



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
BUDGETED EXPENSES					
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
Total Budgeted Expenses	\$153,900	\$153,900	\$153,900	\$153,900	\$159,750
INCOME					
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
Total Income	\$153,900	\$153,900	\$153,900	\$153,900	\$159,750
RESERVE STUDY					
Roads					
From Reserve fund for paving	\$125,000				\$125,000
Reserve fund balance at yearend	\$54,979	\$93,354	\$131,729	\$170,104	\$86,404

September 14, 2023