

**MALVERN CLUB, INC.**  
**FIVE YEAR PLAN**

Item	2023	2024	2025	2026	2027
<b>Per lot annual dues (234 lots total)</b>	\$575	\$600	\$600	\$600	\$600
<b>Budgeted Expenses</b>					
<b>Yearly fixed expenses</b>	\$73,600	\$74,300	\$75,000	\$75,800	\$76,600
(above increases 1% per year)					
<b>Deposit to Reserve Account</b>	\$35,450	\$38,375	\$38,375	\$38,375	\$38,375
<b>Set-aside for paving</b>	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
<b>Operating surplus funds</b>	\$23,583	\$20,745	\$20,045	\$19,245	\$18,445
<b>Total Budgeted Expenses</b>	<b>\$152,633</b>	<b>\$153,420</b>	<b>\$153,420</b>	<b>\$153,420</b>	<b>\$153,420</b>
<b>Income</b>					
Income from dues	\$134,550	\$140,400	\$140,400	\$140,400	\$140,400
Other Income	\$13,020	\$13,020	\$13,020	\$13,020	\$13,020
Interest earned on CDs	\$5,063				
<b>Total Income</b>	<b>\$152,633</b>	<b>\$153,420</b>	<b>\$153,420</b>	<b>\$153,420</b>	<b>\$153,420</b>
<b>Reserve Study Planned Expenses</b>					
<b>Clubhouse</b>					
Replace roof					
Replace HVAC					
Front patio	\$25,000				
<b>Pool</b>					
Pool renovations		\$75,000			
<b>Roads</b>					
From Reserve Fund for Paving		\$125,000			
<b>Reserve fund balance at yearend</b>	<b>\$227,999</b>	<b>\$66,374</b>	<b>\$104,749</b>	<b>\$143,124</b>	<b>\$181,499</b>