

MALVERN CLUB, INC.
FIVE YEAR PLAN

Item	2019	2020	2021	2022	2023	2024
Yearly fixed expenses	\$61,000	\$61,600	\$62,200	\$62,800	\$63,400	\$64,000
(above increases 1% per year)						
Clubhouse						
Replace roof						\$20,200
Replace HVAC						
Siding						
Pool						
Replastering						\$33,600
Lake						
Roads						
From Reserve Fund		\$145,000				\$125,000
From operating account	\$20,000	\$30,000	\$20,000	\$20,000	\$20,000	\$20,000
From retained earnings		\$90,000				\$40,000
Deposit to Reserve Account	\$32,520	\$35,450	\$35,450	\$35,450	\$35,450	\$38,375
Totals Expenses	\$113,520	\$362,050	\$117,650	\$118,250	\$118,850	\$341,175
Income dues	\$128,700	\$134,550	\$134,550	\$134,550	\$134,550	\$140,400
Dues offset	(\$2,900)	(\$2,900)	(\$2,900)	(\$2,900)	(\$2,900)	(\$2,900)
Income other	\$8,200	\$8,200	\$8,200	\$8,200	\$8,200	\$8,200
Total income	\$134,000	\$139,850	\$139,850	\$139,850	\$139,850	\$145,700
Reserve fund balance at yearend	\$254,920	\$145,370	\$180,820	\$216,270	\$251,720	\$111,295
Annual dues	\$550	\$575	\$575	\$575	\$575	\$600

DRAFT
2/14/2019