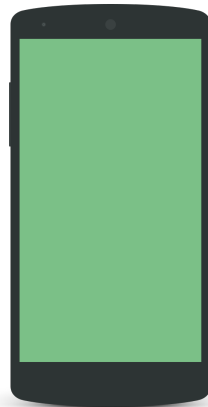


APRIL 23, 2019 MEETING



WI-FI
BTRACE5



PASSWORD
highspeed

BARRINGTON TRACE

Homeowner Association Meeting

Tuesday, April 23, 2019



AGENDA

President's Remarks	10 Minutes	Virgil Smith
Vice President Update	10 Minutes	Keisha Tutt-Waites
Treasurer	10 Minutes	Staphea
Resident Q&A HOA ELECTION	45 Minutes	Residents and Election of Officers

Agenda

HOA AGENDA

**07:00
PM**

City South Fulton, District 1, Catherine Foster-Rowell

**07:30
PM**

BT HOA President, Virgil Smith
Security, Declarant Status, POA, Reserve Study

**07:45
PM**

BT HOA Vice President, Keisha Waites
Clubhouse Renovation, Landscaping, Social Calendar

**8:00
PM**

BT HOA Treasurer
First Quarter Financials, Reserve Study Priorities

**8:15
PM**

Resident Questions and Comments

**8:30
PM**

Adjourn
Next Meeting, August

Officers



President
David Hartwell



Vice President
Keisha Tutt-Waites



Board Liaison
Tammy Pollock



Treasurer
Virgil Smith



Secretary
D'Lovely Gibson



Asst. Treasurer
Shanti Brown



President
David Hartwell

President Remarks



Vice President
Keisha Tutt-Waites

Vice President Remarks



Treasurer
Virgil Smith

Treasurer's Report

STATEMENT OF INCOME

FINANCIAL CATEGORIES	Current Year	Current Budget	Difference	% Change	Last Year	Difference	% Change
Revenue							
Total Revenue	\$145,417	\$113,790	\$31,627	27.8%	\$110,641	\$34,776	31.4%%
Expenses							
General and Administration	\$20,181	\$24,333	-\$4,152	-17.1%	\$14,138	\$6,043	42.7%
Taxes and Insurance	\$3,931	\$3,986	-\$55	-1.4%	\$3,540	\$391	11.0%
Recreation Area	\$14,622	\$11,657	\$2,965	25.4%	\$11,049	\$3,019	27.3%
Landscaping	\$9,411	\$15,835	-\$6,424	-40.6%	\$11,214	-\$1,803	-16.1%
Utilities	\$11,621	\$9,615	\$2,006	20.9%	\$10,308	\$1,313	12.7%
Maintenance and Services	\$22,846	\$15,508	\$7,338	47.3%	\$14,256	\$8,590	60.3%
Total Expenses	\$82,612	\$80,934	\$1,678	2.1%	\$59,415	\$9,938	16.7%
Net Income	\$62,805	\$32,856	\$29,949	91.2%	\$46,136	\$16,669	46.5%
Profit Margin	43.2%	28.8%%	14.4%		41.7%	1.5%	

OCTOBER Year-to-Date

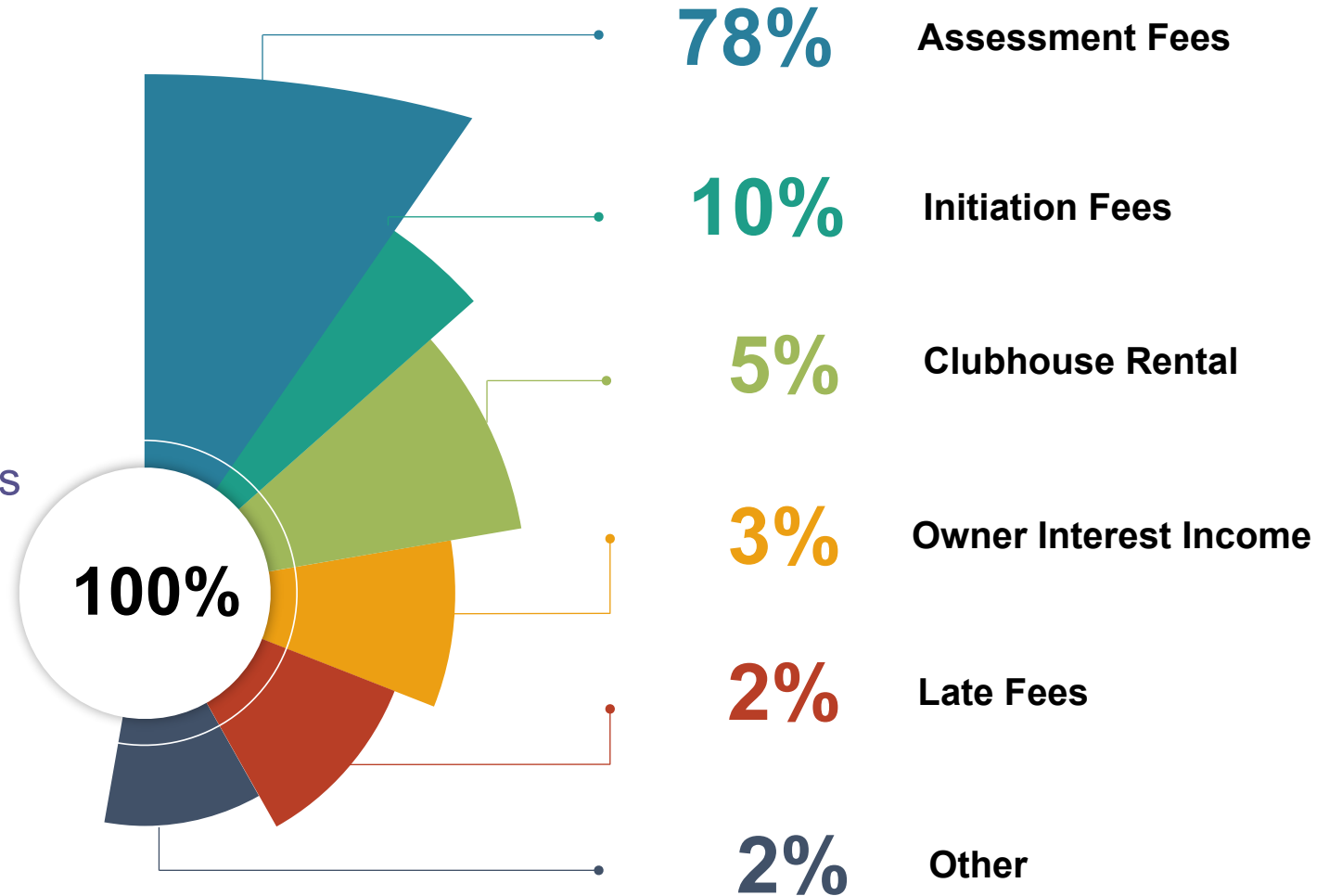
Revenue by Source

Percent of Total

Revenue Over Budget

27.8%

- Assessment fees
- Late Fees Income
- Initiation Fees
- Clubhouse Rentals



OCTOBER Year-to-Date

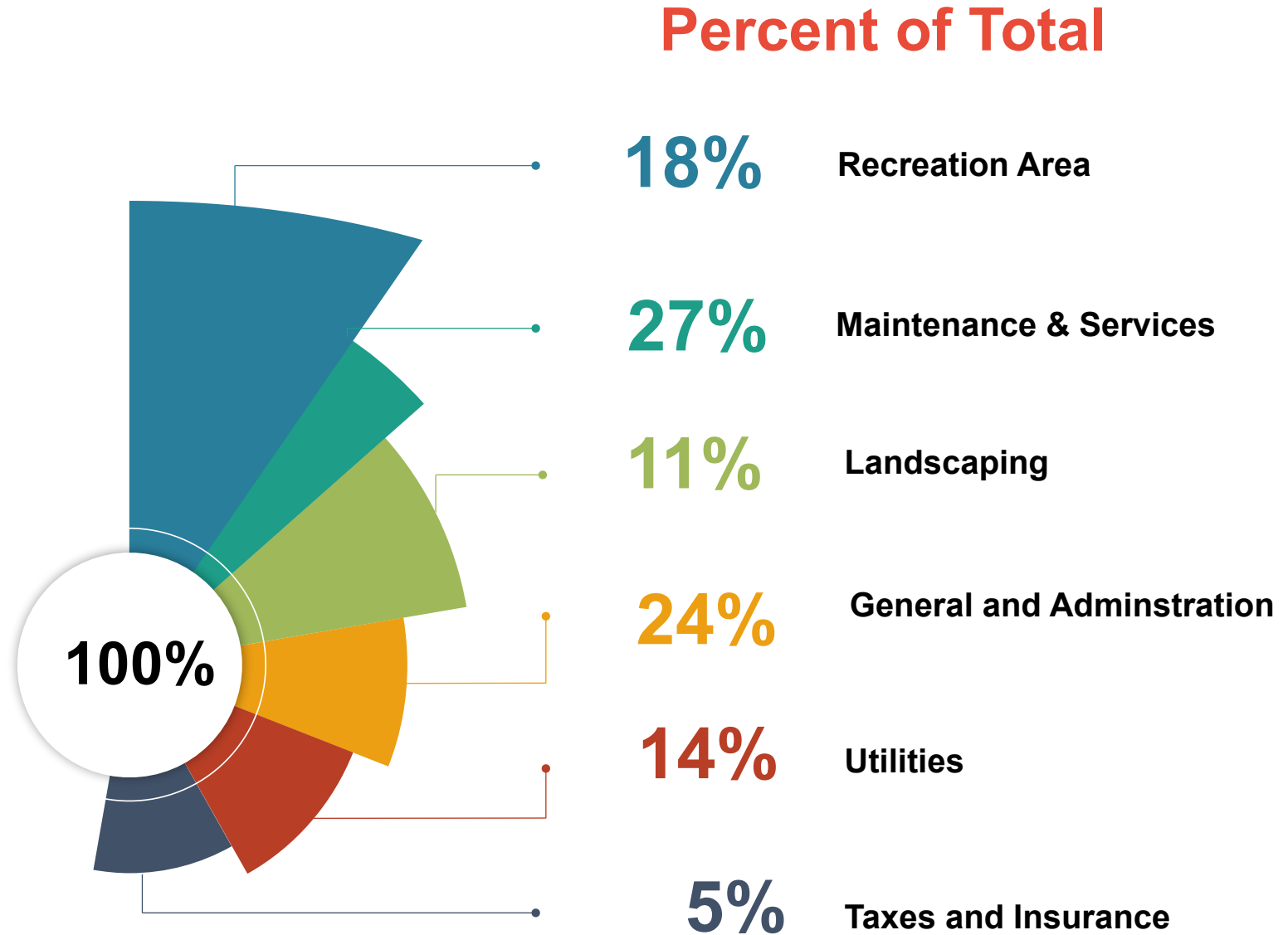
Expense by Category

Expense Over Budget

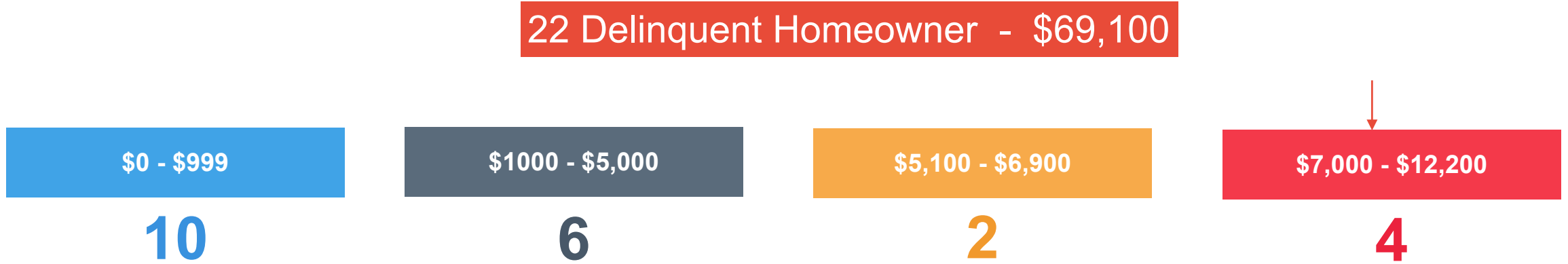
2.1%

Over-Budget

- Recreation Area
- Utilities
- Maintenance



DELINQUENT ACCOUNT BALANCES



CAPITAL EXPENDITURES

CAPITAL EXPENDITURES	Current Year	Current Budget	Difference	% Change	Last Year	Difference	% Change
Expenditures							
Home Improvements	\$2,695	\$0	-\$2,695	100.0%	\$0	\$0	100.0%
Furniture	\$12,694	\$6,000	\$6,694	111.6%	\$0	\$11,880	100.0%
Lighting	\$0	\$1,800	-\$1,800	-100%	\$0	\$0	0%
Basketball Court	\$0	\$0	\$0	0%	\$4,526	-\$4,526	-100%
Pool	\$0	\$12,000	-\$12,000	-100%	\$0	\$0	-100%
Total Capital Expenditures	\$15,389	\$19,800	-\$6,835	-36.6%	\$4,526	\$7,354	
2018 CAPITAL BUDGET	\$15,389	\$19,800	-\$4,411	-22.3%	\$4,526	\$10,863	240%

Remaining 2018 Projects: Clubhouse Furniture, Paving Parking Lot, Digital Sign, Bar Conversion, Barbeque Grill

2019 HOA FEE SCHEDULE

Fees are due in January

The assessment is **\$800** for each homeowner. There are two payment options for payment of HOA fees.

- **OPTION 1:** Pay **\$700** between January 1 thru February 28, 2019, for a **\$100.00 discount**.
- **OPTION 2:** Pay **\$800** between March 1 thru April 30, 2019 - **No discount**.

2019 HOA FEE SCHEDULE

Note: Payment is late as of **May 1, 2019, you will be charged a 10% late fee and 10% interest per annum**

Please contact Heritage Properties for additional information or questions. Heritage Accounting Department can be reached at (770) 451-8171 or via email at acct@heritageproperty.com.

- **To pay your HOA dues, go to the [Heritage Properties](#) website and click "Make a Payment"**
- **If you have difficulty logging on to your personal account**
- **Email clientsvc@heritageproperty.com and provide them with your Barrington Trace address and they can provide you with your security key**

Questions?
Comments



Secretary
D'Lovely Gibson

Board of Directors Election



2019 HOA MEETINGS

1 7:00 PM - 8:30 PM
APRIL 16, 2019
Tuesday

END OF FIRST QUARTER

**HOA Board Meets
April 9, 2019**

2 7:00 PM - 8:30 PM
AUGUST 20, 2019
Tuesday

END OF SECOND QUARTER

**HOA Board Meets
August 13, 2019**

3 7:00 PM - 8:30 PM
NOVEMBER 12, 2019
TUESDAY

ANNUAL MEETING

**HOA Board Meets
November 5, 2019**