

Carrington Jones

Software Developer

carrington.jones47@gmail.com
(512) 970-3605

[LinkedIn/CarringtonJones](#)
[GitHub/Carrington-Jones](#)

Full Stack Java Developer with experience in asset management, with a background in process optimization, operations management and revenue maximization. Heightened corporate business decision making skills ignite my desire to improve operational software that contributes to solution-focused business development.

Technical Skills

HTML - CSS - Bootstrap - JavaScript - jQuery - Java SE - Java EE (Servlets, JSP) - Spring - MySQL - Thymeleaf - RESTful APIs - Test-Driven Development - Jasmine - Version Control with Git - Paired Programming

Exposure to: React - Node.js - Google Analytics

Development Projects

[Agent Link](#)

Agent Link is an application where real estate listing agents with properties on the market can find other local agents who are newly licensed to hold open houses in their properties to promote their listing, bring potential buyers and ultimately sell the home. Users of the application can utilize to set up open house events, personal profiles, track open house events via a map interface and leave reviews of agents. This application was created as a team project with Java, Spring Boot, MySQL, ThymeLeaf, HTML, CSS, Javascript, and jQuery. Application was made as an MVC design pattern, and implements full CRUD functionality with the custom built database.

[Spring Blog](#)

A full stack web application that utilizes Thymeleaf, Spring Boot, MySQL, Bootstrap, and Javascript to bring a blog experience to users where they can sign up for an account, post on their personal blog profile, search for other posts, and show all of their posts on the main feed.

[WeatherMap](#)

The WeatherMap application is a project that uses two REST APIs in conjunction with one another to generate weather cards, while simultaneously updating the map to search for a location's weather. Technologies used include: HTML, CSS, Javascript, jQuery, and Bootstrap.

Professional Experience

American Campus Communities - San Antonio, TX

General Manager / Mar 2018 - Feb 2021

- Spearheaded operational and management operations of an 892-bed property while leading Human Resources; scheduling and talent acquisitions activities
- Managed and assessed over \$400,000 worth of capital improvements in 2020
- Achieved corporate 97% Grade Rating on facility management, financial performance and lease audit results; surpassing industry and corporate goals and expectations of 80% rating
- Increased asset Net Operating Income by 8% in under 1 year by driving a reduction in property utility costs and stellar management of aged and bad debt

Atlantic Housing Management - San Antonio, TX

Community Director / Feb 2016 - Mar 2018

- Strengthened P&L position through rationalizing budget expenses and increasing net operating income by 12%
- Successfully positioned rental rates increases by 8% in under one calendar year
- Project managed over \$300,000 worth of renovations, increasing property market value in 2017
- Maintained competitive positioning through directed marketing initiatives such as market trends through data analysis gaining #1 status within the San Antonio market.

The Barracks Townhomes - College Station, TX

Director of Property Management / Jan 2015 - Feb 2016

- Drove profitability through a gradual rental rate increase of 10% across all units
- Designed market awareness events achieving leasing velocity increase of over 650%
- Reduced operating expenditures through process optimization, including switching to a new resident management system provider
- Increased number of management contracts by 165; generating additional \$400,000 of new revenue

American Campus Communities - College Station, TX

General Manager / Oct 2012 - Jan 2015

- Supervised all operations on 450 bed property, maintaining an annual 100% occupancy rate
- Led relationship management activities with Texas A&M University which increased leasing velocity by over 400%
- Forecasted, prepared and managed operational budgets; exceeding net operating income by 5%

Peak Campus Management - College Station, TX

Assistant General Manager / May 2012 - Oct 2012

- Maintained responsibility for rent collections for 753 bed property and the administration of the community's operating systems
- Achieved "Elite" delinquency rate of less than 1% month on month
- Implemented and coordinated all residency promotional events increasing in a 15% retention rate in the year

Peak Campus Management - San Antonio, TX

Leasing and Marketing Manager / Feb 2010 - May 2012

- Trained and supervised 6 leasing agents; coaching for performance to meet corporate standards
- Maintained occupancy levels at 99%, promoting positive tenant relations and resident retention
- Responsible for over \$1,300,000 in annual revenue

Education

Codeup

Certification of Completion

March 2021 - Sep 2021

A fully-immersive, project-based, and intensive 22-week Full-Stack Java Career Accelerator that provides students with 670 hours of expert instruction in software development.

University of Texas at San Antonio

Bachelor of Science in Criminal Justice

Aug 2008 - May 2012