

General Ledger

10/1/2022 - 12/31/2022, Cash basis

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

The Estates of Fannett HOA Inc

Date	Type	Unit	Name	Description	Debit	Credit	Balance
Assets							
EOF 3 Yr Business Cert 0101							
Previous balance							\$11,018.86
10/31/2022	Deposit			October 2022 Dividends	18.25		11,037.11
11/30/2022	Deposit			November 2022 Dividends	17.69		11,054.80
Total for EOF 3 Yr Business Cert 0101					\$35.94	\$0.00	
EOF Business Savings + DIV 0001							
Previous balance							\$26,100.23
10/31/2022	Deposit			October 2022 Dividends	4.43		26,104.66
11/30/2022	Deposit			November 2022 Dividends	4.29		26,108.95
Total for EOF Business Savings + DIV 0001					\$8.72	\$0.00	
The Estates of Fannett HOA Inc							
Previous balance							\$17,684.05
10/1/2022	Check 995019		Five Star Lawn Service	September 2,9,16,and 23		1,125.00	16,559.05
10/1/2022	Payment	10960 Sheila Court	Deitra West	by Deitra West	50.00		16,609.05
10/10/2022	Check Draft		Entergy	08/18/2022-09/16/2022 Street Lights		727.89	15,881.16
10/10/2022	Check Draft		ATT	Sept 18-Oct 17		62.42	15,818.74
10/15/2022	Check Draft		West Jefferson County MWD	08/15/2022-09/14/2022		28.77	15,789.97
10/15/2022	Check Draft		West Jefferson County MWD			1.00	15,788.97
10/17/2022	Check 10622		Sean Ohlrich	Oct 2022 Monthly hosting		25.00	15,763.97

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
10/24/2022	Check Draft		Entergy	08/19/2022-09/20/2022 Gate		31.67	15,732.30
10/30/2022	Check Draft		Waste Management	09/01/2022-09/30/2022		2,144.32	13,587.98
10/31/2022	Check 10623		TheOne Inc	Management Fees October 2022		1,000.00	12,587.98
10/31/2022	Payment	8545 Christopher Street	Teneal Callarman	by Teneal Callarman	50.00		12,637.98
10/31/2022	Bank Txn			Oct 2022 5% Dividends	0.66		12,638.64
11/8/2022	Check 995020		Five Star Lawn Service			1,125.00	11,513.64
11/8/2022	Deposit				100.00		11,613.64
11/9/2022	Check Draft		Entergy	09/17/2022-10/18/2022 Street Lights		728.37	10,885.27
11/10/2022	Check Draft		ATT	Oct 18- Nov 17		62.10	10,823.17
11/11/2022	Check 10624		Sean Ohlrich	Nov 2022 Monthly hosting of website		25.00	10,798.17
11/11/2022	Payment	8565 Christopher Street	Pamela Blackwell	by Pamela Blackwell	100.00		10,898.17
11/15/2022	Check Draft		West Jefferson County MWD	09/14/2022-10/13/2022		28.77	10,869.40
11/15/2022	Check Draft		West Jefferson County MWD	On-Line Payment Fee		1.00	10,868.40
11/15/2022	Check 10625		TheOne Inc	West-Villalobos		175.00	10,693.40
11/15/2022	Deposit			Transfer Fee Received (West-Villalobos)	175.00		10,868.40
11/21/2022	Check Draft		Entergy	09/20/2022-10/20-2022 Gate		31.27	10,837.13
11/25/2022	Payment	8565 Christopher Street	Pamela Blackwell	by Pamela Blackwell	100.00		10,937.13
11/30/2022	Check Draft		Waste Management	Garbage Pick up		2,382.09	8,555.04

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
11/30/2022	Check 10626		TheOne Inc	November 2022 Management Fees		1,000.00	7,555.04
11/30/2022	Payment	8545 Christopher Street	Teneal Callarman	by Teneal Callarman	50.00		7,605.04
11/30/2022	Payment	11045 Madison Court	Celeste Ramsey	by Celeste Ramsey	600.00		8,205.04
11/30/2022	Bank Txn			Nov 2022 5% Dividends	0.44		8,205.48
12/1/2022	Check 995021		Five Star Lawn Service	November Service		1,125.00	7,080.48
12/7/2022	Check 995022		Sean Ohlrich	Dec 2022 Monthly hosting of website		25.00	7,055.48
12/8/2022	Payment	8470 Anastasia Avenue	Lisa Nguyen	by Lisa Nguyen	660.00		7,715.48
12/9/2022	Check Draft		Entergy	10/19/2022-11/16/2022 Street Lights		757.79	6,957.69
12/9/2022	Payment	8565 Christopher Street	Pamela Blackwell	by Pamela Blackwell	100.00		7,057.69
12/10/2022	Check Draft		ATT	11/18/2022-12/17/2022		62.10	6,995.59
12/13/2022	Payment	10900 Sheila Court	John Lewallen	by John Lewallen	660.00		7,655.59
12/13/2022	Deposit				600.00		8,255.59
12/15/2022	Check DRAFT		West Jefferson County MWD	10/13/2022-11/14/2022		28.77	8,226.82
12/15/2022	Check DRAFT		West Jefferson County MWD			1.00	8,225.82
12/19/2022	Payment	8475 Anastasia Avenue	Jared Martinez	by Jared Martinez	660.00		8,885.82

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
12/20/2022	Payment	10995 Bart Lane	Garland Tong	by Garland Tong	660.00		9,545.82
12/21/2022	Check Draft		Entergy	10/20/2022-11/08/2022 Gate		31.99	9,513.83
12/21/2022	Payment	8505 Anastasia Avenue	Pete Wilcox	by Pete Wilcox	660.00		10,173.83
12/22/2022	Payment	8320 Anastasia Avenue	Martin Lemoins	by Martin Lemoins	660.00		10,833.83
12/23/2022	Payment	8565 Christopher Street	Pamela Blackwell	by Pamela Blackwell	100.00		10,933.83
12/23/2022	Payment	8355 Anastasia Avenue	Christunya Prejean	by Christunya Prejean	660.00		11,593.83
12/27/2022	Payment	8500 Anastasia Avenue	Iris Kramer	by Iris Kramer	660.00		12,253.83
12/29/2022	Payment	8480 Paige Parkway	Steve Clough	by Steve Clough	660.00		12,913.83
12/30/2022	Check Draft		Waste Management	11/01/2022-11/30/2022		2,395.99	10,517.84
12/30/2022	Check 10627		TheOne Inc	Management Fees		1,000.00	9,517.84
12/30/2022	Check 10628		TheOne Inc	TheOne Inc Delinquent Accounts Mailing		8.50	9,509.34
12/30/2022	Check 10628		TheOne Inc	Bulk Invoice Mailout to Owners		69.60	9,439.74
12/30/2022	Check 995023		Five Star Lawn Service	Estates of Fannett Lawn Service 80511		1,125.00	8,314.74

Total for The Estates of Fannett HOA Inc

\$7,966.10

\$17,335.41

The Estates of Fannett HOA Inc - Pending EFTs

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
Previous balance							\$0.00
12/29/2022	Payment	10990 Lorie Lane	Terica Breaux	by Terica Breaux	833.76		833.76
12/30/2022	Payment	8265 Stacy Street	Tina Brown	by Tina Brown	660.00		1,493.76
12/30/2022	Payment	11045 Madison Court	Celeste Ramsey	by Celeste Ramsey	660.00		2,153.76
12/31/2022	Payment	8545 Christopher Street	Teneal Callarman	by Teneal Callarman	60.00		2,213.76
12/31/2022	Payment	8540 Christopher Street	Cheryl Malveaux	by Cheryl Malveaux	660.00		2,873.76
12/31/2022	Payment	10905 Sheila Court	Troy McGee	by Troy McGee	833.76		3,707.52
Total for The Estates of Fannett HOA Inc - Pending EFTs					\$3,707.52	\$0.00	
Undeposited Funds							
Previous balance							\$0.00
11/8/2022	Payment	10960 Sheila Court	Deitra West	Check from FTL	100.00		100.00
11/8/2022	Deposit					100.00	0.00
12/13/2022	Payment	8520 Christopher Street	Michael Spell	2023 Dues Payment	600.00		600.00
12/13/2022	Deposit					600.00	0.00
12/23/2022	Payment	8520 Christopher Street	Michael Spell	2023 HOA Dues	60.00		60.00

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
12/23/2022	Payment	11020 Madison Court	Freddie White	2023 HOA Dues	660.00		720.00
12/23/2022	Payment	8455 Anastasia Avenue	James Warren	2023 HOA DUES	660.00		1,380.00
12/23/2022	Payment	8465 Anastasia Avenue	Jimmy Crain	2023 HOA DUES	660.00		2,040.00
12/23/2022	Payment	8450 Anastasia Avenue	Cynthia Bush	2023 HOA DUES	660.00		2,700.00
12/29/2022	Payment	10920 Sheila Court	Adam Ceasar	2023 HOA Dues	660.00		3,360.00
12/29/2022	Payment	8254 Stacy Street	Ka Kheang	2023 HOA DUES	660.00		4,020.00
12/29/2022	Payment	8529 Christopher Street	Bill Fredeman	2023 HOA DUES	660.00		4,680.00
Total for Undeposited Funds					\$5,380.00	\$700.00	
Total for Assets					\$17,098.28	\$18,035.41	\$53,866.01

Liabilities

Prepayments

Previous balance							\$478.79
10/31/2022	Payment	8545 Christopher Street	Teneal Callarman	by Teneal Callarman		50.00	528.79

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
11/11/2022	Payment	8565 Christopher Street	Pamela Blackwell	by Pamela Blackwell		100.00	628.79
11/25/2022	Payment	8565 Christopher Street	Pamela Blackwell	by Pamela Blackwell		100.00	728.79
11/30/2022	Payment	8545 Christopher Street	Teneal Callarman	by Teneal Callarman		50.00	778.79
12/8/2022	Payment	8470 Anastasia Avenue	Lisa Nguyen	by Lisa Nguyen		660.00	1,438.79
12/9/2022	Payment	8565 Christopher Street	Pamela Blackwell	by Pamela Blackwell		100.00	1,538.79
12/13/2022	Payment	10900 Sheila Court	John Lewallen	by John Lewallen		660.00	2,198.79
12/13/2022	Payment	8520 Christopher Street	Michael Spell	2023 Dues Payment		600.00	2,798.79
12/19/2022	Payment	8475 Anastasia Avenue	Jared Martinez	by Jared Martinez		660.00	3,458.79
12/20/2022	Payment	10995 Bart Lane	Garland Tong	by Garland Tong		660.00	4,118.79
12/21/2022	Payment	8505 Anastasia Avenue	Pete Wilcox	by Pete Wilcox		660.00	4,778.79
12/22/2022	Payment	8320 Anastasia Avenue	Martin Lemoins	by Martin Lemoins		660.00	5,438.79

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
12/23/2022	Payment	8565 Christopher Street	Pamela Blackwell	by Pamela Blackwell		100.00	5,538.79
12/23/2022	Payment	8520 Christopher Street	Michael Spell	2023 HOA Dues		60.00	5,598.79
12/23/2022	Payment	11020 Madison Court	Freddie White	2023 HOA Dues		660.00	6,258.79
12/23/2022	Payment	8455 Anastasia Avenue	James Warren	2023 HOA DUES		660.00	6,918.79
12/23/2022	Payment	8465 Anastasia Avenue	Jimmy Crain	2023 HOA DUES		660.00	7,578.79
12/23/2022	Payment	8355 Anastasia Avenue	Christunya Prejean	by Christunya Prejean		660.00	8,238.79
12/23/2022	Payment	8450 Anastasia Avenue	Cynthia Bush	2023 HOA DUES		660.00	8,898.79
12/27/2022	Payment	8500 Anastasia Avenue	Iris Kramer	by Iris Kramer		660.00	9,558.79
12/29/2022	Payment	8480 Paige Parkway	Steve Clough	by Steve Clough		660.00	10,218.79
12/29/2022	Payment	10920 Sheila Court	Adam Ceasar	2023 HOA Dues		660.00	10,878.79
12/29/2022	Payment	8254 Stacy Street	Ka Kheang	2023 HOA DUES		660.00	11,538.79

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
12/29/2022	Payment	8529 Christopher Street	Bill Fredeman	2023 HOA DUES		660.00	12,198.79
12/29/2022	Payment	10990 Lorie Lane	Terica Breaux	by Terica Breaux		833.76	13,032.55
12/30/2022	Payment	8265 Stacy Street	Tina Brown	by Tina Brown		660.00	13,692.55
12/30/2022	Payment	11045 Madison Court	Celeste Ramsey	by Celeste Ramsey		660.00	14,352.55
12/31/2022	Payment	8545 Christopher Street	Teneal Callarman	by Teneal Callarman		60.00	14,412.55
12/31/2022	Payment	8540 Christopher Street	Cheryl Malveaux	by Cheryl Malveaux		660.00	15,072.55
12/31/2022	Payment	10905 Sheila Court	Troy McGee	by Troy McGee		833.76	15,906.31
Total for Prepayments					\$0.00	\$15,427.52	
Total for Liabilities					\$0.00	\$15,427.52	\$15,906.31

Equity

Dividends

Previous balance							\$395.09
10/31/2022	Bank Txn			Oct 2022 5% Dividends		0.66	395.75
10/31/2022	Deposit			October 2022 Dividends		4.43	400.18
10/31/2022	Deposit			October 2022 Dividends		18.25	418.43
11/30/2022	Bank Txn			Nov 2022 5% Dividends		0.44	418.87
11/30/2022	Deposit			November 2022 Dividends		4.29	423.16

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
11/30/2022	Deposit			November 2022 Dividends		17.69	440.85
Total for Dividends					\$0.00	\$45.76	
Opening Balance Equity							
Previous balance							\$62,124.41
Total for Opening Balance Equity					\$0.00	\$0.00	
Retained Earnings							
Previous balance							(\$8,252.38)
Total for Retained Earnings					\$0.00	\$0.00	
Total for Equity					\$0.00	\$45.76	\$54,312.88
Income							
Association Fee Income							
Previous balance							\$58,836.68
10/1/2022	Payment	10960 Sheila Court	Deitra West	by Deitra West		50.00	58,886.68
11/8/2022	Payment	10960 Sheila Court	Deitra West	Check from FTL		100.00	58,986.68
11/30/2022	Payment	11045 Madison Court	Celeste Ramsey	by Celeste Ramsey		600.00	59,586.68
Total for Association Fee Income					\$0.00	\$750.00	
Extra Garbage Can Charge							
Previous balance							\$1,049.16
Total for Extra Garbage Can Charge					\$0.00	\$0.00	
Interest Income							
Previous balance							\$0.00

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
Total for Interest Income					\$0.00	\$0.00	
Late Fee Income							
Previous balance							\$2,030.84
Total for Late Fee Income					\$0.00	\$0.00	
Postage Income							
Previous balance							\$300.00
Total for Postage Income					\$0.00	\$0.00	
Transfer Fee							
Previous balance							\$0.00
11/15/2022	Deposit			Transfer Fee Received (West-Villalobos)		175.00	175.00
Total for Transfer Fee					\$0.00	\$175.00	
Total for Income					\$0.00	\$925.00	\$63,141.68
Expenses							
Advertising							
Previous balance							\$1,308.68
Total for Advertising					\$0.00	\$0.00	
Contract Labor							
Previous balance							\$8,844.50
Total for Contract Labor					\$0.00	\$0.00	
Insurance							
Previous balance							\$3,521.00
Total for Insurance					\$0.00	\$0.00	

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
Landscaping							
Previous balance							\$10,125.00
10/1/2022	Check 995019		Five Star Lawn Service	September 2,9,16,and 23	1,125.00		11,250.00
11/8/2022	Check 995020		Five Star Lawn Service		1,125.00		12,375.00
12/1/2022	Check 995021		Five Star Lawn Service	November Service	1,125.00		13,500.00
12/30/2022	Check 995023		Five Star Lawn Service	Estates of Fannett Lawn Service 80511	1,125.00		14,625.00
Total for Landscaping					\$4,500.00	\$0.00	
Legal and Professional Fees							
Previous balance							\$350.00
Total for Legal and Professional Fees					\$0.00	\$0.00	
Management Fees							
Previous balance							\$10,000.00
10/31/2022	Check 10623		TheOne Inc	Management Fees October 2022	1,000.00		11,000.00
11/30/2022	Check 10626		TheOne Inc	November 2022 Management Fees	1,000.00		12,000.00
12/30/2022	Check 10627		TheOne Inc	Management Fees	1,000.00		13,000.00
Total for Management Fees					\$3,000.00	\$0.00	
On-Line Payment Fee							
Previous balance							\$6.00
10/15/2022	Check Draft		West Jefferson County MWD		1.00		7.00
11/15/2022	Check Draft		West Jefferson County MWD	On-Line Payment Fee	1.00		8.00
12/15/2022	Check DRAFT		West Jefferson County MWD		1.00		9.00

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
Total for On-Line Payment Fee					\$3.00	\$0.00	
Postage and Delivery							
Previous balance							\$575.00
12/30/2022	Check 10628		TheOne Inc	TheOne Inc Delinquent Accounts Mailing	8.50		583.50
12/30/2022	Check 10628		TheOne Inc	Bulk Invoice Mailout to Owners	69.60		653.10
Total for Postage and Delivery					\$78.10	\$0.00	
Repairs - Maintenance							
Previous balance							\$156.97
Total for Repairs - Maintenance					\$0.00	\$0.00	
Repairs - Material							
Previous balance							\$341.92
Total for Repairs - Material					\$0.00	\$0.00	
Setup Fee							
Previous balance							\$0.00
Total for Setup Fee					\$0.00	\$0.00	
Software and Services							
Previous balance							\$412.50
10/17/2022	Check 10622		Sean Ohlrich	Oct 2022 Monthly hosting	25.00		437.50
11/11/2022	Check 10624		Sean Ohlrich	Nov 2022 Monthly hosting of website	25.00		462.50
Total for Software and Services					\$50.00	\$0.00	
Supplies							
Previous balance							\$163.15
Total for Supplies					\$0.00	\$0.00	

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
Taxes							
Previous balance							\$0.00
Total for Taxes					\$0.00	\$0.00	
Transfer Fee Reimbursement							
Previous balance							\$0.00
11/15/2022	Check	10625	TheOne Inc	West-Villalobos	175.00		175.00
Total for Transfer Fee Reimbursement					\$175.00	\$0.00	
Utilities - Electric							
Previous balance							\$6,284.25
10/10/2022	Check Draft		Entergy	08/18/2022-09/16/2022 Street Lights	727.89		7,012.14
10/24/2022	Check Draft		Entergy	08/19/2022-09/20/2022 Gate	31.67		7,043.81
11/9/2022	Check Draft		Entergy	09/17/2022-10/18/2022 Street Lights	728.37		7,772.18
11/21/2022	Check Draft		Entergy	09/20/2022-10/20-2022 Gate	31.27		7,803.45
12/9/2022	Check Draft		Entergy	10/19/2022-11/16/2022 Street Lights	757.79		8,561.24
12/21/2022	Check Draft		Entergy	10/20/2022-11/08/2022 Gate	31.99		8,593.23
Total for Utilities - Electric					\$2,308.98	\$0.00	
Utilities - Garbage							
Previous balance							\$19,327.55
10/30/2022	Check Draft		Waste Management	09/01/2022-09/30/2022	2,144.32		21,471.87
11/30/2022	Check Draft		Waste Management	Garbage Pick up	2,382.09		23,853.96
12/30/2022	Check Draft		Waste Management	11/01/2022-11/30/2022	2,395.99		26,249.95
Total for Utilities - Garbage					\$6,922.40	\$0.00	
Utilities - Telephone & Internet							
Previous balance							\$517.37

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Date	Type	Unit	Name	Description	Debit	Credit	Balance
10/10/2022	Check Draft		ATT	Sept 18-Oct 17	62.42		579.79
11/10/2022	Check Draft		ATT	Oct 18- Nov 17	62.10		641.89
12/7/2022	Check 995022		Sean Ohlrich	Dec 2022 Monthly hosting of website	25.00		666.89
12/10/2022	Check Draft		ATT	11/18/2022-12/17/2022	62.10		728.99
Total for Utilities - Telephone & Internet					\$211.62	\$0.00	
Utilities - Water							
Previous balance							\$225.56
10/15/2022	Check Draft		West Jefferson County MWD	08/15/2022-09/14/2022	28.77		254.33
11/15/2022	Check Draft		West Jefferson County MWD	09/14/2022-10/13/2022	28.77		283.10
12/15/2022	Check DRAFT		West Jefferson County MWD	10/13/2022-11/14/2022	28.77		311.87
Total for Utilities - Water					\$86.31	\$0.00	
Total for Expenses					\$17,335.41	\$0.00	\$79,494.86
Grand total for The Estates of Fannett HOA Inc					\$34,433.69	\$34,433.69	