

# 2026 Barracks at Rock Prairie Owner's Association Budget | Barracks at Rock Prairie Owner's Association - Association level | FY2026

As of 2/12/2026

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2026
<b>Income</b>													
Convenience Fee	700.00	580.00	620.00	625.00	515.00	1,025.00	940.00	1,140.00	810.00	680.00	755.00	6350.00	\$9,025.00
Interest Income - Reserve	115.00	115.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	\$2,730.00
Regular Assessment Income	171,045.00	171,045.00	171,045.00	171,045.00	171,045.00	171,045.00	171,045.00	176,337.00	176,337.00	176,337.00	176,337.00	176,337.00	\$2,079,000.00
Transfer Fee Income	3,160.00	2,370.00	0.00	3,160.00	395.00	1,580.00	2,370.00	11,455.00	3,950.00	3,160.00	790.00	1,975.00	\$34,365.00
<b>Total for Income</b>	<b>175,020.00</b>	<b>174,110.00</b>	<b>171,915.00</b>	<b>175,080.00</b>	<b>172,205.00</b>	<b>173,900.00</b>	<b>174,605.00</b>	<b>189,182.00</b>	<b>181,347.00</b>	<b>180,427.00</b>	<b>178,132.00</b>	<b>179,197.00</b>	<b>\$2,125,120.00</b>
<b>Expenses</b>													
Bank Fees	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	\$300.00
<b>INSURANCE EXPENSES</b>													
Crime/Theft Policy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,990.00	0.00	0.00	0.00	\$1,990.00
D&O Insurance	0.00	0.00	0.00	2,856.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$2,856.00
General Liability/Common Areas	0.00	0.00	0.00	9,246.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$9,246.00
Umbrella Policy	0.00	0.00	0.00	2,935.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$2,935.00
<b>Subtotal for INSURANCE EXPENSES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>15,037.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,990.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$17,027.00</b>
<b>LANDSCAPING / IRRIGATION</b>													
Irrigation Repairs / Monitoring	1,034.00	790.00	790.00	790.00	7,300.00	11,053.00	4,793.00	5,000.00	2,000.00	2,000.00	790.00	8,874.00	\$45,214.00
Landscaping/Turf Cutting/Tree Pruning/Weed Control	23,065.00	23,065.00	23,065.00	23,065.00	23,065.00	23,065.00	23,065.00	23,315.00	23,315.00	23,315.00	23,315.00	23,315.00	\$278,030.00
Mulching	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	48,500.00	\$48,500.00
Pest Control - Association	300.00	0.00	0.00	0.00	0.00	0.00	0.00	300.00	0.00	0.00	0.00	0.00	\$600.00
Tree Removal	0.00	325.00	0.00	0.00	325.00	0.00	0.00	325.00	0.00	325.00	0.00	0.00	\$1,300.00
Weed/Pest Control	216.50	216.50	216.50	9,039.00	216.50	216.50	216.50	9,039.00	216.50	216.50	216.50	216.50	\$20,243.00
<b>Subtotal for LANDSCAPING / IRRIGATION</b>	<b>24,615.50</b>	<b>24,396.50</b>	<b>24,071.50</b>	<b>32,894.00</b>	<b>30,906.50</b>	<b>34,334.50</b>	<b>28,074.50</b>	<b>37,979.00</b>	<b>25,531.50</b>	<b>25,856.50</b>	<b>24,321.50</b>	<b>80,905.50</b>	<b>\$393,887.00</b>
Legal	2,050.00	2,050.00	0.00	0.00	0.00	0.00	0.00	0.00	400.00	0.00	0.00	0.00	\$4,500.00
<b>MANAGEMENT FEES</b>													
Cove Amenities Fee	64,798.00	64,798.00	64,798.00	64,798.00	64,798.00	64,798.00	64,798.00	66,802.80	66,802.80	66,802.80	66,802.80	66,802.80	\$787,600.00
H/OA Management Fees	12,217.50	12,217.50	12,217.50	12,217.50	12,217.50	12,217.50	12,217.50	12,595.50	12,595.50	12,595.50	12,595.50	12,595.50	\$148,500.00
Mgmt Maintenance Fees	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	416.00	\$4,992.00
Transfer Fee - Cove	1,560.00	1,170.00	0.00	1,560.00	195.00	780.00	1,170.00	5,655.00	1,950.00	1,560.00	390.00	975.00	\$16,965.00
Transfer Fee Expense	1,600.00	1,200.00	0.00	1,600.00	200.00	800.00	1,200.00	5,800.00	2,000.00	1,600.00	400.00	1,000.00	\$17,400.00
<b>Subtotal for MANAGEMENT FEES</b>	<b>80,591.50</b>	<b>79,801.50</b>	<b>77,431.50</b>	<b>80,591.50</b>	<b>77,826.50</b>	<b>79,011.50</b>	<b>79,801.50</b>	<b>91,269.30</b>	<b>83,764.30</b>	<b>82,974.30</b>	<b>80,604.30</b>	<b>81,789.30</b>	<b>\$975,457.00</b>
Postage/Printing/Supplies	94.00	79.00	2,110.00	78.00	0.00	0.00	0.00	85.00	0.00	0.00	0.00	0.00	\$2,446.00
Property Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00	0.00	0.00	\$25.00
<b>REPAIRS &amp; MAINTENANCE</b>													

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As of 2/12/2026

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2026
Debris/Trash Removal	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	3,250.00	5,125.00	7,000.00	4,500.00	3,250.00	3,250.00	3,250.00	\$45,875.00
Fence & Gate Repair	250.00	0.00	250.00	0.00	250.00	0.00	250.00	0.00	250.00	0.00	250.00	0.00	\$1,500.00
Pool Maintenance/Repairs/Cleaning	625.00	5,625.00	500.00	1,000.00	1,630.00	965.00	1,955.00	1,500.00	2,050.00	1,655.00	1,220.00	900.00	\$19,625.00
Pool Supplies/Permits	0.00	0.00	0.00	0.00	250.00	0.00	250.00	0.00	0.00	0.00	0.00	0.00	\$500.00
Property/Common Area Repairs	0.00	200.00	0.00	0.00	200.00	0.00	0.00	200.00	0.00	0.00	0.00	0.00	\$600.00
Roll-Off Rental	2,400.00	4,000.00	5,500.00	6,350.00	7,500.00	4,400.00	8,600.00	27,000.00	33,000.00	6,000.00	3,600.00	1,650.00	\$110,000.00
<b>Subtotal for REPAIRS &amp; MAINTENANCE</b>	<b>6,525.00</b>	<b>13,075.00</b>	<b>9,500.00</b>	<b>10,600.00</b>	<b>13,080.00</b>	<b>8,615.00</b>	<b>16,180.00</b>	<b>35,700.00</b>	<b>39,800.00</b>	<b>10,905.00</b>	<b>8,320.00</b>	<b>5,800.00</b>	<b>\$178,100.00</b>
Security / Patrol	1,500.00	1,500.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	1,650.00	2,850.00	\$20,700.00
Software & Apps	718.00	8,095.00	635.00	640.00	530.00	1,070.00	975.00	1,345.00	835.00	805.00	775.00	660.00	\$17,083.00
Transfer to/from Reserve - Other	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	\$72,000.00
UTILITIES													
BTU Electricity	600.00	620.00	600.00	640.00	640.00	625.00	700.00	720.00	720.00	720.00	720.00	720.00	\$8,025.00
Cable / Internet	28,046.00	28,046.00	28,046.00	28,046.00	28,046.00	28,046.00	28,046.00	18,800.00	18,800.00	18,800.00	18,800.00	18,800.00	\$290,322.00
Wellborn Water	3,000.00	2,750.00	2,800.00	3,000.00	8,700.00	18,000.00	18,000.00	18,500.00	18,500.00	19,000.00	16,000.00	10,000.00	\$138,250.00
<b>Subtotal for UTILITIES</b>	<b>31,646.00</b>	<b>31,416.00</b>	<b>31,446.00</b>	<b>31,686.00</b>	<b>37,386.00</b>	<b>46,671.00</b>	<b>46,746.00</b>	<b>38,020.00</b>	<b>38,020.00</b>	<b>38,520.00</b>	<b>35,520.00</b>	<b>29,520.00</b>	<b>\$436,597.00</b>
<b>Total for Expenses</b>	<b>153,765.00</b>	<b>166,438.00</b>	<b>152,869.00</b>	<b>179,201.50</b>	<b>167,404.00</b>	<b>177,377.00</b>	<b>179,452.00</b>	<b>212,073.30</b>	<b>198,015.80</b>	<b>166,760.80</b>	<b>157,215.80</b>	<b>207,549.80</b>	<b>\$2,118,122.00</b>
<b>Net Operating Income</b>	<b>21,255.00</b>	<b>7,672.00</b>	<b>19,046.00</b>	<b>-4,121.50</b>	<b>4,801.00</b>	<b>-3,477.00</b>	<b>-4,847.00</b>	<b>-22,891.30</b>	<b>-16,668.80</b>	<b>13,666.20</b>	<b>20,916.20</b>	<b>-28,352.80</b>	<b>\$6,998.00</b>
<b>Non-operating Income</b>													
<b>Total for Non-operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>
<b>Non-operating Expenses</b>													
<b>Total for Non-operating Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>
<b>Net Non-operating Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>
<b>Net Income</b>	<b>21,255.00</b>	<b>7,672.00</b>	<b>19,046.00</b>	<b>-4,121.50</b>	<b>4,801.00</b>	<b>-3,477.00</b>	<b>-4,847.00</b>	<b>-22,891.30</b>	<b>-16,668.80</b>	<b>13,666.20</b>	<b>20,916.20</b>	<b>-28,352.80</b>	<b>\$6,998.00</b>