

**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
4	Investment	Amount	APY %	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		Total
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	\$22.60	\$29.64	28.13	28.26									132.50
16																	0.00
17																	0.00
18																	
19	Total Investment Cash Flow	448,000.00		23.87	22.60	29.64	28.13	28.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00		132.50
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			82,243
39	Fairway Pines				24,018						24,014			24,014			96,056
40	Pheasant View					13,362			13,362		13,358			13,358			53,441
41	Misc. Income						686										686
42	Total Dues Cash Flow			4,880	130,319	13,362	686	37,372	20,561	0	57,933	0	0	57,933	0		323,047
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				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	1,624	1,378	2,170	3,703									11,644
54																	
55	2016 Maintenance Expenses																
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			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	115	88	11,995	976									13,881
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	130	4,960	425	75									9,063
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	7,373	15,953	2,685	193,790	305,225	102,312	9,300	0	0	10,000		646,638
72	Projected roadway repair																200,624
73	Winter road repair contingency																10,000
74	Projected road repair engineering																16,800
75	Sign Install																15,000
76	Proposed monument repair at Glengarry/Canton Center Entrance Summit Parkway and HOA's Tree Replacement																5,000
77																	30,000
78	Tree fertilization program																10,480
79	Projected update PASER maps																0
80	Projected sidewalk repair																168,696
81	Curb and gutter replacement																170,288
82	Curb, gutter and sidewalk engineering																19,750
83	Actual Reserve Maint. Expenses																26,541
84																	
85	Reserve Transfers Adjusted for Actual																70,000
86																	

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				Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		Total
89	2017 Cash Received			4,904	130,341	13,392	715	37,401	20,561	0	57,933	0	0	57,933	0		323,047
90	2017 Projected Expenses			3,963	2,053	9,992	27,288	14,765	202,548	310,075	113,934	11,273	6,619	2,150	14,904		719,565
91	Actual Expenses			6,952	1,869	14,328	30,543	7,439	0	0	0	0	0	0	0		61,130
92																	
93			Beginning Balance														
94	Checking Account Amount	Adjusted for Actual	3,959	7,007	5,138	810	10,267	2,829	4,474	4,474	4,474	4,474	4,474	4,474	4,474	4,474	
95	Checking Account Amount Change			3,048	1,869	4,328	9,457	7,439	1,645	0	0	0	0	0	0	0	
96																	
97	Projected/Actual 2017 Investment Money Available	Adjusted for Actual	567,597	5,096	130,341	3,392	39,285	37,401	183,633	310,075	56,001	11,273	6,619	55,783	14,904		
98	Projected Reserve Amount			562,502	692,843	696,235	656,949	694,350	510,717	200,642	144,641	133,368	126,748	182,531	167,627		
99																	
100	Running Total 2016 Investment Money Available			\$5,096	\$125,246	\$128,637	\$89,352	\$126,753	\$56,880	\$366,955	\$422,956	\$434,230	\$440,849	\$385,066	\$399,970		
101																	
102	OPERATING ASSUMPTIONS																
103	1. Reserve value on December 31 to be between \$220,000 and \$320,000 per board recommendation of 11/14/2016.																
104	2. Roadway repair scope of work for 2017 allowance of \$200,000																
105	3. Tree replacement Plan for all HOA's and Canton allowance of \$30,000.																
106	4. Curb and Gutter Repair work projected at \$260,216 updated to \$120,000 + 10% per meeting of 8/18/2016																
107	5. Sidewalk replacement work projected at \$80,000 + 12% contingency.																
108																	
109																	
110																	