Goose Creek
Homeowners Association

Financial Reports

September 2026

Goose Creek Homeowners Association
Balance Sheet
As of May 1, 2026

	May 1, 26
ASSETS	
Current Assets	
Checking/Savings	
CCBG Checking	54,849.48
Rsv Pav 12 Month CD 03/09/27	42,369.25
Total Checking/Savings	97,218.73
Accounts Receivable	
Accounts Receivable	-373.90
Total Accounts Receivable	-373.90
Other Current Assets	
12000 · Undeposited Funds (Funds received, but not yet deposited to a bank account)	-294.00
Total Other Current Assets	-294.00
Total Current Assets	96,550.83
TOTAL ASSETS	**96,550.83**
LIABILITIES & EQUITY	
Equity	
31000 · Reserves (Capital Expenditures)	42,369.25
32000 · Unrestricted Net Assets (Other Income)	25,358.05
Net Income	28,823.53
Total Equity	96,550.83
TOTAL LIABILITIES & EQUITY	**96,550.83**

Goose Creek Homeowners Association
Profit & Loss

	Sep 26	Jan - Sep 26
Ordinary Income/Expense		
Income		
Finance charges received	103.62	1,535.24
100 · Homeowners' Dues		
101 Homeowners' Dues	799.00	53,225.41
103 · Interest on Assessments	0.00	435.54
106 · Interest/Investment Income	0.00	25.01
100 · Homeowners' Dues - Other	0.00	0.00
Total 100 · Homeowners' Dues	799.00	53,685.96
Total Income	902.62	55,221.20
Gross Profit	902.62	55,221.20
Expense		
Fraud (Bank Fraud)	0.00	0.00
Income Tax on Interest	0.00	309.00
300 · Routine Expenses		
305 · Bank Fees	0.00	2.00
308 · Bank Supplies	72.00	228.85
310 · Insurance	0.00	2,509.19
325 · Legal	210.00	3,516.18
340 · Annual Report Filinig	0.00	61.25
345 · Website & Domain	0.00	45.98
Total 300 · Routine Expenses	282.00	6,363.45
400 · Management & Administrative		
Tax Return	0.00	100.00
410 · Management Contract	650.00	5,850.00
420 · Office Expenses	25.00	257.40
Total 400 · Management & Administrati...	675.00	6,207.40
500 · Community Events & Meetings		
510 · Community Events	0.00	215.46
Total 500 · Community Events & Meeti...	0.00	215.46
600 · Maintenance Expenses		
610 · Grounds Maintenance		
Asphalt Repairs	0.00	1,100.00
616 - Irrigation Repairs	0.00	175.00
611 · Grounds Contract	2,100.00	18,900.00
612 · Tree Maintenance/Removal	0.00	3,700.00
614 - Misc Grounds Repairs	0.00	570.00
619 · Other Ground Beautification	800.00	2,695.90
Total 610 · Grounds Maintenance	2,900.00	27,140.90
685 · Utilities		
Backflow Installation	0.00	1,550.00
687 - Main Utilities	103.09	889.44
686 - Backflow Testing	0.00	420.00
Total 685 · Utilities	103.09	2,859.44
Total 600 · Maintenance Expenses	3,003.09	30,000.34

	Sep 26	Jan - Sep 26
Total Expense	3,960.09	43,095.65
Net Ordinary Income	-3,057.47	12,125.55
Other Income/Expense		
Other Income		
KMG Collection Fee	0.00	75.00
Total Other Income	0.00	75.00
Other Expense		
Reserves Funding	0.00	0.00
KMG Collection Fee Paid Out	0.00	75.00
Total Other Expense	0.00	75.00
Net Other Income	0.00	0.00
Net Income	-3,057.47	12,125.55

Goose Creek Homeowners Association
Profit & Loss Budget vs. Actual
January through December 2026

	Jan - Dec 26	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
Finance charges received	1,535.24		
100 · Homeowners' Dues			
101 Homeowners' Dues	53,225.41	52,626.00	599.41
103 · Interest on Assessments	435.54		
106 · Interest/Investment Income	25.01	500.00	-474.99
Total 100 · Homeowners' Dues	53,685.96	53,126.00	559.96
Total Income	55,221.20	53,126.00	2,095.20
Gross Profit	55,221.20	53,126.00	2,095.20
Expense			
Income Tax on Interest	309.00	150.00	159.00
300 · Routine Expenses			
305 · Bank Fees	2.00		
308 · Bank Supplies	228.85	55.00	173.85
310 · Insurance	2,509.19	3,500.00	-990.81
325 · Legal	3,516.18	2,500.00	1,016.18
340 · Annual Report Filinig	61.25	61.25	0.00
345 · Website & Domain	45.98	538.74	-492.76
Total 300 · Routine Expenses	6,363.45	6,654.99	-291.54
400 · Management & Administrative			
Tax Return	100.00	100.00	0.00
410 · Management Contract	6,500.00	7,800.00	-1,300.00
420 · Office Expenses	282.40	300.00	-17.60
425 · Member Mailings (All Members Mailing (2))	0.00	1,100.00	-1,100.00
450 · Professional Services (Surveys and other Consulting)	0.00	1,000.00	-1,000.00
Total 400 · Management & Administrative	6,882.40	10,300.00	-3,417.60
500 · Community Events & Meetings			
510 · Community Events	215.46		
Total 500 · Community Events & Meetings	215.46		
600 · Maintenance Expenses			
610 · Grounds Maintenance			
Asphalt Repairs	1,100.00		
616 - Irrigation Repairs	175.00	325.00	-150.00
611 · Grounds Contract	18,900.00	25,200.00	-6,300.00
612 · Tree Maintenance/Removal	3,700.00	2,500.00	1,200.00
614 - Misc Grounds Repairs	570.00	1,500.00	-930.00
619 · Other Ground Beautification	2,695.90	1,000.00	1,695.90
Total 610 · Grounds Maintenance	27,140.90	30,525.00	-3,384.10
685 · Utilities			
Backflow Installation	1,550.00		
687 - Main Utilities	889.44	1,680.00	-790.56
686 - Backflow Testing	420.00	220.00	200.00
Total 685 · Utilities	2,859.44	1,900.00	959.44
Total 600 · Maintenance Expenses	30,000.34	32,425.00	-2,424.66
Total Expense	43,770.65	49,529.99	-5,759.34
Net Ordinary Income	11,450.55	3,596.01	7,854.54
Other Income/Expense			
Other Income			
KMG Collection Fee	75.00		
Total Other Income	75.00		

Goose Creek Homeowners Association
Profit & Loss Budget vs. Actual
January through December 2026

	Jan - Dec 26	Budget	$ Over Budget
Other Expense			
Reserves Funding	0.00	2,000.00	-2,000.00
Net Surplus	0.00	1,596.01	-1,596.01
KMG Collection Fee Paid Out	75.00		
Total Other Expense	75.00	3,596.01	-3,521.01
Net Other Income	0.00	-3,596.01	3,596.01
Net Income	**11,450.55**	**0.00**	**11,450.55**

Goose Creek Homeowners Association
Check Detail
September 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	**5508**	**09/01/2026**	**Kirby Management**	**GC Operating Checking (GC Operating ...**		**-675.00**
				410 · Management Contract	-650.00	650.00
				420 · Office Expenses	-25.00	25.00
TOTAL					-675.00	675.00
Check	**5509**	**09/09/2026**	**City of Tallahassee**	**GC Operating Checking (GC Operating ...**		**-103.09**
				687 - Main Utilities	-103.09	103.09
TOTAL					-103.09	103.09
Check	**5510**	**09/09/2026**	**Anderson, Givens &...**	**GC Operating Checking (GC Operating ...**		**-210.00**
				325 · Legal	-210.00	210.00
TOTAL					-210.00	210.00
Check	**5511**	**09/23/2026**	**Kirby Management**	**GC Operating Checking (GC Operating ...**		**-72.00**
				308 · Bank Supplies	-72.00	72.00
TOTAL					-72.00	72.00
Check	**5513**	**09/29/2026**	**Border 2 Border**	**GC Operating Checking (GC Operating ...**		**-2,900.00**
				611 · Grounds Contract	-2,100.00	2,100.00
				619 · Other Ground Beautification	-800.00	800.00
TOTAL					-2,900.00	2,900.00

Goose Creek Homeowners Association
Transaction Detail By Account

Type	Date	Num	Name	Memo	Split	Debit	Balance
300 · Routine Expenses							
308 · Bank Supplies							
Check	09/23/2026	5511	Kirby Management	Checks	GC Operating Che...	72.00	72.00
Total 308 · Bank Supplies						72.00	72.00
325 · Legal							
Check	09/09/2026	5510	Anderson, Givens &...	Legal Fees Inv. # 19439	GC Operating Che...	210.00	210.00
Total 325 · Legal						210.00	210.00
Total 300 · Routine Expenses						282.00	282.00
400 · Management & Administrative							
410 · Management Contract							
Check	09/01/2026	5508	Kirby Management	Management Fees	GC Operating Che...	650.00	650.00
Total 410 · Management Contract						650.00	650.00
420 · Office Expenses							
Check	09/01/2026	5508	Kirby Management	Office Supplies	GC Operating Che...	25.00	25.00
Total 420 · Office Expenses						25.00	25.00
Total 400 · Management & Administrative						675.00	675.00
600 · Maintenance Expenses							
610 · Grounds Maintenance							
611 · Grounds Contract							
Check	09/29/2026	5513	Border 2 Border	Sept. Lawn Service	GC Operating Che...	2,100.00	2,100.00
Total 611 · Grounds Contract						2,100.00	2,100.00
619 · Other Ground Beautification							
Check	09/29/2026	5513	Border 2 Border	Pine Straw	GC Operating Che...	800.00	800.00
Total 619 · Other Ground Beautification						800.00	800.00
Total 610 · Grounds Maintenance						2,900.00	2,900.00
685 · Utilities							
687 - Main Utilities							
Check	09/09/2026	5509	City of Tallahassee	Utilities Acct. # 1000056...	GC Operating Che...	103.09	103.09
Total 687 - Main Utilities						103.09	103.09
Total 685 · Utilities						103.09	103.09
Total 600 · Maintenance Expenses						3,003.09	3,003.09
TOTAL						3,960.09	3,960.09

10/06/26

Goose Creek Homeowners Association
Delinquency Report

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
154 - Leah (AGF) ...	0.00	0.00	0.00	0.00	944.13	944.13
6115 - Florenzia	0.00	0.00	0.00	0.00	346.92	346.92
149 - Northcutt	0.00	0.00	0.00	0.00	346.92	346.92
152 - Goose	0.00	0.00	0.00	0.00	346.92	346.92
166 - Leah	0.00	0.00	0.00	0.00	346.92	346.92
193 - Pitkin	0.00	0.00	0.00	0.00	171.92	171.92
121 - Nothcutt	0.00	0.00	0.00	0.00	45.00	45.00
129 - Goose (AGF)	0.00	0.00	0.00	0.00	33.90	33.90
177 - Pitkin	0.00	0.00	0.00	0.00	8.05	8.05
142 - Goose	0.00	0.00	0.00	0.00	0.40	0.40
TOTAL	0.00	0.00	0.00	0.00	2,591.08	2,591.08

Capital City Bank

e|statement

Capital City Bank OnLine

GOOSE CREEK HOMEOWNERS ASSOCIATION INC
3972 N MONROE ST
TALLAHASSEE FL 32303-2167

Date 9/30/26 Page 1
Primary Account XXXXXXX1237

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CHECKING ACCOUNT

EVERYDAY CHECKING FOR BUSINESS		Images	6
Account Number	XXXXXXX1237	Statement Dates 9/01/26 thru	9/30/26
Previous Balance	34,644.33	Days in this Statement Period	30
2 Deposits/Credits	6,954.79	Avg Ledger Balance	39,938.52
5 Checks/Debits	3,960.09	Avg Collected Balance	39,938.52
Service Charges	.00		
Interest Paid	.00		
Ending Balance	37,639.03		

DEPOSITS AND OTHER CREDITS

Date	Description	Amount
9/02	TRNSFR FRM ACT ENDING IN 9870 TRNSFR TO ACT ENDING IN 1237	6,277.17
9/24	DEPOSIT	677.62

Capital City Bank

e|statement

Capital City Bank OnLine

GOOSE CREEK HOMEOWNERS ASSOCIATION INC
3972 N MONROE ST
TALLAHASSEE FL 32303-2167

Date 9/30/26 Page 2
Primary Account XXXXXXX1237

EVERYDAY CHECKING FOR BUSINESS XXXXXXX1237 (Continued)

CHECKS IN NUMBER ORDER

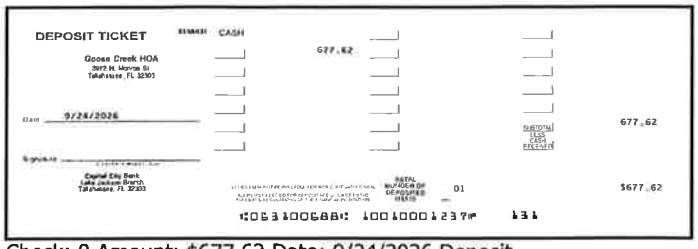
Date	Check No	Amount	Date	Check No	Amount
9/01	5508	675.00	9/28	5511	72.00
9/15	5509	103.09	9/30	5513*	2,900.00
9/17	5510	210.00			

* Denotes missing check numbers

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
9/01	33,969.33	9/17	39,933.41	9/30	37,639.03
9/02	40,246.50	9/24	40,611.03		
9/15	40,143.41	9/28	40,539.03		

----------END OF STATEMENT----------


DEPOSIT TICKET

CASH 677.62

Goose Creek HOA
3972 N. Monroe St
Tallahassee, FL 32303

Date 9/24/2026

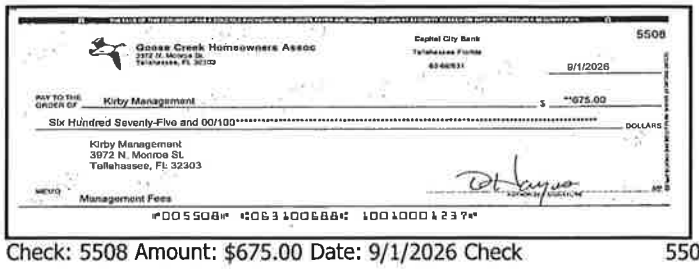
Capital City Bank
Lake Jackson Branch
Tallahassee, FL 32303

TOTAL ITEMS 01

677.62

677.62

Check: 0 Amount: $677.62 Date: 9/24/2026 Deposit


Goose Creek Homeowners Assoc
3972 N. Monroe St.
Tallahassee, FL 32303

Capital City Bank
Tallahassee Florida
63-66/631

5508

9/1/2026

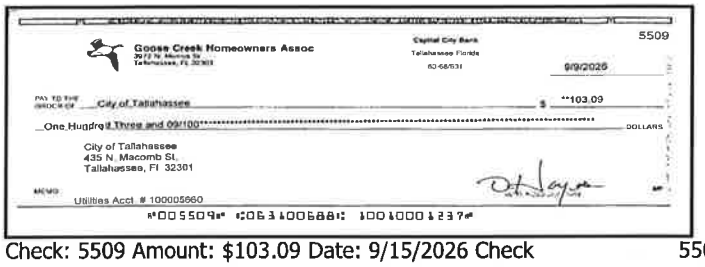
PAY TO THE ORDER OF Kirby Management $ **675.00

Six Hundred Seventy-Five and 00/100********** DOLLARS

Kirby Management
3972 N. Monroe St.
Tallahassee, FL 32303

MEMO Management Fees

Check: 5508 Amount: $675.00 Date: 9/1/2026 Check 5508


Goose Creek Homeowners Assoc
3972 N. Monroe St
Tallahassee, FL 32303

Capital City Bank
Tallahassee Florida
63-66/631

5509

9/9/2026

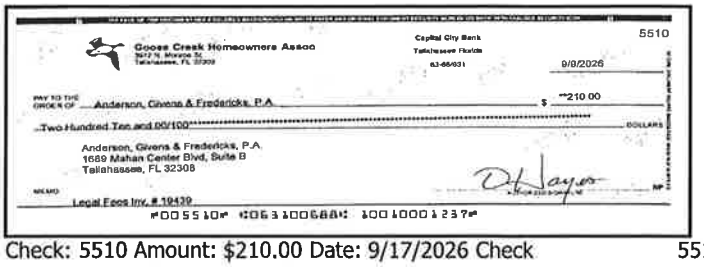
PAY TO THE ORDER OF City of Tallahassee $ **103.09

One Hundred Three and 09/100********** DOLLARS

City of Tallahassee
435 N. Macomb St.
Tallahassee, Fl 32301

MEMO Utilities Acct # 100005960

Check: 5509 Amount: $103.09 Date: 9/15/2026 Check 5509


Goose Creek Homeowners Assoc
3972 N. Monroe St.
Tallahassee, FL 32303

Capital City Bank
Tallahassee Florida
63-66/631

5510

9/9/2026

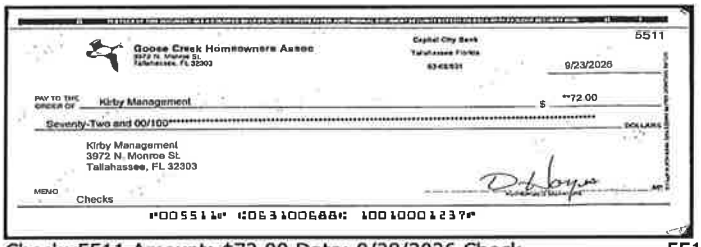
PAY TO THE ORDER OF Anderson, Givens & Fredericks, P.A. $ **210.00

Two Hundred Ten and 00/100********** DOLLARS

Anderson, Givens & Fredericks, P.A.
1689 Mahan Center Blvd, Suite B
Tallahassee, FL 32308

MEMO Legal Fees Inv. # 19439

Check: 5510 Amount: $210.00 Date: 9/17/2026 Check 551(


Goose Creek Homeowners Assoc
3972 N. Monroe St.
Tallahassee, FL 32303

Capital City Bank
Tallahassee Florida
63-66/631

5511

9/23/2026

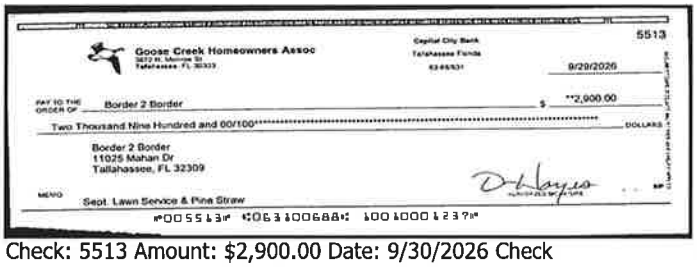
PAY TO THE ORDER OF Kirby Management $ **72.00

Seventy-Two and 00/100********** DOLLARS

Kirby Management
3972 N. Monroe St.
Tallahassee, FL 32303

MEMO Checks

Check: 5511 Amount: $72.00 Date: 9/28/2026 Check 5511


Goose Creek Homeowners Assoc
3972 N. Monroe St.
Tallahassee, FL 32303

Capital City Bank
Tallahassee Florida
63-66/631

5513

9/29/2026

PAY TO THE ORDER OF Border 2 Border $ **2,900.00

Two Thousand Nine Hundred and 00/100********** DOLLARS

Border 2 Border
11025 Mahan Dr
Tallahassee, FL 32309

MEMO Sept. Lawn Service & Pine Straw

Check: 5513 Amount: $2,900.00 Date: 9/30/2026 Check 55

Goose Creek Homeowners Association
Reconciliation Detail

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						34,644.33
Cleared Transactions						
Checks and Payments - 5 items						
Check	09/01/2026	5508	Kirby Management	X	-675.00	-675.00
Check	09/09/2026	5510	Anderson, Givens ...	X	-210.00	-885.00
Check	09/09/2026	5509	City of Tallahassee	X	-103.09	-988.09
Check	09/23/2026	5511	Kirby Management	X	-72.00	-1,060.09
Check	09/29/2026	5513	Border 2 Border	X	-2,900.00	-3,960.09
Total Checks and Payments					-3,960.09	-3,960.09
Deposits and Credits - 2 items						
Deposit	09/24/2026			X	677.62	677.62
General Journal	09/24/2026		Capital City Bank	X	6,277.17	6,954.79
Total Deposits and Credits					6,954.79	6,954.79
Total Cleared Transactions					2,994.70	2,994.70
Cleared Balance					2,994.70	37,639.03
Register Balance as of 09/30/2026					2,994.70	37,639.03
New Transactions						
Checks and Payments - 1 item						
Check	10/01/2026	5512	Kirby Management		-675.00	-675.00
Total Checks and Payments					-675.00	-675.00
Deposits and Credits - 1 item						
Deposit	10/01/2026				225.00	225.00
Total Deposits and Credits					225.00	225.00
Total New Transactions					-450.00	-450.00
Ending Balance					2,544.70	37,189.03

Goose Creek Homeowners Association
Reconciliation Detail

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						6,277.17
Cleared Transactions						
Checks and Payments - 1 item						
General Journal	09/24/2026		Capital City Bank	X	-6,277.17	-6,277.17
Total Checks and Payments					-6,277.17	-6,277.17
Total Cleared Transactions					-6,277.17	-6,277.17
Cleared Balance					-6,277.17	0.00
Register Balance as of 09/30/2026					-6,277.17	0.00
Ending Balance					-6,277.17	0.00