

MALVERN CLUB, INC.
FIVE YEAR PLAN

Item	2022	2023	2024	2025	2026
Yearly fixed expenses	\$72,900	\$73,600	\$74,300	\$75,000	\$75,800
(above increases 1% per year)					
Clubhouse					
Replace roof					\$17,000
Replace HVAC					
Siding					
Pool					
Replastering, concrete deck			\$55,000		
Lake					
Roads					
* From Reserve Fund for Paving			\$125,000		
* Supplemental set aside for paving	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
* From Annual Budget for paving			\$20,000		
Yearly maintenance	\$19,000	\$18,300	\$0	\$19,825	\$19,025
Deposit to Reserve Account	\$35,450	\$35,450	\$38,375	\$38,375	\$38,375
Totals Expenses	\$147,350	\$147,350	\$332,675	\$153,200	\$170,200
Income dues	\$134,550	\$134,550	\$140,400	\$140,400	\$140,400
Income other	\$8,800	\$8,800	\$8,800	\$8,800	\$8,800
Interest	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Total income	\$147,350	\$147,350	\$153,200	\$153,200	\$153,200
Reserve fund balance at yearend	\$220,783	\$256,233	\$114,608	\$152,983	\$174,358
Annual dues	\$575	\$575	\$600	\$600	\$600
* Total Allocated for paving =					
* Reserve + Supplemental + Budget					
* Includes \$20,000 2021 supplemental			\$225,000		