

**Goose Creek
Homeowners Association**

Financial Reports

August 2026

11:58 AM
09/07/26
Cash Basis

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

09/07/26

	Aug 26	Jan - Aug 26
Ordinary Income/Expense		
Income		
Finance charges received	0.00	1,431.62
100 · Homeowners' Dues		
101 Homeowners' Dues	0.00	52,426.41
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	0.00	52,886.96
Total Income	0.00	54,318.58
Gross Profit	0.00	54,318.58
Expense		
Fraud (Bank Fraud)	0.00	0.00
Income Tax on Interest	0.00	309.00
300 · Routine Expenses		
305 · Bank Fees	2.00	2.00
308 · Bank Supplies	0.00	156.85
310 · Insurance	0.00	2,509.19
325 · Legal	245.00	3,306.18
340 · Annual Report Filinig	0.00	61.25
345 · Website & Domain	0.00	45.98
Total 300 · Routine Expenses	247.00	6,081.45
400 · Management & Administrative		
Tax Return	0.00	100.00
410 · Management Contract	650.00	5,200.00
420 · Office Expenses	25.00	232.40
Total 400 · Management & Administrati...	675.00	5,532.40
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	16,800.00
612 · Tree Maintenance/Removal	200.00	3,700.00
614 - Misc Grounds Repairs	0.00	570.00
619 · Other Ground Beautification	0.00	1,895.90
Total 610 · Grounds Maintenance	2,300.00	24,240.90
685 · Utilities		
Backflow Installation	0.00	1,550.00
687 - Main Utilities	105.25	786.35
686 - Backflow Testing	0.00	420.00
Total 685 · Utilities	105.25	2,756.35
Total 600 · Maintenance Expenses	2,405.25	26,997.25

	Aug 26	Jan - Aug 26
Total Expense	3,327.25	39,135.56
Net Ordinary Income	-3,327.25	15,183.02
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	-3,327.25	15,183.02

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Cash Basis

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	1,431.62		
100 · Homeowners' Dues			
101 Homeowners' Dues	52,426.41	52,626.00	-199.59
103 · Interest on Assessments	435.54		
106 · Interest/Investment Income	25.01	500.00	-474.99
Total 100 · Homeowners' Dues	52,886.96	53,126.00	-239.04
Total Income	54,318.58	53,126.00	1,192.58
Gross Profit	54,318.58	53,126.00	1,192.58
Expense			
Income Tax on Interest	309.00	150.00	159.00
300 · Routine Expenses			
305 · Bank Fees	2.00		
308 · Bank Supplies	156.85	55.00	101.85
310 · Insurance	2,509.19	3,500.00	-990.81
325 · Legal	3,306.18	2,500.00	806.18
340 · Annual Report Filing	61.25	61.25	0.00
345 · Website & Domain	45.98	538.74	-492.76
Total 300 · Routine Expenses	6,081.45	6,654.99	-573.54
400 · Management & Administrative			
Tax Return	100.00	100.00	0.00
410 · Management Contract	5,850.00	7,800.00	-1,950.00
420 · Office Expenses	257.40	300.00	-42.60
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	6,207.40	10,300.00	-4,092.60
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	16,800.00	25,200.00	-8,400.00
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	1,895.90	1,000.00	895.90
Total 610 · Grounds Maintenance	24,240.90	30,525.00	-6,284.10
685 · Utilities			
Backflow Installation	1,550.00		
687 - Main Utilities	786.35	1,680.00	-893.65
686 - Backflow Testing	420.00	220.00	200.00
Total 685 · Utilities	2,756.35	1,900.00	856.35
Total 600 · Maintenance Expenses	26,997.25	32,425.00	-5,427.75
Total Expense	39,810.56	49,529.99	-9,719.43
Net Ordinary Income	14,508.02	3,596.01	10,912.01
Other Income/Expense			
Other Income			
KMG Collection Fee	75.00		
Total Other Income	75.00		

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09/07/26
Cash Basis

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
KMG Collection Fee Paid Out	75.00		
Total Other Expense	75.00	2,000.00	-1,925.00
Net Other Income	0.00	-2,000.00	2,000.00
Net Income	14,508.02	1,596.01	12,912.01

11:58 AM

09/07/26

Goose Creek Homeowners Association

Check Detail

August 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check		08/31/2026		GC Operating Checking (GC Operating ...		-2.00
				305 - Bank Fees	-2.00	2.00
TOTAL					-2.00	2.00
Check	5503	08/01/2026	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	5505	08/07/2026	City of Tallahassee	GC Operating Checking (GC Operating ...		-105.25
				687 - Main Utilities	-105.25	105.25
TOTAL					-105.25	105.25
Check	5506	08/13/2026	Anderson, Givens &...	GC Operating Checking (GC Operating ...		-245.00
				325 - Legal	-245.00	245.00
TOTAL					-245.00	245.00
Check	5507	08/28/2026	Border 2 Border	GC Operating Checking (GC Operating ...		-2,300.00
				611 - Grounds Contract	-2,100.00	2,100.00
				612 - Tree Maintenance/Removal	-200.00	200.00
TOTAL					-2,300.00	2,300.00

Goose Creek Homeowners Association
Delinquency Report

09/07/26

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
154 - Leah (AGF) PP	0.00	0.00	0.00	0.00	944.13	944.13
141 - Northcutt (A...	0.00	0.00	0.00	0.00	811.80	811.80
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
6115 - Florenzia	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
129 - Goose (AGF)	0.00	0.00	0.00	0.00	258.90	258.90
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
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	3,627.88	3,627.88



**Capital City
Bank**

e|statement

Capital City Bank OnLine

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

Date 8/31/26
Primary Account

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CHECKING ACCOUNT

EVERYDAY CHECKING FOR BUSINESS	Images	4
Account Number XXXXXX1237	Statement Dates	8/03/26 thru 8/31/26
Previous Balance 37,971.58	Days in this Statement Period	29
Deposits/Credits .00	Avg Ledger Balance	37,029.96
5 Checks/Debits 3,327.25	Avg Collected Balance	37,029.96
Service Charges .00		
Interest Paid .00		
Ending Balance 34,644.33		

OTHER DEBITS

Date	Description	Amount
8/31	PAPER STATEMENT FEE	2.00-

CHECKS IN NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount
8/03	5503	675.00	8/13	5505*	105.25

* Denotes missing check numbers



**Capital City
Bank**

e|statement

Capital City Bank OnLine

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

Date 8/31/26
Primary Account

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EVERYDAY CHECKING FOR BUSINESS

XXXXXXX1237 (Continued)

CHECKS IN NUMBER ORDER

Date	Check No	Amount	Date	Check No	Amount
8/18	5506	245.00	8/31	5507	2,300.00

* Denotes missing check numbers

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
8/03	37,296.58	8/18	36,946.33
8/13	37,191.33	8/31	34,644.33

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



e | statement

Goose Creek Homeowners Assoc
3975 N. Monroe St.
Tallahassee, FL 32303

Capital City Bank
Tallahassee Florida
63-68531

8/1/2026

5503

PAY TO THE ORDER OF: Kirby Management

Six Hundred Seventy-Five and 00/100

Kirby Management
3975 N. Monroe St.
Tallahassee, FL 32303

MEMO: Management Fee

005503 063100688 10010001237

Check: 5503 Amount: \$675.00 Date: 8/3/2026 Check 5503

Goose Creek Homeowners Assoc
3975 N. Monroe St.
Tallahassee, FL 32303

Capital City Bank
Tallahassee Florida
63-68531

8/7/2026

5505

PAY TO THE ORDER OF: City of Tallahassee

One Hundred Five and 25/100

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

MEMO: Utilities Acct. # 100005600

005505 063100688 10010001237

Check: 5505 Amount: \$105.25 Date: 8/13/2026 Check 5505

Goose Creek Homeowners Assoc
3975 N. Monroe St.
Tallahassee, FL 32303

Capital City Bank
Tallahassee Florida
63-68531

8/13/2026

5506

PAY TO THE ORDER OF: Anderson, Givens & Fredericks, P.A.

Two Hundred Forty-Five and 00/100

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

MEMO: Legal Fees Inc. # 19120

005506 063100688 10010001237

Check: 5506 Amount: \$245.00 Date: 8/18/2026 Check 5506

Goose Creek Homeowners Assoc
3975 N. Monroe St.
Tallahassee, FL 32303

Capital City Bank
Tallahassee Florida
63-68531

8/28/2026

5507

PAY TO THE ORDER OF: Border 2 Border

Two Thousand Three Hundred and 00/100

Border 2 Border
11025 Mahan Dr
Tallahassee, FL 32306

MEMO: August Lawn Service

005507 063100688 10010001237

Check: 5507 Amount: \$2,300.00 Date: 8/31/2026 Check 5507



**Capital City
Bank**

e | statement

Capital City Bank OnLine

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

Date 8/31/26
Primary Account

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CHECKING ACCOUNT

PREMIUM BUSINESS CHECKING		Images	0
Account Number	XXXXXXXX9870	Statement Dates	8/03/26 thru 8/31/26
Previous Balance	6,277.17	Days in this Statement Period	29
Deposits/Credits	.00	Avg Ledger Balance	6,277.17
Checks/Debits	.00	Avg Collected Balance	6,277.17
Service Charges	.00		
Interest Paid	.00		
Ending Balance	6,277.17		

DAILY BALANCE INFORMATION

Date	Balance
8/03	6,277.17

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

Goose Creek Homeowners Association
Reconciliation Detail

09/07/26

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						6,277.17
Cleared Balance						6,277.17
Register Balance as of 08/31/2026						6,277.17
Ending Balance						6,277.17

Goose Creek Homeowners Association
Reconciliation Detail

09/07/26

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						37,971.58
Cleared Transactions						
Checks and Payments - 5 items						
Check	08/01/2026	5503	Kirby Management	X	-675.00	-675.00
Check	08/07/2026	5505	City of Tallahassee	X	-105.25	-780.25
Check	08/13/2026	5506	Anderson, Givens ...	X	-245.00	-1,025.25
Check	08/28/2026	5507	Border 2 Border	X	-2,300.00	-3,325.25
Check	08/31/2026			X	-2.00	-3,327.25
Total Checks and Payments					-3,327.25	-3,327.25
Total Cleared Transactions					-3,327.25	-3,327.25
Cleared Balance					-3,327.25	34,644.33
Register Balance as of 08/31/2026					-3,327.25	34,644.33
New Transactions						
Checks and Payments - 1 item						
Check	09/01/2026	5508	Kirby Management		-675.00	-675.00
Total Checks and Payments					-675.00	-675.00
Total New Transactions					-675.00	-675.00
Ending Balance					-4,002.25	33,969.33