 = Beginning Balance = -9,304.47 = Ending Balance =	
2519			Reserves-Pool & Spa Net Change=0.00			0.00	0.00	13,177.93 = Beginning Balance = 13,177.93 = Ending Balance =	
2521			Reserves-Contingency Net Change=0.00			0.00	0.00	6,670.09 = Beginning Balance = 6,670.09 = Ending Balance =	
2522			Reserves-Balconies/Decks Net Change=0.00			0.00	0.00	7,400.00 = Beginning Balance = 7,400.00 = Ending Balance =	
2524			Reserve - Special Asse... Net Change=0.00			0.00	0.00	-346,249.77 = Beginning Balance = -346,249.77 = Ending Balance =	
2525			Unallocated Interest on ...					-307.66 = Beginning Balance =	
Northview Condos, Inc. - 1292	07/31/2024	07/2024	Interest Income 07/2024	J-80283	Interest I...	0.00	0.81	-308.47 Interest Income 07/2024	
Northview Condos, Inc. - 1292	07/31/2024	07/2024	Interest Income 07/2024	J-80285	Interest I...	0.00	0.42	-308.89 Interest Income 07/2024	

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
2607			Net Change=-1.23			0.00	1.23	-308.89	= Ending Balance =
			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 =
			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 =
			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 =
			Reserve Fund					232,109.20	= Beginning Balance =
2700	Northview Condos, Inc. - 1292	07/11/2024	Bank Charges 07/2024	J-80284	Bank Char...	6.00	0.00	232,115.20	Bank Charges 07/2024
		07/18/2024	Northview	R-786213	5419	0.00	4,576.92	227,538.28	July 2024 transfer to reserve 1292
	Northview Condos, Inc. - 1292	07/29/2024	Streamline Building Corp...	K-333715	209	11,750.00	0.00	239,288.28	1292: Tennis Court Layout
		07/29/2024	Streamline Building Corp...	K-333716	210	10,500.00	0.00	249,788.28	1292: Apply Fiber Lath and Base Coat
	Northview Condos, Inc. - 1292	07/29/2024	Streamline Building Corp...	K-333717	211	11,750.00	0.00	261,538.28	1292: Tennis Court Repairs and New Pickleball Layout
		Net Change=29,429.08				34,006.00	4,576.92	261,538.28	= Ending Balance =
	2704			Owner Equity Net Change=0.00		0.00	0.00	-13,103.36	= Beginning Balance = -13,103.36 = Ending Balance =
				Current Fees Year Incre... Net Change=0.00		0.00	0.00	9,589.00	= Beginning Balance = 9,589.00 = Ending Balance =
			Escrow Refund					-830.00	= Beginning Balance =
	2850								

General Ledger

Northview Condos, Inc. - 1292
Month = Jul 2024
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Net Change=0.00									
3108									
Prepaid Dues									
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Amy Angel	R-784658	:prepay	50.00	0.00		
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Chris Sarni	R-784659	:prepay	475.00	0.00		
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Judi Woods	R-784660	:prepay	405.00	0.00		
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Claudia F. Harrison	R-784661	:prepay	10.00	0.00		
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Sandra L. Kaufmann	R-784662	:prepay	25.00	0.00		
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Lora D. Dickinson	R-784663	:prepay	475.00	0.00		
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Stella Gariboldi	R-784691	:prepay	20.00	0.00		
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Janice L. Piper	R-784714	:prepay	100.00	0.00		
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Elizabeth Gonzalez	R-784729	:prepay	10.00	0.00		
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Andre F. Ide	R-784738	:prepay	175.00	0.00		
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Deeptichandra Chakka	R-784743	:prepay	20.00	0.00		
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Maria Angela Santos	R-784772	:prepay	340.00	0.00		
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Jerome Furlow & Amber ...	R-784773	:prepay	475.00	0.00		
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Noelia Mosqueda	R-784802	:prepay	450.00	0.00		
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Jublin Kothari, Nibharani...	R-784813	:prepay	10.00	0.00		
Northview Condos, Inc. - 1292	07/02/2024	07/2024	Jublin Kothari, Nibharani...	R-784969	131	0.00	10.00		
Northview Condos, Inc. - 1292	07/02/2024	07/2024	Amy Angel	R-784970	0006895903	0.00	75.00		
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Andre F. Ide	R-786083	42593114	0.00	175.00		
Northview Condos, Inc. - 1292	07/06/2024	07/2024	Chris Sarni	R-785241	802259	0.00	1,275.00		
Northview Condos, Inc. - 1292	07/10/2024	07/2024	Claudia F. Harrison	R-785905	8773	0.00	10.00		
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Maria Angela Santos	R-785667	ACH	0.00	340.00		
-830.00 = Ending Balance =						0.00	0.00		
2,385.24 = Beginning Balance =						50.00	0.00		
2,435.24 :Prog Gen prepayment transfer						475.00	0.00		
2,910.24 :Prog Gen prepayment transfer						405.00	0.00		
3,315.24 :Prog Gen prepayment transfer						10.00	0.00		
3,325.24 :Prog Gen prepayment transfer						25.00	0.00		
3,350.24 :Prog Gen prepayment transfer						475.00	0.00		
3,825.24 :Prog Gen prepayment transfer						20.00	0.00		
3,845.24 :Prog Gen prepayment transfer						100.00	0.00		
3,945.24 :Prog Gen prepayment transfer						10.00	0.00		
3,955.24 :Prog Gen prepayment transfer						175.00	0.00		
4,130.24 :Prog Gen prepayment transfer						20.00	0.00		
4,150.24 :Prog Gen prepayment transfer						340.00	0.00		
4,490.24 :Prog Gen prepayment transfer						475.00	0.00		
4,965.24 :Prog Gen prepayment transfer						450.00	0.00		
5,415.24 :Prog Gen prepayment transfer						10.00	0.00		
5,425.24 :Prog Gen prepayment transfer						0.00	10.00		
5,415.24 1292-101						0.00	75.00		
5,340.24 1292-107						0.00	175.00		
5,165.24 PAYLEASE 1292-118						0.00	1,275.00		
3,890.24 1292-110						0.00	10.00		
3,880.24 1292-214						0.00	340.00		
3,540.24 1292-117									

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Northview Condos, Inc. - 1292

Month = Jul 2024

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Sandra L. Kaufmann	R-785906	478	0.00	25.00	3,515.24	1292-218
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Noelia Mosqueda	R-785907	2388	0.00	450.00	3,065.24	1292-204
Northview Condos, Inc. - 1292	07/12/2024	07/2024	Amy Angel	R-785908	0007869767	0.00	475.00	2,590.24	1292-107
Northview Condos, Inc. - 1292	07/12/2024	07/2024	Stella Gariboldi	R-785953	4054	0.00	20.00	2,570.24	1292-112
Northview Condos, Inc. - 1292	07/12/2024	07/2024	Judi Woods	R-785956	0053569128	0.00	475.00	2,095.24	1292-111
Northview Condos, Inc. - 1292	07/12/2024	07/2024	Judi Woods	R-785956	0053569128	0.00	405.00	1,690.24	1292-111
Northview Condos, Inc. - 1292	07/15/2024	07/2024	Grace E. Lee	R-785952	3896	0.00	438.94	1,251.30	1292-211
Northview Condos, Inc. - 1292	07/15/2024	07/2024	Elizabeth Gonzalez	R-785955	761	0.00	10.00	1,241.30	1292-103
Northview Condos, Inc. - 1292	07/15/2024	07/2024	Nicholas E. Oifoh	R-786191	Pre-Payme...	475.00	0.00	1,716.30	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	07/22/2024	07/2024	Linda J. Zilia	R-786352	2829	0.00	475.00	1,241.30	1292-210
Northview Condos, Inc. - 1292	07/22/2024	07/2024	Janice L. Piper	R-786353	2506	0.00	100.00	1,141.30	1292-113
Northview Condos, Inc. - 1292	07/22/2024	07/2024	Jerome Furlow & Amber ...	R-786354	240	0.00	475.00	666.30	1292-203
Northview Condos, Inc. - 1292	07/26/2024	07/2024	Yoshiko A. Ramirez, Tru...	R-786443	0055474676	0.00	475.00	191.30	1292-311
Northview Condos, Inc. - 1292	07/26/2024	07/2024	Megan Porter & Nicolas Diaz	R-786444	208	0.00	475.00	-283.70	1292-106
Northview Condos, Inc. - 1292	07/29/2024	07/2024	Deeptichandra Chakka	R-786468	429699567	0.00	485.00	-768.70	PAYLEASE 1292-304
Northview Condos, Inc. - 1292	07/29/2024	07/2024	William S. Miller & Timot...	R-786480	1159	0.00	475.00	-1,243.70	1292-216
Northview Condos, Inc. - 1292	07/29/2024	07/2024	Cathy Y. Butler	R-786481	7466	0.00	475.00	-1,718.70	1292-206
Net Change=-4,103.94						3,515.00	7,618.94	-1,718.70	= Ending Balance =
3110	Dues/Operating								
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Amy Angel	R-784658	:prepay	0.00	50.00	-158,954.41	= Beginning Balance =
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Chris Sarni	R-784659	:prepay	0.00	475.00	-159,004.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Judi Woods	R-784660	:prepay	0.00	405.00	-159,479.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Claudia F. Harrison	R-784661	:prepay	0.00	10.00	-159,884.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024				0.00		-159,894.41	:Prog Gen prepayment transfer

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Northview Condos, Inc. - 1292
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Sandra L. Kaufmann	R-784662	:prepay	0.00	25.00	-159,919.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Lora D. Dickinson	R-784663	:prepay	0.00	475.00	-160,394.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Stella Gariboldi	R-784691	:prepay	0.00	20.00	-160,414.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Janice L. Piper	R-784714	:prepay	0.00	100.00	-160,514.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Elizabeth Gonzalez	R-784729	:prepay	0.00	10.00	-160,524.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Andre F. Ide	R-784738	:prepay	0.00	175.00	-160,699.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Deeptichandra Chakka	R-784743	:prepay	0.00	20.00	-160,719.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Maria Angela Santos	R-784772	:prepay	0.00	340.00	-161,059.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Jerome Furlow & Amber ...	R-784773	:prepay	0.00	475.00	-161,534.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Noelia Mosqueda	R-784802	:prepay	0.00	450.00	-161,984.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Jublin Kothari, Nibharani...	R-784813	:prepay	0.00	10.00	-161,994.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	07/01/2024	07/2024	William S. Miller & Timot...	R-784961	105	0.00	475.00	-162,469.41	1292-216
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Megan Porter & Nicolas Diaz	R-784962	207	0.00	475.00	-162,944.41	1292-106
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Yoshiko A. Ramirez, Tru...	R-784963	0050420670	0.00	475.00	-163,419.41	1292-311
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Aurelio R. Cruz & Jennif...	R-784964	90853	0.00	440.15	-163,859.56	1292-116
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Aurelio R. Cruz & Jennif...	R-784964	90853	0.00	34.85	-163,894.41	1292-116
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Fred J. Nalder, Trustee o...	R-784965	850466612	0.00	475.00	-164,369.41	1292-312
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Matseliso Matseletsele	R-784966	850716324	0.00	26.01	-164,395.42	1292-209
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Matseliso Matseletsele	R-784966	850716324	0.00	448.99	-164,844.41	1292-209
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Katy Rios & Albert C. La...	R-784967	711	0.00	375.00	-165,219.41	1292-215
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Katy Rios & Albert C. La...	R-784967	711	0.00	100.00	-165,319.41	1292-215
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Karla Magana	R-784968	2179	0.00	475.00	-165,794.41	1292-308
Northview Condos, Inc. - 1292	07/02/2024	07/2024	Jublin Kothari, Nibharani...	R-784969	131	0.00	465.00	-166,259.41	1292-101

General Ledger

Northview Condos, Inc. - 1292
Month = Jul 2024
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/02/2024	07/2024	Amy Angel	R-784970	0006895903	0.00	425.00	-166,684.41	1292-107
Northview Condos, Inc. - 1292	07/02/2024	07/2024	Roberto M. Sinson, Jr & ...	R-784971	0000005558	0.00	475.00	-167,159.41	1292-309
Northview Condos, Inc. - 1292	07/02/2024	07/2024	Michael J. Gore	R-784972	0000995950	0.00	475.00	-167,634.41	1292-205
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Cathy Y. Butler	R-785159	7462	0.00	88.99	-167,723.40	1292-206
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Cathy Y. Butler	R-785159	7462	0.00	475.00	-168,198.40	1292-206
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Linda J. Zila	R-785160	2827	0.00	475.00	-168,673.40	1292-210
Northview Condos, Inc. - 1292	07/03/2024	07/2024	The Glenn Mitsuo Fuku...	R-785161	14067	0.00	465.00	-169,138.40	1292-108
Northview Condos, Inc. - 1292	07/03/2024	07/2024	The Glenn Mitsuo Fuku...	R-785161	14067	0.00	10.00	-169,148.40	1292-108
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Andre F. Ide	R-786083	42593114	0.00	300.00	-169,448.40	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Vicki L. Desler & Michael...	R-786086	425592447	0.00	475.00	-169,923.40	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	07/08/2024	07/2024	Gholam Nami & Judy Nami	R-785375	6661	0.00	475.00	-170,398.40	1292-212
Northview Condos, Inc. - 1292	07/08/2024	07/2024	Lucy Harumi Hayabe	R-785376	1317	0.00	475.00	-170,873.40	1292-307
Northview Condos, Inc. - 1292	07/08/2024	07/2024	Mildred A. Graves	R-785378	1246	0.00	475.00	-171,348.40	1292-310
Northview Condos, Inc. - 1292	07/08/2024	07/2024	Erica M. Piurkowski & M...	R-785379	851773232	0.00	475.00	-171,823.40	1292-201
Northview Condos, Inc. - 1292	07/08/2024	07/2024	Brian Cossio	R-785380	851793346	0.00	375.00	-172,198.40	1292-217
Northview Condos, Inc. - 1292	07/08/2024	07/2024	Brian Cossio	R-785380	851793346	0.00	100.00	-172,298.40	1292-217
Northview Condos, Inc. - 1292	07/08/2024	07/2024	Valerie J. Herring	R-785381	2845	0.00	475.00	-172,773.40	1292-302
Northview Condos, Inc. - 1292	07/08/2024	07/2024	William Brandon Elton	R-785382	9615313079	0.00	370.00	-173,143.40	1292-313
Northview Condos, Inc. - 1292	07/08/2024	07/2024	William Brandon Elton	R-785382	9615313079	0.00	105.00	-173,248.40	1292-313
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	0.00	475.00	-173,723.40	ALS 1292-313
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	0.00	475.00	-174,198.40	ALS 1292-313
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	0.00	475.00	-174,673.40	ALS 1292-313
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	0.00	105.00	-174,778.40	ALS 1292-313

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	0.00	475.00	-175,253.40	ALS 1292-313
Northview Condos, Inc. - 1292	07/10/2024	07/2024	Claudia F. Harrison	R-785905	8773	0.00	465.00	-175,718.40	1292-214
Northview Condos, Inc. - 1292	07/10/2024	07/2024	Erica Ann Sack & Alex ...	R-785909	398	0.00	475.00	-176,193.40	1292-316
Northview Condos, Inc. - 1292	07/10/2024	07/2024	Earl Hatton	R-785996	3459099747	0.00	475.00	-176,668.40	1292-213
Northview Condos, Inc. - 1292	07/10/2024	07/2024	John R. Mireles & Kimbe...	R-786088	427943665	0.00	475.00	-177,143.40	PAYLEASE 1292-219
Northview Condos, Inc. - 1292	07/10/2024	07/2024	Alexander Levy, Michael...	R-786089	427943675	0.00	475.00	-177,618.40	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Cecilia Dong	R-785663	ACH	0.00	475.00	-178,093.40	1292-317
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Daniel R. Ulloa & Ricard...	R-785664	ACH	0.00	475.00	-178,568.40	1292-115
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Jamie L. Lozmack	R-785665	ACH	0.00	475.00	-179,043.40	1292-319
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Jason Mar-Tang	R-785666	ACH	0.00	475.00	-179,518.40	1292-318
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Maria Angela Santos	R-785667	ACH	0.00	135.00	-179,653.40	1292-117
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Mary Helen Uht & Albert...	R-785668	ACH	0.00	475.00	-180,128.40	1292-105
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Matthew Froehlich & Mic...	R-785669	ACH	0.00	475.00	-180,603.40	1292-104
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Randy Yoshioka & Britt...	R-785670	ACH	0.00	475.00	-181,078.40	1292-315
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Samuel Dugay Sagaysay	R-785671	ACH	0.00	475.00	-181,553.40	1292-202
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Sandra Torres Duran & ...	R-785672	ACH	0.00	475.00	-182,028.40	1292-114
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Winnie Lao	R-785673	ACH	0.00	475.00	-182,503.40	1292-306
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Sandra L. Kaufmann	R-785906	478	0.00	450.00	-182,953.40	1292-218
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Noelia Mosqueda	R-785907	2388	0.00	25.00	-182,978.40	1292-204
Northview Condos, Inc. - 1292	07/12/2024	07/2024	Stella Gariboldi	R-785953	4054	0.00	455.00	-183,433.40	1292-112
Northview Condos, Inc. - 1292	07/12/2024	07/2024	Judi Woods	R-785956	0053569128	0.00	70.00	-183,503.40	1292-111
Northview Condos, Inc. - 1292	07/12/2024	07/2024	Christina Keehan	R-785957	0000005038	0.00	475.00	-183,978.40	1292-102
Northview Condos, Inc. - 1292	07/15/2024	07/2024	Grace E. Lee	R-785952	3896	0.00	475.00	-184,453.40	1292-211

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/15/2024	07/2024	Grace E. Lee	R-785952	3896	0.00	36.06	-184,489.46	1292-211
Northview Condos, Inc. - 1292	07/15/2024	07/2024	Elizabeth Gonzalez	R-785955	761	0.00	465.00	-184,954.46	1292-103
Northview Condos, Inc. - 1292	07/15/2024	07/2024	Nicholas E. Oifoh	R-786191	Pre-Payme...	0.00	475.00	-185,429.46	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Gary Lee & Theresa Kw...	R-786240	852447350	0.00	475.00	-185,904.46	1292-109
Northview Condos, Inc. - 1292	07/22/2024	07/2024	Janice L. Piper	R-786353	2506	0.00	375.00	-186,279.46	1292-113
Northview Condos, Inc. - 1292	07/24/2024	07/2024	Margarita A. Armenta	R-786442	102	0.00	475.00	-186,754.46	1292-207
Northview Condos, Inc. - 1292	07/24/2024	07/2024	Margarita A. Armenta	R-786442	102	0.00	194.12	-186,948.58	1292-207
Northview Condos, Inc. - 1292	07/24/2024	07/2024	Margarita A. Armenta	R-786442	102	0.00	280.88	-187,229.46	1292-207
Net Change=-28,275.05						0.00	28,275.05	-187,229.46	= Ending Balance =
3122	Club House Feesal								
Northview Condos, Inc. - 1292	07/05/2024	07/2024	Maria Angela Santos	R-785377	190	0.00	50.00	-50.00	= Beginning Balance =
Net Change=-50.00						0.00	50.00	-100.00	1292-117
Net Change=-50.00						0.00	50.00	-100.00	= Ending Balance =
3135	Transfer from Reserve								
Net Change=0.00						0.00	0.00	-24,143.88	= Beginning Balance =
Net Change=0.00						0.00	0.00	-24,143.88	= Ending Balance =
3145	Collection Charges								
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	0.00	80.00	-200.00	= Beginning Balance =
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	0.00	1,547.20	-280.00	ALS 1292-313
Net Change=-1,627.20						0.00	1,627.20	-1,827.20	ALS 1292-313
Net Change=-1,627.20						0.00	1,627.20	-1,827.20	= Ending Balance =
3200	Key/Remote Fee								
Net Change=0.00						0.00	0.00	-100.00	= Beginning Balance =
Net Change=0.00						0.00	0.00	-100.00	= Ending Balance =
3305	Interest Income								
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Cathy Y. Butler	R-785159	7462	48.99	0.00	-149.66	= Beginning Balance =
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	0.00	4.90	-100.67	1292-206
Net Change=44.09						48.99	4.90	-105.57	ALS 1292-313
Net Change=44.09						48.99	4.90	-105.57	= Ending Balance =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
3410			Late Fee						
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Aurelio R. Cruz & Jennif...	R-784964	90853	0.00	10.00	-280.00	= Beginning Balance = -290.00 1292-116
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Cathy Y. Butler	R-785159	7462	40.00	0.00	-250.00	1292-206
Northview Condos, Inc. - 1292	07/08/2024	07/2024	Valerie J. Herring	R-785381	2845	0.00	10.00	-260.00	1292-302
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	0.00	10.00	-270.00	ALS 1292-313
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	0.00	10.00	-280.00	ALS 1292-313
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	0.00	0.70	-280.70	ALS 1292-313
Northview Condos, Inc. - 1292	07/22/2024	07/2024	Janice L. Piper	R-786353	2506	0.00	10.00	-290.70	1292-113
Northview Condos, Inc. - 1292	07/24/2024	07/2024	Margarita A. Armenta	R-786442	102	0.00	10.00	-300.70	1292-207
Northview Condos, Inc. - 1292	07/24/2024	07/2024	Margarita A. Armenta	R-786442	102	0.00	10.00	-310.70	1292-207
			Net Change=-30.70			40.00	70.70	-310.70	= Ending Balance =
3415			Reimbursement Expense						
Northview Condos, Inc. - 1292	07/10/2024	07/2024	William Brandon Elton	R-785458	90876	0.00	50.00	-2,743.56	= Beginning Balance = -2,793.56 ALS 1292-313
			Net Change=-50.00			0.00	50.00	-2,793.56	= Ending Balance =
4120			Telephone/Intercom						
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Charter Communications	K-333049	5405	144.99	0.00	8,788.41	= Beginning Balance = 8,933.40 1292: 8413131220041476 06/22-07/21
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Charter Communications	K-333050	5406	259.53	0.00	9,192.93	1292: 8413131220012568 06/16-07/15
Northview Condos, Inc. - 1292	07/26/2024	07/2024	DoorKing Inc.	K-333684	5424	153.45	0.00	9,346.38	1292: Subscription 07/21
			Net Change=557.97			557.97	0.00	9,346.38	= Ending Balance =
4129			Bank Charges						
Northview Condos, Inc. - 1292	07/11/2024	07/2024	Bank Charges 07/2024	J-80282	Bank Char...	6.00	0.00	41.30	= Beginning Balance = 47.30 Bank Charges 07/2024
			Net Change=6.00			6.00	0.00	47.30	= Ending Balance =
4130			Postage & Printing						
Northview Condos, Inc. - 1292	07/18/2024	07/2024	Paragon Equities-4550	K-333483	5422	57.13	0.00	171.84	= Beginning Balance = 228.97 1292: Jun 2024 Copies and Postages

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
4133 Northview Condos, Inc. - 1292			Net Change=57.13			57.13	0.00	228.97	= Ending Balance =
			Copies & Faxes					276.30	= Beginning Balance =
	07/18/2024	07/2024	Paragon Equities-4550	K-333483	5422	55.65	0.00	331.95	1292: Jun 2024 Copies and Postages
			Net Change=55.65			55.65	0.00	331.95	= Ending Balance =
4135			Pre-Lien/Other Legal b...					598.60	= Beginning Balance =
			Net Change=0.00			0.00	0.00	598.60	= Ending Balance =
4444 Northview Condos, Inc. - 1292			Building Repairs					1,925.00	= Beginning Balance =
	07/16/2024	07/2024	Allies Ornamental Iron ...	K-333386	5421	1,700.00	0.00	3,625.00	Ladder Repair
			Net Change=1,700.00			1,700.00	0.00	3,625.00	= Ending Balance =
4450			Repairs/Plumbing					1,490.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	1,490.00	= Ending Balance =
4455			Repairs/Electrical					580.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	580.00	= Ending Balance =
4457			Repairs/Gate,Fence					670.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	670.00	= Ending Balance =
4460			Repairs/Roof					475.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	475.00	= Ending Balance =
4475			Fire Safety Equipment					480.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	480.00	= Ending Balance =
4490 Northview Condos, Inc. - 1292			Elevator Maintenance					2,550.00	= Beginning Balance =
	07/30/2024	07/2024	American Elevator Servic...	K-333727	5426	250.00	0.00	2,800.00	1292: Jul 2024 Elevator Svc
			Net Change=250.00			250.00	0.00	2,800.00	= Ending Balance =
4491 Northview Condos, Inc. - 1292			Lighting Maintenance					1,485.15	= Beginning Balance =
	07/16/2024	07/2024	Comet Lighting and Electr...	K-333340	5420	141.67	0.00	1,626.82	1392: May 2024 Second Monthly Svc
	07/16/2024	07/2024	Comet Lighting and Electr...	K-333340	5420	750.00	0.00	2,376.82	1292: Repairs to Ballast and Installation Lights

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Comet Lighting and Electr...	K-333340	5420	450.00	0.00	2,826.82	1292: Planters in Front of Units 101-108
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Comet Lighting and Electr...	K-333340	5420	105.33	0.00	2,932.15	1292: May 2024 Monthly lighting Svc
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Comet Lighting and Electr...	K-333340	5420	419.53	0.00	3,351.68	1292: Common Area Inspection
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Comet Lighting and Electr...	K-333340	5420	141.67	0.00	3,493.35	1292: Apr 2024 Second Lighting Check
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Comet Lighting and Electr...	K-333340	5420	15.00	0.00	3,508.35	1292: Apr 2024 Monthly Lighting Check
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Comet Lighting and Electr...	K-333340	5420	15.00	0.00	3,523.35	1292: Jun 2024 Light Check
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Comet Lighting and Electr...	K-333340	5420	96.67	0.00	3,620.02	1292: First February Light Check
			Net Change=2,134.87			2,134.87	0.00	3,620.02	= Ending Balance =
4512			Landscaping - Additions					1,634.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	1,634.00	= Ending Balance =
4520			Maintenance & Supplies					350.68	= Beginning Balance =
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Tim Klega	K-333058	5414	77.18	0.00	427.86	1292: Reimbursement for Umbrellas and Stands
			Net Change=77.18			77.18	0.00	427.86	= Ending Balance =
4525			Pest Control					2,010.00	= Beginning Balance =
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Griffin Pest Management...	K-333337	5417	113.00	0.00	2,123.00	1292: Commercial IPM Svc
Northview Condos, Inc. - 1292	07/16/2024	07/2024	Griffin Pest Management...	K-333338	5418	289.00	0.00	2,412.00	1292: Rodent svc
Northview Condos, Inc. - 1292	07/26/2024	07/2024	Griffin Pest Management...	K-333681	5423	124.00	0.00	2,536.00	1292: Commerical IPM Svc
Northview Condos, Inc. - 1292	07/26/2024	07/2024	Griffin Pest Management...	K-333685	5425	298.00	0.00	2,834.00	1292: Rodent Svc
			Net Change=824.00			824.00	0.00	2,834.00	= Ending Balance =
4530			Gardening					5,352.00	= Beginning Balance =
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Land Graphics	K-333054	5410	892.00	0.00	6,244.00	1292: Jul 2024 Landscape Svc
			Net Change=892.00			892.00	0.00	6,244.00	= Ending Balance =
4535			Pool/Spa Maintenance					3,300.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	3,300.00	= Ending Balance =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
4540			Insurance					14,685.99 = Beginning Balance =	
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Farmers Insurance Exc...	K-333053	5409	3,603.41	0.00	18,289.40	1292: F0026264740010001 Jun 2024
			Net Change=3,603.41			3,603.41	0.00	18,289.40 = Ending Balance =	
4550			Management					10,272.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	07/01/2024	07/2024	Paragon Equities-4550	K-332962	5404	1,712.00	0.00	11,984.00	July Management Fees
			Net Change=1,712.00			1,712.00	0.00	11,984.00 = Ending Balance =	
4556			Locksmith Service					305.00 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	305.00 = Ending Balance =	
4560			Custodial Service					6,740.00 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	6,740.00 = Ending Balance =	
4580			Electricity					8,671.18 = Beginning Balance =	
Northview Condos, Inc. - 1292	07/03/2024	07/2024	SOUTHERN CALIFORN...	K-333056	5412	1,387.67	0.00	10,058.85	1292: 700274245720 05/30-06/27
			Net Change=1,387.67			1,387.67	0.00	10,058.85 = Ending Balance =	
4590			Gas					1,505.87 = Beginning Balance =	
Northview Condos, Inc. - 1292	07/30/2024	07/2024	City of Long Beach (Utility)	K-333728	5427	26.45	0.00	1,532.32	1292: 0699110000 06/17-07/18
			Net Change=26.45			26.45	0.00	1,532.32 = Ending Balance =	
4610			Water & Sewer					14,914.46 = Beginning Balance =	
Northview Condos, Inc. - 1292	07/03/2024	07/2024	City of Signal Hill (Water...	K-333051	5407	2,122.37	0.00	17,036.83	1292: 109-0211-01 05/09-06/04
Northview Condos, Inc. - 1292	07/03/2024	07/2024	City of Signal Hill (Water...	K-333052	5408	240.77	0.00	17,277.60	1292: 109-0211-01 05/09-06/04
			Net Change=2,363.14			2,363.14	0.00	17,277.60 = Ending Balance =	
4620			Trash					9,017.28 = Beginning Balance =	
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Signal Hill Disposal	K-333055	5411	1,502.88	0.00	10,520.16	1292: 38-V3 601696 Jun 2024 Waste Svc
			Net Change=1,502.88			1,502.88	0.00	10,520.16 = Ending Balance =	
4625			Cable/Internet/Satellite ...					13,196.61 = Beginning Balance =	
Northview Condos, Inc. - 1292	07/03/2024	07/2024	Spectrum	K-333057	5413	3,339.68	0.00	16,536.29	1292: 8413131220077041 06/16-07/15

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
4629			Net Change=3,339.68			3,339.68	0.00	16,536.29	= Ending Balance =
			Tax Preparation/Audit					225.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	225.00	= Ending Balance =
4630			Legal					-713.00	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-713.00	= Ending Balance =
	4641		License,Fees,Permits						274.00
Northview Condos, Inc. - 1292		07/16/2024	Department of Industrial...	K-333335	5415	225.00	0.00	499.00	1292: Convey #077029 Inspection Fee
Northview Condos, Inc. - 1292		07/16/2024	Department of Industrial...	K-333336	5416	225.00	0.00	724.00	1292: Convey#077028 Inspection Fee
			Net Change=450.00			450.00	0.00	724.00	= Ending Balance =
4730			Transfer to Reserve Acct					9,153.84	= Beginning Balance =
	Northview Condos, Inc. - 1292	07/16/2024	Northview Condos, Inc.	K-333339	5419	4,576.92	0.00	13,730.76	1292 Transfer to Reserve
			Net Change=4,576.92			4,576.92	0.00	13,730.76	= Ending Balance =
						105,401.88	105,401.88		