

BEDFORD J CV CONDOMINIUM ASSOC

Run Date: 02/19/2025

Run Time: 01:02 PM

BALANCE SHEET
As of: 01/31/2025**Assets**

Account #	Account Name	Total
OPERATING		
CASH		
01015	iTHINK Laundry	\$6,314.90
01020	Synovus Bank Oper	\$3,491.68
	OPERATING CASH TOTAL:	<u>\$9,806.58</u>
RESERVE CASH		
01076	iTHINK Money Market	\$14,214.61
01082	iTHINK - CD 1003	\$19,619.09
01083	iTHINK - CD 1004	\$21,931.77
	RESERVE CASH TOTAL:	<u>\$55,765.47</u>
ACCOUNTS		
RECEIVABLE		
01210	Assessments Receivable	\$368.61
01223	Misc. Owner Receivables	\$35.00
	ACCOUNTS RECEIVABLE TOTAL:	<u>\$403.61</u>
PREPAYMENTS		
01240	Prepaid Expenses	\$1,253.31
01241	Prepaid Uco Expenses	\$4,937.28
	PREPAYMENTS TOTAL:	<u>\$6,190.59</u>
	TOTAL ASSETS:	<u><u>\$72,166.25</u></u>

Liabilities

Account #	Account Name	Total
LIABILITIES		
02010	Accounts Payable	\$3,702.96
02017	NSF Payable	\$35.00
02025	Prepaid Assessments	\$3,133.32
02080	Laundry Association Funds	\$6,314.90
02095	Homeowners Ref. Overpayments	\$308.88
	LIABILITIES TOTAL:	<u>\$13,495.06</u>
	TOTAL LIABILITIES:	<u>\$13,495.06</u>

Equity

Account #	Account Name	Total
RESERVES		
02590	Capital	\$51,248.00

Account #	Account Name	Total
02591	Interest	\$4,517.47
	RESERVES TOTAL:	\$55,765.47
MEMBERS		
EQUITY		
03025	Fund Balances Beginning	\$2,912.09
	MEMBERS EQUITY TOTAL:	\$2,912.09
	Current Year Net Income/(Loss)	(\$6.37)
	TOTAL EQUITY:	\$58,671.19
	TOTAL LIABILITIES AND EQUITY:	\$72,166.25

BEDFORD J CV CONDOMINIUM ASSOC

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INCOME STATEMENT

Start: 01/01/2025 | End: 01/31/2025

Income

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
INCOME							
04010 Maintenance Assessments	7,006.01	7,009.00	(2.99)	7,006.01	7,009.00	(2.99)	84,108.00
04211 Interest - Money Market	179.72	0.00	179.72	179.72	0.00	179.72	0.00
04220 Late Fee Income	25.00	0.00	25.00	25.00	0.00	25.00	0.00
04230 Laundry Income	60.00	0.00	60.00	60.00	0.00	60.00	0.00
INCOME Total	7,270.73	7,009.00	261.73	7,270.73	7,009.00	261.73	84,108.00
Total Income	7,270.73	7,009.00	261.73	7,270.73	7,009.00	261.73	84,108.00

Expense

Account	Current			Year to Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
UTILITIES							
05010 Electricity	62.77	64.00	1.23	62.77	64.00	1.23	768.00
05015 Water & Sewer	97.51	92.00	(5.51)	97.51	92.00	(5.51)	1,104.00
05025 Dumpster Rental	25.84	26.00	0.16	25.84	26.00	0.16	312.00
UTILITIES Total	186.12	182.00	(4.12)	186.12	182.00	(4.12)	2,184.00
OPERATING							
05030 Bulbs/Extinguishers	12.49	15.00	2.51	12.49	15.00	2.51	180.00
OPERATING Total	12.49	15.00	2.51	12.49	15.00	2.51	180.00
ADMINISTRATIVE							
07010 Management Fees	1,140.00	1,140.00	0.00	1,140.00	1,140.00	0.00	13,680.00
07020 Accounting/Tax Preparation	0.00	29.00	29.00	0.00	29.00	29.00	348.00
07025 Licenses & Fees	0.00	6.00	6.00	0.00	6.00	6.00	72.00
07026 Fees to the Division	96.00	8.00	(88.00)	96.00	8.00	(88.00)	96.00
07042 UCO Ambulance	34.80	36.00	1.20	34.80	36.00	1.20	432.00
07043 UCO Cable	979.68	980.00	0.32	979.68	980.00	0.32	11,760.00
07044 UCO General Expenses	375.36	375.83	0.47	375.36	375.83	0.47	4,510.00
07046 Uco Reserves	229.20	229.17	(0.03)	229.20	229.17	(0.03)	2,750.00
07047 UCO Pump	80.64	81.00	0.36	80.64	81.00	0.36	972.00
07048 UCO Security	369.36	370.00	0.64	369.36	370.00	0.64	4,440.00
07049 UCO Transportation	399.60	400.00	0.40	399.60	400.00	0.40	4,800.00
ADMINISTRATIVE Total	3,704.64	3,655.00	(49.64)	3,704.64	3,655.00	(49.64)	43,860.00
GENERAL							
07510 Insurance	2,667.00	2,667.00	0.00	2,667.00	2,667.00	0.00	32,004.00
07520 Miscellaneous	19.13	42.00	22.87	19.13	42.00	22.87	504.00
GENERAL Total	2,686.13	2,709.00	22.87	2,686.13	2,709.00	22.87	32,508.00
RESERVES							
08090 Capital	448.00	448.00	0.00	448.00	448.00	0.00	5,376.00
08091 Interest - Transfer to Res.	179.72	0.00	(179.72)	179.72	0.00	(179.72)	0.00
08092 Trf Laundry Deposit to Res	60.00	0.00	(60.00)	60.00	0.00	(60.00)	0.00
RESERVES Total	687.72	448.00	(239.72)	687.72	448.00	(239.72)	5,376.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Total Expense	7,277.10	7,009.00	(268.10)	7,277.10	7,009.00	(268.10)	84,108.00
Net Income	(6.37)	0.00	(6.37)	(6.37)	0.00	(6.37)	0.00

BEDFORD J CV CONDOMINIUM ASSOCRun Date: 02/19/2025
Run Time: 01:02 PM**AGED OWNER BALANCE**

As of: 01/31/2025

Account #	Lot	Name/Address	Collection Status	Current	Over 30	Over 60	Over 90	Total
0248	0248	OLIMPIA MARIA ZUCCARELLI 248 Bedford J		\$326.68	\$0.00	\$0.00	\$0.00	\$326.68
0249	0249	ALEXANDER & CHAYA GUTTMAN 249 Bedford J		\$76.93	\$0.00	\$0.00	\$0.00	\$76.93
Community Total				\$403.61	\$0.00	\$0.00	\$0.00	\$403.61

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
A1 - ASSESSMENT	01210	\$368.61	\$0.00	\$0.00	\$0.00	\$368.61
02 - NSF charges	01223	\$35.00	\$0.00	\$0.00	\$0.00	\$35.00
Grand Total:		\$403.61	\$0.00	\$0.00	\$0.00	\$403.61

Account#	Account Description	Delinquency Amount
01210	Assessments Receivable	\$368.61
01223	Misc. Owner Receivables	\$35.00
Total:		\$403.61

Total Number of Homes: 2

BEDFORD J CV CONDOMINIUM ASSOC

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PREPAID OWNERS

As of: 01/31/2025

Owner	Address	Account #	Lot #		Prepaid Balance
CLAIRE KEEFE	237 Bedford J	0237	0237	PP - General	\$416.03
				Total	\$416.03
DOMINICK CHIAPPETTA	240 Bedford J	0240	0240	PP - General	\$303.43
				Total	\$303.43
EFIM KRIMGOLD	243 Bedford J	0243	0243	PP - General	\$369.95
SARRA KRIMGOLD (O)				Total	\$369.95
MORDECHAL LOEB	244 Bedford J	0244	0244	PP - General	\$1,586.55
ESTHER LOEB (O)				Total	\$1,586.55
INGRID CASTILLO	252 Bedford J	0252	0252	PP - General	\$150.30
				Total	\$150.30
JOSEPH GRUNWALD	254 Bedford J	0254	0254	PP - General	\$307.06
AGNES GRUNWALD (O)				Total	\$307.06
				PP - General	\$3,133.32
				Total	\$3,133.32

BEDFORD J CV CONDOMINIUM ASSOC

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GENERAL LEDGER DETAIL

As of: Start: 01/01/2025 | End: 01/31/2025

Account				Balance Forward	Debits	Credits	Ending Balance
01015 ITHINK Laundry				\$5,616.35	\$698.55	\$0.00	\$6,314.90
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/17/2025	GL 109990 - Journal Entry		ITHINK LAUNDRY DEPOSIT	ITHINK LAUNDRY DEPOSIT	\$60.00	\$0.00	
1/17/2025	GL 111008 - Journal Entry		TRF TO LAUNDRY	TRF TO LAUNDRY	\$638.55	\$0.00	
01020 Synovus Bank Oper				\$4,412.83	\$7,533.74	\$8,454.89	\$3,491.68
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/2/2025	AR 96343 - Cash Receipts - Lockbox	0870923089			\$504.84	\$0.00	
1/6/2025	AR 96957 - Cash Receipts - Lockbox	0000000001			\$4,963.52	\$0.00	
1/8/2025	AR 97943 - Backout Payment	0000000001			\$0.00	\$291.68	
1/9/2025	AR 97553 - Cash Receipts - Lockbox	0000007551			\$249.71	\$0.00	
1/14/2025	AP 98176 - Print Check	349	BFJ - BEDFORD J	ITHINK-800757185 S-31	\$0.00	\$448.00	
1/20/2025	AP 101354 - Print Check	350	BFJ - BEDFORD J	ITHINK #0800757185-S.31	\$0.00	\$2,667.00	
1/21/2025	AR 101605 - Cash Receipts - Lockbox	0000002788			\$840.77	\$0.00	
1/22/2025	AP 101736 - Print Check	351	UCO - UNITED CIVIC ORGANIZATION	2025 UCO FEES - Partial Paym	\$0.00	\$3,702.96	
1/22/2025	AP 105066 - AP Adjustment	2	WASPRO - WASTE PRO-PALM BEACH	MONTHLY SERVICES EXPENSES	\$0.00	\$25.84	
1/23/2025	AR 101859 - Cash Receipts - Lockbox	0000007553			\$57.35	\$0.00	
1/24/2025	AP 105067 - AP Adjustment	2	PBCWAT - PALM BEACH COUNTY WATER UTIL	MONTHLY SERVICES EXPENSES	\$0.00	\$97.51	
1/27/2025	AP 105068 - AP Adjustment	2	FPL - FLORIDA POWER & LIGHT	MONTHLY SERVICES EXPENSES	\$0.00	\$62.77	
1/28/2025	AP 103554 - Print Check	352	PRUITT - PRUITT'S PROP. MGMT.	MANAGEMENT FEES - FEBRUARY	\$0.00	\$1,140.00	
1/28/2025	AR 103590 - Cash Receipts - Lockbox	0000007555			\$307.06	\$0.00	
1/28/2025	AR 105693 - Cash Receipts - Manual	101186			\$610.49	\$0.00	
1/31/2025	GL 106429 - Journal Entry		SYNOVUS-ANALYSIS ACTIVITY FEE	SYNOVUS-ANALYSIS FEE	\$0.00	\$19.13	
01076 ITHINK Money Market				\$25,882.74	\$3,125.04	\$14,793.17	\$14,214.61
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/3/2025	GL 109977 - Journal Entry		ITHINK S0031 ACC 1629 - CK #1018	ITHINK S0031 ACC 1629 - CK #1018	\$0.00	\$638.55	
1/14/2025	AP 98175 - Enter Bill		BFJ - BEDFORD J	ITHINK-800757185 S-31	\$448.00	\$0.00	
1/17/2025	GL 111008 - Journal Entry		TRF TO LAUNDRY	TRF TO LAUNDRY	\$0.00	\$638.55	
1/23/2025	GL 109978 - Journal Entry		ITHINK S0031 ACC 1629 - CK #1019	ITHINK S0031 ACC 1629 - CK #1019	\$0.00	\$13,516.07	
1/31/2025	GL 109975 - Journal Entry		REC MONTHLY REFUND INSURANCE	REC MONTHLY REFUND INSURANCE	\$2,667.00	\$0.00	
1/31/2025	GL 109980 - Journal Entry		ITHINK INTEREST JAN.25	ITHINK INTEREST JAN.25	\$10.04	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
01080 ITHINK - CD 1001				\$21,835.27	\$96.50	\$21,931.77	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/6/2025	GL 109987 - Journal Entry		Close of CD 1001 opening new CD 1004	Close of CD 1001 for opening new CD 1004 account.	\$0.00	\$21,931.77	
1/31/2025	GL 109980 - Journal Entry		ITHINK INTEREST JAN.25	ITHINK INTEREST JAN.25	\$96.50	\$0.00	
01082 ITHINK - CD 1003				\$19,545.91	\$73.18	\$0.00	\$19,619.09
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	GL 109980 - Journal Entry		ITHINK INTEREST JAN.25	ITHINK INTEREST JAN.25	\$73.18	\$0.00	
01083 ITHINK - CD 1004				\$0.00	\$21,931.77	\$0.00	\$21,931.77
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/6/2025	GL 109987 - Journal Entry		Close of CD 1001 opening new CD 1004	Close of CD 1001 for opening new CD 1004 account.	\$21,931.77	\$0.00	
01210 Assessments Receivable				\$226.65	\$7,297.69	\$7,155.73	\$368.61
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	AR 95903 - Apply Charges				\$7,006.01	\$0.00	
1/1/2025	AR 95904 - Apply PrePalds				\$0.00	\$1,219.68	
1/2/2025	AR 96343 - Cash Receipts - Lockbox	0870923089			\$0.00	\$504.84	
1/6/2025	AR 96957 - Cash Receipts - Lockbox	0000000001			\$0.00	\$4,685.33	
1/8/2025	AR 97943 - Backout Payment	0000000001			\$291.68	\$0.00	
1/9/2025	AR 97553 - Cash Receipts - Lockbox	0000007551			\$0.00	\$249.71	
1/21/2025	AR 101605 - Cash Receipts - Lockbox	0000000280			\$0.00	\$156.76	
1/23/2025	AR 101859 - Cash Receipts - Lockbox	0000007553			\$0.00	\$57.35	
1/28/2025	AR 105693 - Cash Receipts - Manual	101186			\$0.00	\$282.06	
01220 Late Fees Receivable				\$0.00	\$25.00	\$25.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	AR 101850 - Adjustment				\$25.00	\$0.00	
1/28/2025	AR 105693 - Cash Receipts - Manual	101186			\$0.00	\$25.00	
01223 Misc. Owner Receivables				\$0.00	\$35.00	\$0.00	\$35.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/8/2025	AR 97944 - Apply NSF	0000000001			\$35.00	\$0.00	
01240 Prepaid Expenses				\$1,361.80	\$1,165.84	\$1,274.33	\$1,253.31
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 95443 - Journal Entry		REC. MO. PREPAID EXPENSES	GEN JR	\$0.00	\$1,165.84	
1/1/2025	GL 95808 - Journal Entry		RECLASS PREPAID EXP. DBPR 2025	RECLASS PREPAID EXP. DBPR 2025	\$0.00	\$96.00	
1/9/2025	GL 97428 - Journal Entry		RECLASS MONTHLY EXPENSE PYE BARKER	RECLASS MONTHLY EXPENSE PYE BARKER	\$0.00	\$12.49	
1/22/2025	AP 105065 - Enter Bill		WASPRO - WASTE PRO-PALM BEACH	MONTHLY SERVICES EXPENSES	\$25.84	\$0.00	
1/28/2025	AP 103553 - Enter Bill		PRUITT - PRUITT'S PROP. MGMTM.	MANAGEMENT	\$1,140.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
				FEES - FEBRUARY			
01241 Prepaid Uco Expenses				\$0.00	\$7,405.92	\$2,468.64	\$4,937.28
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 95444 - Journal Entry		RC. MO. UCO EXPENSES	GEN JR	\$0.00	\$2,468.64	
1/22/2025	AP 101735 - Enter Bill		UCO - UNITED CIVIC ORGANIZATION	2025 UCO FEES - Partial Paym	\$3,702.96	\$0.00	
1/22/2025	AP 101737 - Enter Bill		UCO - UNITED CIVIC ORGANIZATION	2025 UCO FEES - Partial Paym	\$3,702.96	\$0.00	
02010 Accounts Payable				\$0.00	\$8,144.08	\$11,847.04	(\$3,702.96)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/14/2025	AP 98175 - Enter Bill		BFJ - BEDFORD J	ITHINK-800757185 S-31	\$0.00	\$448.00	
1/14/2025	AP 98176 - Print Check	349	BFJ - BEDFORD J	ITHINK-800757185 S-31	\$448.00	\$0.00	
1/20/2025	AP 101353 - Enter Bills - Separate Check		BFJ - BEDFORD J	ITHINK #0800757185-S.31	\$0.00	\$2,667.00	
1/20/2025	AP 101354 - Print Check	350	BFJ - BEDFORD J	ITHINK #0800757185-S.31	\$2,667.00	\$0.00	
1/22/2025	AP 101735 - Enter Bill		UCO - UNITED CIVIC ORGANIZATION	2025 UCO FEES - Partial Paym	\$0.00	\$3,702.96	
1/22/2025	AP 101736 - Print Check	351	UCO - UNITED CIVIC ORGANIZATION	2025 UCO FEES - Partial Paym	\$3,702.96	\$0.00	
1/22/2025	AP 101737 - Enter Bill		UCO - UNITED CIVIC ORGANIZATION	2025 UCO FEES - Partial Paym	\$0.00	\$3,702.96	
1/22/2025	AP 105065 - Enter Bill		WASPRO - WASTE PRO-PALM BEACH	MONTHLY SERVICES EXPENSES	\$0.00	\$25.84	
1/22/2025	AP 105066 - AP Adjustment	2	WASPRO - WASTE PRO-PALM BEACH	MONTHLY SERVICES EXPENSES	\$25.84	\$0.00	
1/24/2025	AP 105064 - Enter Bill		PBCWAT - PALM BEACH COUNTY WATER UTIL	MONTHLY SERVICES EXPENSES	\$0.00	\$97.51	
1/24/2025	AP 105067 - AP Adjustment	2	PBCWAT - PALM BEACH COUNTY WATER UTIL	MONTHLY SERVICES EXPENSES	\$97.51	\$0.00	
1/27/2025	AP 105063 - Enter Bill		FPL - FLORIDA POWER & LIGHT	MONTHLY SERVICES EXPENSES	\$0.00	\$62.77	
1/27/2025	AP 105068 - AP Adjustment	2	FPL - FLORIDA POWER & LIGHT	MONTHLY SERVICES EXPENSES	\$62.77	\$0.00	
1/28/2025	AP 103553 - Enter Bill		PRUITT - PRUITT'S PROP. MGMT.	MANAGEMENT FEES - FEBRUARY	\$0.00	\$1,140.00	
1/28/2025	AP 103554 - Print Check	352	PRUITT - PRUITT'S PROP. MGMT.	MANAGEMENT FEES - FEBRUARY	\$1,140.00	\$0.00	
02017 NSF Payable				\$0.00	\$0.00	\$35.00	(\$35.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/8/2025	GL 97947 - Journal Entry		Reclass acc NSF Unit 248	Reclass acc NSF Unit 248	\$0.00	\$35.00	
02025 Prepaid Assessments				(\$2,780.31)	\$1,219.68	\$1,572.69	(\$3,133.32)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	AR 95904 - Apply PrePays				\$1,219.68	\$0.00	
1/6/2025	AR 96957 - Cash Receipts - Lockbox	0000000001			\$0.00	\$278.19	
1/21/2025	AR 101605 - Cash Receipts - Lockbox	0000002788			\$0.00	\$684.01	
1/28/2025	AR 103590 - Cash Receipts - Lockbox	0000007555			\$0.00	\$307.06	
1/28/2025	AR 105693 - Cash	101186			\$0.00	\$303.43	

Account				Balance Forward	Debits	Credits	Ending Balance
Receipts - Manual							
02080 Laundry Association Funds				(\$5,616.35)	\$0.00	\$698.55	(\$6,314.90)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/17/2025	GL 109976 - Journal Entry		TRF TO LAUNDRY	TRF TO LAUNDRY	\$0.00	\$638.55	
1/17/2025	GL 109990 - Journal Entry		ITHINK LAUNDRY DEPOSIT	ITHINK LAUNDRY DEPOSIT	\$0.00	\$60.00	
02095 Homeowners Ref. Overpayments				(\$308.88)	\$0.00	\$0.00	(\$308.88)
02590 Capital				(\$62,926.17)	\$14,793.17	\$3,115.00	(\$51,248.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 95445 - Journal Entry		REC. MO. RESERVE TRF	GEN JR	\$0.00	\$448.00	
1/3/2025	GL 109977 - Journal Entry		ITHINK S0031 ACC 1629 - CK #1018	ITHINK S0031 ACC 1629 - CK #1018	\$638.55	\$0.00	
1/17/2025	GL 109976 - Journal Entry		TRF TO LAUNDRY	TRF TO LAUNDRY	\$638.55	\$0.00	
1/23/2025	GL 109978 - Journal Entry		ITHINK S0031 ACC 1629 - CK #1019	ITHINK S0031 ACC 1629 - CK #1019	\$13,516.07	\$0.00	
1/31/2025	GL 109975 - Journal Entry		REC MONTHLY REFUND INSURANCE	REC MONTHLY REFUND INSURANCE	\$0.00	\$2,667.00	
02591 Interest				(\$4,337.75)	\$0.00	\$179.72	(\$4,517.47)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	GL 111009 - Journal Entry		TRF. INTEREST TO RESERVES JAN.25	TRF. INTEREST TO RESERVES JAN.25	\$0.00	\$179.72	
03025 Fund Balances Beginning				(\$2,912.09)	\$0.00	\$0.00	(\$2,912.09)
04010 Maintenance Assessments				\$0.00	\$0.00	\$7,006.01	(\$7,006.01)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	AR 95903 - Apply Charges				\$0.00	\$7,006.01	
04211 Interest - Money Market				\$0.00	\$0.00	\$179.72	(\$179.72)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/31/2025	GL 109980 - Journal Entry		ITHINK INTEREST JAN.25	ITHINK INTEREST JAN.25	\$0.00	\$179.72	
04220 Late Fee Income				\$0.00	\$0.00	\$25.00	(\$25.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	AR 101850 - Adjustment				\$0.00	\$25.00	
04230 Laundry Income				\$0.00	\$0.00	\$60.00	(\$60.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/17/2025	GL 109990 - Journal Entry		ITHINK LAUNDRY DEPOSIT	ITHINK LAUNDRY DEPOSIT	\$0.00	\$60.00	
05010 Electricity				\$0.00	\$62.77	\$0.00	\$62.77
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/27/2025	AP 105063 - Enter Bill		FPL - FLORIDA POWER & LIGHT	MONTHLY SERVICES EXPENSES	\$62.77	\$0.00	
05015 Water & Sewer				\$0.00	\$97.51	\$0.00	\$97.51
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/24/2025	AP 105064 - Enter Bill		PBCWAT - PALM BEACH COUNTY WATER UTIL	MONTHLY SERVICES EXPENSES	\$97.51	\$0.00	
05025 Dumpster Rental				\$0.00	\$25.84	\$0.00	\$25.84
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account				Balance Forward	Debits	Credits	Ending Balance
1/1/2025	GL 95443 - Journal Entry		REC. MO. PREPAID EXPENSES	GEN JR	\$25.84	\$0.00	
05030 Bulbs/Extinguishers				\$0.00	\$12.49	\$0.00	\$12.49
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/9/2025	GL 97428 - Journal Entry		RECLASS MONTHLY EXPENSE PYE BARKER	RECLASS MONTHLY EXPENSE PYE BARKER	\$12.49	\$0.00	
07010 Management Fees				\$0.00	\$1,140.00	\$0.00	\$1,140.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 95443 - Journal Entry		REC. MO. PREPAID EXPENSES	GEN JR	\$1,140.00	\$0.00	
07026 Fees to the Division				\$0.00	\$96.00	\$0.00	\$96.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 95808 - Journal Entry		RECLASS PREPAID EXP. DBPR 2025	RECLASS PREPAID EXP. DBPR 2025	\$96.00	\$0.00	
07035 Office Supplies & Expense				\$0.00	\$35.00	\$35.00	\$0.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/8/2025	AR 97944 - Apply NSF	0000000001			\$0.00	\$35.00	
1/8/2025	GL 97947 - Journal Entry		Reclass acc NSF Unit 248	Reclass acc NSF Unit 248	\$35.00	\$0.00	
07042 UCO Ambulance				\$0.00	\$34.80	\$0.00	\$34.80
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 95444 - Journal Entry		RC. MO. UCO EXPENSES	GEN JR	\$34.80	\$0.00	
07043 UCO Cable				\$0.00	\$979.68	\$0.00	\$979.68
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 95444 - Journal Entry		RC. MO. UCO EXPENSES	GEN JR	\$979.68	\$0.00	
07044 UCO General Expenses				\$0.00	\$375.36	\$0.00	\$375.36
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 95444 - Journal Entry		RC. MO. UCO EXPENSES	GEN JR	\$375.36	\$0.00	
07046 Uco Reserves				\$0.00	\$229.20	\$0.00	\$229.20
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 95444 - Journal Entry		RC. MO. UCO EXPENSES	GEN JR	\$229.20	\$0.00	
07047 UCO Pump				\$0.00	\$80.64	\$0.00	\$80.64
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 95444 - Journal Entry		RC. MO. UCO EXPENSES	GEN JR	\$80.64	\$0.00	
07048 UCO Security				\$0.00	\$369.36	\$0.00	\$369.36
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 95444 - Journal Entry		RC. MO. UCO EXPENSES	GEN JR	\$369.36	\$0.00	
07049 UCO Transportation				\$0.00	\$399.60	\$0.00	\$399.60
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/1/2025	GL 95444 - Journal Entry		RC. MO. UCO EXPENSES	GEN JR	\$399.60	\$0.00	
07510 Insurance				\$0.00	\$2,667.00	\$0.00	\$2,667.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
1/20/2025	AP 101353 - Enter Bills - Separate Check		BFJ - BEDFORD J	ITHINK #0800757185-S,31	\$2,667.00	\$0.00	

Account					Balance Forward	Debits	Credits	Ending Balance
07520 Miscellaneous					\$0.00	\$19.13	\$0.00	\$19.13
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
1/31/2025	GL 106429 - Journal Entry		SYNOVUS-ANALYSIS ACTIVITY FEE	SYNOVUS-ANALYSIS FEE		\$19.13	\$0.00	
08090 Capital					\$0.00	\$448.00	\$0.00	\$448.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
1/1/2025	GL 95445 - Journal Entry		REC. MO. RESERVE TRF	GEN JR		\$448.00	\$0.00	
08091 Interest - Transfer to Res.					\$0.00	\$179.72	\$0.00	\$179.72
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
1/31/2025	GL 111009 - Journal Entry		TRF. INTEREST TO RESERVES JAN.25	TRF. INTEREST TO RESERVES JAN.25		\$179.72	\$0.00	
08092 Trf Laundry Deposit to Res					\$0.00	\$60.00	\$0.00	\$60.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
1/17/2025	GL 109990 - Journal Entry		IThINK LAUNDRY DEPOSIT	IThINK LAUNDRY DEPOSIT		\$60.00	\$0.00	
Total:					\$0.00	\$80,857.26	\$80,857.26	\$0.00

BEDFORD J CV CONDOMINIUM ASSOC
BANK RECONCILIATION
Statement Date: 1/31/2025

Run Date: 02/04/2025
Run Time: 11:37 AM

Reconciliation Summary: 061100606B - SYNOVUS BANK 3				GL Account: 01020 - Synovus Bank Oper	
Bank Statement Balance	\$2,881.19	Account Balance		\$3,491.68	
GL Account Balance	\$3,491.68	+ Uncleared Payments		\$0.00	
Difference	(\$610.49)	- Uncleared Deposits		\$610.49	
		Reconciling Balance		\$2,881.19	
		- Statement Balance		\$2,881.19	
		Difference		\$0.00	

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
	1/28/2025	AR 105693 Cash Receipts - Manual	Uncleared	610.49	0.00
Totals				\$610.49	\$0.00

SYNOVUS®**Statement of Account**

Last statement: December 31, 2024
 This statement: January 31, 2025
 Total days in statement period: 31
 211-221-560-1 031 165
 Page 1 of 2

Direct inquiries to:
 888-796-6887

BEDFORD J CV CONDOMINIUM ASSOCIATION
 INC
 C/O PRUITT'S PROPERTY MANAGEMENT
 4895 GARDNER LN
 LAKE WORTH FL 33463-5324

Summary of Account Balance

Account	Number	Ending Balance
Commercial Checking	211-221-560-1	\$2,881.19

Commercial Checking		Account Number 211-221-560-1	10 Enclosures
Beginning balance	4,687.83		
Deposits/Credits	6,923.25	Low balance	2,881.19
Withdrawals/Debits	8,729.89	Average balance	8,366.96
Ending balance	2,881.19	Average collected balance	8,298.00

Checks

Number	Date	Amount
348	01/27	275.00
349	01/22	448.00
350	01/22	2,667.00

Number	Date	Amount
351	01/31	3,702.96
352	01/30	1,140.00

* Skip in check sequence

Other Debits

Date	Transaction Type	Description	Amount
01-08	ACH Ret Debits (Ac)	RETURN SETTLE A ACH RETURN RETURN ITEM SETTLE	291.68
01-22	Preauthorized Wd	WASTE PRO WEST P 5616888912 250122	25.84
01-24	Preauthorized Wd	PBC WATER UTILI WATER BILL 250124	97.51
01-27	Preauthorized Wd	FPL DIRECT DEBIT ELEC PYMT 250127	62.77
01-31	Maintenance Fee	ANALYSIS ACTIVITY FOR 12/24	19.13

Deposits/Other Credits

Date	Transaction Type	Description	Amount
01-02	Lock Box Deposit		504.84
01-06	Preauthorized Credit	BEDFORD J CONDO LOCKBOX INTERNET LOCKBOX A CH DATA	4,963.52
01-09	Lock Box Deposit		249.71
01-21	Lock Box Deposit		840.77
01-23	Lock Box Deposit		57.35
01-28	Lock Box Deposit		307.06

SYNOVUS[®]

January 31, 2025

211-221-560-1

BEDFORD J CV CONDOMINIUM ASSOCIATION

Balance Summary

Date	Amount	Date	Amount	Date	Amount
12-31	4,687.83	01-21	10,954.99	01-27	7,436.22
01-02	5,192.67	01-22	7,814.15	01-28	7,743.28
01-06	10,156.19	01-23	7,871.50	01-30	6,603.28
01-08	9,864.51	01-24	7,773.99	01-31	2,881.19
01-09	10,114.22				

BEDFORD J CV CONDOMINIUM ASSOC
BANK RECONCILIATION
Statement Date: 1/31/2025

Run Date: 02/19/2025
Run Time: 12:58 PM

Reconciliation Summary: 267077627. - ITHINK		GL Account: 01076 - iTHINK Money Market	
Bank Statement Balance	\$14,214.61	Account Balance	\$14,214.61
GL Account Balance	\$14,214.61	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$14,214.61
		- Statement Balance	\$14,214.61
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Totals				\$0.00	\$0.00

BEDFORD J CV CONDOMINIUM ASSOC
BANK RECONCILIATION
Statement Date: 1/31/2025

Run Date: 02/19/2025
Run Time: 12:57 PM

Reconciliation Summary: 267077627. - ITHINK		GL Account: 01015 - iTHINK Laundry	
Bank Statement Balance	\$6,314.90	Account Balance	\$6,314.90
GL Account Balance	\$6,314.90	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$6,314.90
		- Statement Balance	\$6,314.90
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Totals				\$0.00	\$0.00

BEDFORD J C V CONDO ASSOCIATION INC
242 BEDFORD J
WEST PALM BEACH FL 33417-2251



S 0001 SAV 201008604 (Joint owner: Lori J Crocco)

Trans Date	Eff Date	Description	Withdrawals	Deposits	Balance
Jan 01		Starting Balance			\$5.12
Jan 31		Closing Date....New Balance			\$5.12

S 0031 MMKT 200151629 (Joint owner: Lori J Crocco)

Trans Date	Eff Date	Description	Withdrawals	Deposits	Balance
Jan 01		Starting Balance			\$25,882.74
Jan 03		Withdrawal Check #1018 Tracer 1012787	\$-638.55		\$25,244.19
Jan 17		Withdrawal Transfer to Share 0571	\$-638.55		\$24,605.64
Jan 21		Deposit		\$448.00	\$25,053.64
Jan 21		Deposit		\$2,667.00	\$27,720.64
Jan 23		Withdrawal Check #1019 Tracer 1004594	\$-13,516.07		\$14,204.57
Jan 31		Deposit Annual Percentage Yield Earned: 0.53% For the Period from 01/01 through 01/31.		\$10.04	\$14,214.61
Jan 31		Closing Date....New Balance			\$14,214.61

Cleared Checks Recap

Check Number	Date	Amount	Check Number	Date	Amount
1018	Jan 03	\$638.55	1019	Jan 23	\$13,516.07

S 0571 LAUNDRY (Joint owner: Lori J Crocco)

Trans Date	Eff Date	Description	Withdrawals	Deposits	Balance
Jan 01		Starting Balance			\$5,616.35
Jan 17		Deposit		\$60.00	\$5,676.35
Jan 17		Deposit Transfer from Share 0031		\$638.55	\$6,314.90
Jan 31		Closing Date....New Balance			\$6,314.90

I 1001 12 MONTH CERTIFICATE (Joint owner: Janet Feuer) (Joint owner: Lori J Crocco)

I 1001 12 MONTH CERTIFICATE (Joint owner: Janet Feuer) (Joint owner: Lori J Crocco) (Continued)

Trans Date	Description	Withdrawals	Deposits	Balance
Jan 01	Starting Balance			\$21,835.27
Jan 05	Deposit Annual Percentage Yield Earned: 5.25% For the Period from 12/05 through 01/04.		\$95.15	\$21,930.42
Jan 06	Deposit Annual Percentage Yield Earned: 2.27% For the Period from 01/05 through 01/05.		\$1.35	\$21,931.77
Jan 06	Withdrawal	\$-21,931.77		\$0.00
Jan 31	Closing Date....New Balance			\$0.00
Cert ID	Matures On	Dividend Rate		
1001	01/05/2026	2.250%		

I 1003 5 MONTH PROMO CERT (Joint owner: Janet Feuer) (Joint owner: Lori J Crocco)

Trans Date	Description	Withdrawals	Deposits	Balance
Jan 01	Starting Balance			\$19,545.91
Jan 11	Deposit Annual Percentage Yield Earned: 4.50% For the Period from 12/11 through 01/10.		\$73.18	\$19,619.09
Jan 31	Closing Date....New Balance			\$19,619.09
Cert ID	Matures On	Dividend Rate		
1003	05/11/2025	4.400%		

I 1004 7 MONTH PROMO CERT (Joint owner: Janet Feuer) (Joint owner: Lori J Crocco)

Trans Date	Description	Withdrawals	Deposits	Balance
Jan 06	Starting Balance			\$0.00
Jan 06	Deposit		\$21,931.77	\$21,931.77
Jan 31	Closing Date....New Balance			\$21,931.77
Cert ID	Matures On	Dividend Rate		
1004	08/06/2025	4.160%		

YEAR TO DATE DIVIDENDS/INTEREST EARNED

Shares	Dividends/Interest	Penalties	Withholding
0001	\$0.00	\$0.00	\$0.00
0031	\$10.04	\$0.00	\$0.00
0571	\$0.00	\$0.00	\$0.00
1001	\$96.50	\$0.00	\$0.00
1003	\$73.18	\$0.00	\$0.00
1004	\$0.00	\$0.00	\$0.00
Totals	\$179.72	\$0.00	\$0.00

OVERDRAFT AND RETURNED ITEM FEES

Shares	Total Overdraft Fees		Total Returned Item Fees	
	Total for This Period	Total Year-to-Date	Total for This Period	Total Year-to-Date
S0001	\$0.00	\$0.00	\$0.00	\$0.00

D0031	\$0.00	\$0.00	\$0.00	\$0.00
D0571	\$0.00	\$0.00	\$0.00	\$0.00
C1001	\$0.00	\$0.00	\$0.00	\$0.00
C1003	\$0.00	\$0.00	\$0.00	\$0.00
C1004	\$0.00	\$0.00	\$0.00	\$0.00
Totals	\$0.00	\$0.00	\$0.00	\$0.00

If you inform the Credit Union immediately, in writing, of any changes of address, your statements won't be delayed, and you won't miss important mail and announcements.

**Mail to: Member Services, iTHINKFI, P.O. Box 5090,
Boca Raton, FL 33431-0890 – or fax to: 561.226.5415**

[illegible]

**Federally
Insured by
NCUA**

Nationwide: 1.800.888.3900
Boca Raton area 561.266.2100
Atlanta area 770.429.6520

NOTICE OF NEGATIVE INFORMATION

In accordance with Regulation V and the Fair and Accurate Credit Transactions Act (FACT), this notice is to inform you that we may provide negative information to the Experian, Equifax and/or Transunion Credit Bureaus and/or ChexSystems about you and any joint signers or cosuborrowers, regarding an insolvency, delinquency, late payment, negative balance, NSF history or default on your account(s) to be included in your credit report and financial records.

MEMBER NAME		MEMBER NUMBER
NEW MAILING ADDRESS		APARTMENT #
CITY	STATE	ZIP CODE
HOME PHONE NUMBER		CELL PHONE NUMBER
EMAIL ADDRESS		
MEMBER SIGNATURE		DATE

IMPORTANT! COMPLETE, DETACH AND RETURN THIS TOP PORTION TO AUTHORIZE ADDRESS CHANGES!

To balance your checkbook with this statement...

...Complete the form below. The final figure should agree with your checkbook balance. If it does not, see "Hints for finding differences" below.

NEW BALANCE			
FROM STATEMENT	\$ _____	CHECKBOOK BALANCE	\$ _____
ADD DEPOSITS NOT SHOWN ON		ADD DEPOSITS, PAYROLLS, DIVIDENDS,	
STATEMENT	\$ _____	AND CREDITS NOT ENTERED IN CHECKBOOK	\$ _____
SUBTRACT TOTAL OF CHECKS NOT PAID		SUBTRACT CHARGES, LOAN PAYMENTS,	
AND STILL OUTSTANDING	\$ _____	TRANSFERS, AND WITHDRAWALS NOT	
		ENTERED IN CHECKBOOK	\$ _____
REVISED STATEMENT BALANCE	\$ _____	REVISED CHECKBOOK BALANCE	\$ _____

- THESE TOTALS SHOULD AGREE

- Recheck the additions, subtractions and corrections on this form as well as in your checkbook.
- Verify the carry-over of the balance from page to page in your checkbook.
- Make sure you have subtracted any Automated Clearing House (ACH), Bill Pay, debit card and/or service charge(s), if any, from your checkbook balance.
- Compare the amount of each check on your statement with the amount you recorded in your checkbook. Any error or exception should be reported immediately.

If you think your statement is wrong, or if you need more information about a transaction on your statement, contact the branch nearest you or write us on a separate sheet at P.O. Box 5090, Boca Raton, FL 33431-0890 as soon as possible. We must hear from you no later than 60 days after we send you the first statement on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights.

- Your name, Member number and signature
- The dollar amount, date, check number and/or merchant name of the suspected error
- A description of the error and explain why you believe there is an error (or if there is a transaction you don't recognize). Include any receipts or supporting documentation. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are researching, but you are still obligated to pay any part of your statement that is not in question. While we investigate your inquiries, we cannot report you as delinquent or take any action to collect the amount you question.

Checks and other items received for deposit are subject to the provisions of the Uniform Commercial Code (UCC) or any applicable collection agreement, including our Funds Availability Hold Policy.

Your interest charges are computed by multiplying the daily periodic rate times the unpaid balance for each day that balance is outstanding.

Each payment is used first to pay all late charges and then to pay all interest charges due through the date of the payment and the remainder is applied to reduce the unpaid principal balance. The unpaid balance is the principal amount outstanding at the close of business each day after all transactions have been entered.

For more information, please refer to your account disclosures, fee schedules and agreements.