

PROPOSED MALVERN OF MADISON 2015 BUDGET

Line items	2012 Actual	2013 Actual	2014 Budget ¹	2014 YTD ²	2015 Budget	Comments
Income and other fund sources						
1. Regular assessment	\$118,157	\$119,325	\$122,850	\$103,325	\$128,700	234 lots at \$550 per lot for 2015
2. Special assessment						Not currently necessary
3. Banking interest (all accounts)	\$580	\$390	\$400	\$332	\$400	
4. Boat fees	\$135	\$135	\$135	\$120	\$135	9 lots at \$15 per lot
5. Clubhouse fees	\$2,880	\$3,140	\$3,000	\$2,545	\$3,000	
6. Interest from legal issues	\$44					
7. Late fees	\$527	\$858	\$450	\$664	\$450	15 lots at \$30 per lot
8. Legal fees	\$785	1,356		\$899		Recoupable and return of legal fees
9. Insurance claim reimbursements	\$1,600					
10. Packets	\$250	\$400	\$325	\$325	\$325	5 lots at \$65 per lot
11. Road impact fee						0 lots at \$1,000 per lot
12. Road impact fee non-refundable	\$500					
13. Vacant lot bush hogging	\$1,400	\$1,680	\$1,500	\$1,150	\$1,400	11 lots bush hogging
14. Pool income	\$2,420	\$2,500	\$2,500	\$2,355	\$2,500	125 keys at \$20 per key
15. Dues from previous year(s)		\$2,753		\$1,959		
16. Carry-over from previous year			\$3,750			
17. Sale of materials / other	\$1,500	\$1,033		\$1,069		
18. Totals	\$130,778	\$133,570	\$134,910	\$114,743	\$136,910	Total predicted income and funds
Expenses						
19. Accounting		\$2,400	\$1,000		\$6,000	Services including invoicing, financial reports
20. Administration	\$2,698	\$2,518	\$2,750	\$626	\$2,750	Postage, printing, ads, bank charges, supplies
21. Bad debt			\$2,625	\$261	\$2,750	Lost revenue from assessments
22. Building & grounds	\$6,943	\$21,815	\$9,005	\$2,441	\$8,450	Repairs, maintenance, mowing, signs, supplies
23. Licenses & permits	\$203	\$200	\$230	\$201	\$250	SCC as corporation in VA, CIC as HOA in VA
24. Insurance	\$3,906	\$3,598	\$4,100	\$4,073	\$4,350	Liability, fidelity, officers
25. Legal fees	\$7,416	\$7,756	\$4,000	\$2,353	\$4,000	Consulting and collections
26. Vacant lot bush hogging	\$1,550	\$1,325	\$1,600	\$625	\$1,400	Once in June and again in October
27. Clubhouse	\$8,826	\$8,837	\$6,350	\$2,535	\$9,600	Cleaning, management, supplies, renovations ³
28. Pool	\$4,847	\$5,280	\$8,640	\$5,717	\$13,100	Chemicals, keys, passes, service, furniture ⁴
29. Playground	\$23,643		\$750	\$709	\$750	Maintenance, mulch
30. Roads	\$30,486	\$13,107	\$42,000	\$12,247	\$55,000	Maintenance, easement, snow ⁵
31. Security		\$10,440	\$13,000	\$8,851	\$14,200	Contract services, equipment, lights
32. Social events	\$1001	\$1,500	\$1,500	\$984	\$1,500	Periodic social events and welcome baskets
33. Electric	\$3,576	\$4,589	\$4,800	\$4,029	\$6,600	Clubhouse, mail and entrance area
34. Telephone, cable, internet	\$395	\$1,081	\$1,560	\$931	\$1,800	At clubhouse
35. Taxes	\$1,014		\$1,000		\$0	IRS and State, if required
36. Reserves	\$50,000	\$30,000	\$30,000	\$30,000	\$4,410	Into reserve
37. Totals	\$146,504	\$114,446	\$134,910	\$76,584	\$136,910	Total predicted annual expenses

2015 Budget approved by Board of Directors September 11, 2014; to be presented to the membership for final approval on October 18, 2014.

¹ Incorporates 2015 capital improvements into corresponding expense line item

² Year-to-date is through August 31, 2014

³ For 2015, \$7,000 budgeted for furnishings, fixtures, renovations

⁴ For 2015, \$6,500 budgeted for furniture and repairs to upper deck

⁵ For 2015, \$5,000 budgeted for snow removal, \$25,000 for easements, \$25,000 other road repairs

2015 Budget - Line Item Detail of Expenses

Accounting	\$6,000	Services, including invoicing, financial reports
Administrative	\$2,750	
General	\$1,000	Advertising, collection costs, bank charges
Postage	\$750	Newsletters, bills
Printing	\$500	Newsletters, disclosure packets
Supplies	\$500	Envelopes, ink, paper
Bad debt	\$2,750	
Grounds	\$8,450	
Dock repairs	\$500	As needed
Landscaping	\$1,500	Entrance, common areas
Maintenance	\$200	Mailbox area
Mowing	\$4,500	Clubhouse, median, bridge, Ashlawn dock
Signs	\$500	Replacement, repairs, maintenance
Supplies	\$250	Lights and misc for mail area, bulletin board
Tree services	\$1,000	Removal when necessary
Licenses	\$250	
CIC renewal	\$220	Required annual renewal as HOA in VA
SCC renewal	\$30	Required annual renewal as corporation in VA
Insurance	\$4,350	
Fidelity	\$500	
General liability	\$3,250	Clubhouse, officers
Umbrella	\$600	
Legal fees	\$4,000	Collections and consulting
Vacant lot mowing	\$1,400	
Clubhouse	\$9,600	
Capital Expenditures	\$7,000	Furnishings, fixtures, renovations
Cleaning	\$750	

2015 Budget - Line Item Detail of Expenses

Maintenance	\$1,000	As needed
Management	\$350	
Supplies	\$500	
Pool	\$13,100	
Capital Expenditures	\$6,500	Furniture, upper deck repairs
Chemicals	\$1,800	
Keys	\$600	
Maintenance	\$2,700	7 days per week x \$20 per day x 16 weeks + opening
Passes	\$500	
Repairs	\$1,000	Sand filter, deck grouting
Playground	\$750	
Equipment		
Maintenance	\$750	
Roads	\$55,000	
Easement	\$25,000	Trees, drainage, repairs
Maintenance	\$0	Culvert repairs as needed, tree and debris removal
Repaving (CIP)	\$25,000	
Snow removal	\$5,000	
Security	\$14,200	
Equipment	\$2,200	Clubhouse security cameras, light at dock
Contract services	\$12,000	\$7,000 summer, \$5,000 rest of year
Social events	\$1,500	Yard sales, easter, winter social, picnic, halloween
Electric	\$6,600	Clubhouse, entrance and mail area \$550 x 12
Telephone, cable, internet	\$1,800	\$150 per month x 12 months
Taxes	\$0	IRS and VA
Reserve	\$4,410	Roads (30,000), pool (\$5,000), Docks (\$2,000)
	\$136,910	

MALVERN CLUB, INC.
FIVE YEAR PLAN

Item	2015	2016	2017	2018	2019
Yearly fixed expenses	\$67,800	\$69,500	\$71,200	\$73,000	\$74,800
(above increases 2.5% per year)					
Clubhouse					
Renovate 2nd bedroom	\$3,000				
Renovate bathrooms	\$2,000				
Bedroom Furniture	\$2,000				
Replace roof					
Replace HVAC					
Pool					
Repair Concrete	\$5,000				
Patio Furniture	\$1,500				
Replastering					
Lake					
Security Lighting	\$1,200				
Roads					
Slurry treatment				\$155,000	
Easement maintenance	\$25,000				
Road repairs	\$25,000	\$30,000	\$30,000	\$0	\$15,000
Deposit/Withdraw from Reserve	\$4,400	\$9,630	\$12,260	(\$110,110)	\$32,520
Totals Expenses	\$136,900	\$109,130	\$113,460	\$117,890	\$122,320
Income dues	\$128,700	\$128,700	\$128,700	\$128,700	\$128,700
Income other	\$8,200	\$8,200	\$8,200	\$8,200	\$8,200
Total income	\$136,900	\$136,900	\$136,900	\$136,900	\$136,900
Reserve fund balance	\$176,900	\$186,530	\$198,790	\$88,680	\$121,200
Annual dues	\$550	\$550	\$550	\$550	\$550

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