

**Pheasant Run Road Maintenance Association
Projected Cash Flow
CY 2022**

	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	134,984.46	0.0177%	0.00	122,691.75	14,698.00	0.00	63,728.75	368.00	0.00	63,728.75	0.00	0.00	63,728.75	0.00		328,944.00
6																	
7																	
8																	
9	Total Projected Reserve			152,606.43	270,304.51	275,014.34	194,418.91	258,147.66	251,315.66	228,295.66	285,524.41	285,524.41	285,524.41	344,979.59	341,310.77		
10																	
11	Projected Interest			17.50	17.50	17.50	17.50	17.50	17.50	17.50	17.50	17.50	17.50	17.50	17.50		210.00
12																	
13																	0.00
14	Total Reserve Amount																
15	Projected Investment Cash Flow	134,984.46															329,154.00
16																	
17																	
18																	
19																	
20																	
21	Investment	Amount	APY %	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		Total
22	Huntington Money Market																0.00
23																	0.00
24																	
25	Actual Investment Cash Flow	0.00		5.74	6.33	11.83											23.90
26																	
27																	
28																	
29																	
30																	
31																	
32																	
33																	
34																	
35																	
36																	
37																	
38																	
39																	
40																	
41																	
42																	
43	Canton					96,277											96,277
44	Fairways			22,616				22,616			22,616		22,616				90,464
45	Fairway Pines				26,415			26,415			26,415		26,415				105,659
46	Pheasant View					14,698		14,698			14,698		14,698				58,792
47	Misc. Income																0
48	Total Dues Cash Flow			22,616	122,692	14,698	0	63,729	368	0	63,729	0	0	63,729	0		351,560
49																	
50																	

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
51																	
52				Projected Monthly Expenses													
53				Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		Total
54																	
55	2021 Administrative Expenses			2,883	1,381	6,450	1,520	1,239	1,498	1,302	1,098	1,065	1,252	1,109	1,872		22,670
56	Monthly % of Total			12.72%	6.09%	28.45%	6.70%	5.47%	6.61%	5.74%	4.84%	4.70%	5.52%	4.89%	8.26%		
57			Adjustment Factor														
58	Projected 2022 Administrative Expenses		0.00%	3,255	1,559	7,282	1,816	1,399	1,691	1,470	1,240	1,202	1,414	1,252	2,114		\$25,594
59	Actual Administrative Expenses	Insert Actual		3,288	2,600	1,936											7,824
60																	
61	2021 Maintenance Expenses																
62	Canton			103	118	114	2,341	12,405	1,585	4,829	3,761	2,933	1,986	3,022	120		28,625
63	Monthly % of Total			0.36%	0.41%	0.40%	8.18%	43.34%	5.54%	16.87%	13.14%	10.25%	6.94%	10.56%	0.42%		
64			Adjustment Factor														
65	Projected 2022 Canton Expenses		0.00%	103	118	114	2,341	12,405	1,585	4,829	3,761	2,933	1,986	3,022	120		\$28,625
66	Actual Canton Expenses	Insert Actual		113	119	99											332
67																	
68																	
69	2021 Maintenance Expenses			650	0	0	522	0	0	0	0	1,050	939	0	1,435		16,240
70	Monthly % of Total			4.00%	0.00%	0.00%	3.22%	0.00%	0.00%	0.00%	0.00%	6.47%	5.78%	0.00%	8.84%		
71			Adjustment Factor														
72	Projected 2022 Miscellaneous Maintenance Expenses		0.00%	650	0	0	522	0	0	0	0	1,050	939	0	1,435		\$16,240
73	Actual Misc. Maint. Expenses	Insert Actual		240		9,400											9,640
74																	
75																	

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				Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		Total
76	Projected 2022 Reserve Maintenance Expenses (Fixed)			1,225	0	30,327	51,286	0	0	23,020	6,500	0	0	0	0		112,358
78																	
79																	0
80	Roadway Crack Sealing									23,020							23,020
81	Winter road repair contingency						14,256										14,256
82	Projected road repair engineering																0
83	Roadway Striping Golf Cart/Pedestrian Crossing 17 locations										6,500						6,500
84	Fairway Pines Entrance Lighting			1,225													1,225
85																	0
86	Fairway Pints north monument repairs									7,200							7,200
87																	0
88	Projected sidewalk repair						51,286										51,286
89	Sidewalk Repair Engineering			2,000		14,071											16,071
90																	0
91	Actual Reserve Maint. Expenses			1,225	2,000	0	79,613	0	7,200	23,020	6,500	0	0	0	0	0	119,558
92																	
93	Reserve Transfers																0
94																	0

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				Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		Total
95																	
96																	
97	2022 Cash Received			22,622	122,698	14,710	0	63,729	368	0	63,729	0	0	63,729	0		351,560
98	2022 Projected Expenses			5,233	1,677	37,723	55,965	13,804	3,276	29,319	11,501	5,185	4,339	4,274	3,669		175,966
99	Actual Expenses			4,866	4,719	11,435	79,613	0	7,200	23,020	6,500	0	0	0	0		137,353
100																	
101			Beginning Balance														
102	Checking Account Amount	Adjusted for Actual	4,512	4,646	4,927	3,492	4,474	4,474	4,474	4,474	4,474	4,474	4,474	4,474	4,474		4,474
103	Checking Account Amount Change			134	281	1,435	982	0	0	0	0	0	0	0	0		0
104																	
105	Projected/Actual 2022 Investment Money Available	Adjusted for Actual	134,984	17,622	117,698	4,710	80,595	63,729	6,832	23,020	57,229	0	0	59,455	3,669		
106	Projected Reserve Amount			152,606	270,305	275,014	194,419	258,148	251,316	228,296	285,524	285,524	285,524	344,980	341,311		
107																	
108	Running Total 2022 Investment Money Available			\$17,622	\$135,320	\$140,030	\$59,434	\$123,163	\$116,331	\$93,311	\$150,540	\$150,540	\$150,540	\$209,995	\$206,326		
109																	
110	OPERATING ASSUMPTIONS																
111	1. Reserve value on December 31 to be between \$221,000 and \$321,000 per board recommendation of 11/14/2116.																
112																	
113																	
114																	
115																	