

## **Carrington Homeowners Association 2020 Annual Meeting**

**01.27.20**

### **Board Members Present:**

David Biddy, Melvin Rohling, Jim Henry, Nick Pitts, Ed Harris, Joe Carter, Amanda Klimko  
Angie Glass, Neighborhood Management

**The meeting was called to order at 6:40 pm, David Biddy presiding.**

### **Introduction of Angie Glass, CMCA, AMS, Neighborhood Management, LLC**

Angie explained relationship between Neighborhood Management and CHA Board.

### **2019 Accomplishments**

1. Guard House repair
2. Flower bed seasonal renewal
3. New flower beds across railroad tracks
4. Negotiated with Alabama Power to trim trees rather than cutting them down.

### **2020 Goals**

1. Painting of signage
2. Install uprights on trees at entrance
3. Install additional electrical outlets at entrance
4. Webpage updates

#### **Questions:**

1. Webpage costs
2. Guard house completion

### **Review of Financial Reports by Angie Glass**

1. Balance Sheet presented.
2. Budget Comparison presented.
3. 2020 Budget presented. Angie noted changes/increases due to insurance for monuments.
4. Due to financial scrutiny of the CHA Board and management there will be no increase in assessment fees.

#### Questions:

1. Can expenses be broken down into further detail? Yes
2. A General Ledger request was made. Angie Glass said such request will be provided by request.

Residents were reminded that assessments are due January 1 and are late March 1.

#### Q & A

1. Speed Bumps: Nick Pitts reported that Wayne Sullivan stated that an assessment must be completed and deem necessity. The City Council approved this is November. Mr. Sullivan is awaiting the Mayor's word to proceed with the installation. Asphalt speed bumps will be installed per the Mayor's instruction.
2. Street Sweeper: A resident expressed that he had contacted the City of Trussville on numerous occasions requesting the street sweeper without success. David Bidy will call the City of Trussville to request the attention street sweeper in Carrington.
3. Street damage caused by Charter: Charter installation in the Estates caused road damage on the corner of Lacey and Liv Drives. There is a huge bump that will cause road deterioration.
4. There was discussion about the unfinished house on Lacey.
5. Complaints: A resident stated that Triple Care throws trash over the bridge on Lacey. A resident stated that Triple Care stated that Triple Care blows leaves on her property. A resident stated that Triple Care blows trash into brush instead of picking it up.
6. A resident expressed concern about \$68,000.00 in unpaid dues. Angie Glass presented the collection procedures and stated that she is working very aggressively in regard to collection of past due assessments.
7. A resident expressed concern about shipping trailers in driveways. He was asked to provide addresses to Angie Glass who will send violation letters to these property owners.
8. Do Carrington Lakes residents who use out entrance contribute to the landscaping of the entrance? No. Angie Glass reached out to Lakes management who refused to contribute to this expense.

**Meeting adjourned at 8:00 pm.**

Respectfully submitted by Amanda Klimko.

**Balance Sheet**

Period = Dec 2019

Book = Cash

**Current Balance****Assets****Cash and Banks**

Operating Account 3,304.05

Bryant Bank - Operating 27,102.16

Bryant Bank - Reserve 33,728.96

**Total Cash and Banks 64,135.17****Total Assets****64,135.17****Liabilities and Equity****Liabilities****Current Liabilities**

Collection Fees Payable 75.00

**Total Current Liabilities 75.00****Total Liabilities****75.00****Equity**

Retained Earnings 23,769.72

Retained Earnings - Reserve 43,474.65

Current Year Net Income -3,184.20

**Total Equity 64,060.17****Total Liabilities and Equity 64,135.17**

Accounts Receivable \$68,381.58

Camington (earring)  
**Budget Comparison**  
 Period = Dec 2019  
 Book = Cash

	FTD Actual	FTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Operating Revenue</b>									
Association Dues Income	2,050.00	7,350.00	-5,300.00	-72.11	84,464.00	88,200.00	-3,736.00	-4.24	88,200.00
Late Fee Income	550.00	0.00	550.00	N/A	3,890.00	0.00	3,890.00	N/A	0.00
Legal and Accounting Fee I...	6.80	0.00	6.80	N/A	74.00	0.00	74.00	N/A	0.00
Miscellaneous Income	0.00	0.00	0.00	N/A	2,485.00	0.00	2,485.00	0.00	2,485.00
Prepaid Income	6,975.00	0.00	6,975.00	N/A	7,465.00	0.00	7,465.00	N/A	0.00
<b>Total Operating Revenue</b>	<b>9,581.80</b>	<b>7,350.00</b>	<b>2,231.80</b>	<b>30.36</b>	<b>98,378.00</b>	<b>90,685.00</b>	<b>7,693.00</b>	<b>8.48</b>	<b>90,685.00</b>
<b>Operating Expenses</b>									
<b>Administrative Expenses</b>									
Bank Charges	0.00	5.00	5.00	100.00	3.00	60.00	57.00	95.00	60.00
Compliance Coordinator	0.00	90.00	90.00	100.00	45.00	1,080.00	1,035.00	95.83	1,080.00
Insurance	0.00	179.16	179.16	100.00	972.00	2,150.00	1,178.00	54.79	2,150.00
Management Fee	1,540.00	1,470.00	-70.00	-4.76	21,025.00	17,640.00	-3,385.00	-19.19	17,640.00
Mileage Expense	0.00	60.00	60.00	100.00	227.40	720.00	492.60	68.42	720.00
Member Events	1,157.00	291.66	-865.34	-296.69	1,374.13	3,500.00	2,125.87	60.74	3,500.00
Miscellaneous Expense	0.00	0.00	0.00	N/A	15.00	0.00	-15.00	N/A	0.00
Postage & Mailing Expense	563.38	125.00	-438.38	-350.70	2,164.78	1,500.00	-664.78	-44.32	1,500.00
Storage	1,359.50	0.00	-1,359.50	N/A	2,784.15	0.00	-2,784.15	N/A	0.00
Accounting Services	0.00	41.66	41.66	100.00	331.25	500.00	168.75	33.75	500.00
Legal Expense	0.00	166.66	166.66	100.00	339.00	2,000.00	1,661.00	83.05	2,000.00
Taxes and Licenses	0.00	84.16	84.16	100.00	1,554.48	1,010.00	-544.48	-53.91	1,010.00
Community Decorations	0.00	0.00	0.00	N/A	118.78	0.00	-118.78	N/A	0.00
Website	0.00	0.00	0.00	N/A	1,537.74	0.00	-1,537.74	N/A	0.00
<b>Total Administrative Expenses</b>	<b>4,619.88</b>	<b>2,513.30</b>	<b>-2,106.58</b>	<b>-83.82</b>	<b>32,491.71</b>	<b>30,160.00</b>	<b>-2,331.71</b>	<b>-7.73</b>	<b>30,160.00</b>
<b>Landscaping Expense</b>									
Landscaping Maintenance	3,755.00	2,020.84	-1,734.16	-85.81	21,655.00	24,250.00	2,595.00	10.70	24,250.00
Irrigation Repairs	0.00	0.00	0.00	N/A	877.50	0.00	-877.50	N/A	0.00
Pine straw/Flowers	4,460.00	0.00	-4,460.00	N/A	9,758.00	0.00	-9,758.00	N/A	0.00
<b>Total Landscaping Expense</b>	<b>8,215.00</b>	<b>2,020.84</b>	<b>-6,194.16</b>	<b>-306.51</b>	<b>32,290.50</b>	<b>24,250.00</b>	<b>-8,040.50</b>	<b>-33.16</b>	<b>24,250.00</b>
<b>Maintenance and Repairs</b>									
Maintenance and Repairs	3,162.62	416.66	-2,745.96	-659.04	4,857.62	5,000.00	142.38	2.85	5,000.00
<b>Total Maintenance and Repairs</b>	<b>3,162.62</b>	<b>416.66</b>	<b>-2,745.96</b>	<b>-659.04</b>	<b>4,857.62</b>	<b>5,000.00</b>	<b>142.38</b>	<b>2.85</b>	<b>5,000.00</b>

Camington (earning)  
**Budget Comparison**  
 Period = Dec 2019  
 Book = Cash

	FTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
<b>Contracted Services</b>									
Pest Control	0.00	41.66	41.66	100.00	0.00	500.00	500.00	100.00	500.00
Security	0.00	83.34	83.34	100.00	1,215.00	1,000.00	-215.00	-21.50	1,000.00
<b>Total Contracted Services</b>	<b>0.00</b>	<b>125.00</b>	<b>125.00</b>	<b>100.00</b>	<b>1,215.00</b>	<b>1,500.00</b>	<b>285.00</b>	<b>18.00</b>	<b>1,500.00</b>
Utilities									
Electricity	1,003.17	2,000.00	996.83	49.84	23,876.94	24,000.00	123.06	0.51	24,000.00
Water and/or Sewer	431.84	441.66	9.82	2.22	6,948.26	5,300.00	-1,648.26	-31.10	5,300.00
<b>Total Utilities</b>	<b>1,435.01</b>	<b>2,441.66</b>	<b>1,006.85</b>	<b>41.23</b>	<b>30,825.20</b>	<b>29,300.00</b>	<b>-1,525.20</b>	<b>-5.21</b>	<b>29,300.00</b>
<b>Total Operating Expenses</b>	<b>17,432.51</b>	<b>7,517.46</b>	<b>-9,915.05</b>	<b>-131.89</b>	<b>101,680.03</b>	<b>90,210.00</b>	<b>-11,470.03</b>	<b>-12.71</b>	<b>90,210.00</b>
<b>Net Operating Income (Loss)</b>	<b>-7,850.71</b>	<b>-167.46</b>	<b>-7,683.25</b>	<b>-4,586.11</b>	<b>-3,302.03</b>	<b>475.00</b>	<b>-3,777.03</b>	<b>-785.16</b>	<b>475.00</b>
<b>Reserve Fund</b>									
Reserve Income									
Reserve Interest Income	5.73	0.00	5.73	N/A	117.83	0.00	117.83	N/A	0.00
<b>Total Reserve Income</b>	<b>5.73</b>	<b>0.00</b>	<b>5.73</b>	<b>N/A</b>	<b>117.83</b>	<b>0.00</b>	<b>117.83</b>	<b>N/A</b>	<b>0.00</b>
<b>Net Income Reserve Fund</b>	<b>5.73</b>	<b>0.00</b>	<b>5.73</b>	<b>N/A</b>	<b>117.83</b>	<b>0.00</b>	<b>117.83</b>	<b>N/A</b>	<b>0.00</b>
<b>Net Income (Loss)</b>	<b>-7,844.98</b>	<b>-167.46</b>	<b>-7,677.52</b>	<b>-4,584.69</b>	<b>-3,184.20</b>	<b>475.00</b>	<b>-3,659.20</b>	<b>-770.36</b>	<b>475.00</b>