

**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	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	28.71	25.16	18.51	17.19	16.38				238.45
16																	0.00
17																	0.00
18	Total Investment Cash Flow	448,000.00		23.87	22.60	29.64	28.13	28.26	28.71	25.16	18.51	17.19	16.38	0.00	0.00		238.45
19																	
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							24,011		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	Total Dues Cash Flow			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				Projected Monthly Expenses													
48				Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		Total
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	1,733	1,115	1,090	1,510	1,264				18,356
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	72	251	96	71	697				15,068
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	201	7,800	0	75	0				17,140
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	2,500	9,364	254,608	172,884	4,138	115,244	98,274	10,000		690,337
72	Projected roadway repair																
73	Winter road repair contingency																
74	Projected road repair engineering																
75	Sign Install																
76	Proposed monument repair at Glengarry/Canton Center Entrance																
77	Canton Tree Replacement																
78	Pheasant View Tree Replacement																
79	Fairway Pines Tree Replacement																
80	Fairways Tree Replacement																
81																	
82	Tree fertilization program																
83	Projected update PASER maps																
84	Projected sidewalk repair																
85	Curb and gutter replacement																
86	Curb, gutter and sidewalk engineering																
87	Actual Reserve Maint. Expenses																
88				0	0	7,903	15,953	2,685	9,364	254,608	67,572	4,138	162,606				524,828
89	Reserve Transfers Adjusted for Actual																
90				10,000		20,000	40,000			265,000			165,000				500,000

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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	16	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	121,863	100,424	14,904		763,264
95	Actual Expenses			6,952	1,869	14,328	30,543	7,439	11,370	263,774	68,758	5,793	164,567	0	0		575,391
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	4,117	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	433	357	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	164,984	42,848	14,904		
102	Projected Reserve Amount			562,502	692,843	696,235	656,949	694,350	699,950	434,975	398,917	422,945	257,961	215,113	200,209		
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	\$309,636	\$352,484	\$367,388		
105																	
106	OPERATING ASSUMPTIONS																
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																	