

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						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		\$4,000.00	\$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)						Resealing pool area concrete	Clubhouse/pool
Perimeter pool fence			\$6,000.00			Repair or replace as necessary	
Lake							
Carp				\$600.00		Start adding carp every two years (smaller quantities)	Common areas
Dock Repairs			\$10,000.00			2009-2010 general maintenance; 2011 anticipate having to complete major structural repairs on Clubhouse dock	Common areas
Dam maintenance reserve				\$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							
Signs	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00		Roads Roads
Routine Road Repair	\$5,000.00	\$29,500.00	\$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
Other income							\$7,650.00
Starting balance	\$48,438.00	\$47,500.00	\$46,745.00	\$47,345.00	\$46,145.00		
Anticipated Yearly Income	\$131,422.00	\$130,500.00	\$130,500.00	\$130,500.00	\$130,500.00	Dues increase (per lot):	
Anticipated Fixed Expenses	\$31,967.00	\$36,355.00	\$38,200.00	\$40,100.00	\$42,100.00	Increase subtotal	No increase
Loan repayment	\$58,643.00	\$32,900.00	\$10,700.00			Total Income	\$130,500.00
5-Year Plan Expenditures	\$41,750.00	\$62,000.00	\$81,000.00	\$91,600.00	\$75,000.00		
Ending balance **	\$47,500.00	\$46,745.00	\$47,345.00	\$46,145.00	\$59,545.00	Inflation factor for fixed expenses:	5%

** Ending balance assumes funds spent in year allocated