

Malvern Club, Inc.

Table 2 - Component and Maintenance Summary

Inflation factor	2.50%
Future cost factor: roads	75%
Future cost factor: other	100%

Component	Useful life	Remaining life	Current \$	Future \$	Future cost
Roads:					
Main roads		6			\$155,000
Side Roads		10			\$140,000
Main roads		15			\$175,000
Side Roads		19			\$175,000
Main roads		24			\$210,000
Side Roads		28			\$185,000
Other:					
Road maintenance		2			
Road maintenance		3			\$32,600
Road maintenance		4			\$30,000
Road maintenance		5			\$30,000
Road maintenance		6			\$0
Road maintenance		7			\$15,000
Road maintenance		8			\$15,000
Road maintenance		9			\$15,000
Road maintenance		10			\$0
Road maintenance		11			\$15,000
Road maintenance		12			\$15,000
Road maintenance		13			\$15,000
Road maintenance		14			\$15,000
Road maintenance		15			\$0
Road maintenance		16			\$15,000
Road maintenance		17			\$0
Road maintenance		18			\$15,000
Road maintenance		19			\$0
Road maintenance		20			\$0
Road maintenance		21			\$15,000
Road maintenance		22			\$15,000
Road maintenance		23			\$15,000
Road maintenance		24			\$0
Road maintenance		25			\$15,000
Road maintenance		26			\$15,000
Road maintenance		27			\$0
Road maintenance		28			\$0
Road maintenance		29			\$15,000

Road maintenance		30			\$15,000
Pool	15	12	\$25,000	\$33,620	\$33,620
Pool	30	27	\$25,000	\$48,700	\$48,700
HVAC	18	17	\$20,000	\$30,430	\$30,430
Roof	20	12	\$15,000	\$20,170	\$20,170
Siding	30	22	\$15,000	\$25,820	\$25,820
Dock	60	20	\$40,000	\$65,540	\$65,540

Table 3 - 30-year Reserve Fund Summary

Year	Year #	Annual Contribution	Annual Expenditures	Into/Out of Reserve	Reserve Fund Balance	Task
Beginning balance						
2013	1					
2014	2				\$172,500	
2015	3	\$37,000	(\$32,600)	\$4,400	\$176,900	Road and tree
2016	4	\$39,630	(\$30,000)	\$9,630	\$186,530	Road
2017	5	\$42,260	(\$30,000)	\$12,260	\$198,790	Road
2018	6	\$44,890	(\$155,000)	(\$110,110)	\$88,680	Slurry Malvern, CB, Liberty, Ashlawn
2019	7	\$47,520	(\$15,000)	\$32,520	\$121,200	Road
2020	8	\$50,150	(\$15,000)	\$35,150	\$156,350	Road
2021	9	\$52,780	(\$15,000)	\$37,780	\$194,130	Road and tree
2022	10	\$55,410	(\$140,000)	(\$84,590)	\$109,540	Slurry side streets
2023	11	\$58,040	(\$15,000)	\$43,040	\$152,580	Road
2024	12	\$60,670	(\$68,790)	(\$8,120)	\$144,460	Road, pool, roof
2025	13	\$63,300	(\$15,000)	\$48,300	\$192,760	Road
2026	14	\$65,930	(\$15,000)	\$50,930	\$243,690	Road
2027	15	\$68,560	(\$175,000)	(\$106,440)	\$137,250	Slurry Malvern, CB, Liberty, Ashlawn
2028	16	\$71,190	(\$15,000)	\$56,190	\$193,440	Road
2029	17	\$73,820	(\$30,430)	\$43,390	\$236,830	HVAC
2030	18	\$76,450	(\$15,000)	\$61,450	\$298,280	Road
2031	19	\$79,080	(\$175,000)	(\$95,920)	\$202,360	Slurry side streets
2032	20	\$81,710	(\$65,540)	\$16,170	\$218,530	Docks
2033	21	\$84,340	(\$15,000)	\$69,340	\$287,870	Road
2034	22	\$86,970	(\$40,820)	\$46,150	\$334,020	Road, siding
2035	23	\$89,600	(\$15,000)	\$74,600	\$408,620	Road
2036	24	\$92,230	(\$210,000)	(\$117,770)	\$290,850	Slurry Malvern, CB, Liberty, Ashlawn
2037	25	\$94,860	(\$15,000)	\$79,860	\$370,710	Road
2038	26	\$97,490	(\$15,000)	\$82,490	\$453,200	Road
2039	27	\$100,120	(\$48,700)	\$51,420	\$504,620	Pool
2040	28	\$102,750	(\$185,000)	(\$82,250)	\$422,370	Slurry side streets
2041	29	\$105,380	(\$15,000)	\$90,380	\$512,750	Road
2042	30	\$108,010	(\$15,000)	\$93,010	\$605,760	Road