



## Malvern Club, Inc.

905 Malvern Drive

Madison, VA 22727

<https://malvernofmadison.org/>

### FIVE YEAR PLAN FOR YEARS 2024 THROUGH 2028

Item	2024	2025	2026	2027	2028
Per lot annual dues (234 lots total)	\$600	\$600	\$600	\$600	\$625
<b>BUDGETED EXPENSES</b>					
Yearly fixed expenses	\$74,300	\$75,000	\$75,800	\$76,600	\$77,400
(above increases 1% per year)					
Deposit to Reserve Account	\$38,375	\$38,375	\$38,375	\$38,375	\$41,300
Set-aside for paving	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Operating surplus funds	\$21,225	\$20,525	\$19,725	\$18,925	\$21,050
<b>Total Budgeted Expenses</b>	<b>\$153,900</b>	<b>\$153,900</b>	<b>\$153,900</b>	<b>\$153,900</b>	<b>\$159,750</b>
<b>INCOME</b>					
Income from dues	\$140,400	\$140,400	\$140,400	\$140,400	\$146,250
Other income	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500
<b>Total Income</b>	<b>\$153,900</b>	<b>\$153,900</b>	<b>\$153,900</b>	<b>\$153,900</b>	<b>\$159,750</b>
<b>RESERVE STUDY</b>					
Roads					
From Reserve fund for paving	\$125,000				\$125,000
<b>Reserve fund balance at yearend</b>	<b>\$54,979</b>	<b>\$93,354</b>	<b>\$131,729</b>	<b>\$170,104</b>	<b>\$86,404</b>

September 14, 2023