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SEPTEMBER / 2022 MANAGEMENT REPORT

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COMMUNITY: BARRINGTON TRACE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS: \*Virgil Smith, President  
Keisha Tutt Waites, Vice President  
Shanti Brown, Treasurer  
\*Staphea Campbell, Treasurer  
\*Tammy Pollock, Member at Large  
\*Voting Authority

SUBMITTED BY: Rebecca Plokhooy, CAM -HERITAGE PROPERTY MANAGEMENT

DATE REPORT: October 31, 2022

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1. **REQUIRES BOARD REVIEW AND DECISION**

a. Approval and submission of prior month minutes.

2. **FINANCIAL** – Explanation of Financial Activity in **September**

a. Cash Operating- \$16,698.43

b. Cash Reserves- \$106,586.82

c. Petty Cash-\$677.81

➤ **Income Statement:**

a. Income – under budget by \$6,409.08 due to lower Assessment Income

- Assessment Income was due January 1; what is coming in is considered late

➤ **Expenditures:**

a. G & A- over budget \$7,788.90 mostly due to Legal Collection Fee Expense, Postage & Mail, Office Supplies, Website Hosting, and Social Activities

b. Insurance – over budget \$207.88 due to higher General Liability

b. Landscaping- under budget \$398.42 due to lower Improvements, Seasonal Color, Pinetraw, and Irrigation Repair expenses

c. Recreation Area- under budget by \$78.46 due to no or lower Pool Furniture, Operations & Management, Rec-Furniture, and Tennis -Repairs & Maintenance

d. Utilities- over budget \$1,002.06 due to higher Electricity, Water, and Cable TV expenses

e. Maintenance & Repairs- over budget \$977.99 due to higher Surveillance Personnel

➤ **Capital Expenditures/Reserves-** Making monthly contribution of \$0.00 to Reserves. Transfer into reserves YTD \$50,000.00. Transfer from Reserves \$0.00.

3. **ACCOUNTS RECEIVABLE** – *report within*
  - a. 11 owners over 30 days delinquent
  - b. 7 over 60 days delinquent
  - c. 19 over 90 days delinquent
  - d. **LEGAL/COLLECTION AGENCY**
    - i. The Lazega & Johanson Collection Reports can be found via Vantaca under Documents/Board of Directors/Lazega & Johanson Collection Report
  - e. **WRITE OFFS**
    - i. **Threshold**- There are no accounts that need to be written off
4. **HOMEOWNER REQUESTS**
  - a. **Fee Waivers**
    - i. There are no open Fee Waivers
  - b. **ARC Report**
    - i. Report attached.
5. **PENDING ACTION ITEM REPORT**
6. **OWNERSHIP TRANSFER REPORT**
  - a. No new owner(s) (Sept 1 through Sept 30) moved in. See report.
7. **COMPLIANCE/INSPECTIONS**
  - a. Violation Report Attached.

# Barrington Trace Homeowners Association, Inc.

Ownership Transfers for 9/1/2022 - 9/30/2022

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<b>Property</b>	<b>Current Owner</b>	<b>Address</b>	<b>Contact</b>	<b>Settlement Processed</b>	<b>Previous Owner</b>
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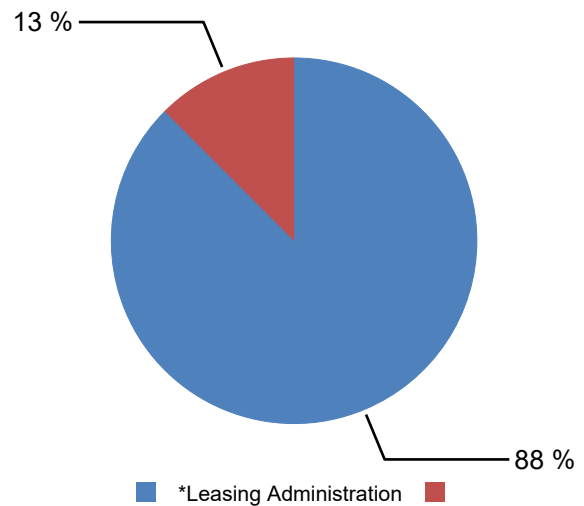
# Barrington Trace Homeowners Association, Inc.

## Violation Report - Detail for 9/1/2022 - 9/30/2022

### SUMMARY

<b>Courtesy Notice - Affidavit</b>	<b>1</b>
	1
<b>Hold</b>	<b>1</b>
*Leasing Administration	1
<b>Resolved</b>	<b>3</b>
*Leasing Administration	3
<b>Second Notice</b>	<b>1</b>
*Leasing Administration	1
<b>Second Notice - Affidavit</b>	<b>2</b>
*Leasing Administration	2
<b>Total</b>	<b>8</b>

### TOP DISTRIBUTION BY TYPE



### Hold (Total Count = 1)

2523 Gable Court  
OP SPE TPA1, LLC  
XN: 5511726 Acct: 1451253235

Hold

\*Leasing Administration - As of the date of this letter the Heritage Leasing Department is missing one (1) document: a signed occupancy affidavit. Please fill out and submit the attached affidavit to Leasing@Heritageproperty.com.

2/7/2022	Kierra Petty	Courtesy Notice
3/3/2022	Kierra Petty	Second Notice
4/1/2022	Kierra Petty	Daily Fine - Affidavit
9/7/2022	Katie McCullough	Hold

### Resolved (Total Count = 3)

5119 Barrington Trace Drive  
John Delaigle  
XN: 6171658 Acct: 1451146548

Resolved

\*Leasing Administration - As of the date of this letter the Heritage Leasing Department is missing two (2) documents: a signed occupancy affidavit and the Owner/Occupant Information Form. Please fill out and submit the attached Leasing documents to Leasing@Heritageproperty.com.

6/8/2022	Kierra Petty	Courtesy Notice
7/5/2022	Kierra Petty	Second Notice
8/4/2022	System	Second Notice Follow Up
8/12/2022	Tiffany Cochran	Daily Fine - Affidavit
8/12/2022	Katie McCullough	Hold
9/7/2022	Katie McCullough	Resolved

5258 Barrington Trace Drive  
Rory Starkey  
XN: 6171675 Acct: 1451146518

Resolved

\*Leasing Administration - As of the date of this letter the Heritage Leasing Department is missing two (2) documents: a signed occupancy affidavit and the Owner/Occupant Information Form. Please fill out and submit the attached Leasing documents to Leasing@Heritageproperty.com.

6/8/2022	Kierra Petty	Courtesy Notice
7/5/2022	Kierra Petty	Second Notice
8/4/2022	System	Second Notice Follow Up

# Barrington Trace Homeowners Association, Inc.

## Violation Report - Detail for 9/1/2022 - 9/30/2022

8/12/2022	Tiffany Cochran	Daily Fine - Affidavit
8/12/2022	Katie McCullough	Hold
9/7/2022	Katie McCullough	Resolved

2619 Wells Terrace  
Paul Harvey  
XN: 6172263 Acct: 1451146686

Resolved

\*Leasing Administration - As of the date of this letter the Heritage Leasing Department is missing two (2) documents: a signed occupancy affidavit and the Owner/Occupant Information Form. Please fill out and submit the attached Leasing documents to Leasing@Heritageproperty.com.

6/8/2022	Kierra Petty	Courtesy Notice
7/5/2022	Kierra Petty	Second Notice
8/4/2022	System	Second Notice Follow Up
8/12/2022	Tiffany Cochran	Daily Fine - Affidavit
8/12/2022	Katie McCullough	Hold
9/7/2022	Katie McCullough	Resolved

### Second Notice - Affidavit (Total Count = 2)

2321 Barrington Trace Circle  
Theodis Norton  
XN: 6751395 Acct: 1451146459

Second Notice - Affidavit

\*Leasing Administration - As of the date of this letter the Heritage Leasing Department is missing one (1) document: a signed occupancy affidavit. Please fill out and submit the attached affidavit to Leasing@Heritageproperty.com.

9/13/2022	Jamie Davis	Second Notice - Affidavit
10/13/2022	System	Second Notice Follow Up
10/13/2022	Jamie Davis	Resolved

5125 Barrington Trace Drive  
Nicole Armstrong  
XN: 6751403 Acct: 1451260161

Second Notice - Affidavit

\*Leasing Administration - As of the date of this letter the Heritage Leasing Department is missing one (1) document: a signed occupancy affidavit. Please fill out and submit the attached affidavit to Leasing@Heritageproperty.com.

9/13/2022	Jamie Davis	Second Notice - Affidavit
10/12/2022	Jamie Davis	Resolved

### Second Notice (Total Count = 1)

5239 Barrington Trace Drive  
Angela Miller  
XN: 6751420 Acct: 1451261461

Second Notice

\*Leasing Administration - As of the date of this letter the Heritage Leasing Department is missing two (2) documents: a signed occupancy affidavit and the Owner/Occupant Information Form. Please fill out and submit the attached Leasing documents to Leasing@Heritageproperty.com.

9/13/2022	Jamie Davis	Second Notice Follow Up
9/13/2022	Jamie Davis	Second Notice
10/4/2022	Jamie Davis	Resolved

### Courtesy Notice - Affidavit (Total Count = 1)

2477 Hughes Court Sw  
Kenneth Robinson  
XN: 6794479 Acct: 1451260996

Courtesy Notice - Affidavit

9/20/2022	Jamie Davis	Courtesy Notice - Affidavit
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# Barrington Trace Homeowners Association, Inc.

## Violation Report - Detail for 9/1/2022 - 9/30/2022

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10/20/2022	System	Courtesy Notice Follow Up
10/20/2022	Jamie Davis	Resolved

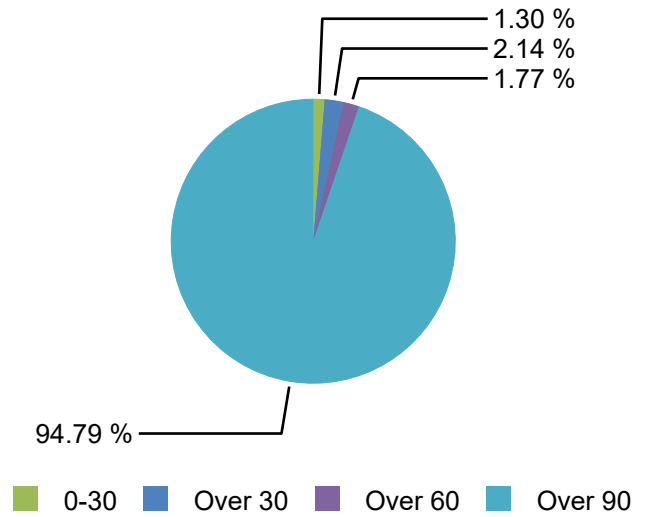
# Barrington Trace Homeowners Association, Inc.

AR Aging - 9/30/2022

## SUMMARY

Charge	Balance
Assessment (18)	\$35,896.44
Cost of Collection (8)	\$200.00
Fines (1)	\$1,050.00
Interest (13)	\$5,440.84
Late Fees (12)	\$1,650.00
Leasing Administration Fee (1)	\$199.00
Leasing Operating Fee (1)	\$76.00
Legal Charges (9)	\$7,413.67
Legal Prep Fee (4)	\$300.00
Assessment (Bankruptcy) (1)	\$543.44
<b>Total</b>	<b>\$52,769.39</b>

## DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
<b>1451146629 - 2465 Hughes Court Sw - Oyenuga</b>					
<b>Coll Status: With Collection Firm Coll Attorney: Lazega &amp; Johanson , LLC</b>	\$80.03	\$80.03	\$199.08	\$14,061.35	\$14,420.49
Assessment	-	-	-	\$9,603.13	\$9,603.13
Late Fees	-	-	-	\$160.00	\$160.00
Interest	\$80.03	\$80.03	-	\$1,891.72	\$2,051.78
Legal Charges	-	-	\$199.08	\$2,406.50	\$2,605.58
<b>1451146664 - 440 Kendrick Terrace Sw - Smith*</b>					
<b>Coll Status: With Collection Firm Coll Attorney: Lazega &amp; Johanson , LLC</b>	\$24.58	\$24.58	\$0.82	\$5,387.11	\$5,437.09
Assessment	-	-	-	\$2,950.00	\$2,950.00
Late Fees	-	-	-	\$240.00	\$240.00
Interest	\$24.58	\$24.58	\$0.82	\$479.61	\$529.59
Cost of Collection	-	-	-	\$25.00	\$25.00
Legal Charges	-	-	-	\$1,617.50	\$1,617.50
Legal Prep Fee	-	-	-	\$75.00	\$75.00
<b>1451146509 - 5180 Barrington Trace Drive - Ormsby</b>					
<b>Coll Status: With Collection Firm Coll Attorney: Lazega &amp; Johanson , LLC</b>	\$26.67	\$26.67	\$191.00	\$4,766.86	\$5,011.20
Assessment	-	-	-	\$3,200.00	\$3,200.00
Late Fees	-	-	-	\$240.00	\$240.00
Interest	\$26.67	\$26.67	-	\$506.69	\$560.03
Cost of Collection	-	-	-	\$25.00	\$25.00
Legal Charges	-	-	\$191.00	\$720.17	\$911.17
Legal Prep Fee	-	-	-	\$75.00	\$75.00

(\*\*\* indicates previous owners)

# Barrington Trace Homeowners Association, Inc.

AR Aging - 9/30/2022

Property	0-30	Over 30	Over 60	Over 90	Balance
<b>1451146697 - 2620 Wells Terrace - Culpepper</b>					
<b>Coll Status: With Collection Firm Coll Attorney: Lazega &amp; Johanson , LLC</b>	\$24.04	\$24.04	\$387.52	\$4,288.06	\$4,723.66
Assessment	-	-	-	\$2,885.00	\$2,885.00
Late Fees	-	-	-	\$80.00	\$80.00
Interest	\$24.04	\$24.04	-	\$498.06	\$546.14
Legal Charges	-	-	\$387.52	\$825.00	\$1,212.52
<b>1451146472 - 2377 Barrington Trace Circle - Llc</b>					
<b>Coll Status: With Collection Firm Coll Attorney: Lazega &amp; Johanson , LLC</b>	\$26.67	\$26.67	-	\$4,046.69	\$4,100.03
Assessment	-	-	-	\$3,200.00	\$3,200.00
Late Fees	-	-	-	\$240.00	\$240.00
Interest	\$26.67	\$26.67	-	\$506.69	\$560.03
Cost of Collection	-	-	-	\$25.00	\$25.00
Legal Prep Fee	-	-	-	\$75.00	\$75.00
<b>1451146549 - 5162 Barrington Trace Drive - Huguley*</b>					
<b>Coll Status: With Collection Firm Coll Attorney: Lazega &amp; Johanson , LLC</b>	\$45.00	\$20.00	-	\$3,696.77	\$3,761.77
Assessment	-	-	-	\$2,400.00	\$2,400.00
Late Fees	-	-	-	\$160.00	\$160.00
Interest	\$20.00	\$20.00	-	\$273.33	\$313.33
Cost of Collection	-	-	-	\$25.00	\$25.00
Legal Charges	\$25.00	-	-	\$220.00	\$245.00
Legal Prep Fee	-	-	-	\$75.00	\$75.00
Assessment (Bankruptcy)	-	-	-	\$543.44	\$543.44
<b>1451146451 - 2317 Barrington Trace Circle - Warbington</b>					
<b>Coll Status: With Collection Firm Coll Attorney: Lazega &amp; Johanson , LLC</b>	\$17.39	-	-	\$2,086.42	\$2,103.81
Assessment	-	-	-	\$2,086.42	\$2,086.42
Interest	\$17.39	-	-	-	\$17.39
<b>1451146617 - *** 2474 Hughes Court Sw - Atkins^*</b>					
<b>Coll Status: In Bankruptcy Coll Attorney: Lazega &amp; Johanson , LLC</b>	-	-	-	\$1,719.07	\$1,719.07
Assessment	-	-	-	\$1,428.60	\$1,428.60
Legal Charges	-	-	-	\$290.47	\$290.47
<b>1451146593 - 365 Freeman Terrace - Roberson</b>					
<b>Coll Status: With Collection Firm Coll Attorney: Lazega &amp; Johanson , LLC</b>	-	-	-	\$1,713.10	\$1,713.10
Assessment	-	-	-	\$1,713.10	\$1,713.10
<b>1451146665 - 405 Kendrick Terrace Sw - Trustee For</b>					
<b>Coll Status: Second Notice</b>	-	\$900.00	\$150.00	\$275.00	\$1,325.00
Fines	-	\$900.00	\$150.00	-	\$1,050.00
Leasing Administration Fee	-	-	-	\$199.00	\$199.00
Leasing Operating Fee	-	-	-	\$76.00	\$76.00
<b>1451146524 - *** 5125 Barrington Trace Drive - Wilborn*</b>					
<b>Coll Status: In Bankruptcy Coll Attorney: Lazega &amp; Johanson , LLC</b>	-	-	\$2.62	\$1,203.77	\$1,206.39
Assessment	-	-	-	\$1,203.77	\$1,203.77
Legal Charges	-	-	\$2.62	-	\$2.62

(\*\*\* indicates previous owners)



# Barrington Trace Homeowners Association, Inc.

AR Aging - 9/30/2022

Property	0-30	Over 30	Over 60	Over 90	Balance
<b>1451260996 - 2477 Hughes Court Sw - Robinson</b>					
<b>Coll Status: Second Notice</b>	-	-	-	\$1,042.51	\$1,042.51
Assessment	-	-	-	\$800.00	\$800.00
Late Fees	-	-	-	\$80.00	\$80.00
Interest	-	-	-	\$20.01	\$20.01
Cost of Collection	-	-	-	\$25.00	\$25.00
Legal Charges	-	-	-	\$117.50	\$117.50
<b>1451209612 - 2348 Barrington Trace Circle - Wyatt</b>					
<b>Coll Status: Final Notice</b>	\$6.67	\$6.67	-	\$931.68	\$945.02
Assessment	-	-	-	\$800.00	\$800.00
Late Fees	-	-	-	\$80.00	\$80.00
Interest	\$6.67	\$6.67	-	\$26.68	\$40.02
Cost of Collection	-	-	-	\$25.00	\$25.00
<b>1451209717 - 2349 Barrington Trace Circle - Battle, Sr</b>					
<b>Coll Status: Final Notice</b>	\$6.67	\$6.67	-	\$931.68	\$945.02
Assessment	-	-	-	\$800.00	\$800.00
Late Fees	-	-	-	\$80.00	\$80.00
Interest	\$6.67	\$6.67	-	\$26.68	\$40.02
Cost of Collection	-	-	-	\$25.00	\$25.00
<b>1451252157 - 2582 Essex Lane - Gamble</b>					
<b>Coll Status: Final Notice</b>	\$6.67	\$6.67	-	\$931.68	\$945.02
Assessment	-	-	-	\$800.00	\$800.00
Late Fees	-	-	-	\$80.00	\$80.00
Interest	\$6.67	\$6.67	-	\$26.68	\$40.02
Cost of Collection	-	-	-	\$25.00	\$25.00
<b>1451146688 - 2599 Wells Terrace - Little</b>					
<b>Coll Status: With Collection Firm Coll Attorney: Lazega &amp; Johanson , LLC</b>	\$7.93	\$7.93	\$3.75	\$921.47	\$941.08
Assessment	-	-	-	\$231.05	\$231.05
Interest	\$7.93	\$7.93	\$3.75	\$690.42	\$710.03
<b>1451146662 - 445 Kendrick Terrace - Stripling</b>					
<b>Coll Status: With Collection Firm Coll Attorney: Lazega &amp; Johanson , LLC</b>	-	-	-	\$859.58	\$859.58
Assessment	-	-	-	\$859.58	\$859.58
<b>1451146692 - 2600 Wells Terrace - Taylor</b>					
<b>Coll Status: With Collection Firm Coll Attorney: Lazega &amp; Johanson , LLC</b>	-	-	-	\$595.79	\$595.79
Assessment	-	-	-	\$435.79	\$435.79
Late Fees	-	-	-	\$160.00	\$160.00
<b>1451146561 - *** 525 Essex Circle - Starr*</b>					
<b>Coll Status: In Bankruptcy Coll Attorney: Lazega &amp; Johanson , LLC</b>	-	-	-	\$562.45	\$562.45
Assessment	-	-	-	\$500.00	\$500.00
Late Fees	-	-	-	\$50.00	\$50.00
Interest	-	-	-	\$12.45	\$12.45
<b>1451208050 - 2474 Hughes Court Sw - Atkins^*</b>					
Legal Charges	\$411.31	-	-	-	\$411.31
<b>Total:</b>	<b>\$683.63</b>	<b>\$1,129.93</b>	<b>\$934.79</b>	<b>\$50,021.04</b>	<b>\$52,769.39</b>
<b>Property Count:</b>	<b>12</b>	<b>11</b>	<b>7</b>	<b>19</b>	

(\*\*\* indicates previous owners)

# Barrington Trace Homeowners Association, Inc.

## Budget Spread For Fiscal Year 2022

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Income</b>														
<b>Income</b>														
Assessment Income - Owner	Budget	16,200	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	5,000	5,000	116,200
	Actual	53,647	24,056	15,232	7,492	2,876	12,565	5,158	3,716	2,610	-	-	-	127,351
	Variance	37,447	14,056	5,232	(2,508)	(7,124)	2,565	(4,842)	(6,284)	(7,390)	(10,000)	(5,000)	(5,000)	11,151
Uncollectible Accounts	Budget	(417)	(417)	(417)	(417)	(417)	(417)	(417)	(417)	(417)	(417)	(417)	(417)	(5,000)
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	417	417	417	417	417	417	417	417	417	417	417	417	5,000
Late Fee Income	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	80	320	720	320	400	(80)	7	160	-	-	-	1,927
	Variance	-	80	320	720	320	400	(80)	7	160	-	-	-	1,927
Owner Interest Income	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	180	105	49	223	87	(13)	73	517	-	-	-	1,222
	Variance	-	180	105	49	223	87	(13)	73	517	-	-	-	1,222
Tennis Income	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Fines Income	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	100	-	-	-	175	(275)	-	-	-	-
	Variance	-	-	-	100	-	-	-	175	(275)	-	-	-	-
Clubhouse - Rental Income	Budget	850	850	850	850	850	850	850	850	850	850	850	650	10,000
	Actual	-	582	2,037	-	-	-	-	-	-	-	-	-	2,619
	Variance	(850)	(268)	1,187	(850)	(850)	(850)	(850)	(850)	(850)	(850)	(850)	(650)	(7,381)
Social Events Income	Budget	200	200	200	200	200	200	200	200	200	200	200	300	2,500
	Actual	-	-	-	-	-	-	-	58	-	-	-	-	58
	Variance	(200)	(200)	(200)	(200)	(200)	(200)	(200)	(142)	(200)	(200)	(200)	(300)	(2,442)
Leasing Income	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	40	-	-	-	-	-	-	-	-	-	-	-	40
	Variance	40	-	-	-	-	-	-	-	-	-	-	-	40

# Barrington Trace Homeowners Association, Inc.

## Budget Spread For Fiscal Year 2022

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Income</b>														
<b>Total Income</b>		<b>16,833</b>	<b>10,633</b>	<b>10,633</b>	<b>10,633</b>	<b>10,633</b>	<b>10,633</b>	<b>10,633</b>	<b>10,633</b>	<b>10,633</b>	<b>10,633</b>	<b>5,633</b>	<b>5,533</b>	<b>123,700</b>
<b>Total Income</b>		<b>16,833</b>	<b>10,633</b>	<b>10,633</b>	<b>10,633</b>	<b>10,633</b>	<b>10,633</b>	<b>10,633</b>	<b>10,633</b>	<b>10,633</b>	<b>10,633</b>	<b>5,633</b>	<b>5,533</b>	<b>123,700</b>
<b>Operating Expense</b>														
<b>General &amp; Administrative</b>														
Management Fees	Budget	519	519	519	519	519	519	519	519	519	519	519	519	6,228
	Actual	519	519	519	519	519	519	519	519	519	-	-	-	4,671
	Variance	-	-	-	-	-	-	-	-	-	(519)	(519)	(519)	(1,557)
Tax Preparation Fee	Budget	-	-	-	300	-	-	-	-	-	-	-	-	300
	Actual	-	-	-	-	300	-	-	-	-	-	-	-	300
	Variance	-	-	-	(300)	300	-	-	-	-	-	-	-	-
Legal Fees	Budget	500	500	500	500	500	500	500	500	500	500	500	500	6,000
	Actual	-	-	620	748	-	-	1,007	1,300	260	-	-	-	3,934
	Variance	(500)	(500)	120	248	(500)	(500)	507	800	(240)	(500)	(500)	(500)	(2,066)
Legal - Retainer	Budget	-	-	-	-	-	-	-	-	-	-	-	1,260	1,260
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	-	-	-	-	-	-	-	(1,260)	(1,260)
Legal - Collection Fee Expense	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	2,442	577	515	1,938	1,094	3,360	3,853	1,339	1,392	-	-	-	16,509
	Variance	2,442	577	515	1,938	1,094	3,360	3,853	1,339	1,392	-	-	-	16,509
Legal - Collection Fees Recovered	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	(250)	(838)	(4,278)	(214)	(315)	(382)	(1,063)	(820)	(196)	-	-	-	(8,355)
	Variance	(250)	(838)	(4,278)	(214)	(315)	(382)	(1,063)	(820)	(196)	-	-	-	(8,355)
Bank Charges	Budget	55	15	15	15	15	15	24	27	15	27	15	15	253
	Actual	15	15	15	15	15	15	15	15	15	-	-	-	135
	Variance	(40)	-	-	-	-	-	(9)	(12)	-	(27)	(15)	(15)	(118)

# Barrington Trace Homeowners Association, Inc.

## Budget Spread For Fiscal Year 2022

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>														
Postage & Mail	Budget	83	83	83	83	83	83	83	83	83	83	83	87	1,000
	Actual	108	42	213	20	63	26	115	95	1,314	-	-	-	1,997
	Variance	25	(41)	130	(63)	(20)	(57)	32	12	1,231	(83)	(83)	(87)	997
Printing & Reproduction	Budget	8	8	8	8	8	8	8	8	8	8	8	12	100
	Actual	63	3	3	3	4	3	19	13	5	-	-	-	116
	Variance	55	(5)	(5)	(5)	(4)	(5)	11	5	(3)	(8)	(8)	(12)	16
Office Supplies	Budget	42	42	42	42	42	42	42	42	42	42	42	42	500
	Actual	175	18	16	13	31	19	80	60	285	-	-	-	697
	Variance	133	(23)	(25)	(29)	(11)	(22)	39	19	243	(42)	(42)	(42)	197
Website Hosting	Budget	42	42	42	42	42	42	42	42	42	42	42	42	500
	Actual	60	60	60	60	60	60	60	60	60	-	-	-	540
	Variance	18	18	18	18	18	18	18	18	18	(42)	(42)	(42)	40
Miscellaneous G&A	Budget	200	200	500	500	10	10	10	10	10	10	10	30	1,500
	Actual	9	159	9	9	9	9	9	9	9	-	-	-	231
	Variance	(191)	(41)	(491)	(491)	(1)	(1)	(1)	(1)	(1)	(10)	(10)	(30)	(1,269)
Social Activities	Budget	-	-	-	500	500	500	-	-	500	-	-	500	2,500
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	(500)	(500)	(500)	-	-	(500)	-	-	(500)	(2,500)
Social - Neighborhood Activity	Budget	42	42	42	42	42	42	42	42	42	42	42	42	500
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(500)
Social - Activity/event	Budget	-	-	-	-	-	-	-	-	-	1,000	-	1,000	2,000
	Actual	-	-	150	-	-	-	-	-	-	-	-	-	150
	Variance	-	-	150	-	-	-	-	-	-	(1,000)	-	(1,000)	(1,850)
Social - New Owners	Budget	42	42	42	42	42	42	42	42	42	42	42	42	500
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(42)	(500)
<b>Total General &amp; Administrative</b>	<b>1,532</b>	<b>1,492</b>	<b>1,792</b>	<b>2,592</b>	<b>1,802</b>	<b>1,802</b>	<b>1,311</b>	<b>1,314</b>	<b>1,802</b>	<b>2,314</b>	<b>1,302</b>	<b>4,090</b>	<b>23,141</b>	

# Barrington Trace Homeowners Association, Inc.

## Budget Spread For Fiscal Year 2022

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>														
<b>Insurance</b>														
Insurance - General Liability	Budget	650	650	650	650	650	-	-	-	650	650	650	650	5,850
	Actual	755	755	755	755	755	-	-	-	866	-	-	-	4,639
	Variance	105	105	105	105	105	-	-	-	216	(650)	(650)	(650)	(1,211)
Taxes - Property	Budget	-	-	-	-	-	-	-	-	8	-	-	-	8
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	-	-	-	-	(8)	-	-	-	(8)
Taxes - Other	Budget	75	-	-	-	-	-	-	-	-	-	-	-	75
	Actual	75	-	-	-	-	-	-	-	-	-	-	-	75
	Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Insurance</b>		<b>725</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>658</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>5,933</b>
<b>Landscaping</b>														
Landscaping - Contract	Budget	1,304	1,304	1,304	1,304	1,304	1,304	1,304	1,304	1,304	1,304	1,304	1,304	15,653
	Actual	2,728	190	1,264	1,839	1,264	1,264	2,528	1,464	1,414	-	-	-	13,955
	Variance	1,424	(1,114)	(40)	535	(40)	(40)	1,224	160	110	(1,304)	(1,304)	(1,304)	(1,698)
Landscaping - Improvements	Budget	316	316	316	316	316	316	316	316	316	316	316	324	3,800
	Actual	-	-	-	-	3,978	2,237	849	-	-	-	-	-	7,064
	Variance	(316)	(316)	(316)	(316)	3,662	1,921	533	(316)	(316)	(316)	(316)	(324)	3,264
Landscaping - Seas Color	Budget	75	75	75	75	75	75	75	75	75	75	75	75	900
	Actual	-	-	-	-	-	-	174	-	-	-	-	-	174
	Variance	(75)	(75)	(75)	(75)	(75)	(75)	99	(75)	(75)	(75)	(75)	(75)	(726)
Landscaping - Pinestraw	Budget	125	125	125	125	125	125	125	125	125	125	125	125	1,500
	Actual	-	-	-	-	-	-	475	-	-	-	-	-	475
	Variance	(125)	(125)	(125)	(125)	(125)	(125)	350	(125)	(125)	(125)	(125)	(125)	(1,025)
Landscaping - Retention/Detention	Budget	-	-	-	-	250	-	-	-	-	-	-	-	250
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	(250)	-	-	-	-	-	-	-	(250)

# Barrington Trace Homeowners Association, Inc.

## Budget Spread For Fiscal Year 2022

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>														
Landscaping - Irrigation Repair	Budget	42	42	42	42	42	42	42	42	42	42	42	38	500
	Actual	-	-	-	-	-	-	430	-	-	-	-	-	430
	Variance	(42)	(42)	(42)	(42)	(42)	(42)	(42)	388	(42)	(42)	(42)	(42)	(38)
<b>Total Landscaping</b>		<b>1,862</b>	<b>1,862</b>	<b>1,862</b>	<b>1,862</b>	<b>2,112</b>	<b>1,862</b>	<b>1,862</b>	<b>1,862</b>	<b>1,862</b>	<b>1,862</b>	<b>1,862</b>	<b>1,866</b>	<b>22,603</b>
<b>Utilities</b>														
Electricity	Budget	730	730	730	730	730	730	730	730	730	730	730	730	8,755
	Actual	657	631	-	466	554	684	876	864	792	-	-	-	5,524
	Variance	(72)	(98)	(730)	(264)	(176)	(45)	147	134	63	(730)	(730)	(730)	(3,231)
Natural Gas	Budget	265	265	265	265	265	265	265	265	265	265	265	265	3,180
	Actual	135	398	402	136	81	71	72	72	68	-	-	-	1,434
	Variance	(130)	133	137	(129)	(184)	(194)	(193)	(193)	(197)	(265)	(265)	(265)	(1,746)
Water	Budget	250	250	250	250	250	250	250	250	250	250	250	250	3,000
	Actual	39	31	49	20	1,623	379	2,291	363	1,356	-	-	-	6,151
	Variance	(211)	(219)	(201)	(230)	1,373	129	2,041	113	1,106	(250)	(250)	(250)	3,151
Trash Removal	Budget	46	46	46	46	46	46	46	46	46	46	46	46	556
	Actual	-	98	-	-	204	-	98	265	-	-	-	-	665
	Variance	(46)	52	(46)	(46)	158	(46)	51	219	(46)	(46)	(46)	(46)	109
Cable TV	Budget	300	300	300	300	300	300	300	300	300	300	300	300	3,600
	Actual	369	368	369	366	366	366	372	377	377	-	-	-	3,332
	Variance	69	68	69	66	66	66	72	77	77	(300)	(300)	(300)	(268)
<b>Total Utilities</b>		<b>1,591</b>	<b>1,591</b>	<b>1,591</b>	<b>1,591</b>	<b>1,591</b>	<b>1,591</b>	<b>1,591</b>	<b>1,591</b>	<b>1,591</b>	<b>1,591</b>	<b>1,591</b>	<b>1,591</b>	<b>19,091</b>
<b>Maintenance &amp; Services</b>														
Surveillance Personnel	Budget	-	-	-	-	-	1,525	1,525	1,525	1,525	-	-	-	6,100
	Actual	-	-	-	-	399	3,769	3,135	3,010	3,059	-	-	-	13,372
	Variance	-	-	-	-	399	2,244	1,610	1,485	1,534	-	-	-	7,272

# Barrington Trace Homeowners Association, Inc.

## Budget Spread For Fiscal Year 2022

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>														
Work Order Reimbursement	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC - Repairs	Budget	-	-	-	-	-	500	-	-	-	-	-	-	500
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	-	(500)	-	-	-	-	-	-	(500)
Surveillance - Monitoring	Budget	375	375	375	375	375	375	375	375	375	375	375	375	4,500
	Actual	27	4,027	-	53	27	27	27	27	27	-	-	-	4,239
	Variance	(349)	3,652	(375)	(322)	(349)	(349)	(349)	(349)	(349)	(375)	(375)	(375)	(262)
R&M - General	Budget	41	41	41	41	41	41	41	41	41	41	41	77	530
	Actual	-	215	-	-	-	13	-	-	-	-	-	-	227
	Variance	(41)	173	(41)	(41)	(41)	(28)	(41)	(41)	(41)	(41)	(41)	(77)	(303)
R&M - Electric	Budget	83	83	83	83	83	83	83	83	83	83	83	87	1,000
	Actual	700	-	-	-	-	-	-	-	-	-	-	-	700
	Variance	617	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(87)	(300)
R&M - Plumbing	Budget	83	83	83	83	83	83	83	83	83	83	83	87	1,000
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(87)	(1,000)
Termite Bond	Budget	-	95	-	-	95	-	-	95	-	-	95	-	380
	Actual	-	102	-	-	102	-	-	102	-	-	-	-	306
	Variance	-	7	-	-	7	-	-	7	-	-	(95)	-	(74)
Pest Control	Budget	50	50	50	50	50	50	50	50	50	50	50	50	600
	Actual	50	50	-	100	-	100	50	-	50	-	-	-	400
	Variance	-	-	(50)	50	(50)	50	-	(50)	-	(50)	(50)	(50)	(200)
<b>Total Maintenance &amp; Services</b>		<b>632</b>	<b>727</b>	<b>632</b>	<b>632</b>	<b>727</b>	<b>2,657</b>	<b>2,157</b>	<b>2,252</b>	<b>2,157</b>	<b>632</b>	<b>727</b>	<b>676</b>	<b>14,610</b>
<b>Recreation Area</b>														

# Barrington Trace Homeowners Association, Inc.

## Budget Spread For Fiscal Year 2022

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>														
Pool - Furniture	Budget	42	42	42	42	42	42	42	42	42	42	42	38	500
	Actual	-	-	-	-	-	89	-	-	-	-	-	-	89
	Variance	(42)	(42)	(42)	(42)	(42)	47	(42)	(42)	(42)	(42)	(42)	(42)	(38)
Pool - Operations & Mgmt	Budget	300	350	645	645	645	645	645	645	645	645	300	300	6,410
	Actual	-	-	300	300	645	264	264	1,290	-	-	-	-	3,063
	Variance	(300)	(350)	(345)	(345)	-	(381)	(381)	645	(645)	(645)	(300)	(300)	(3,347)
Pool - Permit	Budget	-	-	512	-	-	-	-	-	-	-	-	-	512
	Actual	-	-	512	-	-	-	-	-	-	-	-	-	512
	Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool - Repairs	Budget	-	-	-	-	-	-	1,000	1,000	-	-	-	-	2,000
	Actual	-	1,250	-	1,445	-	-	-	-	-	-	-	-	2,695
	Variance	-	1,250	-	1,445	-	-	(1,000)	(1,000)	-	-	-	-	695
Pool - Supplies	Budget	-	-	-	-	200	-	-	-	-	-	-	-	200
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	(200)	-	-	-	-	-	-	-	(200)
Rec - Decorations	Budget	-	-	-	-	-	250	-	-	-	-	-	-	250
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	-	(250)	-	-	-	-	-	-	(250)
Rec - Furniture	Budget	21	21	21	21	21	21	21	21	21	21	21	21	250
	Actual	2,274	-	1,606	-	-	-	-	-	-	-	-	-	3,880
	Variance	2,253	(21)	1,585	(21)	(21)	(21)	(21)	(21)	(21)	(21)	(21)	(21)	3,630
Clubhouse - Janitorial	Budget	200	200	200	200	200	200	200	200	200	200	200	200	2,400
	Actual	300	139	200	425	475	700	995	502	508	-	-	-	4,244
	Variance	100	(61)	-	225	275	500	795	302	308	(200)	(200)	(200)	1,844
Clubhouse - Repair & Maint	Budget	125	125	125	125	125	125	125	125	125	125	125	125	1,500
	Actual	-	-	300	-	-	-	-	-	86	-	-	-	386
	Variance	(125)	(125)	175	(125)	(125)	(125)	(125)	(125)	(39)	(125)	(125)	(125)	(1,114)



# Barrington Trace Homeowners Association, Inc.

## Budget Spread For Fiscal Year 2022

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>														
Clubhouse - Supplies	Budget	83	83	83	83	83	83	83	83	83	83	83	87	1,000
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(87)
Tennis - Repairs & Maint	Budget	25	25	25	25	25	25	25	25	25	25	25	25	300
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(25)	(25)	(25)	(25)	(25)	(25)	(25)	(25)	(25)	(25)	(25)	(25)	(25)
<b>Total Recreation Area</b>		<b>796</b>	<b>846</b>	<b>1,653</b>	<b>1,141</b>	<b>1,341</b>	<b>1,391</b>	<b>2,141</b>	<b>2,141</b>	<b>1,141</b>	<b>1,141</b>	<b>796</b>	<b>796</b>	<b>15,322</b>
<b>Capital Expenditures</b>														
Common Area Improvements (Cap)	Budget	-	-	5,000	5,000	5,000	5,000	-	-	-	-	-	-	20,000
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	(5,000)	(5,000)	(5,000)	(5,000)	-	-	-	-	-	-	(20,000)
Basketball (Cap)	Budget	-	-	500	500	500	500	500	500	-	-	-	-	3,000
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	(500)	(500)	(500)	(500)	(500)	(500)	-	-	-	-	(3,000)
<b>Total Capital Expenditures</b>		<b>-</b>	<b>-</b>	<b>5,500</b>	<b>5,500</b>	<b>5,500</b>	<b>5,500</b>	<b>500</b>	<b>500</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>23,000</b>
<b>Reserves and Other Activity</b>														
Transfer To Reserves	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer To Reserve - Addt'l	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	50,000	-	-	-	-	-	-	-	-	-	-	50,000
	Variance	-	50,000	-	-	-	-	-	-	-	-	-	-	50,000
<b>Total Reserves and Other Activity</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Expense</b>		<b>7,138</b>	<b>7,168</b>	<b>13,680</b>	<b>13,968</b>	<b>13,723</b>	<b>14,803</b>	<b>9,562</b>	<b>9,660</b>	<b>9,211</b>	<b>8,190</b>	<b>6,928</b>	<b>9,669</b>	<b>123,700</b>
<b>Operating Net Total</b>		<b>\$9,695</b>	<b>\$3,465</b>	<b>(\$3,047)</b>	<b>(\$3,335)</b>	<b>(\$3,090)</b>	<b>(\$4,170)</b>	<b>\$1,071</b>	<b>\$973</b>	<b>\$1,422</b>	<b>\$2,443</b>	<b>(\$1,295)</b>	<b>(\$4,135)</b>	<b>-</b>

# Barrington Trace Homeowners Association, Inc.

## Budget Spread For Fiscal Year 2022

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Reserve Income</b>														
<b>Income</b>														
Clubhouse - Rental Income	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	864	(9)	-	2,819	1,896	277	1,164	893	1,212	-	-	-	9,116
	Variance	864	(9)	-	2,819	1,896	277	1,164	893	1,212	-	-	-	9,116
Social Events Income	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	174	3,547	-	-	-	-	3,721
	Variance	-	-	-	-	-	-	174	3,547	-	-	-	-	3,721
<b>Total Income</b>		-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Income</b>		-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Reserve Expense</b>														
<b>General &amp; Administrative</b>														
Bank Charges	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	12	156	36	-	-	-	-	204
	Variance	-	-	-	-	-	12	156	36	-	-	-	-	204
Website Hosting	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	80	48	-	-	288	-	-	39	72	-	-	-	527
	Variance	80	48	-	-	288	-	-	39	72	-	-	-	527
Miscellaneous G&A - Undesignated Petty Cash	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Social Activities	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	662	50	991	1,810	5,855	-	-	-	9,367
	Variance	-	-	-	-	662	50	991	1,810	5,855	-	-	-	9,367
Social - Neighborhood Activity	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	99	55	-	-	-	-	154
	Variance	-	-	-	-	-	-	99	55	-	-	-	-	154

# Barrington Trace Homeowners Association, Inc.

## Budget Spread For Fiscal Year 2022

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Reserve Expense</b>														
Social - Activity/event	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	1,236	667	406	-	-	-	-	-	-	2,310
	Variance	-	-	-	1,236	667	406	-	-	-	-	-	-	2,310
Social - New Owners	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	1,165	-	-	-	-	-	-	-	-	-	-	-	1,165
	Variance	1,165	-	-	-	-	-	-	-	-	-	-	-	1,165
<b>Total General &amp; Administrative</b>		-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Maintenance &amp; Services</b>														
Surveillance - Monitoring	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	100	-	-	-	-	-	100
	Variance	-	-	-	-	-	-	100	-	-	-	-	-	100
R&M - General	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	2,095	-	-	-	-	-	-	2,095
	Variance	-	-	-	-	-	2,095	-	-	-	-	-	-	2,095
<b>Total Maintenance &amp; Services</b>		-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Recreation Area</b>														
Pool - Furniture	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	2,599	-	-	-	-	-	-	2,599
	Variance	-	-	-	-	-	2,599	-	-	-	-	-	-	2,599
Rec - Decorations	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	103	-	-	-	-	-	-	103
	Variance	-	-	-	-	-	103	-	-	-	-	-	-	103
Rec - Furniture	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	1,126	-	-	-	-	-	-	-	-	-	-	1,126
	Variance	-	1,126	-	-	-	-	-	-	-	-	-	-	1,126

# Barrington Trace Homeowners Association, Inc.

## Budget Spread For Fiscal Year 2022

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Reserve Expense</b>														
Clubhouse - Janitorial	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	135	229	-	-	-	-	-	-	364
	Variance	-	-	-	-	135	229	-	-	-	-	-	-	364
Clubhouse - Repair & Maint	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	250	-	-	-	-	-	-	-	-	250
	Variance	-	-	-	250	-	-	-	-	-	-	-	-	250
Clubhouse - Supplies	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	172	557	158	-	468	-	-	-	1,355
	Variance	-	-	-	-	172	557	158	-	468	-	-	-	1,355
<b>Total Recreation Area</b>		-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Capital Expenditures</b>														
Common Area Improvements (Cap)	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	-	1,293	-	-	-	-	1,293
	Variance	-	-	-	-	-	-	-	1,293	-	-	-	-	1,293
<b>Total Capital Expenditures</b>		-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Reserves and Other Activity</b>														
Interest Income - Reserves	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	-	-	-	(7)
	Variance	-	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	-	-	-	(7)
Transfer To Reserve - Interest Income	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	1	1	1	1	1	1	1	1	-	-	-	7
	Variance	-	1	1	1	1	1	1	1	1	-	-	-	7
<b>Total Reserves and Other Activity</b>		-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Expense</b>		-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Reserve Net Total</b>		-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Net Total</b>		\$9,695	\$3,465	(\$3,047)	(\$3,335)	(\$3,090)	(\$4,170)	\$1,071	\$973	\$1,422	\$2,443	(\$1,295)	(\$4,135)	-

# Barrington Trace Homeowners Association, Inc.

## Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
631000 - Assessment Income - Owner	2,609.83	10,000.00	(7,390.17)	127,350.81	96,200.00	31,150.81	116,200.00
631500 - Uncollectible Accounts	-	(416.67)	416.67	-	(3,750.03)	3,750.03	(5,000.00)
634000 - Late Fee Income	160.00	-	160.00	1,927.48	-	1,927.48	-
691100 - Owner Interest Income	517.17	-	517.17	1,222.12	-	1,222.12	-
691600 - Fines Income	(275.00)	-	(275.00)	-	-	-	-
692500 - Clubhouse - Rental Income	1,212.25	850.00	362.25	11,735.13	7,650.00	4,085.13	10,000.00
693500 - Social Events Income	-	200.00	(200.00)	3,778.68	1,800.00	1,978.68	2,500.00
693600 - Leasing Income	-	-	-	40.00	-	40.00	-
<b>Total Income</b>	<b>4,224.25</b>	<b>10,633.33</b>	<b>(6,409.08)</b>	<b>146,054.22</b>	<b>101,899.97</b>	<b>44,154.25</b>	<b>123,700.00</b>
<b>Total Income</b>	<b>4,224.25</b>	<b>10,633.33</b>	<b>(6,409.08)</b>	<b>146,054.22</b>	<b>101,899.97</b>	<b>44,154.25</b>	<b>123,700.00</b>

## Operating Expense

### General & Administrative

701000 - Management Fees	519.00	519.00	-	4,671.00	4,671.00	-	6,228.00
704500 - Tax Preparation Fee	-	-	-	300.00	300.00	-	300.00
715000 - Legal Fees	260.00	500.00	240.00	3,934.45	4,500.00	565.55	6,000.00
715001 - Legal - Retainer	-	-	-	-	-	-	1,260.00
715005 - Legal - Collection Fee Expense	1,392.12	-	(1,392.12)	16,509.03	-	(16,509.03)	-
715006 - Legal - Collection Fees Recovered	(195.55)	-	195.55	(8,354.98)	-	8,354.98	-
725000 - Bank Charges	15.00	15.00	-	338.80	196.00	(142.80)	253.00
726000 - Postage & Mail	1,314.14	83.00	(1,231.14)	1,997.27	747.00	(1,250.27)	1,000.00
727000 - Printing & Reproduction	5.28	8.00	2.72	115.92	72.00	(43.92)	100.00
732000 - Office Supplies	284.50	41.67	(242.83)	697.35	375.03	(322.32)	500.00
736000 - Website Hosting	132.00	41.67	(90.33)	1,066.74	375.03	(691.71)	500.00
738000 - Miscellaneous G&A	9.00	10.00	1.00	231.00	1,450.00	1,219.00	1,500.00
761000 - Social Activities	5,855.09	500.00	(5,355.09)	9,367.24	2,000.00	(7,367.24)	2,500.00
761002 - Social - Neighborhood Activity	-	41.67	41.67	153.60	375.03	221.43	500.00
761007 - Social - Activity/event	-	-	-	2,459.63	-	(2,459.63)	2,000.00
761008 - Social - New Owners	-	41.67	41.67	1,164.67	375.03	(789.64)	500.00
<b>Total General &amp; Administrative</b>	<b>9,590.58</b>	<b>1,801.68</b>	<b>(7,788.90)</b>	<b>34,651.72</b>	<b>15,436.12</b>	<b>(19,215.60)</b>	<b>23,141.00</b>

### Insurance

791000 - Insurance - General Liability	865.88	650.00	(215.88)	4,639.23	3,900.00	(739.23)	5,850.00
795001 - Taxes - Property	-	8.00	8.00	-	8.00	8.00	8.00
795004 - Taxes - Other	-	-	-	75.00	75.00	-	75.00
<b>Total Insurance</b>	<b>865.88</b>	<b>658.00</b>	<b>(207.88)</b>	<b>4,714.23</b>	<b>3,983.00</b>	<b>(731.23)</b>	<b>5,933.00</b>

### Landscaping

861001 - Landscaping - Contract	1,414.00	1,304.42	(109.58)	13,955.00	11,739.78	(2,215.22)	15,653.00
861002 - Landscaping - Improvements	-	316.00	316.00	7,064.36	2,844.00	(4,220.36)	3,800.00
861004 - Landscaping - Seas Color	-	75.00	75.00	174.37	675.00	500.63	900.00

# Barrington Trace Homeowners Association, Inc.

## Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
861005 - Landscaping - Pinestraw	-	125.00	125.00	475.00	1,125.00	650.00	1,500.00
861018 - Landscaping - Retention/Detention	-	-	-	-	250.00	250.00	250.00
861021 - Landscaping - Irrigation Repair	-	42.00	42.00	430.00	378.00	(52.00)	500.00
<b>Total Landscaping</b>	<b>1,414.00</b>	<b>1,862.42</b>	<b>448.42</b>	<b>22,098.73</b>	<b>17,011.78</b>	<b>(5,086.95)</b>	<b>22,603.00</b>
<b>Utilities</b>							
871000 - Electricity	792.12	729.58	(62.54)	5,524.43	6,566.22	1,041.79	8,755.00
872000 - Natural Gas	67.71	265.00	197.29	1,433.65	2,385.00	951.35	3,180.00
873000 - Water	1,355.73	250.00	(1,105.73)	6,151.15	2,250.00	(3,901.15)	3,000.00
875000 - Trash Removal	-	46.35	46.35	664.87	417.15	(247.72)	556.00
878000 - Cable TV	377.43	300.00	(77.43)	3,331.96	2,700.00	(631.96)	3,600.00
<b>Total Utilities</b>	<b>2,592.99</b>	<b>1,590.93</b>	<b>(1,002.06)</b>	<b>17,106.06</b>	<b>14,318.37</b>	<b>(2,787.69)</b>	<b>19,091.00</b>
<b>Maintenance &amp; Services</b>							
903000 - Surveillance Personnel	3,058.65	1,525.00	(1,533.65)	13,371.75	6,100.00	(7,271.75)	6,100.00
921002 - HVAC - Repairs	-	-	-	-	500.00	500.00	500.00
923001 - Surveillance - Monitoring	26.50	375.00	348.50	4,338.50	3,375.00	(963.50)	4,500.00
931000 - R&M - General	-	41.16	41.16	2,322.77	370.44	(1,952.33)	530.00
931004 - R&M - Electric	-	83.00	83.00	700.00	747.00	47.00	1,000.00
931011 - R&M - Plumbing	-	83.00	83.00	-	747.00	747.00	1,000.00
937000 - Termite Bond	-	-	-	306.00	285.00	(21.00)	380.00
937500 - Pest Control	50.00	50.00	-	400.00	450.00	50.00	600.00
<b>Total Maintenance &amp; Services</b>	<b>3,135.15</b>	<b>2,157.16</b>	<b>(977.99)</b>	<b>21,439.02</b>	<b>12,574.44</b>	<b>(8,864.58)</b>	<b>14,610.00</b>
<b>Recreation Area</b>							
811002 - Pool - Furniture	-	42.00	42.00	2,687.28	378.00	(2,309.28)	500.00
811005 - Pool - Operations & Mgmt	-	645.00	645.00	3,063.00	5,165.00	2,102.00	6,410.00
811006 - Pool - Permit	-	-	-	512.00	512.00	-	512.00
811009 - Pool - Repairs	-	-	-	2,695.00	2,000.00	(695.00)	2,000.00
811010 - Pool - Supplies	-	-	-	-	200.00	200.00	200.00
831005 - Rec - Decorations	-	-	-	102.99	250.00	147.01	250.00
831009 - Rec - Furniture	-	20.83	20.83	5,005.98	187.47	(4,818.51)	250.00
835002 - Clubhouse - Janitorial	508.29	200.00	(308.29)	4,607.56	1,800.00	(2,807.56)	2,400.00
835005 - Clubhouse - Repair & Maint	86.11	125.00	38.89	636.11	1,125.00	488.89	1,500.00
835007 - Clubhouse - Supplies	467.97	83.00	(384.97)	1,355.00	747.00	(608.00)	1,000.00
841008 - Tennis - Repairs & Maint	-	25.00	25.00	-	225.00	225.00	300.00
<b>Total Recreation Area</b>	<b>1,062.37</b>	<b>1,140.83</b>	<b>78.46</b>	<b>20,664.92</b>	<b>12,589.47</b>	<b>(8,075.45)</b>	<b>15,322.00</b>
<b>Capital Expenditures</b>							
970000 - Common Area Improvements (Cap)	-	-	-	1,292.95	20,000.00	18,707.05	20,000.00
970020 - Basketball (Cap)	-	-	-	-	3,000.00	3,000.00	3,000.00
<b>Total Capital Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,292.95</b>	<b>23,000.00</b>	<b>21,707.05</b>	<b>23,000.00</b>
<b>Reserves and Other Activity</b>							

# Barrington Trace Homeowners Association, Inc.

## Statement of Revenues and Expenses 9/1/2022 - 9/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
979101 - Transfer To Reserve - Addt'l	-	-	-	50,000.00	-	(50,000.00)	-
979301 - Interest Income - Reserves	(.88)	-	.88	(7.39)	-	7.39	-
979302 - Transfer To Reserve - Interest Income	.88	-	(.88)	7.39	-	(7.39)	-
<b>Total Reserves and Other Activity</b>	-	-	-	<b>50,000.00</b>	-	<b>(50,000.00)</b>	-
<b>Total Expense</b>	<b>18,660.97</b>	<b>9,211.02</b>	<b>(9,449.95)</b>	<b>171,967.63</b>	<b>98,913.18</b>	<b>(73,054.45)</b>	<b>123,700.00</b>
<b>Operating Net Total</b>	<b>(14,436.72)</b>	<b>1,422.31</b>	<b>(15,859.03)</b>	<b>(25,913.41)</b>	<b>2,986.79</b>	<b>(28,900.20)</b>	-
<b>Net Total</b>	<b>(14,436.72)</b>	<b>1,422.31</b>	<b>(15,859.03)</b>	<b>(25,913.41)</b>	<b>2,986.79</b>	<b>(28,900.20)</b>	-

# Barrington Trace Homeowners Association, Inc.

## Balance Sheet For 9/30/2022

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<b>Cash</b>		
Petty Cash - Truist	\$572.96	
Operating Account - Truist	\$24,602.06	
<b>Total Cash</b>		<b>\$25,175.02</b>
<b>Cash-Reserves</b>		
Reserve Account - Truist	\$106,586.82	
<b>Total Cash-Reserves</b>		<b>\$106,586.82</b>
	<b>Total Assets</b>	<b>\$131,761.84</b>

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<b>Liabilities</b>		
Leasing Fees Payable	(\$0.03)	
Collection Fees Payable	(\$5.00)	
Prepaid Dues Payable	\$7,576.39	
<b>Total Liabilities</b>		<b>\$7,571.36</b>
<b>Reserves</b>		
Reserves - General	\$106,586.82	
<b>Total Reserves</b>		<b>\$106,586.82</b>
<b>Equity</b>		
Prior Years' Net Income	\$43,517.07	
Net Income (Loss)	(\$25,913.41)	
<b>Total Equity</b>		<b>\$17,603.66</b>
	<b>Total Liabilities / Equity</b>	<b>\$131,761.84</b>

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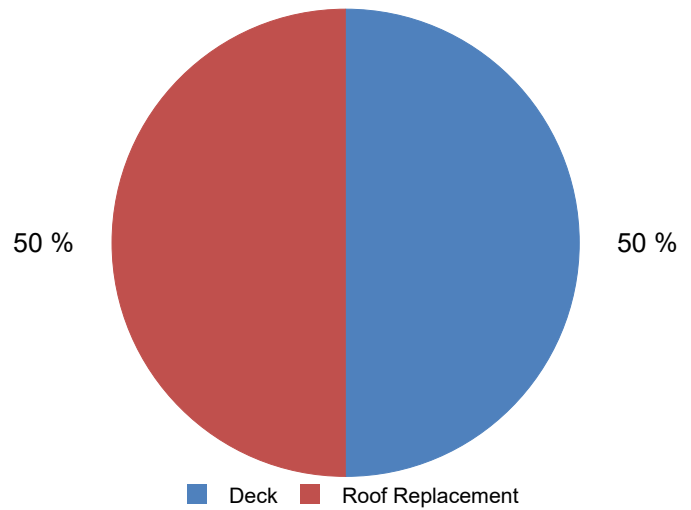
# Barrington Trace Homeowners Association, Inc.

## ARC Report - Detail for 9/1/2022 - 9/30/2022

### SUMMARY

<b>ARC Review</b>	<b>2</b>
Deck	1
Roof Replacement	1
<b>Total</b>	<b>2</b>

### TOP DISTRIBUTION BY TYPE



### ARC Review (Total Count = 2)

5239 Barrington Trace Drive  
Angela Miller  
XN: 6768075 Acct: 1451261461

Roof Replacement - Roof replacement Timberline NS Natural Shadow Lifetime Shingles Pewter Gray

9/15/2022	Melissa Jackson - HSC	Application Received
9/15/2022	Melissa Jackson - HSC	Application Received - Review
9/15/2022	Melissa Jackson - HSC	Notify ARC Committee
9/15/2022	Melissa Jackson - HSC	Notify Homeowner
9/15/2022	Melissa Jackson - HSC	ARC Review
10/3/2022	Virgil Smith	ARC Decision - Approved
10/3/2022	Chelsea Montefusco - HSC	Approved - Notification
10/3/2022	Chelsea Montefusco - HSC	Complete - Approved*

5281 Barrington Trace Drive  
Didier Guillaume  
XN: 6834291 Acct: 1451146494

Deck - ARC request for screening back porch.

9/27/2022	Joseph Alon-Alon - HSC	Notify ARC Committee
9/27/2022	Joseph Alon-Alon - HSC	Notify Homeowner
9/27/2022	Joseph Alon-Alon - HSC	ARC Review
10/4/2022	Virgil Smith	ARC Decision - Approved
10/4/2022	Rebecca Plokhooy	Approved - Notification
10/4/2022	Rebecca Plokhooy	Complete - Approved*