

**MALVERN CLUB, INC.
2013 FIVE YEAR PLAN**

Item	2011	2012	2013	2014	2015	2016	Comments
Capital Improvements	\$1,256	\$17					Window Repairs/Shutters/Blinds
Capital Improvements	\$7,481						Glass doors
Capital Improvements			\$11,000				Repair all patios/facias around clubhouse & steps/ramp at front of clubhouse & rebuild deck outside clubhouse
Capital Improvements					\$3,000		Renovate 2nd bedroom (remove paneling/redo walls/closets & carpet)
Capital Improvements		\$0					Repair stone facia on clubhouse/teen center
Capital Improvements				\$2,000	\$2,000		Renovations of bathrooms
Well/water system	\$2,505						address low pressure issue-replaced well pump-low pressure still remains
Bedroom Furniture					\$2,000	\$2,000	New bedroom Furniture
Carpet and Furniture		\$10,000					Flooring/Carpet in D&L Room & Lroom Furniture
Shed			\$10,000				Outside shed for storage
Appliances/Commodos		\$2,000		\$1,000	\$2,000	\$1,000	Purchase energy savings appliances/commodos
Air Conditioning Built in Unit			\$2,000				Teen center Air Conditioning
Curb Stops around parking lots		\$0					Purchase & install curb stops around parking lots
Playground							
Playground Replacement	\$1,200	\$24,478	\$0				2011 Prepare Ground for Moving Playground; 2012 2nd Increment of Equipment; 2013 3rd Increment of Equipment
Pool							
Reserve for pool repair			\$0	\$6,000	\$5,000	\$5,000	Reserve Funds for Future Maintenance
Repair Upper Deck and deck fence	\$482	\$230	\$5,000				This needs to be completed to preserve the integrity of the concrete (Fence replacement completed in 2012).
Perimeter pool fence	\$0			\$500			Repair/replace/paint as necessary
Patio Furniture				\$1,000	\$1,500	\$2,000	Purchase new patio furniture (chairs/tables/umbrellas)
Lake							
Dam maintenance reserve	\$20,000	\$10,000	\$0	\$10,000	\$10,000	\$10,000	Reserve Funds for Future Maintenance
Dam Inspection							Current inspection expires 3/21/2009 - Cost of inspection will come from Dam Reserve Funds
Carp		\$0	\$200	\$200	\$0		Start adding carp every year (smaller quantities- 10)
Security Lighting			\$1,000				Run electrical & install permanent security lighting
Dock Repairs	\$0	\$1,000	\$1,000	\$6,000	\$1,000		2012 install ladders approved in previous years; obtain grant from state to upgrade loading area at Ashlawn dock; 2013/2014 complete redecking of Ashlawn dock w handicap ramp; 2014 complete redecking as needed on Clubhouse dock
Roads							
Reserve allocated for future repaving	\$40,000	\$40,000	\$30,000	\$30,000	\$30,000	\$30,000	Reserve Funds for Future Repaving Projects
Signs	\$124	\$526					Sign replacement
Bridge maintenance		\$7,600					Culvert/embankment maintenance/guard rail
Culvert repairs		\$500					Rip rap for Covered Bridge, etc culverts
Easement clearance			\$3,000	\$3,000	\$1,000	\$1,000	Special Clearing of trees/brush on easements (Mowing of easements under grounds contract)
Road Repair		\$17,536					Road repairs based on recent repair costs and increased costs for labor and materials
Common areas							
Common Area Amenities						\$7,000	To Be Determined
Common area landscaping			\$2,000	\$3,000	\$1,000	\$1,000	Landscaping on common areas
Rebuild fence at Mailbox area			\$1,000	\$1,000	\$3,000		Rebuild fence/retaining wall at Mailbox area

All Items on the 5 Year Plan from 2012 Forward are considered CAPITAL EXPENDITURES

Breakout of Anticipated Financial Status by Fiscal Year

	2011	2012	2013	2014	2015	2016
Starting Cumulative Balances	\$72,516	\$145,334	\$169,962	\$199,962	\$245,962	\$290,962
Actual/Anticipated Yearly Income	\$129,873	\$128,715	\$131,760	\$131,760	\$131,760	\$131,760
Actual/Anticipated Fixed Expenses	\$33,481	\$40,200	\$59,710	\$62,700	\$65,800	\$69,100
Anticipated Lost Income	\$0	\$0	\$5,850	\$5,360	\$4,460	\$3,660
Loan repayment	\$10,527	\$0	\$0	\$0	\$0	\$0
Annual Reserve Amounts	\$60,000	\$50,000	\$30,000	\$46,000	\$45,000	\$45,000
5-Year Plan Expenditures	\$13,047	\$63,887	\$36,200	\$17,700	\$16,500	\$14,000
Ending balance **Minus reserves**	\$85,334	\$59,962	\$59,962	\$59,962	\$59,962	\$59,962
Cumulative Reserve Amounts	\$60,000	\$110,000	\$140,000	\$186,000	\$231,000	\$276,000
Cumulative Balances	\$145,334	\$169,962	\$199,962	\$245,962	\$290,962	\$335,962
Reserve Breakout by Category						
Roads	\$40,000	\$80,000	\$110,000	\$140,000	\$170,000	\$200,000
Dams	\$20,000	\$30,000	\$30,000	\$40,000	\$50,000	\$60,000
Pool	\$0	\$0	\$0	\$6,000	\$11,000	\$16,000

*****Reflects balanced budgets for 2013 through 2016 with no projected dues increases.*****

Income from dues (\$525 per lot x 234 lots)	\$122,850.00
Other misc income	\$8,910.00
2013 Dues increase (per lot):	\$0.00
Increase subtotal	No increase
Total Income	\$131,760.00
Inflation factor for fixed expenses (minimally):	5%