

**Pheasant Run Road Maintenance Association  
Projected Cash Flow  
CY 2023**

	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	Huntington Money Market	325,667.00	0.0177%	0.00	165,910.75	0.00	0.00	49,031.00	14,698.00	316.00	63,728.75	0.00	0.00	63,728.75	0.00		357,413.25
5																	
6																	
7																	
8																	
9	Total Projected Reserve			315,667.00	476,590.86	477,648.42	468,809.77	509,080.00	479,123.15	480,372.56	546,498.57	538,686.78	484,981.41	496,246.89	475,892.86		
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	325,667.00															357,623.25
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			13.64	12.84	1,057.56	1,161.35	1,227.37	1,215.82	1,223.76	1,226.89	1,312.56	1,312.66	1,292.50			11,056.95
23																	0.00
24	Actual Investment Cash Flow	0.00															0.00
25																	
26																	
27																	
28																	
29																	
30																	
31																	
32																	
33																	
34																	
35				Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		Total
36																	
37																	
38																	
39																	
40																	
41																	
42																	
43	Canton				102,182												102,182
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				14,698.00		14,698		14,698				58,792
47	Misc. Income									316							316
48	Total Dues Cash Flow			0	165,911	0	0	49,031	14,698	316	63,729	0	0	63,729	0		357,413
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				<b>Projected Monthly Expenses</b>													
53				Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		<b>Total</b>
55	2022 Administrative Expenses			3,288	2,600	1,936	2,462	5,659	1,768	1,483	1,607	1,406	1,645	1,364	1,872		27,090
56	Monthly % of Total			12.14%	9.60%	7.15%	9.09%	20.89%	6.53%	5.47%	5.93%	5.19%	6.07%	5.04%	6.91%		
57			<b>Adjustment Factor</b>														
58	Projected 2023 Administrative Expenses		<b>6.00%</b>	3,485	2,756	2,052	2,710	5,999	1,874	1,572	1,704	1,490	1,743	1,446	1,985		\$28,715
59	<b>Actual Administrative Expenses</b>	<b>Insert Actual</b>		3,536	1,985	2,322	5,761	1,837	1,422	1,465	1,494	1,428	2,186.14	1,383			
60																	
61	2022 Maintenance Expenses			113	183	99	531	10,780	3,377	3,560	1,938	4,791	4,306	3,945	120		33,742
62	Canton																
63	Monthly % of Total			0.34%	0.54%	0.29%	1.57%	31.95%	10.01%	10.55%	5.74%	14.20%	12.76%	11.69%	0.36%		
64	Projected 2023 Canton Expenses		<b>Adjustment Factor</b>	120	194	105	562	11,406	3,573	3,766	2,050	5,069	4,555	4,173	127		\$35,700
65			<b>6.00%</b>														
66	<b>Actual Canton Expenses</b>	<b>Insert Actual</b>		85	101	838	1,235	8,871	4,565	6,151	4,561	6,220	1,194	1,619			
67																	
68	2022 Maintenance Expenses			240	0	9,400	0	0	1,015	1,970	1,428	4,067	3,350	4,100	1,435		16,240
69	Monthly % of Total			1.48%	0.00%	57.88%	0.00%	0.00%	6.25%	12.13%	8.79%	25.04%	20.63%	25.25%	8.84%		
70	Projected 2023 Miscellaneous Maintenance Expenses		<b>Adjustment Factor</b>	254	0	9,964	0	0	1,076	2,088	1,514	4,310	3,551	4,346	1,521		\$17,214
71			<b>6.00%</b>														
72				254	0	9,964	0	0	1,076	2,088	1,514	4,310	3,551	4,346	1,521		\$17,214
73	<b>Actual Misc. Maint. Expenses</b>	<b>Insert Actual</b>		2,375	627	1,400	0	0	0	6,243	2,550	0	0	327			
74																	
75																	

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				Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	2024	Total
76	Projected 2023 Reserve Maintenance																
77	Expenses (Fixed)			3,600	2,000	0	23,020	26,200	60,250	6,050	200,000	14,071	0	0	0	0	335,191
78																	
79	Roadway Repair														39,396	194,774	234,170
80																	
81	Roadway Crack Sealing						3,500										
82	Winter road repair contingency														3,850		3,850
83	Projected road repair engineering										4,900					21,350	4,900
84	Roadway Striping Golf Cart/Pedestrian Crossing 17 locations															6,500	0
85	Fairway Pines Entrance Lighting							7,160	425		14,020	1,194					22,799
86	Fairway Pines LED upgrade											4,280	1,194				5,474
87	Paser Update for 2023			3,900													3,900
88	Glengarry/Beckl Road Monument Repair																0
89	Projected sidewalk repair														10,000		10,000
90	Sidewalk Repair Engineering															16,071	0
91	Summit Parkway repair														46,125		46,125
92	<b>Actual Reserve Maint. Expenses</b>			3,900	0	0	0	3,500	7,160	425	0	23,200	2,388	46,125	53,246	238,695	139,944
93																	
94	Reserve Transfers																0
95																	

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**CY 2023**

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
				Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		Total
98	2023 Cash Received	Projected Cash Received		0	165,924	1,058	1,161	50,258	14,716	1,540	64,956	1,313	1,313	63,746	18		357,413
99	2023 Projected Expenses	Projected Expenses		7,459	4,950	12,121	26,292	43,604	66,773	13,476	205,267	24,940	9,850	9,965	3,633		428,331
100	<b>Actual Expenses</b>	<b>Actual Expenses</b>		9,896	2,714	4,560	6,996	14,207	13,147	14,283	8,605	30,849	5,768	49,454			160,478
101																	
102		Beginning Balance															
103	Checking Account Amount	Adjusted for Actual	4,393	4,497	6,783	2,223	5,228	1,034	32,585	18,618	36,151	14,453	63,728	21,213	4,474		
104	Checking Account Amount Change			104	2,286	4,560	3,004	4,194	31,551	13,967	17,533	21,699	49,276	42,515	16,739		
105	Projected/Actual 2022 Investment Money Available	Adjusted for Actual	325,667	10,000	160,924	1,058	8,839	40,270	29,957	1,249	38,843	7,812	53,705	11,265	20,354		
107	Projected Reserve Amount			315,667	476,591	477,648	468,810	509,080	479,123	480,373	546,499	538,687	484,981	496,247	475,893		
108	Running Total 2022 Investment Money Available			\$10,000	\$150,924	\$151,981	\$143,143	\$183,413	\$153,456	\$154,706	\$193,548	\$185,737	\$132,031	\$143,297	\$122,943		
111	<b>OPERATING ASSUMPTIONS</b>																
112	1. Reserve value on December 31 to be between \$221,000 and \$321,000 per board recommendation of 11/14/2116.																
113																	
114																	
115																	
116																	