

**Pheasant Run Road Maintenance Association  
Projected Cash Flow  
CY 2017**

	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	<b>Total Investment Cash Flow</b>	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	<b>Investment</b>	<b>Amount</b>	<b>APY %</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>		<b>Total</b>
15	Huntington Money Market	448,000.00	0.06%	\$23.87	\$22.60												46.47
16																	0.00
17																	0.00
18																	
19	<b>Total Investment Cash Flow</b>	448,000.00		23.87	22.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		46.47
20																	
21																	
22																	
23																	
24																	
25																	
26																	
27																	
28																	
29				<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>		<b>Total</b>
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				24,018			24,014			24,014			24,014			96,060
40	Pheasant View					13,358		13,358			13,358			13,358			53,433
41	Misc. Income																0
42	<b>Total Dues Cash Flow</b>			4,880	130,319	13,358	0	57,933	0	0	57,933	0	0	57,933	0		322,356
43																	
44																	

Dues  
Change  
0.00%

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
45																	
46																	
47				<b>Projected Monthly Expenses</b>													
48				<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>June</b>	<b>July</b>	<b>Aug</b>	<b>Sept</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>		<b>Total</b>
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			<b>Adjustment Factor</b>														
52	Projected 2017 Administrative Expenses		<b>0.00%</b>	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	<b>Actual Administrative Expenses</b>	<b>Insert Actual</b>		<b>2,770</b>	<b>1,624</b>												<b>4,394</b>
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			94	123	102	6,094	77	1,844	3,287	10,243	62	4,925	0	82		26,932
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			<b>Adjustment Factor</b>														
59	Projected 2017 Canton Expenses		<b>0.00%</b>	91	119	98	5,896	74	1,783	3,180	9,910	60	4,765	0	79		\$26,055
60	<b>Actual Canton Expenses</b>	<b>Insert Actual</b>		<b>708</b>	<b>115</b>												<b>823</b>
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			<b>Adjustment Factor</b>														
66	Projected 2017 Miscellaneous Maintenance Expenses		<b>7.02%</b>	0	0	0	0	10,247	4,993	0	0	0	0	0	0		\$15,240
67	<b>Actual Misc. Maint. Expenses</b>	<b>Insert Actual</b>		<b>3,474</b>	<b>130</b>												<b>3,604</b>
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		<b>510,880</b>
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	<b>Actual Reserve Maint. Expenses</b>																
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	130,341	13,358	0	57,933	0	0	57,933	0	0	57,933	0		322,356
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	<b>Actual Expenses</b>			6,952	1,869	0	0	0	0	0	0	0	0	0	0		8,820
90																	
91			Beginning Balance														
92	Checking Account Amount	<b>Adjusted for Actual</b>	3,959	7,007	5,138	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	1,869	664	0	0	0	0	0	0	0	0	0		0
94																	
95	Projected/Actual 2017 Investment Money Available	<b>Adjusted for Actual</b>	567,597	5,096	130,341	5,600	94,250	78,462	87,008	113,250	53,689	1,973	6,619	55,783	4,904		
96	<b>Projected Reserve Amount</b>			562,502	692,843	687,243	592,993	514,531	427,522	314,272	260,583	258,610	251,990	307,773	302,869		
97																	
98	Running Total 2016 Investment Money Available			\$5,096	\$125,246	\$119,646	\$25,396	\$53,067	\$140,075	\$253,325	\$307,014	\$308,988	\$315,607	\$259,824	\$264,728		
99																	
100	<b>OPERATING ASSUMPTIONS</b>																
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																	