

Barrington Trace

Property Owners Association





Tammy Pollock
Moderator



Elected Leaders Forum



Representative Roger Bruce
Georgia State Representative
District 61



Mayor Khalid Kamau
City of South Fulton



Dr. Catherine Rowell
District 1
City of South Fulton

November 10, 2022
7 pm



November 10, 2022

AGENDA

POA President

07:05
PM

Resident Introductions

Treasurer - Financial Report

8:05
PM

Staphea Campbell

District 1 (Moderator, Tammy Pollock)

07:10
PM

Elected Officials Forum

Social Committee Report

8:20
PM

Becky Goldsboro

President's Message

08:00
PM

Virgil Smith

Questions

8:15
PM

Board Officers



President
Virgil Smith



Vice President
Keisha Waites



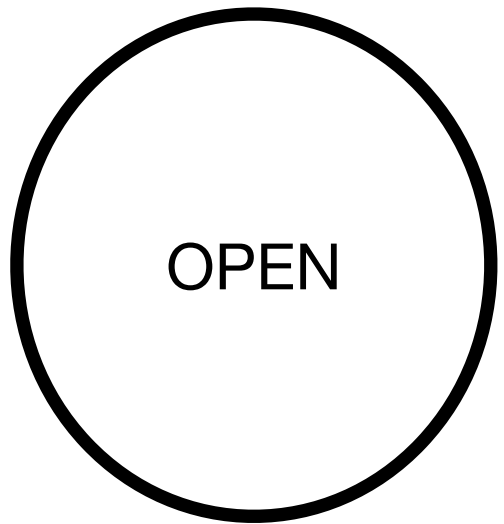
Treasurer
Staphea Campbell



Assistant Treasurer
Shanti Brown

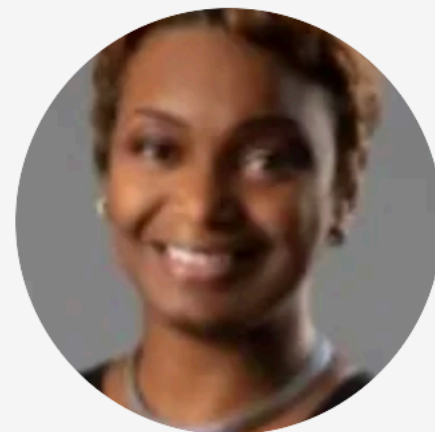


At Large
Tammy Pollock



Secretary
Open Position

Architectural Committee



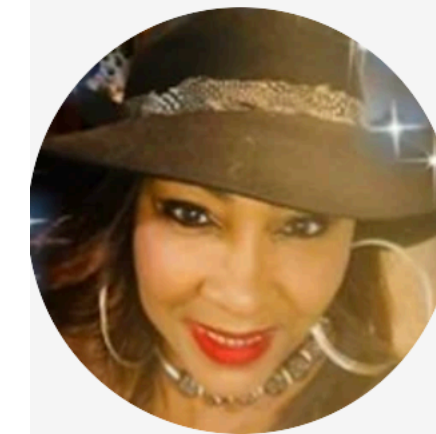
Anna Roach, Chair
**Chief Operating Officer at Fulton
County Government**

Experienced government Executive; management consultant; and legal counsel. Currently serve as Chief Operating Officer of the largest County within the State of Georgia serving nearly 1 million residents, 32 departments, 5,500 remarkable employees, and a combined annual budget more than \$1 billion.



Sylloris Lampkin
**Attorney-Advisor at U.S.
Department of Housing and
Urban Development**

Experienced Attorney with a demonstrated history of working in the government administration industry. B.A. in Political Science from Clark Atlanta University and a J.D. from Texas Southern University - Thurgood Marshall School of Law



Sheila Tribble
Retired Correctional Officer

Retired from the New York Correctional System 13 years ago. Sheila loves the community and is focused on maintaining the aesthetic beauty of the Barrington Trace community.



Committee Chairs



Angela Stover

Chair Clubhouse Rentals

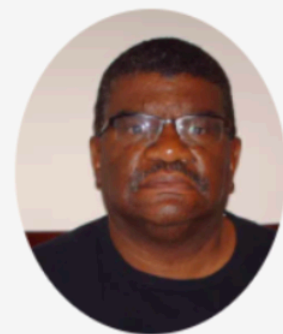
Angela Stover is the BT Clubhouse Chairperson. She works at Hewlett-Packard Enterprise as a Networks Manager. Angela enjoys volunteering with youth in foster care, traveling, and tailgating. She is happy to assist neighbors with clubhouse reservations.



Becky Goldsboro

Chair Social Committee

Becky is the Social Committee Chair and oversees the fun activities that take place in our community.



Lee Howard

Chair Swimming Pool

Lee Howard oversees the swimming pool to ensure it is maintained and clean for adults and children who enjoy swimming. If there is a problem with the pool, please contact Lee.



Carol Butts

Grounds Committee Chair

Carol oversees the grounds of Barrington Trace and reports improvements that need to be done in the community.

President's Message

LEASING REPORT

-

Barrington Trace HOA

Under Leasing Cap

Lease Administration Fee*	\$275
Resolution Date	12/23/2019
Leasing Cap (Units)	24
Report Date	September-22



Grandfathered Leases	0	Suspected Unapproved Leasing	2
Normal Leases	3	Affidavits Received	144
Hardship Leases	0	Average Rental Rate	\$2,224.00
Number on Waitlist	0		

Projects

Barrington Trace

2022/2023

Monument Repainted



Barrington Trace Circle New Construction



Repaving of Tennis Court in 2023



Existing Signs



New Signs



FINANCIALS

YTD 9.30.22

YTD - 9/30/22

BALANCE SHEET

	2022
CASH	
Petty Cash - Truist Bank	\$573
Operating Account	\$24,602
Total Cash	\$25,175
Cash Reserves	
Reserve Account	\$106,586
Total Asset	\$131,761
LIABILITIES	
Leasing Fees Payable	\$0
Collection Fees Payable	-\$5
Prepaid Dues Payable	\$7,576
Total Liabilities	\$7,571
Total Reserves	\$106,586
EQUITY	
Prior Years' Net Income	\$43,517
Net Income (Loss)	-\$25,913
Total Equity	\$17,604
TOTAL LIABILITY / EQUITY	<u>\$131,761</u>

YTD - 9/30/22

STATEMENT OF INCOME



FINANCIAL CATEGORIES	Current Year	YTD Actual Budget	Difference	% Change	Annual Budget	Difference	% Change	% of Annual Budget
Income								
Total Operating Income	\$146,054	\$101,900	\$44,154	43.3%	\$123,700	\$22,354	18.07%	118.07%
Expenses								
General and Administration	\$34,652	\$15,436	\$19,216	124.5%	\$19,216	\$15,436	80.33%	180.33%
Taxes and Insurance	\$4,714	\$3,983	\$731	18.4%	\$5,933	-\$1,219	-20.55%	79.45%
Landscaping	\$22,099	\$17,012	\$5,087	29.9%	\$22,603	-\$504	-2.23%	97.77%
Utilities	\$17,106	\$14,318	\$2,788	19.5%	\$19,091	-\$1,985	-10.40%	89.60%
Maintenance & Services	\$21,439	\$12,574	\$8,865	70.5%	\$14,610	\$6,829	46.74%	146.74%
Recreation	\$20,665	\$12,589	\$8,076	64.2%	\$15,322	\$5,343	34.87%	134.87%
Total Expense	\$120,675	\$75,912	\$44,763	59.0%	\$96,775	\$23,900	24.70%	124.70%
Net Operating Income	\$25,380	\$25,988	-\$608	-2.3%	\$26,925	-\$1,546	-5.74%	94.26%
Net Operating Margin	17.38%	25.50%	-8.13%		21.77%	-4.39%		
Capital Expenditures	\$1,293	\$23,000	-\$21,707	0.0%	\$21,707	-\$20,414	-94.04%	5.96%

STATEMENT OF INCOME



FINANCIAL CATEGORIES	2023 Budget	9/22 Actual Budget	Difference	% Change	2022 Annual Budget	Difference	% Change	% of Annual Budget
Income								
Total Operating Income	\$128,750	\$146,054	-\$17,304	-11.8%	\$123,700	\$5,050	4.08%	104.08%
Expenses								
General and Administration	\$27,129	\$34,652	-\$7,523	-21.7%	\$19,216	\$7,913	41.18%	141.18%
Taxes and Insurance	\$7,240	\$4,714	\$2,526	53.6%	\$5,933	\$1,307	22.03%	122.03%
Landscaping	\$24,703	\$22,099	\$2,604	11.8%	\$22,603	\$2,100	9.29%	109.29%
Utilities	\$20,306	\$17,106	\$3,200	18.7%	\$19,091	\$1,215	6.36%	106.36%
Maintenance & Services	\$16,550	\$21,439	-\$4,889	-22.8%	\$14,610	\$1,940	13.28%	113.28%
Recreation	\$16,572	\$20,665	-\$4,093	-19.8%	\$15,322	\$1,250	8.16%	108.16%
Total Expense	\$112,500	\$120,675	-\$8,175	-6.8%	\$96,775	\$15,725	16.25%	116.25%
Net Operating Income	<u>\$16,250</u>	<u>\$25,380</u>	<u>-\$9,130</u>	<u>-36.0%</u>	<u>\$26,925</u>	<u>-\$10,675</u>	<u>-39.65%</u>	60.35%
Net Operating Margin	12.62%	17.38%	-4.76%		21.77%	-9.15%		
Capital Expenditures	\$16,250	\$23,000	-\$6,750	-29.3%	\$21,707	-\$5,457	-25.14%	74.86%

DELINQUENT ACCOUNT BALANCES

20 Delinquent Homeowners - \$52,769*



*Includes assessment, fines, interest, late fees, legal charges



Becky Goldsboro

Social Committee

**Social Committee 2022
Calendar**

Barrington Trace Community

AUGUST

**Back to School Pool Party and
BBQ Grill Competition, August 6th**

<https://www.barringtontrace.net/music-under-the-stars-2022>

SEPTEMBER

**Music Under the Stars
September 10th**

2022 Grads: <https://www.barringtontrace.net/copy-of-2021-grads>

JUNE

**Graduation Parade
June 5th**

[barringtontrace.net/halloween-2022](https://www.barringtontrace.net/halloween-2022)

OCTOBER

**Halloween Party
October 31st**

MAY

**First Annual Neighborhood
Garage Sale
May 14th**

DECEMBER

**Holiday Party
December 10th**

APRIL

**Food Truck Friday
April 1st**

HAPPY NEW YEAR

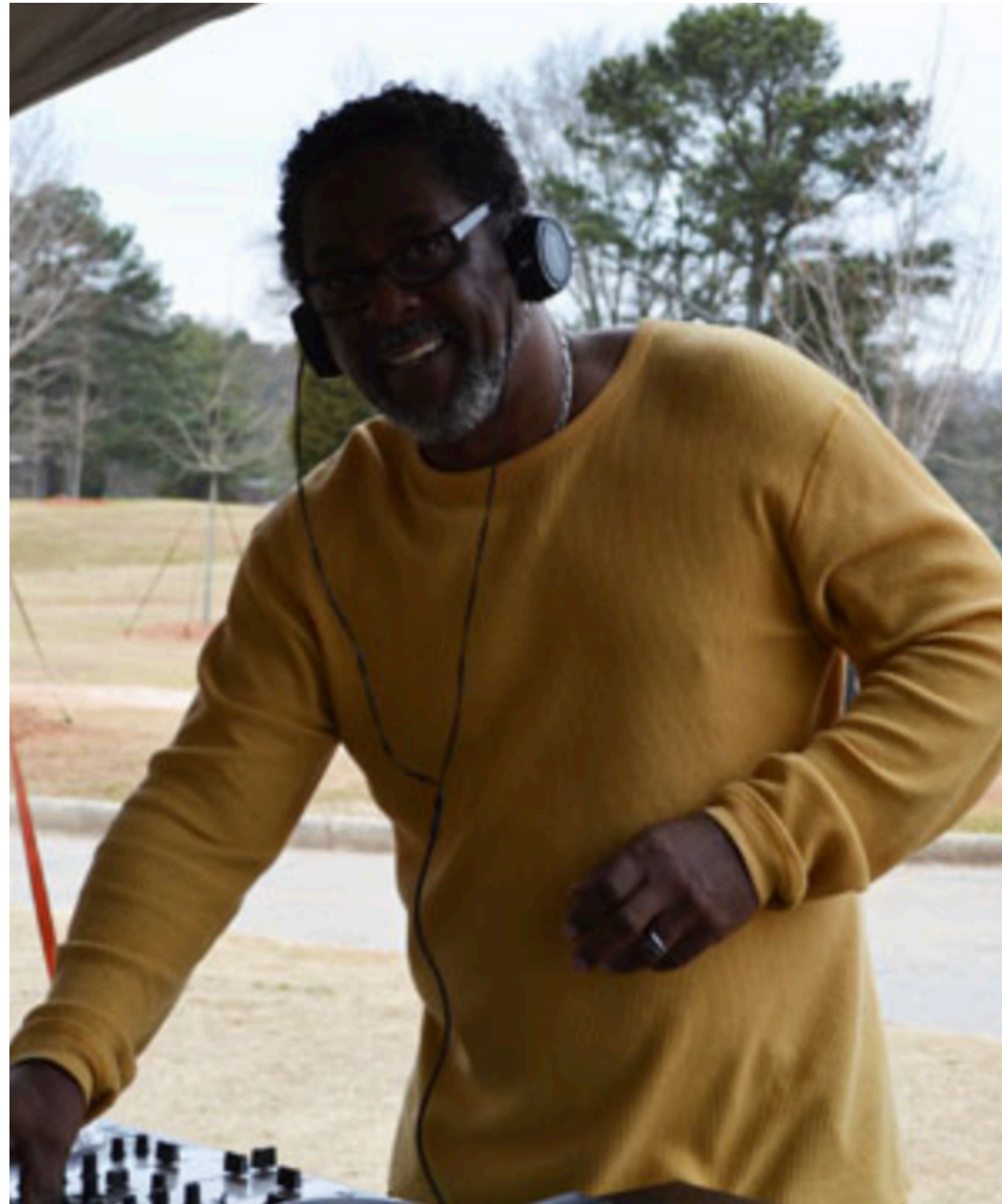
January 1, 2023



JOIN THE FUN!

HOLIDAY PARTY

DJ;



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