

MALVERN CLUB, INC.
FIVE YEAR PLAN
10/19/2017

Item	2016	2017	2018	2019	2020	2021	2022
Yearly fixed expenses	\$69,500	\$71,200	\$61,820	\$63,400	\$65,000	\$66,600	\$68,300
(above increases 2.5% per year)							
Clubhouse							
Major repairs to prevent deterioration		\$14,791	\$5,000	\$5,000	\$5,000	\$5,000	
Renovate 2nd bedroom		\$18,000					
Renovate bathrooms							
Replace roof							
Replace HVAC							
Replace remaining windows			\$5,000				
Pool							
Replace roof over pump room	\$25,000						
Patio Furniture							
Replace fence				\$3,000			
Replastering							
Grounds							
tree services							
Lake							
Security Lighting							
Roads							
Slurry treatment			\$125,000				\$140,000
Easement maintenance							
Roadway work	\$30,000	\$30,000	\$30,000	\$32,980	\$37,600	\$33,370	\$35,000
Added Reserve Contribution			\$20,190				\$45,300
Deposit/Withdraw from Reserve	\$12,800	\$12,260	(\$110,110)	\$32,520	\$35,150	\$37,780	(\$140,000)
Totals Expenses	\$137,300	\$146,251	\$136,900	\$136,900	\$142,750	\$142,750	\$148,600
Income dues	\$128,700	\$128,700	\$128,700	\$128,700	\$134,550	\$134,550	\$140,400
Income other	\$8,600	\$9,161	\$8,200	\$8,200	\$8,200	\$8,200	\$8,200
Total income	\$137,300	\$137,861	\$136,900	\$136,900	\$142,750	\$142,750	\$148,600
Reserve fund balance projected	\$189,700	\$201,960	\$112,040	\$144,560	\$179,710	\$217,490	\$122,790
Actual reserve fund balance at the time of report	190283.7	191604.47					
Annual dues	\$550	\$550	\$550	\$550	\$575	\$575	\$600