

5-year plan

Item	2015	2016	2017	2018	2019
Yearly fixed expenses	\$67,800	\$69,500	\$71,200	\$73,000	\$74,800
(above increases 2.5% per year)					
Clubhouse					
Renovate 2nd bedroom	\$3,000				
Renovate bathrooms	\$2,000				
Bedroom Furniture	\$2,000				
Replace roof					
Replace HVAC					
Pool					
Repair Concrete	\$5,000				
Patio Furniture	\$1,500				
Lake					
Security Lighting	\$1,200				
Roads					
Slurry treatment				\$155,000	
Easement maintenance	\$25,000				
Road repairs	\$25,000	\$30,000	\$30,000	\$0	\$15,000
Deposit/Withdraw from Reserve	\$4,400	\$9,630	\$12,260	(\$110,110)	\$32,520
Totals Expenses *	\$136,900	\$109,130	\$113,460	\$117,890	\$122,320
Income dues	\$128,700	\$128,700	\$128,700	\$128,700	\$128,700
Income other	\$8,200	\$8,200	\$8,200	\$8,200	\$8,200
Total income *	\$136,900	\$136,900	\$136,900	\$136,900	\$136,900
Reserve fund balance	\$176,900	\$186,530	\$198,790	\$88,680	\$121,200
Annual dues	\$550	\$550	\$550	\$550	\$550

* Note that total Expenses are less than total income in years 2016 through 2019. This difference allows the Board some flexibility to plan for future repairs, replacement and maintenance of the various common components that fall within the operational budget threshold established in the Reserve Study as needs and priorities arise. Reference the Reserve Study at: <http://malvernofmadison.org/DocForm/ReserveStudy.pdf> for information about our common components and the definition of such terms as "operational budget threshold".