

Pheasant Run Road Maintenance Association
Projected Cash Flow
CY 2017
OPTION 1

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
	Investment	Amount	APY %	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		Total
4																	
5	Huntington Money Market	448,000.00	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	448,000.00		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	448,000.00	0.06%	\$23.87													23.87
16																	0.00
17																	0.00
18																	
19	Total Investment Cash Flow	448,000.00		23.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		23.87
20																	
21																	
22																	
23																	
24																	
25																	
26																	
27																	
28																	
29				Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		Total
30																	
31																	
32																	
33																	
34																	
35																	
36																	
37	Canton			4,880		85,740											90,620
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																0
42	Total Dues Cash Flow			4,880	57,937	85,740	0	57,937	0	0	57,937	0	0	57,937	0		322,368
43																	
44																	

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45																	
46				Projected Monthly Expenses													
47				Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		Total
48																	
49	2016 Administrative Expenses			3,059	1,527	1,994	4,296	1,390	1,565	1,320	1,352	1,511	1,465	1,698	3,811		24,989
50	Monthly % of Total			12.24%	6.11%	7.98%	17.19%	5.56%	6.26%	5.28%	5.41%	6.05%	5.86%	6.80%	15.25%		
51			Adjustment Factor														
52	Projected 2017 Administrative Expenses		0.00%	3,873	1,933	2,524	5,439	1,760	1,982	1,671	1,712	1,913	1,855	2,150	4,825		\$31,636
53	Actual Administrative Expenses	Insert Actual		2,770													2,770
54																	
55	2016 Maintenance Expenses			94	123	102	6,094	77	1,844	3,287	10,243	62	4,925	0	82		26,932
56	Canton																
57	Monthly % of Total			0.35%	0.46%	0.38%	22.63%	0.28%	6.85%	12.20%	38.04%	0.23%	18.29%	0.00%	0.30%		
58			Adjustment Factor														
59	Projected 2017 Canton Expenses		0.00%	91	119	98	5,896	74	1,783	3,180	9,910	60	4,765	0	79		\$26,055
60	Actual Canton Expenses	Insert Actual		708													708
61																	
62																	
63	2016 Maintenance Expenses			0	0	0	0	1,149	560	0	0	0	0	0	0		1,709
64	Monthly % of Total			0.00%	0.00%	0.00%	0.00%	67.24%	32.76%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%		
65			Adjustment Factor														
66	Projected 2017 Miscellaneous Maintenance Expenses		7.02%	0	0	0	0	10,247	4,993	0	0	0	0	0	0		\$15,240
67	Actual Misc. Maint. Expenses	Insert Actual		3,474													3,474
68																	
69																	

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				Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		Total
70	Projected 2017 Reserve Maintenance Expenses																
71				0	0	17,000	82,915	124,315	78,250	108,400	100,000	0	0	0	0		510,880
72										100,000	100,000						200,000
73						10,000											10,000
74								8,400		8,400							16,800
75								5,000									5,000
76							30,000										30,000
77																	0
78							44,915	44,915									89,830
79								66,000	66,000								132,000
80						7,000	8,000		12,250								27,250
81	Actual Reserve Maint. Expenses																
82				0													0
83							10,000										10,000
84																	

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				Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		Total
87	2017 Cash Received			4,904	57,937	85,740	0	57,937	0	0	57,937	0	0	57,937	0		322,368
88	2017 Projected Expenses			3,963	2,053	19,623	94,250	136,395	87,008	113,250	111,622	1,973	6,619	2,150	4,904		583,811
89	Actual Expenses			6,952	0	0	0	0	0	0	0	0	0	0	0		6,952
90																	
91			Beginning Balance														
92	Checking Account Amount	Adjusted for Actual	3,959	7,007	4,474	4,474	4,474	4,474	4,474	4,474	4,474	4,474	4,474	4,474	4,474		4,474
93	Checking Account Amount Change			3,048	2,533	0	0	0	0	0	0	0	0	0	0		0
94																	
95	Projected/Actual 2017 Investment Money Available	Adjusted for Actual	567,597	5,096	58,418	66,117	94,250	78,458	87,008	113,250	53,685	1,973	6,619	55,787	4,904		
96	Projected Reserve Amount			562,502	620,919	687,036	592,786	514,328	427,320	314,070	260,384	258,411	251,792	307,579	302,675		
97																	
98	Running Total 2016 Investment Money Available			\$5,096	\$53,322	\$119,439	\$25,189	\$53,269	\$140,277	\$253,528	\$307,213	\$309,186	\$315,805	\$260,019	\$264,922		
99																	
100	OPERATING ASSUMPTIONS																
101	1. Reserve value on December 31 to be between \$220,000 and \$320,000 per board recommendation of 11/14/2016.																
102	2. Roadway repair scope of work for 2017 allowance of \$200,000																
103	3. Tree replacement Plan for all HOA's and Canton allowance of \$30,000.																
104	4. Curb and Gutter Repair work projected at \$260,216 updated to \$120,000 + 10% per meeting of 8/18/2016																
105	5. Sidewalk replacement work projected at \$80,000 + 12% contingency.																
106																	
107																	
108																	