

**Pheasant Run Road Maintenance Association
Projected Cash Flow
CY 2016**

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
4	Investment	Amount	APY %	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		Total
5	Huntington Money Market	379,084.00	0.06%	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00		228.00
6																	0.00
7																	0.00
8																	
9	Total Investment Cash Flow	379,084.00		19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00	19.00		228.00
10																	
11																	
12																	
13																	
14	Investment	Amount	APY %	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		Total
15	Huntington Money Market	379,084.00	0.06%	\$16.22	\$15.28	\$21.39	20.82	21.69	22.35	22.11	22.57	22.51	22.84	22.57			230.35
16																	0.00
17																	0.00
18																	
19	Total Investment Cash Flow	379,084.00		16.22	15.28	21.39	20.82	21.69	22.35	22.11	22.57	22.51	22.84	22.57	0.00		230.35
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35																	
36																	
37	Canton					85,741											85,741
38	Fairways				20,561			20,561			20,561			20,561			82,242
39	Fairway Pines					24,014		24,014			24,014			24,014			96,056
40	Pheasant View				13,362			13,362			13,362			13,362			53,449
41	Misc. Income												4,565		4,850		9,415
42	Total Dues Cash Flow			0	33,923	109,755	0	57,937	0	0	57,937	0	4,565	57,937	4,850		326,903

Actual Reserve Interest Cash Flow

Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
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Association Dues Cash Flow

**Dues
Change
-9.80%**

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
43																	
44				Projected Monthly Expenses													
45				Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		Total
46																	
47	2015 Administrative Expenses			3,059	1,527	1,994	4,296	1,390	1,565	1,320	1,352	1,511	1,285	1,698	3,811		24,809
48	Monthly % of Total			12.33%	6.16%	8.04%	17.32%	5.60%	6.31%	5.32%	5.45%	6.09%	5.18%	6.85%	15.36%		
49	Projected 2016 Administrative Expenses		Inflation Factor														
50			2.00%	3,476	1,735	2,266	4,882	1,579	1,779	1,500	1,537	1,717	1,460	1,930	4,331		\$28,193
51	Actual Administrative Expenses	Insert Actual		3,080	1,683	2,203	1,317	4,307	1,981	494	1,670	2,205	1,465	1,854			22,257
52																	
53	2015 Maintenance Expenses			94	123	102	6,094	77	1,844	3,287	10,243	62	299	0	82		22,306
54	Canton																
55	Monthly % of Total			0.42%	0.55%	0.46%	27.32%	0.34%	8.26%	14.73%	45.92%	0.28%	1.34%	0.00%	0.37%		
56	Projected 2016 Canton Expenses		Inflation Factor														
57			0.00%	1,109	1,144	1,119	8,118	1,089	3,153	3,839	11,965	72	350	0	95		\$26,055
58	Actual Canton Expenses	Insert Actual		121	131	462	9,120	2,511	2,143	68	3,309	2,955	4,925	2,302			28,047
59																	
60	2015 Maintenance Expenses			0	0	0	0	1,149	560	0	0	0	2,000	0	0		3,709
61	Canton																
62	Monthly % of Total			0.00%	0.00%	0.00%	0.00%	30.98%	15.10%	0.00%	0.00%	0.00%	53.92%	0.00%	0.00%		
63	Projected 2016 Miscellaneous Maintenance Expenses		Inflation Factor														
64			3.00%	0	0	0	0	4,412	2,150	0	0	0	0	0	0		\$14,240
65	Actual Misc. Maint. Expenses	Insert Actual		593	0	75	0	5,325	1,725	2,325	0	1,355	0	1,400			12,798
66																	
67																	
68	Projected 2016 Reserve Maintenance Expenses			5,500	0	0	10,448	5,900	4,020	33,676	3,350	9,415	2,250	13,450	27,545		115,554
69	Projected roadway repair																0
70	Winter road repair contingency																0
71	Projected road repair engineering																0
72	Curb, gutter and sidewalk engineering								1,000		3,350			5,550	6,700		16,600
73																	0
74	Projected sign Installation									7,150							7,150
75	Projected sign materials						10,448			21,126							31,574
76	Projected sidewalk repair																0
77	Projected update PASER maps														3,500		3,500
78																	0
79	Projected landscape upgrades at Canton Center/Glengarry Entrance and Highlands/Cherry Hill											9,415					9,415
80	Projected landscape upgrades at Cherry Hill/Mornington Boulevard														575		575
81	Projected landscape upgrades at Glengarry Boulevard							5,900	3,020	5,400					5,000		19,320

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82	Projected landscape upgrades at Crowndale/Beck and Windridge/Beck entrances.			5,500											4,700		10,200
83	Monument upgrades Pheasant View, Beck/Windridge													1,183			1,183
84	Monument upgrades Canton, Beck/Glengarry													1,184			1,184
85	Monument upgrades Fairways, Cherry Hill/Country Club													1,183			1,183
86	Fairway Pines Guard House, Canton Center/Glengarry													4,350			4,350
87	Monument Landscape upgrades all subdivisions reimbursable														7,070		7,070
88	Projected landscape upgrades at Beck Road/Glengarry Entrance												2,250				2,250
89	Actual Reserve Maint. Expenses			5,478			10,448		4,020	15,928	10,325	9,415		13,450			69,064
90																	
91	Reserve Transfers	Adjusted for Actual		10,000	20,000	5,000	21,000	10,000	10,000	20,000	15,000	20,000		20,000			111,000
92																	
93																	

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
94	2016 Cash Received			16	33,938	109,776	21	57,959	22	22	57,959	23	4,588	57,959	4,850		326,903
95	2016 Projected Expenses			10,086	2,879	3,385	23,449	12,981	11,102	39,015	16,852	11,205	4,060	15,380	31,971		182,364
96	Actual Expenses			9,272	1,813	2,740	20,886	12,143	9,869	18,815	15,304	15,930	8,639	19,006	0		134,416
97			Beginning	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		
98																	
99	Checking Account Amount	Adjusted for Actual	3,935	4,663	3,411	5,670	5,784	3,641	3,773	4,957	4,654	8,724	5,085	6,079	4,474		
100	Checking Account Amount Change			728	1,253	2,260	114	2,143	132	1,184	303	4,070	3,639	994	1,605		
101																	
102	Projected/Actual 2016 Investment Money Available	Adjusted for Actual	391,650	9,984	33,378	104,776	20,979	47,959	9,978	19,977	42,959	19,977	412	37,959	25,516		
103	Projected Reserve Amount			381,667	415,044	519,820	498,841	546,799	536,822	516,845	559,803	539,826	539,414	577,373	551,857		
104																	
105	Running Total 2016 Investment Money Available			\$9,984	\$23,394	\$128,170	\$107,191	\$155,149	\$145,171	\$125,194	\$168,153	\$148,176	\$147,763	\$185,723	\$160,207		
106																	
107	OPERATING ASSUMPTIONS																
108																	
109	1. Reserve value on December 31 to be between \$220,000 and \$320,000 per board recommendation of 11/14/2016.																
110	2. Curb and gutter replacement work projected at \$100,000.																
111	3. Sidewalk replacement work projected at \$100,000.																
112	4. Canton Center/Glengarry landscape upgrade projected at \$5,000.																
113	5. Glengarry/Beck Road entrance landscape upgrade projected at \$5,000.																
114	6. Projected replacement of up to 40 signs.																
115	7. Additional \$10,000 landscape upgrades at entrances and along Glengarry Boulevard																