

Barrington Trace
Property Owners Association 

Spring Meeting
April 16, 2026



April 16, 2026

AGENDA

Virgil Smith, President

Welcome & Introductions

Tammy Pollock, Member at Large

Introduction of Special Guests

Special Guest

Mayor Carmalitha Gumbs, COSF
Dr. Catherine Rowell, District 1 COSF

Virgil Smith, President

Business Meeting

Open Forum

Questions and Answers

Summer Meeting

August 20, 2026



Mayor Carmalitha Gumbs



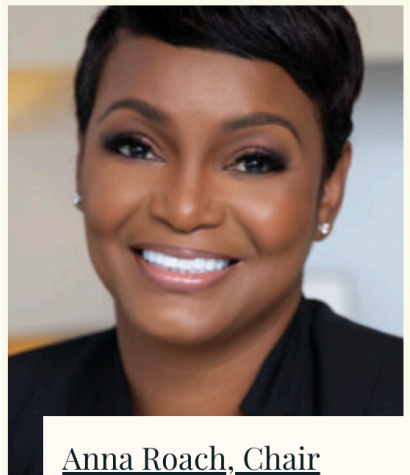
**District 1, Councilwoman
Dr. Catherine Rowell**

Business Meeting

Volunteers



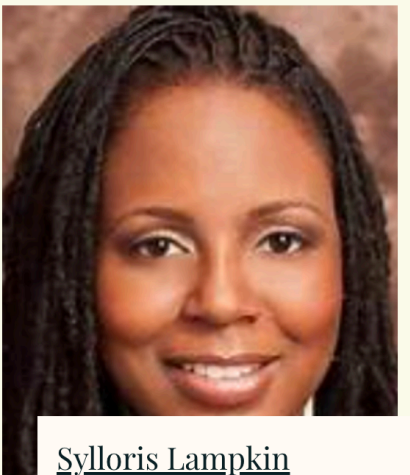
Architectural Committee



Anna Roach, Chair



Derrick Bell



Sylloris Lampkin



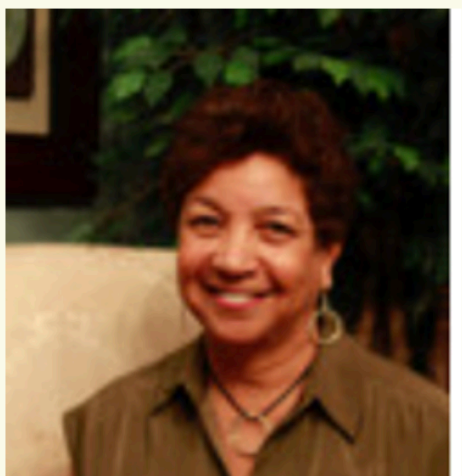
Sheila Tribble

Social Committee



Row from Left: Vanessa Moore, Carla Burton, Latoya Robinson, Becky Goldsboro, Kim Bell, Jan...
n Row from Left: Angela Stover, Yvonne Hunter, Marilyn Udeh, Miriam Stokes, Yoli Howard, M...
ctured: Marie Boykin, Sabrina Francis, Lynette Gamble, Melva Jones, Nonet Sykes,

Social, Security, Pool, Clubhouse & Landscape Chairs



Becky Goldsboro
Social Committee Chair



David Hartwell
Security Chair



Lee Howard
Swimming Pool Chair

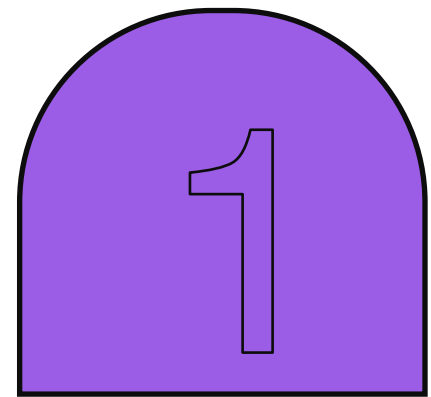


Angela Stover
Clubhouse Chair

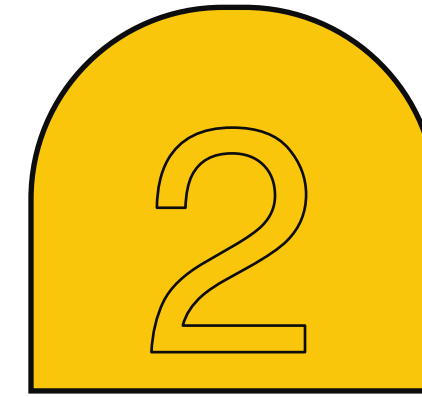


Keisha Waites
Landscape/Grounds Chair

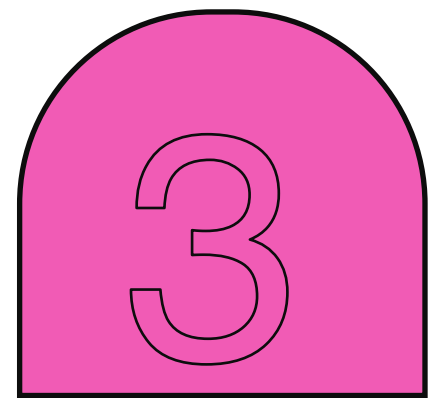
Maintenance



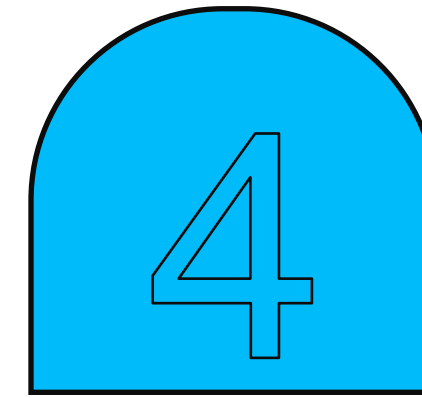
Painting of Clubhouse and Storage Area



New Tennis Court Rollers



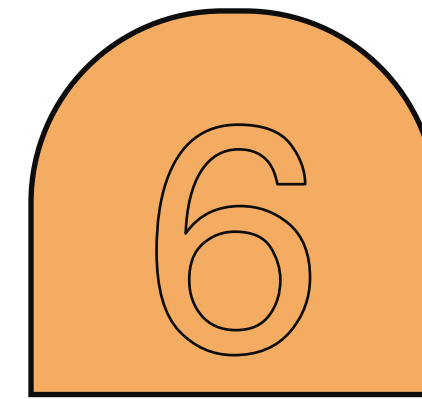
Refinished Clubhouse Floor



New Scorecards for Tennis Court



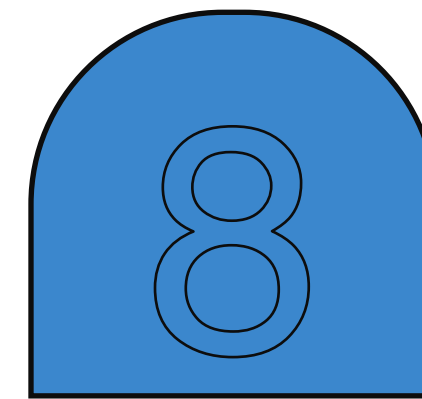
Cleaned bottom of Pool



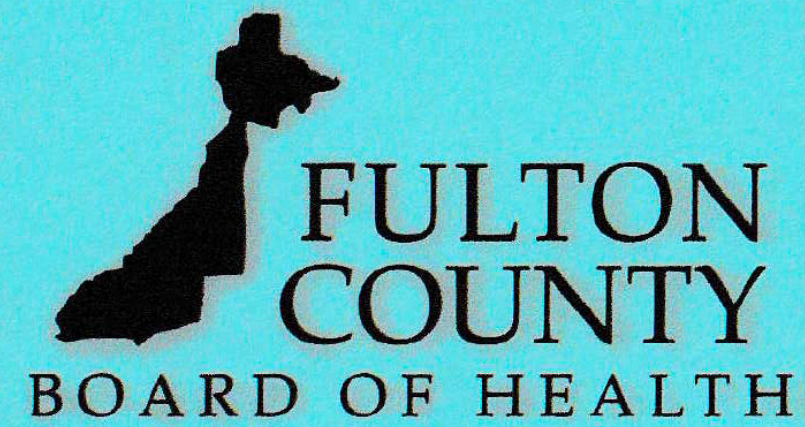
Holiday Lights for Entrance



General Repairs in Clubhouse



New Flowers for Entrance



FULTON COUNTY BOARD OF HEALTH
10 PARK PLACE SOUTH, S.E. • ATLANTA, GA. 30303

SWIMMING POOL PERMIT

A PERMIT IS HEREBY GRANTED TO

04/1/2026
DATE

1-24876
(PERMIT NUMBER)

Barrington Trace Homeowners
Association, Inc.
(NAME)

TO MAINTAIN AND OPERATE

Barrington Trace HOA Outdoor Pool
(NAME OF THE POOL)

Seasonal
(TYPE OF POOL)

LOCATED AT: 5300 BARRINGTON TRACE DR ATLANTA, GA 30331
(ADDRESS)

SUBJECT TO COMPLIANCE WITH FULTON CODE OF ORDINANCES AND CODE OF RESOLUTIONS
CHAPTERS 34, ARTICLE XII, "SWIMMING POOLS", AND IS VALID UNTIL SUSPENDED, REVOKED OR EXPIRES.

DATE OPERATION TO BEGIN: 4/1/2026

EXPIRATION DATE: 10/31/2026

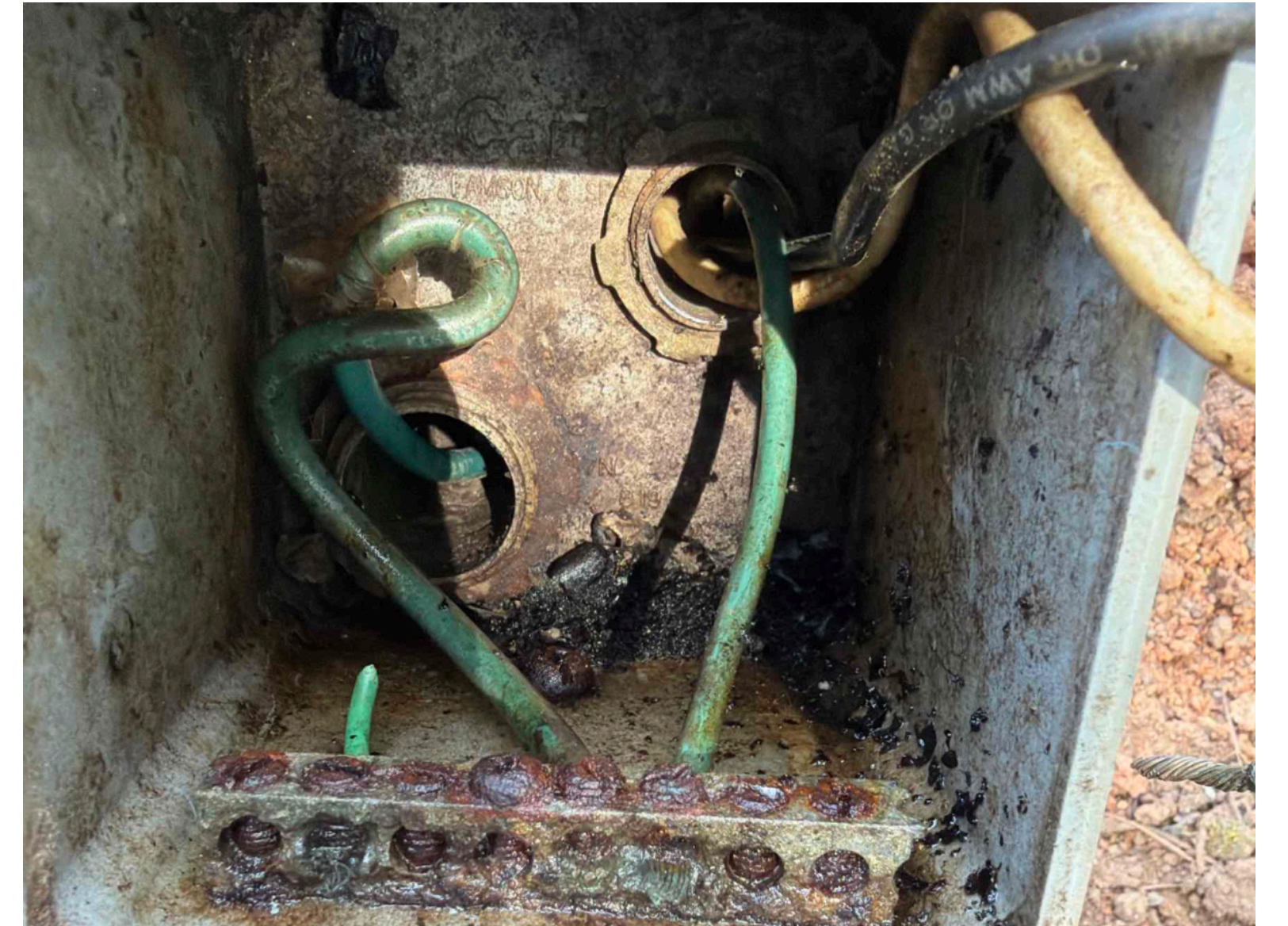
ISSUING OFFICIAL FOR FULTON COUNTY BOARD OF HEALTH
BRANDON LEFTWICH, Dr.PH
DISTRICT ENVIRONMENTAL HEALTH DIRECTOR

DISPLAY FOR PUBLIC VIEW - NOT TRANSFERABLE - PROPERTY OF THE HEALTH AUTHORITY

Pool Opens May 15th



Pool Lights and Junction Box Replacement



Financials

2026 First Quarter

BALANCE SHEET

	March 31, 2026
CASH	
Petty Cash - Alliance Bank	\$15,666.92
Operating Account - Alliance	\$60,138.58
Total Cash	\$75,805.50
Cash Reserves	
Reserve Account - Alliance	\$18,949.63
Total Assets	\$94,755.13
LIABILITIES	
Collection Fees Payable	\$90.00
Prepaid Dues Payable	\$5,357.88
Total Liabilities	\$5,447.88
Total Reserves	\$18,949.63
EQUITY	
Prior Years' Net Income	\$341.61
Net Income (Loss)	\$70,016.01
	\$70,357.62
TOTAL LIABILITY / EQUITY	<u>\$94,755.13</u>

First Quarter 2026

STATEMENT OF INCOME

FINANCIAL CATEGORIES	3/31/2026	Budget	Difference	% Change	Annual Budget	Difference	% Change	% of Annual Budget
Income								
Total Operating Income	\$115,440	\$116,345	-\$905	-0.8%	\$162,080	-\$46,640	-28.78%	71.22%
Expense								
Gen. & Administration	\$9,444	\$4,647	\$4,797	103.2%	\$36,533	-\$27,089	-74.15%	25.85%
Taxes and Insurance	\$175	\$2,771	-\$2,596	-93.7%	\$10,567	-\$10,392	-98.34%	1.66%
Landscaping	\$3,238	\$5,267	-\$2,028	-38.5%	\$27,316	-\$24,078	-88.14%	11.86%
Utilities	\$7,409	\$5,505	\$1,904	34.6%	\$25,020	-\$17,611	-70.39%	29.61%
Maintenance & Services	\$4,386	\$8,288	-\$3,902	-47.1%	\$21,630	-\$17,245	-79.72%	20.28%
Recreation	\$11,623	\$6,522	\$5,101	78.2%	\$25,015	-\$13,392	-53.53%	46.47%
Expense	\$36,275	\$32,999	\$3,275	9.9%	\$146,081	-\$109,806	-75.17%	24.83%
Capital Expenditures	\$5,150	\$4,000	\$1,150	28.8%	\$16,000	-\$10,850	-67.81%	32.19%
Reserves	\$4,000	\$4,000	-\$0	100.0%	\$16,000	-\$12,000	0.00%	0.00%
TOTAL EXPENSE	\$45,424	\$36,999	\$8,425	22.8%	\$162,081	-\$116,657	-71.97%	28.03%
NET OPERATING	<u>\$70,016</u>	<u>\$79,346</u>	<u>-\$9,330</u>	<u>-11.8%</u>	<u>-\$1</u>	<u>\$70,017</u>		

YTD - March 31, 2025

DELINQUENT ACCOUNT BALANCES

37 Homeowners Delinquent - \$77,131



Note: \$45,745 owed by five homeowners or 38.6% or 32 owe \$31,800

Becky Goldsboro
Social Committee Chair

Questions/Discussion

Summer Meeting, August 20, 2026