

Monthly Report

May 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 = May 2024

Book = Cash

ACCOUNT	MONTH TO DATE	%	YEAR TO DATE	%	
3000	INCOME				
3108	Prepaid Dues	4,808.94	15.87	543.70	0.40
3110	Dues/Operating	25,361.06	83.70	132,865.47	97.34
3145	Collection Charges	100.00	0.33	200.00	0.15
3200	Key/Remote Fee	0.00	0.00	100.00	0.07
3305	Interest Income	0.00	0.00	149.66	0.11
3410	Late Fee	30.00	0.10	260.00	0.19
3415	Reimbursement Expense	0.00	0.00	2,383.56	1.75
3990	TOTAL INCOME	30,300.00	100.00	136,502.39	100.00
4000	EXPENSE				
4120	Telephone/Intercom	404.54	1.34	8,383.89	6.14
4129	Bank Charges	0.00	0.00	35.30	0.03
4130	Postage & Printing	19.77	0.07	150.35	0.11
4133	Copies & Faxes	44.40	0.15	249.45	0.18
4135	Pre-Lien/Other Legal by Mgmt Co	0.00	0.00	598.60	0.44
4450	Repairs/Plumbing	0.00	0.00	920.00	0.67
4455	Repairs/Electrical	0.00	0.00	580.00	0.42
4457	Repairs/Gate,Fence	0.00	0.00	670.00	0.49
4460	Repairs/Roof	0.00	0.00	475.00	0.35
4475	Fire Safety Equipment	0.00	0.00	480.00	0.35
4490	Elevator Maintenance	0.00	0.00	1,800.00	1.32
4491	Lighting Maintenance	500.00	1.65	1,088.35	0.80
4512	Landscaping - Additions	0.00	0.00	1,634.00	1.20
4520	Maintenance & Supplies	0.00	0.00	147.99	0.11
4525	Pest Control	804.00	2.65	2,010.00	1.47
4530	Gardening	892.00	2.94	4,460.00	3.27
4535	Pool/Spa Maintenance	550.00	1.82	2,750.00	2.01
4540	Insurance	2,210.90	7.30	11,082.50	8.12
4550	Management	1,712.00	5.65	8,560.00	6.27
4556	Locksmith Service	150.00	0.50	150.00	0.11
4560	Custodial Service	975.00	3.22	6,740.00	4.94
4580	Electricity	1,215.00	4.01	7,353.77	5.39
4590	Gas	156.23	0.52	1,333.40	0.98
4610	Water & Sewer	3,132.04	10.34	12,411.52	9.09
4620	Trash	1,502.88	4.96	7,514.40	5.50
4625	Cable/Internet/Satellite Expense	3,290.33	10.86	9,906.28	7.26
4629	Tax Preparation/Audit	0.00	0.00	225.00	0.16
4630	Legal	-713.00	-2.35	-713.00	-0.52
4641	License,Fees,Permits	274.00	0.90	274.00	0.20
4722	TOTAL EXPENSE	17,120.09	56.50	91,270.80	66.86
4723	RESERVE ALLOCATION				
4730	Transfer to Reserve Acct	0.00	0.00	4,576.92	3.35
4818	TOTAL RESERVE ALLOCATION	0.00	0.00	4,576.92	3.35
5010	NET INCOME	13,179.91	43.50	40,654.67	29.78
	CASH FLOW	13,179.91	43.50	40,654.67	29.78
	MONTH TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE	
1110	Cash in Bank - Operating Account	31,819.12	44,999.03	13,179.91	

Cash Flow Statement

Northview Condos, Inc. - 1292

Month = May 2024

Book = Cash

ACCOUNT		MONTH TO DATE	%	YEAR TO DATE	%
1114	Cash in Bank	0.00	0.00	0.00	
1120	Cash in Bank - Reserve	161,107.44	45,614.93	-115,492.51	
1125	Cash in Bank - Money Market	88,682.33	88,677.09	-5.24	
	TOTAL CASH	281,608.89	179,291.05	-102,317.84	
	YEAR TO DATE	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE	
1110	Cash in Bank - Operating Account	4,344.36	44,999.03	40,654.67	
1114	Cash in Bank	0.00	0.00	0.00	
1120	Cash in Bank - Reserve	160,548.93	45,614.93	-114,934.00	
1125	Cash in Bank - Money Market	88,603.32	88,677.09	73.77	
	TOTAL CASH	253,496.61	179,291.05	-74,205.56	

Balance Sheet

Northview Condos, Inc. - 1292

Month = May 2024

Book = Cash

ACCOUNT		CURRENT BALANCE
1000	ASSETS	
1100	Cash	
1110	Cash in Bank - Operating Account	44,999.03
1120	Cash in Bank - Reserve	45,614.93
1125	Cash in Bank - Money Market	88,677.09
1190	Total Cash	<u>179,291.05</u>
1990	TOTAL ASSETS	<u>179,291.05</u>
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	306.20
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	<u>-235,280.12</u>
2701	Total Reserves	<u>134,292.02</u>
2702	Equity	
2704	Owner Equity	13,103.36
2710	Current Fees Year Increase/Decrease	31,065.67
2850	Escrow Refund	830.00
2890	Total Equity	<u>44,999.03</u>
2990	TOTAL LIAB. & EQUITY	<u>179,291.05</u>

Budget Comparison

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

ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000									
INCOME									
3108	4,808.94	0.00	4,808.94	N/A	543.70	0.00	543.70	N/A	0.00
Prepaid Dues									
3110	25,361.06	26,600.00	-1,238.94	-4.66	132,865.47	133,000.00	-134.53	-0.10	319,200.00
Dues/Operating									
3145	100.00	0.00	100.00	N/A	200.00	0.00	200.00	N/A	0.00
Collection Charges									
3200	0.00	0.00	0.00	N/A	100.00	0.00	100.00	N/A	0.00
Key/Remote Fee									
3305	0.00	0.00	0.00	N/A	149.66	0.00	149.66	N/A	0.00
Interest Income									
3410	30.00	0.00	30.00	N/A	260.00	0.00	260.00	N/A	0.00
Late Fee									
3415	0.00	0.00	0.00	N/A	2,383.56	0.00	2,383.56	N/A	0.00
Reimbursement Expense									
3990	30,300.00	26,600.00	3,700.00	13.91	136,502.39	133,000.00	3,502.39	2.63	319,200.00
TOTAL INCOME									
4000									
EXPENSE									
4120	404.54	357.00	-47.54	-13.32	8,383.89	1,785.00	-6,598.89	-369.69	4,284.00
Telephone/Intercom									
4124	0.00	16.67	16.67	100.00	0.00	84.67	84.67	100.00	203.67
Miscellaneous General & Admin									
4129	0.00	15.00	15.00	100.00	35.30	75.00	39.70	52.93	180.00
Bank Charges									
4130	19.77	100.00	80.23	80.23	150.35	500.00	349.65	69.93	1,200.00
Postage & Printing									
4133	44.40	100.00	55.60	55.60	249.45	500.00	250.55	50.11	1,200.00
Copies & Faxes									
4135	0.00	0.00	0.00	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	50.42	50.42	100.00	120.42
Budget Prep									
4450	0.00	833.33	833.33	100.00	920.00	4,165.33	3,245.33	77.91	9,996.33
Repairs/Plumbing									
4452	0.00	83.33	83.33	100.00	0.00	415.33	415.33	100.00	996.33
Repairs/Irrigation Syst									
4455	0.00	83.33	83.33	100.00	580.00	415.33	-164.67	-39.65	996.33
Repairs/Electrical									
4456	0.00	83.33	83.33	100.00	0.00	415.33	415.33	100.00	996.33
Repairs/Pump									
4457	0.00	291.67	291.67	100.00	670.00	1,459.67	789.67	54.10	3,503.67
Repairs/Gate,Fence									
4460	0.00	83.33	83.33	100.00	475.00	415.33	-59.67	-14.37	996.33
Repairs/Room									
4470	0.00	166.67	166.67	100.00	0.00	834.67	834.67	100.00	2,003.67
Repairs/Other									
4475	0.00	250.00	250.00	100.00	480.00	1,250.00	770.00	61.60	3,000.00
Fire Safety Equipment									
4481	0.00	83.33	83.33	100.00	0.00	415.33	415.33	100.00	996.33
Restoration Expense									
4490	0.00	250.00	250.00	100.00	1,800.00	1,250.00	-550.00	-44.00	3,000.00
Elevator Maintenance									
4491	500.00	208.33	-291.67	-140.00	1,088.35	1,040.33	-48.02	-4.62	2,496.33
Lighting Maintenance									
4512	0.00	0.00	0.00	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	147.99	1,040.33	892.34	85.77	2,496.33
Maintenance & Supplies									
4525	804.00	402.00	-402.00	-100.00	2,010.00	2,010.00	0.00	0.00	4,824.00
Pest Control									
4530	892.00	850.00	-42.00	-4.94	4,460.00	4,250.00	-210.00	-4.94	10,200.00
Gardening									
4532	0.00	333.33	333.33	100.00	0.00	1,665.33	1,665.33	100.00	3,996.33
Tree Trimming									
4535	550.00	1,000.00	450.00	45.00	2,750.00	5,000.00	2,250.00	45.00	12,000.00
Pool/Spa Maintenance									
4540	2,210.90	2,200.00	-10.90	-0.50	11,082.50	11,000.00	-82.50	-0.75	26,400.00
Insurance									
4543	0.00	1,000.00	1,000.00	100.00	0.00	5,000.00	5,000.00	100.00	12,000.00
Earthquake Insurance									
4550	1,712.00	1,712.00	0.00	0.00	8,560.00	8,560.00	0.00	0.00	20,544.00
Management									

Budget Comparison
 Northview Condos, Inc. - 1292
 Month = May 2024
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ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
4554 Admin. Services	0.00	8.33	8.33	100.00	0.00	40.33	40.33	100.00	96.33
4556 Locksmith Service	150.00	250.00	100.00	40.00	150.00	1,250.00	1,100.00	88.00	3,000.00
4560 Custodial Service	975.00	975.00	0.00	0.00	6,740.00	4,875.00	-1,865.00	-38.26	11,700.00
4580 Electricity	1,215.00	1,680.83	465.83	27.71	7,353.77	8,404.83	1,051.06	12.51	20,171.83
4590 Gas	156.23	539.00	382.77	71.01	1,333.40	2,695.00	1,361.60	50.52	6,488.00
4610 Water & Sewer	3,132.04	2,456.33	-675.71	-27.51	12,411.52	12,280.33	-131.19	-1.07	29,472.33
4620 Trash	1,502.88	1,592.83	89.95	5.65	7,514.40	7,964.83	450.43	5.66	19,115.83
4625 Cable/Internet/Satellite Expense	3,290.33	3,111.00	-179.33	-5.76	9,906.28	15,555.00	5,648.72	36.31	37,332.00
4629 Tax Preparation/Audit	0.00	66.67	66.67	100.00	225.00	334.67	109.67	32.77	803.67
4630 Legal	-713.00	416.67	1,129.67	271.12	-713.00	2,084.67	2,797.67	134.20	5,003.67
4635 Reserve Study Expense	0.00	62.50	62.50	100.00	0.00	310.50	310.50	100.00	744.50
4640 Taxes	0.00	0.83	0.83	100.00	0.00	4.83	4.83	100.00	11.83
4641 License, Fees, Permits	274.00	125.00	-149.00	-119.20	274.00	625.00	351.00	56.16	1,500.00
4649 Meeting Expense	0.00	16.67	16.67	100.00	0.00	84.67	84.67	100.00	203.67
4722 TOTAL EXPENSE	17,120.09	22,023.06	4,902.97	22.26	91,270.80	110,107.06	18,836.26	17.11	264,254.06
4723 RESERVE ALLOCATION									
4730 Transfer to Reserve Acct	0.00	4,576.92	4,576.92	100.00	4,576.92	22,884.92	18,308.00	80.00	54,923.92
4818 TOTAL RESERVE ALLOCATION	0.00	4,576.92	4,576.92	100.00	4,576.92	22,884.92	18,308.00	80.00	54,923.92
5010 NET INCOME	13,179.91	0.02	13,179.89	65,899,450.00	40,654.67	8.02	40,646.65	506,816.08	22.02
ASSETS									
1100 Cash									
1110 Cash in Bank - Operating Account	-13,179.91	0.00	-13,179.91	N/A	-40,654.67	0.00	-40,654.67	N/A	0.00
1120 Cash in Bank - Reserve	115,492.51	0.00	115,492.51	N/A	114,934.00	0.00	114,934.00	N/A	0.00
1125 Cash in Bank - Money Market	5.24	0.00	5.24	N/A	-73.77	0.00	-73.77	N/A	0.00
1190 Total Cash	102,317.84	0.00	102,317.84	N/A	74,205.56	0.00	74,205.56	N/A	0.00
1990 TOTAL ASSETS	102,317.84	0.00	102,317.84	N/A	74,205.56	0.00	74,205.56	N/A	0.00
2500 Reserves									
2525 Unallocated Interest on Funds	2.13	0.00	2.13	N/A	13.73	0.00	13.73	N/A	0.00
2700 Reserve Fund	-115,499.88	0.00	-115,499.88	N/A	-114,873.96	0.00	-114,873.96	N/A	0.00
2701 Total Reserves	-115,497.75	0.00	-115,497.75	N/A	-114,860.23	0.00	-114,860.23	N/A	0.00

Budget Comparison

Northview Condos, Inc. - 1292

Month = May 2024

Book = Cash

ACCOUNT	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
2702 Equity									
2710 Current Fees Year Increase/Decrease	13,179.91	0.00	13,179.91	N/A	40,654.67	0.00	40,654.67	N/A	0.00
2890 Total Equity	13,179.91	0.00	13,179.91	N/A	40,654.67	0.00	40,654.67	N/A	0.00
2990 TOTAL LIAB. & EQUITY	-102,317.84	0.00	-102,317.84	N/A	-74,205.56	0.00	-74,205.56	N/A	0.00
CASH FLOW	13,179.91	0.02	13,179.89	65,899,450.00	40,654.67	8.02	40,646.65	506,816.08	22.02

MONTH TO DATE

	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
1110 Cash in Bank - Operating Account	31,819.12	44,999.03	13,179.91
1114 Cash in Bank	0.00	0.00	0.00
1120 Cash in Bank - Reserve	161,107.44	45,614.93	-115,492.51
1125 Cash in Bank - Money Market	88,682.33	88,677.09	-5.24
TOTAL CASH	281,608.89	179,291.05	-102,317.84

YEAR TO DATE

	BEGINNING BALANCE	ENDING BALANCE	DIFFERENCE
1110 Cash in Bank - Operating Account	4,344.36	44,999.03	40,654.67
1114 Cash in Bank	0.00	0.00	0.00
1120 Cash in Bank - Reserve	160,548.93	45,614.93	-114,934.00
1125 Cash in Bank - Money Market	88,603.32	88,677.09	73.77
TOTAL CASH	253,496.61	179,291.05	-74,205.56

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
1110			Cash in Bank - Operatin...					31,819.12 = Beginning Balance =	
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Paragon Equities-4550	K-331251	5362	0.00	1,712.00	30,107.12	May Management Fees
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Nicholas E. Oifoh	R-780845	237961310	475.00	0.00	30,582.12	Debit Card On-Line Payment , Web - Resident Services
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Chris Sami	R-780905	:prepay	25.00	0.00	30,607.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Chris Sami	R-780905	:prepay	0.00	25.00	30,582.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Chris Sami	R-780906	:prepay	450.00	0.00	31,032.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Chris Sami	R-780906	:prepay	0.00	450.00	30,582.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Claudia F. Harrison	R-780907	:prepay	10.00	0.00	30,592.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Claudia F. Harrison	R-780907	:prepay	0.00	10.00	30,582.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Sandra L. Kaufmann	R-780908	:prepay	25.00	0.00	30,607.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Sandra L. Kaufmann	R-780908	:prepay	0.00	25.00	30,582.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Lora D. Dickinson	R-780909	:prepay	438.00	0.00	31,020.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Lora D. Dickinson	R-780909	:prepay	0.00	438.00	30,582.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Stella Gariboldi	R-780938	:prepay	10.00	0.00	30,592.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Stella Gariboldi	R-780938	:prepay	0.00	10.00	30,582.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Janice L. Piper	R-780963	:prepay	100.00	0.00	30,682.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Janice L. Piper	R-780963	:prepay	0.00	100.00	30,582.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Elizabeth Gonzalez	R-780976	:prepay	10.00	0.00	30,592.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Elizabeth Gonzalez	R-780976	:prepay	0.00	10.00	30,582.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Andre F. Ide	R-780986	:prepay	175.00	0.00	30,757.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Andre F. Ide	R-780986	:prepay	0.00	175.00	30,582.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Maria Angela Santos	R-781020	:prepay	340.00	0.00	30,922.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Maria Angela Santos	R-781020	:prepay	0.00	340.00	30,582.12	:Prog Gen prepayment transfer

General Ledger

Northview Condos, Inc. - 1292
 Month = May 2024
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Jerome Furlow & Amber ...	R-781021	:prepay	475.00	0.00	31,057.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Jerome Furlow & Amber ...	R-781021	:prepay	0.00	475.00	30,582.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Noelia Mosqueda	R-781050	:prepay	450.00	0.00	31,032.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Noelia Mosqueda	R-781050	:prepay	0.00	450.00	30,582.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Jublin Kothari, Nibharani...	R-781061	:prepay	10.00	0.00	30,592.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Jublin Kothari, Nibharani...	R-781061	:prepay	0.00	10.00	30,582.12	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Katy Rios & Albert C. La...	R-781157	697	100.00	0.00	30,682.12	1292-215
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Katy Rios & Albert C. La...	R-781157	697	375.00	0.00	31,057.12	1292-215
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Linda J. Zila	R-781158	2822	475.00	0.00	31,532.12	1292-210
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Amy Angel	R-781159	Pre-Payme...	50.00	0.00	31,582.12	Pre-Payment Applied 1292-107
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Amy Angel	R-781159	Pre-Payme...	0.00	50.00	31,532.12	Pre-Payment Applied 1292-107
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Amy Angel	R-781160	0001467640	425.00	0.00	31,957.12	1292-107
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Amy Angel	R-781160	0001467640	50.00	0.00	32,007.12	1292-107
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Fred J. Nalder, Trustee o...	R-781161	844210177	475.00	0.00	32,482.12	1292-312
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Matseliso Matsetsele	R-781162	843905731	26.01	0.00	32,508.13	1292-209
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Matseliso Matsetsele	R-781162	843905731	448.99	0.00	32,957.12	1292-209
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Chris Sami	R-781163	728624	225.00	0.00	33,182.12	1292-110
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Chris Sami	R-781163	728624	500.00	0.00	33,682.12	1292-110
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Megan Porter & Nicolas Diaz	R-781164	205	475.00	0.00	34,157.12	1292-106
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Yoshiko A. Ramirez, Tru...	R-781165	0040641980	475.00	0.00	34,632.12	1292-311
Northview Condos, Inc. - 1292	05/02/2024	05/2024	Charter Communications	K-331302	5363	0.00	259.55	34,372.57	1292: 8413131220012568 04/16-05/15
Northview Condos, Inc. - 1292	05/02/2024	05/2024	City of Signal Hill (Water...	K-331303	5364	0.00	240.77	34,131.80	1292: 1090211201 03/26-04/11
Northview Condos, Inc. - 1292	05/02/2024	05/2024	City of Signal Hill (Water...	K-331304	5365	0.00	2,891.27	31,240.53	1292: 1090211101 03/04-04/15

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/02/2024	05/2024	Spectrum	K-331305	5366	0.00	3,290.33	27,950.20	1292: 8413131220077041 04/16-05/15
Northview Condos, Inc. - 1292	05/02/2024	05/2024	Charter Communications	K-331341	5367	0.00	144.99	27,805.21	1292: 8413131220041476 04/22-05/21
Northview Condos, Inc. - 1292	05/02/2024	05/2024	Great American Pool Se...	K-331342	5368	0.00	550.00	27,255.21	1292: May 2024 Pool Svc
Northview Condos, Inc. - 1292	05/02/2024	05/2024	Land Graphics	K-331348	5369	0.00	892.00	26,363.21	1292: May 2024 Landscape Svc
Northview Condos, Inc. - 1292	05/02/2024	05/2024	Jublin Kothari, Nibharani...	R-781283	129	465.00	0.00	26,828.21	1292-101
Northview Condos, Inc. - 1292	05/02/2024	05/2024	Jublin Kothari, Nibharani...	R-781283	129	10.00	0.00	26,838.21	1292-101
Northview Condos, Inc. - 1292	05/02/2024	05/2024	The Glenn Mitsuo Fuku...	R-781284	13825	10.00	0.00	26,848.21	1292-108
Northview Condos, Inc. - 1292	05/02/2024	05/2024	The Glenn Mitsuo Fuku...	R-781284	13825	465.00	0.00	27,313.21	1292-108
Northview Condos, Inc. - 1292	05/03/2024	05/2024	Michael J. Gore	R-781279	0000995948	475.00	0.00	27,788.21	1292-205
Northview Condos, Inc. - 1292	05/03/2024	05/2024	Roberto M. Sinson, Jr. & ...	R-781280	000005550	475.00	0.00	28,263.21	1292-309
Northview Condos, Inc. - 1292	05/03/2024	05/2024	Valerie J. Herring	R-781281	2843	475.00	0.00	28,738.21	1292-302
Northview Condos, Inc. - 1292	05/03/2024	05/2024	Valerie J. Herring	R-781281	2843	10.00	0.00	28,748.21	1292-302
Northview Condos, Inc. - 1292	05/03/2024	05/2024	Karla Magana	R-781282	2163	475.00	0.00	29,223.21	1292-308
Northview Condos, Inc. - 1292	05/03/2024	05/2024	Andre F. Ide	R-782305	414933428	175.00	0.00	29,398.21	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	05/03/2024	05/2024	Andre F. Ide	R-782305	414933428	300.00	0.00	29,698.21	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	05/03/2024	05/2024	Vicki L. Desler & Michael...	R-782308	415267653	475.00	0.00	30,173.21	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	05/04/2024	05/2024	Claudia F. Harrison	R-781278	8762	10.00	0.00	30,183.21	1292-214
Northview Condos, Inc. - 1292	05/04/2024	05/2024	Claudia F. Harrison	R-781278	8762	465.00	0.00	30,648.21	1292-214
Northview Condos, Inc. - 1292	05/06/2024	05/2024	Swiftly Swept	K-331364	5370	0.00	975.00	29,673.21	1292: Mar 2024 Maintenance Svc
Northview Condos, Inc. - 1292	05/06/2024	05/2024	William S. Miller & Timot...	R-781502	3110	475.00	0.00	30,148.21	1292-216
Northview Condos, Inc. - 1292	05/06/2024	05/2024	Gholam Nami & Judy Nami	R-781503	6643	475.00	0.00	30,623.21	1292-212
Northview Condos, Inc. - 1292	05/07/2024	05/2024	Signal Hill Disposal	K-331413	5371	0.00	1,502.88	29,120.33	1292: 38-V3601696 Apr 2024 Waste Svc
Northview Condos, Inc. - 1292	05/08/2024	05/2024	Erica M. Piurkowski & M...	R-781551	845216744	475.00	0.00	29,595.33	1292-201

General Ledger

Northview Condos, Inc. - 1292

Month = May 2024

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/08/2024	05/2024	Brian Cossio	R-781553	845176737	375.00	0.00	29,970.33	1292-217
Northview Condos, Inc. - 1292	05/08/2024	05/2024	Brian Cossio	R-781553	845176737	100.00	0.00	30,070.33	1292-217
Northview Condos, Inc. - 1292	05/08/2024	05/2024	Mildred A. Graves	R-781554	1231	475.00	0.00	30,545.33	1292-310
Northview Condos, Inc. - 1292	05/08/2024	05/2024	John R. Mireles & Kimbe...	R-782309	417291313	475.00	0.00	31,020.33	PAYLEASE 1292-219
Northview Condos, Inc. - 1292	05/08/2024	05/2024	Alexander Levy, Michael...	R-782310	417291318	475.00	0.00	31,495.33	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Griffin Pest Management...	K-331512	5372	0.00	289.00	31,206.33	1292: Rodent Svc
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Griffin Pest Management...	K-331512	5372	0.00	113.00	31,093.33	1292: Commerical IPM Svc
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Guarino's Lock & Key	K-331513	5373	0.00	150.00	30,943.33	1292: Repair Main Entrance Front Door
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Cathy Y. Butler	R-782138	7452	88.99	0.00	31,032.32	1292-206
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Cathy Y. Butler	R-782138	7452	386.01	0.00	31,418.33	1292-206
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Lucy Harumi Hayabe	R-782139	1311	475.00	0.00	31,893.33	1292-307
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Stella Gariboldi	R-782140	4047	465.00	0.00	32,358.33	1292-112
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Stella Gariboldi	R-782140	4047	20.00	0.00	32,378.33	1292-112
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Earl Hatton	R-782141	3394493829	475.00	0.00	32,853.33	1292-213
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Noelia Mosqueda	R-782143	2386	25.00	0.00	32,878.33	1292-204
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Noelia Mosqueda	R-782143	2386	450.00	0.00	33,328.33	1292-204
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Cecilia Dong	R-781827	ACH	475.00	0.00	33,803.33	1292-317
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Daniel R. Ulloa & Ricard...	R-781828	ACH	475.00	0.00	34,278.33	1292-115
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Jamie L. Lozmack	R-781829	ACH	475.00	0.00	34,753.33	1292-319
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Jason Mar-Tang	R-781830	ACH	475.00	0.00	35,228.33	1292-318
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Maria Angela Santos	R-781831	ACH	135.00	0.00	35,363.33	1292-117
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Maria Angela Santos	R-781831	ACH	340.00	0.00	35,703.33	1292-117
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Mary Helen Uht & Albert...	R-781832	ACH	475.00	0.00	36,178.33	1292-105

General Ledger

Northview Condos, Inc. - 1292

Month = May 2024

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Matthew Froehlich & Mic...	R-781833	ACH	475.00	0.00	36,653.33	1292-104
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Randy Yoshioka & Britt...	R-781834	ACH	475.00	0.00	37,128.33	1292-315
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Samuel Dugay Sagaysay	R-781835	ACH	475.00	0.00	37,603.33	1292-202
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Sandra Torres Duran & ...	R-781836	ACH	475.00	0.00	38,078.33	1292-114
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Winnie Lao	R-781837	ACH	475.00	0.00	38,553.33	1292-306
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Bank Charges 05/2024	J-79996	Bank Char...	0.00	6.00	38,547.33	Bank Charges 05/2024
Northview Condos, Inc. - 1292	05/14/2024	05/2024	Comet Lighting and Electr...	K-331578	5374	0.00	500.00	38,047.33	1292: Removed Defective Ballast Installation of LED Light
Northview Condos, Inc. - 1292	05/14/2024	05/2024	Christina Keehan	R-782137	0000005036	475.00	0.00	38,522.33	1292-102
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Grace E. Lee	R-782133	3895	36.06	0.00	38,558.39	1292-211
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Grace E. Lee	R-782133	3895	475.00	0.00	39,033.39	1292-211
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Grace E. Lee	R-782133	3895	438.94	0.00	39,472.33	1292-211
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Sandra L. Kaufmann	R-782134	481	450.00	0.00	39,922.33	1292-218
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Sandra L. Kaufmann	R-782134	481	25.00	0.00	39,947.33	1292-218
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Lora D. Dickinson	R-782135	1867	37.00	0.00	39,984.33	1292-301
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Lora D. Dickinson	R-782135	1867	438.00	0.00	40,422.33	1292-301
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Elizabeth Gonzalez	R-782136	755	465.00	0.00	40,887.33	1292-103
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Elizabeth Gonzalez	R-782136	755	10.00	0.00	40,897.33	1292-103
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Nicholas E. Oifoh	R-782409	Pre-Payme...	0.00	475.00	40,422.33	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Nicholas E. Oifoh	R-782409	Pre-Payme...	475.00	0.00	40,897.33	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	05/16/2024	05/2024	SOUTHERN CALIFORN...	K-331654	5375	0.00	1,215.00	39,682.33	1292: 700274245720 04/01-04/29
Northview Condos, Inc. - 1292	05/16/2024	05/2024	Erica Ann Sack & Alex ...	R-782493	396	475.00	0.00	40,157.33	1292-316
Northview Condos, Inc. - 1292	05/17/2024	05/2024	Farmers Insurance Exc...	K-331701	13921701	0.00	2,210.90	37,946.43	1292: F0026264740010001 May 2024
Northview Condos, Inc. - 1292	05/17/2024	05/2024	Jerome Furlow & Amber ...	R-782489	239	475.00	0.00	38,421.43	1292-203

General Ledger

Northview Condos, Inc. - 1292
 Month = May 2024
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/20/2024	05/2024	Paragon Equities-4550	K-331744	5376	0.00	19.77	38,401.66	1292: Apr 2024 Copies and Postages
Northview Condos, Inc. - 1292	05/20/2024	05/2024	Paragon Equities-4550	K-331744	5376	0.00	44.40	38,357.26	1292: Apr 2024 Copies and Postages
Northview Condos, Inc. - 1292	05/20/2024	05/2024	Janice L. Piper	R-782490	2499	375.00	0.00	38,732.26	1292-113
Northview Condos, Inc. - 1292	05/20/2024	05/2024	Janice L. Piper	R-782490	2499	10.00	0.00	38,742.26	1292-113
Northview Condos, Inc. - 1292	05/20/2024	05/2024	Janice L. Piper	R-782490	2499	100.00	0.00	38,842.26	1292-113
Northview Condos, Inc. - 1292	05/20/2024	05/2024	Judi Woods	R-782491	0044792751	135.00	0.00	38,977.26	1292-111
Northview Condos, Inc. - 1292	05/20/2024	05/2024	Judi Woods	R-782491	0044792751	475.00	0.00	39,452.26	1292-111
Northview Condos, Inc. - 1292	05/20/2024	05/2024	Judi Woods	R-782491	0044792751	10.00	0.00	39,462.26	1292-111
Northview Condos, Inc. - 1292	05/20/2024	05/2024	Judi Woods	R-782491	0044792751	405.00	0.00	39,867.26	1292-111
Northview Condos, Inc. - 1292	05/20/2024	05/2024	Judi Woods	R-782491	0044792751	475.00	0.00	40,342.26	1292-111
Northview Condos, Inc. - 1292	05/20/2024	05/2024	Gary Lee & Theresa Kw...	R-782492	846256313	475.00	0.00	40,817.26	1292-109
Northview Condos, Inc. - 1292	05/21/2024	05/2024	Department Of Public Health	K-331811	5377	0.00	274.00	40,543.26	1292: Public Health Swimming Pool Inspection
Northview Condos, Inc. - 1292	05/22/2024	05/2024	Griffin Pest Management...	K-331869	5378	0.00	113.00	40,430.26	1292: Pest Control Svc
Northview Condos, Inc. - 1292	05/22/2024	05/2024	Griffin Pest Management...	K-331869	5378	0.00	289.00	40,141.26	1292: Pest Control Svc
Northview Condos, Inc. - 1292	05/25/2024	05/2024	Yoshiko A. Ramirez, Tru...	R-782653	0045693735	475.00	0.00	40,616.26	1292-311
Northview Condos, Inc. - 1292	05/28/2024	05/2024	William Brandon Elton	R-782511	9615312819	240.00	0.00	40,856.26	1292-313
Northview Condos, Inc. - 1292	05/28/2024	05/2024	William Brandon Elton	R-782511	9615312819	245.00	0.00	41,101.26	1292-313
Northview Condos, Inc. - 1292	05/28/2024	05/2024	William S. Miller & Timot...	R-782650	1152	475.00	0.00	41,576.26	1292-216
Northview Condos, Inc. - 1292	05/28/2024	05/2024	Matseiso Matseitsele	R-782651	847172497	26.01	0.00	41,602.27	1292-209
Northview Condos, Inc. - 1292	05/28/2024	05/2024	Matseiso Matseitsele	R-782651	847172497	448.99	0.00	42,051.26	1292-209
Northview Condos, Inc. - 1292	05/28/2024	05/2024	Amy Angel	R-782652	0003648096	50.00	0.00	42,101.26	1292-107
Northview Condos, Inc. - 1292	05/28/2024	05/2024	Amy Angel	R-782652	0003648096	425.00	0.00	42,526.26	1292-107
Northview Condos, Inc. - 1292	05/28/2024	05/2024	Cathy Y. Butler	R-782654	7457	386.01	0.00	42,912.27	1292-206

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/28/2024	05/2024	Cathy Y. Butler	R-782654	7457	88.99	0.00	43,001.26	1292-206
Northview Condos, Inc. - 1292	05/29/2024	05/2024	City of Long Beach (Utility)	K-331969	5379	0.00	156.23	42,845.03	1292: 0699110000 04/17-05/16
Northview Condos, Inc. - 1292	05/29/2024	05/2024	Fred J. Nalder, Trustee o...	R-782683	847570841	475.00	0.00	43,320.03	1292-312
Northview Condos, Inc. - 1292	05/30/2024	05/2024	Deeptichandra Chakka	R-784087	419174365	465.00	0.00	43,785.03	Paylease 1292-304
Northview Condos, Inc. - 1292	05/30/2024	05/2024	Deeptichandra Chakka	R-784087	419174365	20.00	0.00	43,805.03	Paylease 1292-304
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Nicholas E. Oifoh	R-782720	241411519	475.00	0.00	44,280.03	Debit Card On-Line Payment ; Mobile Web - Resident Services
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Katy Rios & Albert C. La...	R-782725	241531946	713.00	0.00	44,993.03	Debit Card On-Line Payment ; Web - Resident Services
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Bank Charges 04/2024-D...	J-79999	Bank Char...	6.00	0.00	44,999.03	Bank Charges 04/2024-Duplicate Entry
			Net Change=13,179.91			34,062.00	20,882.09	44,999.03	= Ending Balance =
1120			Cash in Bank - Reserve					161,107.44	= Beginning Balance =
Northview Condos, Inc. - 1292	05/22/2024	05/2024	Northview Condos, Inc.	K-331870	203	0.00	24,143.88	136,963.56	1292: Reimbursement to Operating Account for Reserve Expenses
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Streamline Building Corp...	K-332048	204	0.00	18,270.00	118,693.56	1292: Re-Seal Courtyard and Walkways 40% Progress
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Streamline Building Corp...	K-332048	204	0.00	36,540.00	82,153.56	1292: Re-Seal Courtyard and Walkways 40% Progress
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Streamline Building Corp...	K-332048	204	0.00	36,540.00	45,613.56	1292: Re-Seal Courtyard and Walkways
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Streamline Building Corp...	K-332052	204	18,270.00	0.00	63,883.56	1292: Re-Seal Courtyard and Walkways 40% Progress
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Streamline Building Corp...	K-332052	204	36,540.00	0.00	100,423.56	1292: Re-Seal Courtyard and Walkways 40% Progress
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Streamline Building Corp...	K-332052	204	36,540.00	0.00	136,963.56	1292: Re-Seal Courtyard and Walkways
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Streamline Building Corp...	K-332053	205	0.00	36,540.00	100,423.56	1292: Re-Seal Courtyard and Walkways
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Streamline Building Corp...	K-332054	206	0.00	36,540.00	63,883.56	1292: Re-Seal Courtyard and Walkways 40% Progress
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Streamline Building Corp...	K-332055	207	0.00	18,270.00	45,613.56	1292: Re-Seal Courtyard and Walkways 40% Progress
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Interest Income 05/2024	J-80005	Interest I...	1.37	0.00	45,614.93	Interest Income 05/2024
			Net Change=-115,492.51			91,351.37	206,843.88	45,614.93	= Ending Balance =
1125			Cash in Bank - Money ...					88,682.33	= Beginning Balance =

General Ledger

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

Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Bank Charges 05/2024	J-79997	Bank Char...	0.00	6.00	88,676.33	Bank Charges 05/2024
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Interest Income 05/2024	J-79998	Interest I...	0.76	0.00	88,677.09	Interest Income 05/2024
			Net Change=-5.24			0.76	6.00	88,677.09	= Ending Balance =
2501			Reserves-Boiler			0.00	0.00	9,466.68	= Beginning Balance =
			Net Change=0.00			0.00	0.00	9,466.68	= Ending Balance =
2503			Reserves-Tennis Courts			0.00	0.00	-1,685.81	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-1,685.81	= Ending Balance =
2504			Reserves-Security Phones			0.00	0.00	-176.09	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-176.09	= Ending Balance =
2505			Reserves-Irrigation			0.00	0.00	-1,164.12	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-1,164.12	= Ending Balance =
2507			Reserves-Fences & Gates			0.00	0.00	15,797.49	= Beginning Balance =
			Net Change=0.00			0.00	0.00	15,797.49	= Ending Balance =
2511			Reserves-Pest Control			0.00	0.00	3,642.70	= Beginning Balance =
			Net Change=0.00			0.00	0.00	3,642.70	= Ending Balance =
2513			Reserves-Lighting			0.00	0.00	-2,564.29	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-2,564.29	= Ending Balance =
2514			Reserves-Elevator			0.00	0.00	-5,444.20	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-5,444.20	= Ending Balance =
2515			Reserves-Painting			0.00	0.00	-9,304.47	= Beginning Balance =
			Net Change=0.00			0.00	0.00	-9,304.47	= Ending Balance =
2519			Reserves-Pool & Spa			0.00	0.00	13,177.93	= Beginning Balance =
			Net Change=0.00			0.00	0.00	13,177.93	= Ending Balance =
2521			Reserves-Contingency			0.00	0.00	6,670.09	= Beginning Balance =
			Net Change=0.00			0.00	0.00	6,670.09	= Ending Balance =

General Ledger

Northview Condos, Inc. - 1292
 Month = May 2024
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
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 ...					-304.07 = Beginning Balance =	
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Interest Income 05/2024	J-79998	Interest I...	0.00	0.76	-304.83 Interest Income 05/2024	
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Interest Income 05/2024	J-80005	Interest I...	0.00	1.37	-306.20 Interest Income 05/2024	
			Net Change=-2.13			0.00	2.13	-306.20 = 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 Net Change=0.00			0.00	0.00	-71,443.07 = Beginning Balance = -71,443.07 = Ending Balance =	
2640			Reserves - Sauna Net Change=0.00			0.00	0.00	-1,130.73 = Beginning Balance = -1,130.73 = Ending Balance =	
2700			Reserve Fund					119,780.24 = Beginning Balance =	
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Bank Charges 05/2024	J-79997	Bank Char...	6.00	0.00	119,786.24 Bank Charges 05/2024	
Northview Condos, Inc. - 1292	05/22/2024	05/2024	Northview Condos, Inc.	K-331870	203	24,143.88	0.00	143,930.12 1292: Reimbursement to Operating Account for Reserve Expenses	
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Streamline Building Corp...	K-332048	204	18,270.00	0.00	162,200.12 1292: Re-Seal Courtyard and Walkways 40% Progress	
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Streamline Building Corp...	K-332048	204	36,540.00	0.00	198,740.12 1292: Re-Seal Courtyard and Walkways 40% Progress	

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Northview Condos, Inc. - 1292
 Month = May 2024
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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Streamline Building Corp...	K-332048	204	36,540.00	0.00	235,280.12	1292: Re-Seal Courtyard and Walkways
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Streamline Building Corp...	K-332052	204	0.00	36,540.00	198,740.12	1292: Re-Seal Courtyard and Walkways
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Streamline Building Corp...	K-332052	204	0.00	36,540.00	162,200.12	1292: Re-Seal Courtyard and Walkways 40% Progress
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Streamline Building Corp...	K-332052	204	0.00	18,270.00	143,930.12	1292: Re-Seal Courtyard and Walkways 40% Progress
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Streamline Building Corp...	K-332053	205	36,540.00	0.00	180,470.12	1292: Re-Seal Courtyard and Walkways
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Streamline Building Corp...	K-332054	206	36,540.00	0.00	217,010.12	1292: Re-Seal Courtyard and Walkways 40% Progress
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Streamline Building Corp...	K-332055	207	18,270.00	0.00	235,280.12	1292: Re-Seal Courtyard and Walkways 40% Progress
			Net Change=115,499.88			206,849.88	91,350.00	235,280.12	= Ending Balance =
2704			Owner Equity			0.00	0.00	-13,103.36	= Beginning Balance =
			Net Change=0.00					-13,103.36	= Ending Balance =
2710			Current Fees Year Incre...			0.00	0.00	9,589.00	= Beginning Balance =
			Net Change=0.00					9,589.00	= Ending Balance =
2850			Escrow Refund			0.00	0.00	-830.00	= Beginning Balance =
			Net Change=0.00					-830.00	= Ending Balance =
3108			Prepaid Dues					4,265.24	= Beginning Balance =
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Nicholas E. Oifoh	R-780845	237961310	0.00	475.00	3,790.24	Debit Card On-Line Payment ; Web - Resident Services
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Chris Sarni	R-780905	:prepay	25.00	0.00	3,815.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Chris Sarni	R-780906	:prepay	450.00	0.00	4,265.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Claudia F. Harrison	R-780907	:prepay	10.00	0.00	4,275.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Sandra L. Kaufmann	R-780908	:prepay	25.00	0.00	4,300.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Lora D. Dickinson	R-780909	:prepay	438.00	0.00	4,738.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Stella Gariboldi	R-780938	:prepay	10.00	0.00	4,748.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Janice L. Piper	R-780963	:prepay	100.00	0.00	4,848.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Elizabeth Gonzalez	R-780976	:prepay	10.00	0.00	4,858.24	: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	05/01/2024	05/2024	Andre F. Ide	R-780986	:prepay	175.00	0.00	5,033.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Maria Angela Santos	R-781020	:prepay	340.00	0.00	5,373.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Jerome Furlow & Amber ...	R-781021	:prepay	475.00	0.00	5,848.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Noelia Mosqueda	R-781050	:prepay	450.00	0.00	6,298.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Jublin Kothari, Nibharani...	R-781061	:prepay	10.00	0.00	6,308.24	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Amy Angel	R-781159	Pre-Payme...	50.00	0.00	6,358.24	Pre-Payment Applied 1292-107
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Amy Angel	R-781160	0001467640	0.00	50.00	6,308.24	1292-107
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Chris Sami	R-781163	728624	0.00	225.00	6,083.24	1292-110
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Chris Sami	R-781163	728624	0.00	500.00	5,583.24	1292-110
Northview Condos, Inc. - 1292	05/02/2024	05/2024	Jublin Kothari, Nibharani...	R-781283	129	0.00	10.00	5,573.24	1292-101
Northview Condos, Inc. - 1292	05/03/2024	05/2024	Andre F. Ide	R-782305	414933428	0.00	175.00	5,398.24	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	05/04/2024	05/2024	Claudia F. Harrison	R-781278	8762	0.00	10.00	5,388.24	1292-214
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Stella Gariboldi	R-782140	4047	0.00	20.00	5,368.24	1292-112
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Noelia Mosqueda	R-782143	2386	0.00	450.00	4,918.24	1292-204
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Maria Angela Santos	R-781831	ACH	0.00	340.00	4,578.24	1292-117
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Grace E. Lee	R-782133	3895	0.00	438.94	4,139.30	1292-211
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Sandra L. Kaufmann	R-782134	481	0.00	25.00	4,114.30	1292-218
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Lora D. Dickinson	R-782135	1867	0.00	438.00	3,676.30	1292-301
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Elizabeth Gonzalez	R-782136	755	0.00	10.00	3,666.30	1292-103
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Nicholas E. Oifoh	R-782409	Pre-Payme...	475.00	0.00	4,141.30	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	05/17/2024	05/2024	Jerome Furlow & Amber ...	R-782489	239	0.00	475.00	3,666.30	1292-203
Northview Condos, Inc. - 1292	05/20/2024	05/2024	Janice L. Piper	R-782490	2499	0.00	100.00	3,566.30	1292-113
Northview Condos, Inc. - 1292	05/20/2024	05/2024	Judi Woods	R-782491	0044792751	0.00	475.00	3,091.30	1292-111

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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	05/20/2024	05/2024	Judi Woods	R-782491	0044792751	0.00	405.00	2,686.30	1292-111
Northview Condos, Inc. - 1292	05/25/2024	05/2024	Yoshiko A. Ramirez, Tru...	R-782653	0045693735	0.00	475.00	2,211.30	1292-311
Northview Condos, Inc. - 1292	05/28/2024	05/2024	William S. Miller & Timot...	R-782650	1152	0.00	475.00	1,736.30	1292-216
Northview Condos, Inc. - 1292	05/28/2024	05/2024	Matseliso Matsetsele	R-782651	847172497	0.00	448.99	1,287.31	1292-209
Northview Condos, Inc. - 1292	05/28/2024	05/2024	Amy Angel	R-782652	0003648096	0.00	425.00	862.31	1292-107
Northview Condos, Inc. - 1292	05/28/2024	05/2024	Amy Angel	R-782652	0003648096	0.00	50.00	812.31	1292-107
Northview Condos, Inc. - 1292	05/28/2024	05/2024	Cathy Y. Butler	R-782654	7457	0.00	386.01	426.30	1292-206
Northview Condos, Inc. - 1292	05/29/2024	05/2024	Fred J. Nalder, Trustee o...	R-782683	847570841	0.00	475.00	-48.70	1292-312
Northview Condos, Inc. - 1292	05/30/2024	05/2024	Deeptichandra Chakka	R-784087	419174365	0.00	20.00	-68.70	Paylease 1292-304
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Nicholas E. Oifoh	R-782720	241411519	0.00	475.00	-543.70	Debit Card On-Line Payment ; Mobile Web - Resident Services
			Net Change=-4,808.94			3,043.00	7,851.94	-543.70 = Ending Balance =	
3110			Dues/Operating					-107,504.41 = Beginning Balance =	
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Chris Sami	R-780905	:prepay	0.00	25.00	-107,529.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Chris Sami	R-780906	:prepay	0.00	450.00	-107,979.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Claudia F. Harrison	R-780907	:prepay	0.00	10.00	-107,989.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Sandra L. Kaufmann	R-780908	:prepay	0.00	25.00	-108,014.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Lora D. Dickinson	R-780909	:prepay	0.00	438.00	-108,452.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Stella Gariboldi	R-780938	:prepay	0.00	10.00	-108,462.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Janice L. Piper	R-780963	:prepay	0.00	100.00	-108,562.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Elizabeth Gonzalez	R-780976	:prepay	0.00	10.00	-108,572.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Andre F. Ide	R-780986	:prepay	0.00	175.00	-108,747.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Maria Angela Santos	R-781020	:prepay	0.00	340.00	-109,087.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Jerome Furlow & Amber ...	R-781021	:prepay	0.00	475.00	-109,562.41	: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	05/01/2024	05/2024	Noelia Mosqueda	R-781050	:prepay	0.00	450.00	-110,012.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Jublin Kothari, Nibharani...	R-781061	:prepay	0.00	10.00	-110,022.41	:Prog Gen prepayment transfer
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Katy Rios & Albert C. La...	R-781157	697	0.00	375.00	-110,397.41	1292-215
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Katy Rios & Albert C. La...	R-781157	697	0.00	100.00	-110,497.41	1292-215
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Linda J. Zila	R-781158	2822	0.00	475.00	-110,972.41	1292-210
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Amy Angel	R-781159	Pre-Payme...	0.00	50.00	-111,022.41	Pre-Payment Applied 1292-107
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Amy Angel	R-781160	0001467640	0.00	425.00	-111,447.41	1292-107
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Fred J. Nalder, Trustee o...	R-781161	844210177	0.00	475.00	-111,922.41	1292-312
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Matseliso Matsetsetsele	R-781162	843905731	0.00	26.01	-111,948.42	1292-209
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Matseliso Matsetsetsele	R-781162	843905731	0.00	448.99	-112,397.41	1292-209
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Megan Porter & Nicolas Diaz	R-781164	205	0.00	475.00	-112,872.41	1292-106
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Yoshiko A. Ramirez, Tru...	R-781165	0040641980	0.00	475.00	-113,347.41	1292-311
Northview Condos, Inc. - 1292	05/02/2024	05/2024	Jublin Kothari, Nibharani...	R-781283	129	0.00	465.00	-113,812.41	1292-101
Northview Condos, Inc. - 1292	05/02/2024	05/2024	The Glenn Mitsuo Fuku...	R-781284	13825	0.00	465.00	-114,277.41	1292-108
Northview Condos, Inc. - 1292	05/02/2024	05/2024	The Glenn Mitsuo Fuku...	R-781284	13825	0.00	10.00	-114,287.41	1292-108
Northview Condos, Inc. - 1292	05/03/2024	05/2024	Michael J. Gore	R-781279	0000995948	0.00	475.00	-114,762.41	1292-205
Northview Condos, Inc. - 1292	05/03/2024	05/2024	Roberto M. Sinson, Jr & ...	R-781280	000005550	0.00	475.00	-115,237.41	1292-309
Northview Condos, Inc. - 1292	05/03/2024	05/2024	Valerie J. Herring	R-781281	2843	0.00	475.00	-115,712.41	1292-302
Northview Condos, Inc. - 1292	05/03/2024	05/2024	Karla Magana	R-781282	2163	0.00	475.00	-116,187.41	1292-308
Northview Condos, Inc. - 1292	05/03/2024	05/2024	Andre F. Ide	R-782305	414933428	0.00	300.00	-116,487.41	PAYLEASE 1292-118
Northview Condos, Inc. - 1292	05/03/2024	05/2024	Vicki L. Desler & Michael...	R-782308	415267653	0.00	475.00	-116,962.41	PAYLEASE 1292-208
Northview Condos, Inc. - 1292	05/04/2024	05/2024	Claudia F. Harrison	R-781278	8762	0.00	465.00	-117,427.41	1292-214
Northview Condos, Inc. - 1292	05/06/2024	05/2024	William S. Miller & Timot...	R-781502	3110	0.00	475.00	-117,902.41	1292-216

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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	05/06/2024	05/2024	Gholam Nami & Judy Nami	R-781503	6643	0.00	475.00	-118,377.41	1292-212
Northview Condos, Inc. - 1292	05/08/2024	05/2024	Erica M. Piurkowski & M...	R-781551	845216744	0.00	475.00	-118,852.41	1292-201
Northview Condos, Inc. - 1292	05/08/2024	05/2024	Brian Cossio	R-781553	845176737	0.00	375.00	-119,227.41	1292-217
Northview Condos, Inc. - 1292	05/08/2024	05/2024	Mildred A. Graves	R-781554	1231	0.00	475.00	-119,702.41	1292-310
Northview Condos, Inc. - 1292	05/08/2024	05/2024	John R. Mireles & Kimbe...	R-782309	417291313	0.00	475.00	-120,177.41	PAYLEASE 1292-219
Northview Condos, Inc. - 1292	05/08/2024	05/2024	Alexander Levy, Michael...	R-782310	417291318	0.00	475.00	-120,652.41	PAYLEASE 1292-303
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Cathy Y. Butler	R-782138	7452	0.00	88.99	-120,741.40	1292-206
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Cathy Y. Butler	R-782138	7452	0.00	386.01	-121,127.41	1292-206
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Lucy Harumi Hayabe	R-782139	1311	0.00	475.00	-121,602.41	1292-307
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Stella Gariboldi	R-782140	4047	0.00	465.00	-122,067.41	1292-112
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Earl Hatton	R-782141	3394493829	0.00	475.00	-122,542.41	1292-213
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Noelia Mosqueda	R-782143	2386	0.00	25.00	-122,567.41	1292-204
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Cecilia Dong	R-781827	ACH	0.00	475.00	-123,042.41	1292-317
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Daniel R. Ulloa & Ricard...	R-781828	ACH	0.00	475.00	-123,517.41	1292-115
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Jamie L. Lozmack	R-781829	ACH	0.00	475.00	-123,992.41	1292-319
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Jason Mar-Tang	R-781830	ACH	0.00	475.00	-124,467.41	1292-318
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Maria Angela Santos	R-781831	ACH	0.00	135.00	-124,602.41	1292-117
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Mary Helen Uht & Albert...	R-781832	ACH	0.00	475.00	-125,077.41	1292-105
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Matthew Froehlich & Mic...	R-781833	ACH	0.00	475.00	-125,552.41	1292-104
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Randy Yoshioka & Britt...	R-781834	ACH	0.00	475.00	-126,027.41	1292-315
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Samuel Dugay Sagaysay	R-781835	ACH	0.00	475.00	-126,502.41	1292-202
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Sandra Torres Duran & ...	R-781836	ACH	0.00	475.00	-126,977.41	1292-114
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Winnie Lao	R-781837	ACH	0.00	475.00	-127,452.41	1292-306

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
Northview Condos, Inc. - 1292	05/14/2024	05/2024	Christina Keehan	R-782137	0000005036	0.00	475.00	-127,927.41	1292-102
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Grace E. Lee	R-782133	3895	0.00	475.00	-128,402.41	1292-211
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Grace E. Lee	R-782133	3895	0.00	36.06	-128,438.47	1292-211
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Sandra L. Kaufmann	R-782134	481	0.00	450.00	-128,888.47	1292-218
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Lora D. Dickinson	R-782135	1867	0.00	37.00	-128,925.47	1292-301
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Elizabeth Gonzalez	R-782136	755	0.00	465.00	-129,390.47	1292-103
Northview Condos, Inc. - 1292	05/15/2024	05/2024	Nicholas E. Oifoh	R-782409	Pre-Payme...	0.00	475.00	-129,865.47	Pre-Payment Applied 1292-314
Northview Condos, Inc. - 1292	05/16/2024	05/2024	Erica Ann Sack & Alex ...	R-782493	396	0.00	475.00	-130,340.47	1292-316
Northview Condos, Inc. - 1292	05/20/2024	05/2024	Janice L. Piper	R-782490	2499	0.00	375.00	-130,715.47	1292-113
Northview Condos, Inc. - 1292	05/20/2024	05/2024	Judi Woods	R-782491	0044792751	0.00	475.00	-131,190.47	1292-111
Northview Condos, Inc. - 1292	05/20/2024	05/2024	Judi Woods	R-782491	0044792751	0.00	135.00	-131,325.47	1292-111
Northview Condos, Inc. - 1292	05/20/2024	05/2024	Gary Lee & Theresa Kw...	R-782492	846256313	0.00	475.00	-131,800.47	1292-109
Northview Condos, Inc. - 1292	05/28/2024	05/2024	William Brandon Elton	R-782511	9615312819	0.00	245.00	-132,045.47	1292-313
Northview Condos, Inc. - 1292	05/28/2024	05/2024	William Brandon Elton	R-782511	9615312819	0.00	240.00	-132,285.47	1292-313
Northview Condos, Inc. - 1292	05/28/2024	05/2024	Matseliso Matseletsele	R-782651	847172497	0.00	26.01	-132,311.48	1292-209
Northview Condos, Inc. - 1292	05/28/2024	05/2024	Cathy Y. Butler	R-782654	7457	0.00	88.99	-132,400.47	1292-206
Northview Condos, Inc. - 1292	05/30/2024	05/2024	Deeptichandra Chakka	R-784087	419174365	0.00	465.00	-132,865.47	Paylease 1292-304
			Net Change=-25,361.06			0.00	25,361.06	-132,865.47 = Ending Balance =	
3145			Collection Charges					-100.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	05/08/2024	05/2024	Brian Cossio	R-781553	845176737	0.00	100.00	-200.00	1292-217
			Net Change=-100.00			0.00	100.00	-200.00 = Ending Balance =	
3200			Key/Remote Fee					-100.00 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	-100.00 = Ending Balance =	

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance Remarks
3305			Interest Income					
			Net Change=0.00			0.00	0.00	-149.66 = Beginning Balance = -149.66 = Ending Balance =
3410			Late Fee					
Northview Condos, Inc. - 1292	05/03/2024	05/2024	Valerie J. Herring	R-781281	2843	0.00	10.00	-230.00 = Beginning Balance = -240.00 1292-302
Northview Condos, Inc. - 1292	05/20/2024	05/2024	Janice L. Piper	R-782490	2499	0.00	10.00	-250.00 1292-113
Northview Condos, Inc. - 1292	05/20/2024	05/2024	Judi Woods	R-782491	0044792751	0.00	10.00	-260.00 1292-111
			Net Change=-30.00			0.00	30.00	-260.00 = Ending Balance =
3415			Reimbursement Expense					
			Net Change=0.00			0.00	0.00	-2,383.56 = Beginning Balance = -2,383.56 = Ending Balance =
4120			Telephone/Intercom					
Northview Condos, Inc. - 1292	05/02/2024	05/2024	Charter Communications	K-331302	5363	259.55	0.00	7,979.35 = Beginning Balance = 8,238.90 1292: 8413131220012568 04/16-05/15
Northview Condos, Inc. - 1292	05/02/2024	05/2024	Charter Communications	K-331341	5367	144.99	0.00	8,383.89 1292: 8413131220041476 04/22-05/21
			Net Change=404.54			404.54	0.00	8,383.89 = Ending Balance =
4129			Bank Charges					
Northview Condos, Inc. - 1292	05/10/2024	05/2024	Bank Charges 05/2024	J-79996	Bank Char...	6.00	0.00	35.30 = Beginning Balance = 41.30 Bank Charges 05/2024
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Bank Charges 04/2024-D...	J-79999	Bank Char...	0.00	6.00	35.30 Bank Charges 04/2024-Duplicate Entry
			Net Change=0.00			6.00	6.00	35.30 = Ending Balance =
4130			Postage & Printing					
Northview Condos, Inc. - 1292	05/20/2024	05/2024	Paragon Equities-4550	K-331744	5376	19.77	0.00	130.58 = Beginning Balance = 150.35 1292: Apr 2024 Copies and Postages
			Net Change=19.77			19.77	0.00	150.35 = Ending Balance =
4133			Copies & Faxes					
Northview Condos, Inc. - 1292	05/20/2024	05/2024	Paragon Equities-4550	K-331744	5376	44.40	0.00	205.05 = Beginning Balance = 249.45 1292: Apr 2024 Copies and Postages
			Net Change=44.40			44.40	0.00	249.45 = Ending Balance =
4135			Pre-Lien/Other Legal b...					
			Net Change=0.00			0.00	0.00	598.60 = Beginning Balance = 598.60 = Ending Balance =

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
4450			Repairs/Plumbing Net Change=0.00			0.00	0.00	920.00 = Beginning Balance = 920.00 = Ending Balance =	
4455			Repairs/Electrical Net Change=0.00			0.00	0.00	580.00 = Beginning Balance = 580.00 = Ending Balance =	
4457			Repairs/Gate,Fence Net Change=0.00			0.00	0.00	670.00 = Beginning Balance = 670.00 = Ending Balance =	
4460			Repairs/Roof Net Change=0.00			0.00	0.00	475.00 = Beginning Balance = 475.00 = Ending Balance =	
4475			Fire Safety Equipment Net Change=0.00			0.00	0.00	480.00 = Beginning Balance = 480.00 = Ending Balance =	
4490			Elevator Maintenance Net Change=0.00			0.00	0.00	1,800.00 = Beginning Balance = 1,800.00 = Ending Balance =	
4491			Lighting Maintenance					588.35 = Beginning Balance =	
Northview Condos, Inc. - 1292	05/14/2024	05/2024	Comet Lighting and Electr...	K-331578	5374	500.00	0.00	1,088.35	1292: Removed Defective Ballast Installation of LED Light
			Net Change=500.00			500.00	0.00	1,088.35 = Ending Balance =	
4512			Landscaping - Additions Net Change=0.00			0.00	0.00	1,634.00 = Beginning Balance = 1,634.00 = Ending Balance =	
4520			Maintenance & Supplies Net Change=0.00			0.00	0.00	147.99 = Beginning Balance = 147.99 = Ending Balance =	
4525			Pest Control					1,206.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Griffin Pest Management...	K-331512	5372	113.00	0.00	1,319.00	1292: Commerical IPM Svc
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Griffin Pest Management...	K-331512	5372	289.00	0.00	1,608.00	1292: Rodent Svc
Northview Condos, Inc. - 1292	05/22/2024	05/2024	Griffin Pest Management...	K-331869	5378	113.00	0.00	1,721.00	1292: Pest Control Svc
Northview Condos, Inc. - 1292	05/22/2024	05/2024	Griffin Pest Management...	K-331869	5378	289.00	0.00	2,010.00	1292: Pest Control Svc
			Net Change=804.00			804.00	0.00	2,010.00 = Ending Balance =	

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance Remarks
4530			Gardening					3,568.00 = Beginning Balance =
Northview Condos, Inc. - 1292	05/02/2024	05/2024	Land Graphics	K-331348	5369	892.00	0.00	4,460.00 1292: May 2024 Landscape Svc
			Net Change=892.00			892.00	0.00	4,460.00 = Ending Balance =
4535			Pool/Spa Maintenance					2,200.00 = Beginning Balance =
Northview Condos, Inc. - 1292	05/02/2024	05/2024	Great American Pool Se...	K-331342	5368	550.00	0.00	2,750.00 1292: May 2024 Pool Svc
			Net Change=550.00			550.00	0.00	2,750.00 = Ending Balance =
4540			Insurance					8,871.60 = Beginning Balance =
Northview Condos, Inc. - 1292	05/17/2024	05/2024	Farmers Insurance Exc...	K-331701	13921701	2,210.90	0.00	11,082.50 1292: F0026264740010001 May 2024
			Net Change=2,210.90			2,210.90	0.00	11,082.50 = Ending Balance =
4550			Management					6,848.00 = Beginning Balance =
Northview Condos, Inc. - 1292	05/01/2024	05/2024	Paragon Equities-4550	K-331251	5362	1,712.00	0.00	8,560.00 May Management Fees
			Net Change=1,712.00			1,712.00	0.00	8,560.00 = Ending Balance =
4556			Locksmith Service					0.00 = Beginning Balance =
Northview Condos, Inc. - 1292	05/09/2024	05/2024	Guarino's Lock & Key	K-331513	5373	150.00	0.00	150.00 1292: Repair Main Entrance Front Door
			Net Change=150.00			150.00	0.00	150.00 = Ending Balance =
4560			Custodial Service					5,765.00 = Beginning Balance =
Northview Condos, Inc. - 1292	05/06/2024	05/2024	Swiftly Swept	K-331364	5370	975.00	0.00	6,740.00 1292: Mar 2024 Maintenance Svc
			Net Change=975.00			975.00	0.00	6,740.00 = Ending Balance =
4580			Electricity					6,138.77 = Beginning Balance =
Northview Condos, Inc. - 1292	05/16/2024	05/2024	SOUTHERN CALIFORN...	K-331654	5375	1,215.00	0.00	7,353.77 1292: 700274245720 04/01-04/29
			Net Change=1,215.00			1,215.00	0.00	7,353.77 = Ending Balance =
4590			Gas					1,177.17 = Beginning Balance =
Northview Condos, Inc. - 1292	05/29/2024	05/2024	City of Long Beach (Utility)	K-331969	5379	156.23	0.00	1,333.40 1292: 0699110000 04/17-05/16
			Net Change=156.23			156.23	0.00	1,333.40 = Ending Balance =

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Property Name	Date	Period	Person/Description	CTRL Number	Reference	Debit	Credit	Balance	Remarks
4610			Water & Sewer					9,279.48 = Beginning Balance =	
Northview Condos, Inc. - 1292	05/02/2024	05/2024	City of Signal Hill (Water...	K-331303	5364	240.77	0.00	9,520.25	1292: 1090211201 03/26-04/11
Northview Condos, Inc. - 1292	05/02/2024	05/2024	City of Signal Hill (Water...	K-331304	5365	2,891.27	0.00	12,411.52	1292: 1090211101 03/04-04/15
			Net Change=3,132.04			3,132.04	0.00	12,411.52 = Ending Balance =	
4620			Trash					6,011.52 = Beginning Balance =	
Northview Condos, Inc. - 1292	05/07/2024	05/2024	Signal Hill Disposal	K-331413	5371	1,502.88	0.00	7,514.40	1292: 38-V3601696 Apr 2024 Waste Svc
			Net Change=1,502.88			1,502.88	0.00	7,514.40 = Ending Balance =	
4625			Cable/Internet/Satellite ...					6,615.95 = Beginning Balance =	
Northview Condos, Inc. - 1292	05/02/2024	05/2024	Spectrum	K-331305	5366	3,290.33	0.00	9,906.28	1292: 8413131220077041 04/16-05/15
			Net Change=3,290.33			3,290.33	0.00	9,906.28 = Ending Balance =	
4629			Tax Preparation/Audit					225.00 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	225.00 = Ending Balance =	
4630			Legal					0.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	05/31/2024	05/2024	Katy Rios & Albert C. La...	R-782725	241531946	0.00	713.00	-713.00	Debit Card On-Line Payment ; Web - Resident Services
			Net Change=-713.00			0.00	713.00	-713.00 = Ending Balance =	
4641			License,Fees,Permits					0.00 = Beginning Balance =	
Northview Condos, Inc. - 1292	05/21/2024	05/2024	Department Of Public Health	K-331811	5377	274.00	0.00	274.00	1292: Public Health Swimming Pool Inspection
			Net Change=274.00			274.00	0.00	274.00 = Ending Balance =	
4730			Transfer to Reserve Acct					4,576.92 = Beginning Balance =	
			Net Change=0.00			0.00	0.00	4,576.92 = Ending Balance =	
						353,146.10	353,146.10		