Malvern Club, Inc. - 5-Year Plan
(annual assessment = $525 per lot)

Item	2009	2010	2011	2012	2013	Comments	Responsibility
Clubhouse							
Window Repairs				$6,000.00		Replace/repair windows as required	Clubhouse/pool
Walkway repair		$5,000.00				Repair damaged walkway around clubhouse	Clubhouse/pool
Fuel Tank Removal		$4,000.00				Full tank removal or fill with sand	Clubhouse/pool
Heating and AC		$24,000.00				Replace entire system	Clubhouse/pool
Well Pump			$4,000.00			Anticipated pump replacement	Clubhouse/pool
Carpet and Furniture				$10,000.00			
Playground							
Playground Replacement/Upkeep		$4,500.00	$4,500.00		$4,500.00	Add new playhouse w/slide 10 and another piece in 2011, 3rd piece in 2013	Clubhouse/pool
Pool							
Replace tile around pool water line and reseal pool (paint inside)	$15,000.00						Clubhouse/pool
Repair Upper Deck and deck fence		$8,000.00	$4,000.00			This needs to be completed to preserve the integrity of the concrete- the fence is rotten.	Clubhouse/pool
Repair Concrete (Lower Deck)		$6,000.00				Resealing pool area concrete	Clubhouse/pool
Perimeter pool fence			$6,000.00			Repair or replace as necessary	
Lake							
Carp		$500.00		$600.00		Start adding carp every two years (smaller quantities)	Common areas
Dock Repairs		$2,000.00	$10,000.00			2009-2010 general maintenance; 2011 anticipate having to complete major structural repairs on Clubhouse dock	Common areas
Dam Maintenance				$10,000.00	$10,000.00	Start reserving money in 2012 for future maintenance.	Common areas
Dam Inspection	$1,750.00					Current inspection expires 3/21/2009	Common areas
Roads							Roads
Signs	$500.00	$500.00	$500.00	$500.00	$500.00		Roads
Routine Road Repair	$5,000.00	$7,500.00	$10,000.00	$10,000.00	$10,000.00	Routine road repairs based on recent repair costs and increased costs for labor and materials	Roads
Bridge maintenance				$10,000.00	$10,000.00	Culvert/embankment maintenance	Roads
Reserve allocated for future repaving			$40,000.00	$40,000.00	$40,000.00		Roads
Culvert repairs	$19,500.00					Liberty/Sylvan in 2009	Roads
Mailbox area			$2,000.00			Repaint and general repairs	Common areas
						Income from dues ($525 per lot x 234 lots)	$122,850.00
Starting reserve	**$46,794.00**	**$41,044.00**	**$39,144.00**	**$38,544.00**	**$40,544.00**	Other income	$7,650.00
Anticipated Yearly Income	**$130,500.00**	**$130,500.00**	**$130,500.00**	**$130,500.00**	**$130,500.00**	**Dues increase (per lot):**	
Anticipated Fixed Expenses	**$35,725.00**	**$37,500.00**	**$39,400.00**	**$41,400.00**	**$43,500.00**	Increase subtotal	No increase
Loan repayment	**$58,775.00**	**$32,900.00**	**$10,700.00**			Total Income	$130,500.00
5-Year Plan Expenditures	**$41,750.00**	**$62,000.00**	**$81,000.00**	**$87,100.00**	**$75,000.00**		
Ending reserve **	**$41,044.00**	**$39,144.00**	**$38,544.00**	**$40,544.00**	**$52,544.00**	**Inflation factor for fixed expenses:**	**5%**

** Ending reserve balance assumes funds spent in year allocated

10/18/2008