

**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																	
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	\$29.64	28.13	28.26	28.71	25.16	18.51	17.19					222.07
16																	0.00
17																	0.00
18																	
19	<b>Total Investment Cash Flow</b>	448,000.00		23.87	22.60	29.64	28.13	28.26	28.71	25.16	18.51	17.19	0.00	0.00	0.00		222.07
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			82,243
39	Fairway Pines				24,018							24,011		24,014			96,053
40	Pheasant View					13,362		13,362			13,362			13,358			53,445
41	Misc. Income						686		561								1,247
42	<b>Total Dues Cash Flow</b>			4,880	130,319	13,362	686	37,372	21,122	0	33,923	24,011	0	57,933	0		323,608
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>1,378</b>	<b>2,170</b>	<b>3,703</b>	<b>1,733</b>	<b>1,115</b>	<b>1,090</b>	<b>1,510</b>					<b>17,091</b>
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			<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>88</b>	<b>11,995</b>	<b>976</b>	<b>72</b>	<b>251</b>	<b>96</b>	<b>71</b>					<b>14,371</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>4,960</b>	<b>425</b>	<b>75</b>	<b>201</b>	<b>7,800</b>	<b>0</b>	<b>75</b>					<b>17,140</b>
68																	
69																	



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				Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		Total
93	2017 Cash Received			4,904	130,341	13,392	715	37,401	21,150	25	33,941	24,028	0	57,933	0		323,608
94	2017 Projected Expenses			3,963	2,053	9,992	27,288	14,580	18,122	259,458	184,506	6,111	155,946	17,639	14,904		714,561
95	Actual Expenses			6,952	1,869	14,328	30,543	7,439	11,370	263,774	68,758	5,793	0	0	0		410,825
96																	
97			Beginning Balance														
98	Checking Account Amount	Adjusted for Actual	3,959	7,007	5,138	810	10,267	2,829	7,009	8,235	9,477	3,684	4,474	4,474	4,474		
99	Checking Account Amount Change			3,048	1,869	4,328	9,457	7,439	4,180	1,226	1,242	5,793	790	0	0		
100																	
101	Projected/Actual 2017 Investment Money Available	Adjusted for Actual	567,597	5,096	130,341	3,392	39,285	37,401	5,600	264,975	36,059	24,028	156,735	40,294	14,904		
102	Projected Reserve Amount			562,502	692,843	696,235	656,949	694,350	699,950	434,975	398,917	422,945	266,209	306,503	291,600		
103																	
104	Running Total 2016 Investment Money Available			\$5,096	\$125,246	\$128,637	\$89,352	\$126,753	\$132,353	\$132,622	\$168,681	\$144,653	\$301,388	\$261,094	\$275,998		
105																	
106	<b>OPERATING ASSUMPTIONS</b>																
107	1. Reserve value on December 31 to be between \$220,000 and \$320,000 per board recommendation of 11/14/2016.																
108	2. Roadway repair scope of work for 2017 allowance of \$200,000																
109	3. Tree replacement Plan for all HOA's and Canton allowance of \$30,000.																
110	4. Curb and Gutter Repair work projected at \$260,216 updated to \$120,000 + 10% per meeting of 8/18/2016																
111	5. Sidewalk replacement work projected at \$80,000 + 12% contingency.																
112	6. Tree replacement of \$30,000 allocated by % to each association entity.																
113																	
114																	