

# General Ledger

7/1/2022 - 9/30/2022, Cash basis

Prepared By: Flats to Let Property  
Management  
2165 North Street  
Beaumont, TX 77701

## West Park 1 Homeowners Association

Date	Type	Unit	Name	Description	Debit	Credit	Balance
<b>Assets</b>							
<b>HOA Escrow Account</b>							
Previous balance							<b>\$46,606.05</b>
7/1/2022	Check 700000545		Texas Green Landscapes	June lawn Service		590.47	46,015.58
7/1/2022	Payment	1S	Mayank Vadher	by Mayank Vadher	110.00		46,125.58
7/1/2022	Payment	8N	Real Estate LLC, GMR	by Real Estate LLC, GMR	110.00		46,235.58
7/1/2022	Payment	7N	Real Estate LLC, GMR	by Real Estate LLC, GMR	110.00		46,345.58
7/1/2022	Payment	2S	Real Estate LLC, GMR	by Real Estate LLC, GMR	110.00		46,455.58
7/1/2022	Payment	7S	Gayle Brockman	by Gayle Brockman	110.00		46,565.58
7/1/2022	Payment	8S	Ya-Hee Ranch	by Ya-Hee Ranch	110.00		46,675.58
7/2/2022	Payment	5S	Zulag Properties	by Zulag Properties	110.00		46,785.58
7/2/2022	Payment	3S	Zulag Properties	by Zulag Properties	110.00		46,895.58
7/3/2022	Payment	9S	Ashley Doucet	by Ashley Doucet	110.00		47,005.58
7/4/2022	Payment	5N	Tu Anh-Thi Tran	by Tu Anh-Thi Tran	110.00		47,115.58
7/4/2022	Payment	11S	Tu Anh-Thi Tran	by Tu Anh-Thi Tran	110.00		47,225.58
7/5/2022	Deposit			July 2022 HOA Pmt	110.00		47,335.58
7/8/2022	Check 1035		TheOne Inc	May 2022 Management Fee		300.00	47,035.58
7/14/2022	Payment	6S	Rick Canady	by Rick Canady	110.00		47,145.58
7/15/2022	Deposit				110.00		47,255.58
7/16/2022	Payment	3N	Shuqing Teng	by Shuqing Teng	110.00		47,365.58
7/18/2022	Check 1037		TheOne Inc	June 2022 Management Fee		300.00	47,065.58
7/27/2022	Payment	12S	Rick Canady	by Rick Canady	110.00		47,175.58

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
7/29/2022	Check 1038		TheOne Inc	July 2022 Management Fee		300.00	46,875.58
8/1/2022	Check Draft		Entergy	06/09/2022-07/12/2022		19.11	46,856.47
8/1/2022	Check 700000550		Texas Green Landscapes	Lawn Service		590.47	46,266.00
8/1/2022	Payment	1S	Mayank Vadher	by Mayank Vadher	110.00		46,376.00
8/1/2022	Payment	8N	Real Estate LLC, GMR	by Real Estate LLC, GMR	110.00		46,486.00
8/1/2022	Payment	7N	Real Estate LLC, GMR	by Real Estate LLC, GMR	110.00		46,596.00
8/1/2022	Payment	2S	Real Estate LLC, GMR	by Real Estate LLC, GMR	110.00		46,706.00
8/1/2022	Payment	7S	Gayle Brockman	by Gayle Brockman	110.00		46,816.00
8/1/2022	Payment	8S	Ya-Hee Ranch	by Ya-Hee Ranch	110.00		46,926.00
8/2/2022	Payment	5S	Zulag Properties	by Zulag Properties	110.00		47,036.00
8/2/2022	Payment	3S	Zulag Properties	by Zulag Properties	110.00		47,146.00
8/3/2022	Payment	9S	Ashley Doucet	by Ashley Doucet	110.00		47,256.00
8/4/2022	Payment	5N	Tu Anh-Thi Tran	by Tu Anh-Thi Tran	110.00		47,366.00
8/4/2022	Payment	11S	Tu Anh-Thi Tran	by Tu Anh-Thi Tran	110.00		47,476.00
8/14/2022	Payment	6S	Rick Canady	by Rick Canady	110.00		47,586.00
8/15/2022	Check 1039		Overhead Door	Circuit Board; Replace both springs		471.97	47,114.03
8/16/2022	Payment	3N	Shuqing Teng	by Shuqing Teng	110.00		47,224.03
8/25/2022	Payment	10S	Shainaaz Ibrahim	by Shainaaz Ibrahim	250.00		47,474.03
8/25/2022	Payment	10S	Shainaaz Ibrahim	by Shainaaz Ibrahim	110.00		47,584.03
8/27/2022	Payment	12S	Rick Canady	by Rick Canady	110.00		47,694.03
8/29/2022	Check Draft		Entergy	07/12/2022-08/10/2022		19.11	47,674.92
8/31/2022	Check 1040		TheOne Inc	Management Fee		300.00	47,374.92
9/1/2022	Check 700000554		Texas Green Landscapes	Lawn Service		590.47	46,784.45

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
9/1/2022	Payment	1S	Mayank Vadher	by Mayank Vadher	110.00		46,894.45
9/1/2022	Payment	8N	Real Estate LLC, GMR	by Real Estate LLC, GMR	110.00		47,004.45
9/1/2022	Payment	7N	Real Estate LLC, GMR	by Real Estate LLC, GMR	110.00		47,114.45
9/1/2022	Payment	2S	Real Estate LLC, GMR	by Real Estate LLC, GMR	110.00		47,224.45
9/1/2022	Payment	7S	Gayle Brockman	by Gayle Brockman	110.00		47,334.45
9/1/2022	Payment	8S	Ya-Hee Ranch	by Ya-Hee Ranch	110.00		47,444.45
9/2/2022	Payment	5S	Zulag Properties	by Zulag Properties	110.00		47,554.45
9/2/2022	Payment	3S	Zulag Properties	by Zulag Properties	110.00		47,664.45
9/3/2022	Payment	9S	Ashley Doucet	by Ashley Doucet	110.00		47,774.45
9/4/2022	Payment	5N	Tu Anh-Thi Tran	by Tu Anh-Thi Tran	110.00		47,884.45
9/4/2022	Payment	11S	Tu Anh-Thi Tran	by Tu Anh-Thi Tran	110.00		47,994.45
9/14/2022	Payment	6S	Rick Canady	by Rick Canady	110.00		48,104.45
9/16/2022	Payment	3N	Shuqing Teng	by Shuqing Teng	110.00		48,214.45
9/25/2022	Payment	10S	Shainaaz Ibrahim	by Shainaaz Ibrahim	110.00		48,324.45
9/25/2022	Payment	4N	Dena Thibodeaux	by Dena Thibodeaux	125.00		48,449.45
9/27/2022	Payment	12S	Rick Canady	by Rick Canady	110.00		48,559.45
9/29/2022	Check Draft		Entergy	08/10/2022-08/28/2022		19.11	48,540.34
9/30/2022	Check 1041		TheOne Inc			300.00	48,240.34
<b>Total for HOA Escrow Account</b>					<b>\$5,435.00</b>	<b>\$3,800.71</b>	
<b>Undeposited Funds</b>							
Previous balance							<b>\$0.00</b>
7/5/2022	Payment	6N	GLEN BRADY	Payment	110.00		110.00
7/5/2022	Deposit			July 2022 HOA Pmt		110.00	0.00
7/15/2022	Payment	6N	GLEN BRADY	July 2022 Payment	110.00		110.00

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
7/15/2022	Deposit					110.00	0.00
8/10/2022	Payment	6N	GLEN BRADY	Sept 2022 Prepayment	110.00		110.00
9/2/2022	Payment	6N	GLEN BRADY	Sept 2022 Dues	110.00		220.00
<b>Total for Undeposited Funds</b>					<b>\$440.00</b>	<b>\$220.00</b>	
<b>Total for Assets</b>					<b>\$5,875.00</b>	<b>\$4,020.71</b>	<b>\$48,460.34</b>

## Liabilities

### Prepayments

Previous balance							<b>\$1,760.00</b>
7/1/2022	Payment	8S	Ya-Hee Ranch	by Ya-Hee Ranch		110.00	1,870.00
7/1/2022	Applied Deposit	12S		Prepayment applied to balances	110.00		1,760.00
7/1/2022	Applied Deposit	1N		Prepayment applied to balances	110.00		1,650.00
7/1/2022	Applied Deposit	2N		Prepayment applied to balances	110.00		1,540.00
7/1/2022	Applied Deposit	3N		Prepayment applied to balances	110.00		1,430.00
7/1/2022	Applied Deposit	6S		Prepayment applied to balances	110.00		1,320.00
7/1/2022	Applied Deposit	8S		Prepayment applied to balances	110.00		1,210.00
7/14/2022	Payment	6S	Rick Canady	by Rick Canady		110.00	1,320.00
7/15/2022	Payment	6N	GLEN BRADY	July 2022 Payment		110.00	1,430.00
7/16/2022	Payment	3N	Shuqing Teng	by Shuqing Teng		110.00	1,540.00
7/27/2022	Payment	12S	Rick Canady	by Rick Canady		110.00	1,650.00
8/1/2022	Payment	8S	Ya-Hee Ranch	by Ya-Hee Ranch		110.00	1,760.00
8/1/2022	Applied Deposit	12S		Prepayment applied to balances	110.00		1,650.00
8/1/2022	Applied Deposit	1N		Prepayment applied to balances	110.00		1,540.00
8/1/2022	Applied Deposit	2N		Prepayment applied to balances	110.00		1,430.00

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
8/1/2022	Applied Deposit	3N		Prepayment applied to balances	110.00		1,320.00
8/1/2022	Applied Deposit	6S		Prepayment applied to balances	110.00		1,210.00
8/1/2022	Applied Deposit	8S		Prepayment applied to balances	110.00		1,100.00
8/10/2022	Payment	6N	GLEN BRADY	Sept 2022 Prepayment		110.00	1,210.00
8/10/2022	Applied Deposit	6N		Prepayment applied to balances Aug 2022	110.00		1,100.00
8/14/2022	Payment	6S	Rick Canady	by Rick Canady		110.00	1,210.00
8/16/2022	Payment	3N	Shuqing Teng	by Shuqing Teng		110.00	1,320.00
8/25/2022	Payment	10S	Shainaaz Ibrahim	by Shainaaz Ibrahim		110.00	1,430.00
8/27/2022	Payment	12S	Rick Canady	by Rick Canady		110.00	1,540.00
9/1/2022	Payment	8S	Ya-Hee Ranch	by Ya-Hee Ranch		110.00	1,650.00
9/1/2022	Applied Deposit	12S		Prepayment applied to balances	110.00		1,540.00
9/1/2022	Applied Deposit	1N		Prepayment applied to balances	110.00		1,430.00
9/1/2022	Applied Deposit	2N		Prepayment applied to balances	110.00		1,320.00
9/1/2022	Applied Deposit	3N		Prepayment applied to balances	110.00		1,210.00
9/1/2022	Applied Deposit	6N		Prepayment applied to balances	110.00		1,100.00
9/1/2022	Applied Deposit	6S		Prepayment applied to balances	110.00		990.00
9/1/2022	Applied Deposit	8S		Prepayment applied to balances	110.00		880.00
9/1/2022	Applied Deposit	10S		Prepayment applied to balances	110.00		770.00
9/2/2022	Payment	6N	GLEN BRADY	Sept 2022 Dues		110.00	880.00
9/14/2022	Payment	6S	Rick Canady	by Rick Canady		110.00	990.00
9/16/2022	Payment	3N	Shuqing Teng	by Shuqing Teng		110.00	1,100.00
9/25/2022	Payment	10S	Shainaaz Ibrahim	by Shainaaz Ibrahim		110.00	1,210.00
9/27/2022	Payment	12S	Rick Canady	by Rick Canady		110.00	1,320.00

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
<b>Total for Prepayments</b>					<b>\$2,310.00</b>	<b>\$1,870.00</b>	
<b>Total for Liabilities</b>					<b>\$2,310.00</b>	<b>\$1,870.00</b>	<b>\$1,320.00</b>
<b>Equity</b>							
<b>Opening Balance Equity</b>							
Previous balance							<b>\$38,952.81</b>
<b>Total for Opening Balance Equity</b>					<b>\$0.00</b>	<b>\$0.00</b>	
<b>Retained Earnings</b>							
Previous balance							<b>\$4,342.19</b>
<b>Total for Retained Earnings</b>					<b>\$0.00</b>	<b>\$0.00</b>	
<b>Total for Equity</b>					<b>\$0.00</b>	<b>\$0.00</b>	<b>\$43,295.00</b>
<b>Income</b>							
<b>Association Fee Income</b>							
Previous balance							<b>\$11,770.00</b>
7/1/2022	Payment	1S	Mayank Vadher	by Mayank Vadher		110.00	11,880.00
7/1/2022	Payment	8N	Real Estate LLC, GMR	by Real Estate LLC, GMR		110.00	11,990.00
7/1/2022	Payment	7N	Real Estate LLC, GMR	by Real Estate LLC, GMR		110.00	12,100.00
7/1/2022	Payment	2S	Real Estate LLC, GMR	by Real Estate LLC, GMR		110.00	12,210.00
7/1/2022	Payment	7S	Gayle Brockman	by Gayle Brockman		110.00	12,320.00
7/1/2022	Applied Deposit	12S		Prepayment applied to balances		110.00	12,430.00
7/1/2022	Applied Deposit	1N		Prepayment applied to balances		110.00	12,540.00
7/1/2022	Applied Deposit	2N		Prepayment applied to balances		110.00	12,650.00
7/1/2022	Applied Deposit	3N		Prepayment applied to balances		110.00	12,760.00

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
7/1/2022	Applied Deposit	6S		Prepayment applied to balances		110.00	12,870.00
7/1/2022	Applied Deposit	8S		Prepayment applied to balances		110.00	12,980.00
7/2/2022	Payment	5S	Zulag Properties	by Zulag Properties		110.00	13,090.00
7/2/2022	Payment	3S	Zulag Properties	by Zulag Properties		110.00	13,200.00
7/3/2022	Payment	9S	Ashley Doucet	by Ashley Doucet		110.00	13,310.00
7/4/2022	Payment	5N	Tu Anh-Thi Tran	by Tu Anh-Thi Tran		110.00	13,420.00
7/4/2022	Payment	11S	Tu Anh-Thi Tran	by Tu Anh-Thi Tran		110.00	13,530.00
7/5/2022	Payment	6N	GLEN BRADY	Payment		110.00	13,640.00
8/1/2022	Payment	1S	Mayank Vadher	by Mayank Vadher		110.00	13,750.00
8/1/2022	Payment	8N	Real Estate LLC, GMR	by Real Estate LLC, GMR		110.00	13,860.00
8/1/2022	Payment	7N	Real Estate LLC, GMR	by Real Estate LLC, GMR		110.00	13,970.00
8/1/2022	Payment	2S	Real Estate LLC, GMR	by Real Estate LLC, GMR		110.00	14,080.00
8/1/2022	Payment	7S	Gayle Brockman	by Gayle Brockman		110.00	14,190.00
8/1/2022	Applied Deposit	12S		Prepayment applied to balances		110.00	14,300.00
8/1/2022	Applied Deposit	1N		Prepayment applied to balances		110.00	14,410.00
8/1/2022	Applied Deposit	2N		Prepayment applied to balances		110.00	14,520.00
8/1/2022	Applied Deposit	3N		Prepayment applied to balances		110.00	14,630.00
8/1/2022	Applied Deposit	6S		Prepayment applied to balances		110.00	14,740.00
8/1/2022	Applied Deposit	8S		Prepayment applied to balances		110.00	14,850.00
8/2/2022	Payment	5S	Zulag Properties	by Zulag Properties		110.00	14,960.00
8/2/2022	Payment	3S	Zulag Properties	by Zulag Properties		110.00	15,070.00
8/3/2022	Payment	9S	Ashley Doucet	by Ashley Doucet		110.00	15,180.00
8/4/2022	Payment	5N	Tu Anh-Thi Tran	by Tu Anh-Thi Tran		110.00	15,290.00
8/4/2022	Payment	11S	Tu Anh-Thi Tran	by Tu Anh-Thi Tran		110.00	15,400.00

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
8/10/2022	Applied Deposit	6N		Prepayment applied to balances Aug 2022		110.00	15,510.00
8/25/2022	Payment	10S	Shainaaz Ibrahim	by Shainaaz Ibrahim		220.00	15,730.00
9/1/2022	Payment	1S	Mayank Vadher	by Mayank Vadher		110.00	15,840.00
9/1/2022	Payment	8N	Real Estate LLC, GMR	by Real Estate LLC, GMR		110.00	15,950.00
9/1/2022	Payment	7N	Real Estate LLC, GMR	by Real Estate LLC, GMR		110.00	16,060.00
9/1/2022	Payment	2S	Real Estate LLC, GMR	by Real Estate LLC, GMR		110.00	16,170.00
9/1/2022	Payment	7S	Gayle Brockman	by Gayle Brockman		110.00	16,280.00
9/1/2022	Applied Deposit	12S		Prepayment applied to balances		110.00	16,390.00
9/1/2022	Applied Deposit	1N		Prepayment applied to balances		110.00	16,500.00
9/1/2022	Applied Deposit	2N		Prepayment applied to balances		110.00	16,610.00
9/1/2022	Applied Deposit	3N		Prepayment applied to balances		110.00	16,720.00
9/1/2022	Applied Deposit	6N		Prepayment applied to balances		110.00	16,830.00
9/1/2022	Applied Deposit	6S		Prepayment applied to balances		110.00	16,940.00
9/1/2022	Applied Deposit	8S		Prepayment applied to balances		110.00	17,050.00
9/1/2022	Applied Deposit	10S		Prepayment applied to balances		110.00	17,160.00
9/2/2022	Payment	5S	Zulag Properties	by Zulag Properties		110.00	17,270.00
9/2/2022	Payment	3S	Zulag Properties	by Zulag Properties		110.00	17,380.00
9/3/2022	Payment	9S	Ashley Doucet	by Ashley Doucet		110.00	17,490.00
9/4/2022	Payment	5N	Tu Anh-Thi Tran	by Tu Anh-Thi Tran		110.00	17,600.00
9/4/2022	Payment	11S	Tu Anh-Thi Tran	by Tu Anh-Thi Tran		110.00	17,710.00
9/25/2022	Payment	4N	Dena Thibodeaux	by Dena Thibodeaux		125.00	17,835.00
<b>Total for Association Fee Income</b>					<b>\$0.00</b>	<b>\$6,065.00</b>	
<b>Convenience Fee</b>							



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Date	Type	Unit	Name	Description	Debit	Credit	Balance
Previous balance							<b>\$0.00</b>
<b>Total for Convenience Fee</b>					<b>\$0.00</b>	<b>\$0.00</b>	
<b>Late Fee Income</b>							
Previous balance							<b>\$90.00</b>
8/25/2022	Payment	10S	Shainaaz Ibrahim	by Shainaaz Ibrahim		30.00	120.00
<b>Total for Late Fee Income</b>					<b>\$0.00</b>	<b>\$30.00</b>	
<b>Total for Income</b>					<b>\$0.00</b>	<b>\$6,095.00</b>	<b>\$17,955.00</b>
<b>Expenses</b>							
<b>Convenience Fee Charge</b>							
Previous balance							<b>\$5.00</b>
<b>Total for Convenience Fee Charge</b>					<b>\$0.00</b>	<b>\$0.00</b>	
<b>Landscaping</b>							
Previous balance							<b>\$5,491.32</b>
7/1/2022	Check 700000545		Texas Green Landscapes	June lawn Service	590.47		6,081.79
8/1/2022	Check 700000550		Texas Green Landscapes	Lawn Service	590.47		6,672.26
9/1/2022	Check 700000554		Texas Green Landscapes	Lawn Service	590.47		7,262.73
<b>Total for Landscaping</b>					<b>\$1,771.41</b>	<b>\$0.00</b>	
<b>Management Fees</b>							
Previous balance							<b>\$1,500.00</b>
7/8/2022	Check 1035		TheOne Inc	May 2022 Management Fee	300.00		1,800.00
7/18/2022	Check 1037		TheOne Inc	June 2022 Management Fee	300.00		2,100.00

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
7/29/2022	Check 1038		TheOne Inc	July 2022 Management Fee	300.00		2,400.00
8/31/2022	Check 1040		TheOne Inc	Management Fee	300.00		2,700.00
9/30/2022	Check 1041		TheOne Inc		300.00		3,000.00
<b>Total for Management Fees</b>					<b>\$1,500.00</b>	<b>\$0.00</b>	
<b>Repairs</b>							
Previous balance							<b>\$193.08</b>
<b>Total for Repairs</b>					<b>\$0.00</b>	<b>\$0.00</b>	
<b>Repairs - Electrical</b>							
Previous balance							<b>\$2,194.32</b>
<b>Total for Repairs - Electrical</b>					<b>\$0.00</b>	<b>\$0.00</b>	
<b>Repairs - Lighting</b>							
Previous balance							<b>\$810.57</b>
<b>Total for Repairs - Lighting</b>					<b>\$0.00</b>	<b>\$0.00</b>	
<b>Repairs - Maintenance</b>							
Previous balance							<b>\$0.00</b>
8/15/2022	Check 1039		Overhead Door	Circuit Board; Replace both springs	471.97		471.97
<b>Total for Repairs - Maintenance</b>					<b>\$471.97</b>	<b>\$0.00</b>	
<b>Setup Fee</b>							
Previous balance							<b>\$0.00</b>
<b>Total for Setup Fee</b>					<b>\$0.00</b>	<b>\$0.00</b>	
<b>Supplies</b>							
Previous balance							<b>\$0.00</b>
<b>Total for Supplies</b>					<b>\$0.00</b>	<b>\$0.00</b>	
<b>Utilities - Electric</b>							

# General Ledger

7/1/2022 - 9/30/2022, Cash basis

Prepared By: Flats to Let Property  
Management  
2165 North Street  
Beaumont, TX 77701

Date	Type	Unit	Name	Description	Debit	Credit	Balance
Previous balance							<b>\$114.66</b>
8/1/2022	Check Draft		Entergy	06/09/2022-07/12/2022	19.11		133.77
8/29/2022	Check Draft		Entergy	07/12/2022-08/10/2022	19.11		152.88
9/29/2022	Check Draft		Entergy	08/10/2022-08/28/2022	19.11		171.99
<b>Total</b> for Utilities - Electric					<b>\$57.33</b>	<b>\$0.00</b>	
<b>Total</b> for Expenses					<b>\$3,800.71</b>	<b>\$0.00</b>	<b>\$14,109.66</b>
<b>Grand total</b> for West Park 1 Homeowners Association					<b>\$11,985.71</b>	<b>\$11,985.71</b>	