

## Décompte 1er trimestre 2023

Compte	Date	Commentaire	Sous-Total	Total
<b>01-003-0 - ASSURANCE</b>		<b>Clé : BAS = 9980 / 9980</b>		<b>10 178.39</b>
<b>01 - RC Immeuble</b>			<b>2 775.50</b>	
FTA 23009	07/01/2023	VIVIUM Contrat assurance 01/02/23 au 30/04/23	2 775.50	
<b>05 - RC Protection Juridique</b>			<b>1 750.01</b>	
FTA 23002	01/01/2023	ARAG Protection Juridique	1 750.01	
<b>06 - Sinistre</b>			<b>5 652.88</b>	
FTA 23011	01/01/2023	DIALUC S. Rech. infiltration n°9	265.00	
FTA 23008	17/01/2023	DIALUC S. Rech. infiltration 2ét. n°9	382.66	
FTA 23007	19/01/2023	DIALUC S. Rech. infiltration C4-C5	2 454.01	
FTA 23012	19/01/2023	DIALUC S. Rech. infilt - SIN 2023-012	2 551.21	
<b>01-004-0 - APPEL DE FONDS</b>		<b>Clé : BAS = 9980 / 9980</b>		<b>2 974.72</b>
<b>01 - Fonds de Réserve</b>			<b>2 974.72</b>	
OD 1	01/03/2023	Appel fonds de Réserve	2 974.72	
<b>01-006-0 - COMMUNS GENERAL PROPRIETAIRES</b>		<b>Clé : BAS = 9980 / 9980</b>		<b>4 339.16</b>
<b>06 - Travaux</b>			<b>4 339.16</b>	
FTA 23013	19/01/2023	DIALUC S. Rabotage porte N°7	238.50	
FTA 23005	20/01/2023	DEMOUSTIER GERARD Rép. vidéos suite dégats des eaux	767.44	
FTA 23003	23/01/2023	SERRURERIE GENERALE Rplt. cylindre à clefs	240.00	
FTA 23018	21/02/2023	GREEN LIGHT SECURITY Rplt. caméra défectueuse -1 + prog.	432.62	
FTA 23024	06/03/2023	SOWA Rplt moteur extracteur	2 660.60	
<b>08-001-0 - COMMUNS GENERAL OCCUPANTS</b>		<b>Clé : BAS = 9980 / 9980</b>		<b>758.62</b>
<b>01 - Location Container</b>			<b>49.37</b>	
FTA 23014	01/01/2023	BRUXELLES PROPLETE Location container	49.37	
<b>02 - Curage - Débouchage</b>			<b>709.25</b>	
FTA 23016	09/01/2023	CURNET Vidange fosse ascenseur	190.80	
FTA 23022	02/03/2023	DIALUC S. Débouchage décharge sous sol	518.45	
<b>09-002-0 - COMMUNS HORS REZ OCCUPANTS</b>		<b>Clé : ELEC = 9776 / 9776</b>		<b>6 322.50</b>
<b>01 - Entretien des communs</b>			<b>4 379.98</b>	
FTA 23006	20/01/2023	CD NET 01/23	1 523.68	
FTA 23020	20/02/2023	CD NET 02/23	1 428.15	
FTA 23028	20/03/2023	CD NET 03/23	1 428.15	
<b>04 - Electricité des Communs</b>			<b>1 713.63</b>	
OD 2	01/01/2023	01/2023 n°11	79.19	
OD 2	01/01/2023	01/2023 n°12	38.82	
OD 2	01/01/2023	01/2023 n°7	377.94	
OD 2	01/01/2023	01/2023 n°9	75.26	
FTA 23010	10/01/2023	TOTAL GAZ 02/2023 n°9	75.26	
FTA 23010	10/01/2023	TOTAL GAZ 02/2023 n°11	79.19	
FTA 23010	10/01/2023	TOTAL GAZ 02/2023 n°7	377.94	
FTA 23010	10/01/2023	TOTAL GAZ 02/2023 n°12	38.82	
FTA 23017	16/02/2023	TOTAL GAZ 03/2023 n°11	79.19	
FTA 23017	16/02/2023	TOTAL GAZ 03/2023 n°12	38.82	
FTA 23017	16/02/2023	TOTAL GAZ 03/2023 n°7	377.94	
FTA 23017	16/02/2023	TOTAL GAZ 03/2023 n°9	75.26	
<b>08 - Travaux entretien</b>			<b>228.89</b>	

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Compte	Date	Commentaire	Sous-Total	Total
FTA 23019	21/02/2023	GREEN LIGHT SECURITY	228.89	
<b>09-003-0 - EAU</b>				<b>2 778.49</b>
<b>01 - Provisions Eau</b>			<b>2 087.00</b>	
FTA 23030	28/02/2023	VIVAQUA	2 087.00	
<b>03 - Achats Sacs de Sel Adoucisseur</b>			<b>691.49</b>	
FTA 23006	20/01/2023	CD NET	691.49	
<b>10-003-0 - ASCENSEUR</b>				<b>2 179.63</b>
<b>02 - Electricité</b>			<b>1 025.77</b>	
OD 2	01/01/2023	01/2023 n°9	86.48	
OD 2	01/01/2023	01/2023 n°11	90.36	
OD 2	01/01/2023	01/2023 n°12	72.70	
OD 2	01/01/2023	01/2023 n°7	81.05	
FTA 23010	10/01/2023	TOTAL GAZ	86.48	
FTA 23010	10/01/2023	TOTAL GAZ	115.05	
FTA 23010	10/01/2023	TOTAL GAZ	72.70	
FTA 23010	10/01/2023	TOTAL GAZ	90.36	
FTA 23017	16/02/2023	TOTAL GAZ	90.36	
FTA 23017	16/02/2023	TOTAL GAZ	72.70	
FTA 23017	16/02/2023	TOTAL GAZ	81.05	
FTA 23017	16/02/2023	TOTAL GAZ	86.48	
<b>03 - Contrôle</b>			<b>1 153.86</b>	
FTA 23004	26/01/2023	KONHEF	1 153.86	
<b>12-001-0 - GARAGE</b>				<b>158.78</b>
<b>01 - Divers</b>			<b>158.78</b>	
FTA 23006	20/01/2023	CD NET	158.78	
<b>13-002-0 - SYNDIC</b>				<b>3 116.90</b>
<b>01 - Honoraires Syndic</b>			<b>3 116.90</b>	
FTA 23026	31/03/2023	DYNAMIC SERVICES	3 116.90	
<b>14-001-0 - FRAIS PRIVATIFS OCCUPANTS</b>				<b>172.83</b>
FTA 23001	10/01/2023	IMMO PLAQUETTES	62.42	
FTA 23015	09/02/2023	IMMO PLAQUETTES	60.80	
FTA 23027	22/03/2023	IMMO PLAQUETTES	49.61	

**TOTAL A REPARTIR :**

**32 980.02 €**





Propriétaire	Lot	0100300	0100400	0100600	0800100	0900200	0900300	1000300	1200100	1300200	1400100							
																		<b>Total</b>
<b>SALA Fédérica</b>	12/G2	243.75	71.24	103.92	18.17	184.33	66.54	63.54	5.12	74.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00									<b>831.25</b>
<b>SERVAIS</b>	9/C2	285.57	83.46	121.74	21.28	214.07	77.95	73.80	5.12	87.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00									<b>970.44</b>
<b>SIMON (indivision)</b>	7/B3	226.42	66.17	96.52	16.87	171.38	61.81	59.08	2.56	69.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00									<b>770.14</b>
<b>SINENSIS SRL / SYLSOF SA</b>	R/R7-1	231.51	67.66	98.70	17.25	0.00	63.20	0.00	0.00	70.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00									<b>549.22</b>
<b>SIRRE Pierre</b>	11/E6	149.92	43.82	63.91	11.18	112.53	40.93	38.79	2.56	45.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00									<b>509.55</b>
<b>SPARENBERG (indivision)</b>	11/F3	311.06	90.91	132.60	23.19	233.47	84.92	80.49	5.12	95.26	62.42	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00									<b>1119.44</b>
<b>SYLSOF c/o Mr VAN BENEDE</b>	R/R7-2	98.93	28.91	42.18	7.37	0.00	27.01	0.00	0.00	30.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00									<b>234.69</b>
<b>VAN SCHENDEL Raymond</b>	7/B2	242.73	70.94	103.47	18.09	181.74	66.26	62.65	5.12	74.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00									<b>825.33</b>
<b>VANHERWEGEN Lucia</b>	9/D4	173.38	50.67	73.91	12.92	130.64	47.32	45.04	2.56	53.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00									<b>589.53</b>
<b>WARNANT</b>	9/C5	319.22	93.30	136.09	23.79	238.65	87.13	82.27	7.68	97.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00									<b>1085.88</b>
<b>Totaux</b>		<b>10178.39</b>	<b>2974.72</b>	<b>4339.11</b>	<b>758.63</b>	<b>6322.49</b>	<b>2778.49</b>	<b>2179.61</b>	<b>158.73</b>	<b>3116.88</b>	<b>172.83</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>									<b>32979.88</b>

ACP  
**VAL DES SEIGNEURS**  
 Val des Seigneurs, 7-9-11  
 1150 Bruxelles  
 BCE : 0841164501  
 Banque : BE52 7350 6086 9609



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**C/O DYNAMIC SERVICES**

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Téléphone : 010/41.09.32

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Mail : info@dynamicservices.be

BCE 416.142.668

**Décompte du 01/01/2023 au 31/03/2023**

Propriétaire	Lot	Décompte	Arriérés	Total	Montant Vcs
ADANT c/o POPLIMON SPRL	9/D5	639.37	1636.77	<b>2276.14</b>	2276.14
ANCIAUX Thierry	12/H1	615.65	0.00	<b>615.65</b>	615.65
ANTHONY-IMMO c/o Amaury Della Faille	R/R1	512.91	0.00	<b>512.91</b>	512.91
BEAUWENS	R/R6	568.57	0.00	<b>568.57</b>	568.57
CAN CURT S.L. c/o DELCROIX Aurora	R/R5	304.88	2786.77	<b>3091.65</b>	3091.65
CLABOST - VAN LAEKEN (indivision)	11/F1	1039.89	738.33	<b>1778.22</b>	1778.22
COUVREUR - LONCHEVAL	7/A3	619.99	0.00	<b>619.99</b>	619.99
Cuyx	7/A1	616.76	0.00	<b>616.76</b>	616.76
DE GRANDE - SERVAIS	9/D1	605.98	0.00	<b>605.98</b>	605.98
DE KELPER-RACHIN	G/W1	113.67	0.00	<b>113.67</b>	113.67
DHANANI (indivision) - C3	9/C3	1034.52	0.00	<b>1034.52</b>	1034.52
DHANANI (indivision) - E5	11/E5	662.96	0.00	<b>662.96</b>	662.96
DHANANI (indivision) - F4	11/F4	1076.76	0.00	<b>1076.76</b>	1076.76
DRYON Brigitte	9/D2-3	1095.43	0.00	<b>1095.43</b>	1095.43
DUBUS-VERSTRAETE c/o SORIMO INTHA	11/E2	725.72	0.00	<b>725.72</b>	725.72
Elskens Georges	9/C1	981.16	0.00	<b>981.16</b>	981.16
HACHEZ - WATELET	9/C4	973.72	0.00	<b>973.72</b>	973.72
HAYEZ - PASQUET	12/G1	837.82	0.00	<b>837.82</b>	837.82
HENRARD	R/R2	316.95	0.00	<b>316.95</b>	316.95
JACQUEMAY Dominique	11/E1	714.87	0.00	<b>714.87</b>	714.87
JACQUEMIN	11/F2	1042.31	0.00	<b>1042.31</b>	1042.31
KAISE - ROSSIGNOL	7/A4	605.98	0.00	<b>605.98</b>	605.98
Lerat-Bocquet c/o Sorimo Inthas SPRL	12/H2	610.17	0.00	<b>610.17</b>	610.17
MESSIANT (indivision) c/o MESSIANT	7/A2	616.76	8164.33	<b>8781.09</b>	8781.09
MICHALCOVA SUTIAKOVA	12/G3	850.12	0.00	<b>850.12</b>	850.12
MKMS SRL	R/R3	195.98	0.00	<b>195.98</b>	195.98
MONEYSOFT	11/F5-6	1482.92	0.00	<b>1482.92</b>	1482.92
MUIR Fiona	7/B1	822.92	0.00	<b>822.92</b>	822.92
PEETERS Jean	12/H4	605.98	-430.27	<b>175.71</b>	175.71
Polspoel c/o Ackermans	12/H3	619.99	0.00	<b>619.99</b>	619.99
PRIGNEAUX-BIGAIGNON	12/G4	799.01	0.00	<b>799.01</b>	799.01
PUTZU Milva	11/E3	676.11	0.00	<b>676.11</b>	676.11
QUESTIAUX-DEPOPLIMONT	R/R4	993.99	1171.76	<b>2165.75</b>	2165.75
RACHIN Danielle	7/B4	759.39	0.00	<b>759.39</b>	759.39
RACHIN Danielle & Dominique	11/E4	755.20	0.00	<b>755.20</b>	755.20
SALA Fédérica	12/G2	831.25	0.00	<b>831.25</b>	831.25
SERVAIS	9/C2	970.44	0.00	<b>970.44</b>	970.44
SIMON (indivision)	7/B3	770.14	0.00	<b>770.14</b>	770.14
SINENSIS SRL / SYLSOF SA	R/R7-1	549.22	0.00	<b>549.22</b>	549.22
SIRRE Pierre	11/E6	509.55	0.00	<b>509.55</b>	509.55
SPARENBERG (indivision)	11/F3	1119.44	0.05	<b>1119.49</b>	1119.49
SYLSOF c/o Mr VAN BENEDEN	R/R7-2	234.69	0.00	<b>234.69</b>	234.69
VAN SCHENDEL Raymond	7/B2	825.33	0.00	<b>825.33</b>	825.33
VANHERWEGEN Lucia	9/D4	589.53	0.00	<b>589.53</b>	589.53
WARNANT	9/C5	1085.88	0.00	<b>1085.88</b>	1085.88
		32979.88	14067.74	<b>47047.62</b>	47047.62

## Bilan au 31/03/2023

**Immeuble : VDS VAL DES SEIGNEURS**

Compte	Libellé	Actif	Passif
100000	FONDS DE ROULEMENT	0.00	40 000.00
100100	FONDS DE GESTION	0.00	0.96
160500	FONDS DEMENAGEMENT	0.00	1 487.84
162000	FONDS DE RESERVE	0.00	106 990.89
310200	TOTAL 04/23	901.80	0.00
330000	STOCK CLEFS ENTREE (37,78€/p)	188.68	0.00
330001	STOCK CLES ENTREE 2022 (5 - 40€/P)	200.00	0.00
340000	STOCK CLE GARAGE (18,22€/p)	180.32	0.00
360000	STOCK BADGES ENTREE (13P - 14,84€/p)	199.90	0.00
370000	NOUV. STOCK TELEC. GARAGE (0P-56,02€/P)	0.02	0.00
370001	NOUV. STOCK TELECOMMANDES (4P - 55,57€)	222.31	0.00
410100	ACOMPTE DE FONDS DE ROULEMENT APPELE	14 142.74	0.00
417001	CAN CURT - Jugement 15/09/20	1 354.31	0.00
440000	FOURNISSEURS	0.00	3 538.28
491005	INDEMNITES DE PROCEDURE	0.00	381.85
493000	PRODUITS A REPORTER - DECOMPTE	32 980.03	0.00
495000	REMBOURSEMENT ASSURANCE	0.00	2 865.32
495001	SINISTRE DDE F4-F5 BOILER	1 425.70	0.00
495002	SINISTRE 2021/04-01 (DDEF1/R7)	2 170.61	0.00
495003	SINISTRE DDE E4-E3	0.00	2 624.82
495004	SINISTRE 791-2020/07-02	0.00	1 141.94
495005	SINISTRE 2022-009	411.40	0.00
495006	SINISTRE 2021-123	0.00	2 820.87
495007	SINISTRE DDE E3/E2	2 840.00	0.00
495008	SINISTRE 2021-121	1 446.90	0.00
495009	SINISTRE 2022-054	4 264.75	0.00
495010	SINISTRE 2023-013	1 219.00	0.00
551000	COMPTE COURANT KBC	32 463.81	0.00
551001	COMPTE COURANT ING	12 472.79	0.00
551002	LIVRET KBC	52 740.70	0.00
551003	LIVRET ING	27.00	0.00
Totaux :		161 852.77	161 852.77