Barrington Homeowners Association

Annual Meeting of the Members
Barros Pizza
January 20, 2026
5 pm

AGENDA

Call to Order

Introduction of Board and Management
Determine Quorum Present 10% (9)
Approve 2025 Annual Meeting Minutes
President's Statement
Treasurers Statement

Election
Introduction of Candidates
Size of Board 3
Elect Two (2) Members

Election Results

Homeowner Question's

Adjourn

Barrington Homeowners Association

Annual Meeting of the Membership
Meeting Minutes
January 13, 2025
Barros Pizza

Meeting called to order at 5:00 PM by Annette Copple

Board Members Present: Dipen Patel and Kerry Slack

Management Present: Annette Copple Metro Property Services

Quorum of 9 was met by mail in and in person – 9 ballots received – 10 owners attended

Minutes: 2024 minutes were reviewed, Kerry made a motion to accept, Lot 15 second.

President's report: Kerry reviewed the year's accomplishments

Treasures report: Annette presented the treasures report, members present reviewed the financial statement for the previous year.

Discussion:

- Asphalt update for streets that haven't been done
- Suggestion to remove the street sweeper
- Suggestion to stop Officer Obed's patrolling – Look for an alternative
- Violations in the community

There is one open position for a 3 year term and one volunteer Dipen Patel was appointed to the board. The board will be a board of 3.

The board has chosen to keep the same positions in 2025 – Kerry Slack President – Dipen Patel Treasurer

Meeting adjourned: 5:38 P.M.

Barrington Homeowners Association

Board of Directors Annual Meeting

2025 Accomplishments

Infrastructure

- **Backflows tested**
- **Community trees trimmed**
- **File taxes**
- **Subdivision inspections and violations written**
- **Worked with owner-to-owner disputes**
- **Renewed insurance**
- **Held HOA meetings**
- **New community portal**

Initiatives

- **Replaced irrigation lines**
- **Manage and update community website**
- **Exterior wall paint**
- **Playground refurbished**
- **Play set roof, tables and ramada roof painted**
- **Marquee signs repaired and painted**
- **Entrance/exit gates painted**
- **Interior walls painted**

Barrington Homeowners Association
FINANCIAL SYNOPSIS
January 2025 through December 2025

Income	160,041.17
Expenses	155,162.04
Reserve Balance as of 12/31/2025	298,726.17

CATEGORY	ACTUAL	BUDGET	VARIANCE
Landscape Grounds	$38,028.00	$37,566.00	($462.00) over
Maintenance	$13,229.51	$17,629.00	$4,399.49 under
Utilities	$21,068.04	$24,200.00	$3,131.96 under
Administration	$22,440.49	$21,572.32	($868.17) over
Reserves	$60,396.00	$55,597.00	$4,799.00 over
TOTAL EXPENSES	**$155,162.04**	**$156,564.04**	**$1,402.28 under**

Barrington

Balance Sheet as of 12/31/2025

Assets	Operating	Reserve	Total
Assets			
01110 - Cash in Bank - Operating	$34,859.86		$34,859.86
01310 - Reserve		$75,710.01	$75,710.01
01311 - First Cit CD 1-8-26 3.9%		$188,156.30	$188,156.30
Total Assets	**$34,859.86**	**$263,866.31**	**$298,726.17**
Total Assets	**$34,859.86**	**$263,866.31**	**$298,726.17**

Liabilities / Equity	Operating	Reserve	Total
Liabilities & Equity			
02300 - Pre-Paid Assessments	$10,248.00		$10,248.00
02600 - Reserve Equity		$171,866.31	$171,866.31
02605 - Streets Reserve		$92,000.00	$92,000.00
02820 - Retained Earnings	$19,732.73		$19,732.73
02840 - Net Income	$4,879.13		$4,879.13
Total Liabilities & Equity	**$34,859.86**	**$263,866.31**	**$298,726.17**
Total Liabilities / Equity	**$34,859.86**	**$263,866.31**	**$298,726.17**

Barrington

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
INCOME							
04100 - Assessments	12,527.00	12,922.00	(395.00)	155,336.00	155,064.00	272.00	155,064.00
04150 - Interest	1.55	-	1.55	17.81	-	17.81	-
04200 - Gate Openers	90.00	-	90.00	537.00	-	537.00	-
04500 - Late Fees	67.00	-	67.00	225.00	-	225.00	-
04600 - Liens	-	-	-	142.00	-	142.00	-
04602 - Working Capital	-	-	-	3,000.00	1,500.00	1,500.00	1,500.00
04603 - NSF Fees Income	-	-	-	30.00	-	30.00	-
04700 - Fines	99.00	-	99.00	753.36	-	753.36	-
Total INCOME	**12,784.55**	**12,922.00**	**(137.45)**	**160,041.17**	**156,564.00**	**3,477.17**	**156,564.00**
Total Income	**12,784.55**	**12,922.00**	**(137.45)**	**160,041.17**	**156,564.00**	**3,477.17**	**156,564.00**
Operating Expense							
LANDSCAPE GROUNDS							
05505 - Monthly Landscape	2,068.00	2,068.00	-	24,775.00	24,816.00	41.00	24,816.00
05515 - Landscape Materials	75.00	-	(75.00)	299.00	-	(299.00)	-
05516 - Irrigation Repairs	50.00	500.00	450.00	6,669.00	6,000.00	(669.00)	6,000.00
05518 - Aerate	-	-	-	-	250.00	250.00	250.00
05520 - Plant/Tree Replacement	-	41.63	41.63	50.00	500.00	450.00	500.00
05521 - Tree Trimming	-	500.00	500.00	6,235.00	6,000.00	(235.00)	6,000.00
Total LANDSCAPE GROUNDS	**2,193.00**	**3,109.63**	**916.63**	**38,028.00**	**37,566.00**	**(462.00)**	**37,566.00**
MAINTENANCE							
05535 - Backflow Testing	-	-	-	130.00	65.00	(65.00)	65.00
05537 - Street Sweeping	-	-	-	508.00	984.00	476.00	984.00
05538 - Pest Control	70.02	155.00	84.98	1,596.63	1,860.00	263.37	1,860.00
05539 - Gate PM	252.50	252.50	-	3,282.50	3,030.00	(252.50)	3,030.00
05541 - Gate Repairs	67.50	166.63	99.13	944.88	2,000.00	1,055.12	2,000.00
05542 - Playground Maintenance	-	20.00	20.00	-	240.00	240.00	240.00
05543 - Gate Remotes	-	29.13	29.13	772.23	350.00	(422.23)	350.00
05544 - General Maintenance	-	83.37	83.37	1,645.27	1,000.00	(645.27)	1,000.00
05644 - Parking Patrol	-	750.00	750.00	4,350.00	8,100.00	3,750.00	8,100.00
Total MAINTENANCE	**390.02**	**1,456.63**	**1,066.61**	**13,229.51**	**17,629.00**	**4,399.49**	**17,629.00**
UTILITIES							
05705 - Electricity	1,956.68	1,125.00	(831.68)	12,312.73	13,500.00	1,187.27	13,500.00
05715 - Water	515.64	833.37	317.73	7,947.75	10,000.00	2,052.25	10,000.00
05720 - Telephone	58.84	58.37	(.47)	807.56	700.00	(107.56)	700.00
Total UTILITIES	**2,531.16**	**2,016.74**	**(514.42)**	**21,068.04**	**24,200.00**	**3,131.96**	**24,200.00**
ADMINISTRATION							
05805 - Management	789.00	789.36	.36	9,468.00	9,472.32	4.32	9,472.32
05810 - Insurance	-	-	-	3,386.00	4,000.00	614.00	4,000.00

Barrington

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
05812 - Taxes-Federal & State	-	-	-	2,016.00	300.00	(1,716.00)	300.00
05820 - Legal - Collections	-	-	-	2,064.29	-	(2,064.29)	-
05823 - Legal	-	58.37	58.37	994.00	700.00	(294.00)	700.00
05825 - Postage/Copies	264.56	208.37	(56.19)	2,863.28	2,500.00	(363.28)	2,500.00
05830 - NSF Checks	-	-	-	10.00	-	(10.00)	-
05831 - Property Taxes	-	141.63	141.63	845.34	1,700.00	854.66	1,700.00
05835 - Bank Charges	-	-	-	20.00	-	(20.00)	-
05836 - Audit/Tax Prep	-	-	-	750.00	750.00	-	750.00
05840 - Web Site	-	-	-	-	150.00	150.00	150.00
05863 - Community Events	-	166.63	166.63	23.58	2,000.00	1,976.42	2,000.00
Total ADMINISTRATION	**1,053.56**	**1,364.36**	**310.80**	**22,440.49**	**21,572.32**	**(868.17)**	**21,572.32**
RESERVE CONTRIBUTION							
09910 - Reserve Allocation	3,418.17	3,418.25	.08	45,817.36	41,019.00	(4,798.36)	41,019.00
09911 - Reserve Interest	-	-	-	2,810.59	-	(2,810.59)	-
09913 - Tx to Reserves	-	-	-	(2,810.59)	-	2,810.59	-
09915 - Streets Reserve	1,214.83	1,214.87	.04	14,578.64	14,578.00	(.64)	14,578.00
Total RESERVE CONTRIBUTION	**4,633.00**	**4,633.12**	**.12**	**60,396.00**	**55,597.00**	**(4,799.00)**	**55,597.00**
Total Expense	**10,800.74**	**12,580.48**	**1,779.74**	**155,162.04**	**156,564.32**	**1,402.28**	**156,564.32**
Operating Net Total	**1,983.81**	**341.52**	**1,642.29**	**4,879.13**	**(.32)**	**4,879.45**	**(.32)**
Net Total	**1,983.81**	**341.52**	**1,642.29**	**4,879.13**	**(.32)**	**4,879.45**	**(.32)**