

# Seller's Updates and Upgrades

**Address:** 18173 County Road 4225, Frankston, TX 75763-4109

Item	Description and Date/Year
A/C Outside Condenser	N/A
Coil/Furnace	N/A
Curtains/Blinds	Custom blinds in 3 bedrooms / primary bathroom
Ceiling Fans/Light Fixtures	N/A
Countertops	N/A
Cabinets	Custom pantry unit built ≈ 2010
Deck	N/A
Doors	N/A
Electrical	N/A
Faucets	N/A
Fence	N/A
Fireplace	N/A
Flooring	N/A
Garage Door/Opener	<del>N/A</del> Chamberlain 1/2 HP Chain Drive GD opener 8/19/2016
Water Heater	Rheem
Landscaping	N/A
Paint	<del>AgD</del> AgD exterior trim, gutters, porch, doors, <sup>2024</sup> 2024
Plumbing	N/A
Roof	Repair of hail damage 2018
Sinks	N/A
Septic System	N/A
Sprinkler System	N/A
Wallpaper	N/A
Windows	N/A
Other	

# UTILITY BILL TRACKER

Address: 18173 County Road 4225, Frankston, TX 75763-4109

Persons living in Home: Adults 3 Children 0

Summer Thermostat Reading: 76° (day) 72° (night)

Winter Thermostat Reading: 75° (day) 70° (night)

Month	Year	Electric	Gas	Water	Trash	Other
January	2023	\$ 278.00	\$ 65.00	\$ 55.94	\$ 32.96	
February	2023	\$ 127.00	\$ 65.00	\$ 58.83	\$ 32.96	
March	2023	\$ 68.00	\$ 65.00	\$ 58.20	\$ 32.96	
April	2023	\$ 115.00	\$ 65.00	\$ 68.91	32.96	
May	2023	\$ 105.00	\$ 65.00	\$ 61.86	\$ 32.96	
June	2023	\$ 125.00	\$ 65.00	\$ 70.80	\$ 32.96	
July	2023	\$ 161.00	\$ 65.00	\$ 73.67	\$ 32.96	
August	2023	\$ 203.00	\$ 65.00	\$ 67.08	\$ 32.96	
September	2023	\$ 271.00	\$ 65.00	\$ 107.89	\$ 32.96	
October	2022	\$ 234.00	\$ 65.00	\$ 81.86	\$ 33.56	
November	2022	\$ 195.00	\$ 65.00	\$ 59.23	32.96	
December	2022 <sup>Ad</sup> <del>2023</del>	\$ 105.00	\$ 324.00 *** \$ 65.00	\$ 88.41	\$ 37.96	
Total		\$ 1987.00	\$ 1104	\$ 852.68	\$ 401.12	
Average		\$ 165.59	\$ 92	\$ 71.06	\$ 33.43	

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\*\*\* End-of-year payment

→ There were 4 people in the house.  
Two were at-home hospice patients.

\*\* ⇒ 3 people