

October 4, 2018

I am writing to the Board, not to defend the 2019 Draft Budget I presented at the September 27<sup>th</sup> meeting, but to explain it in more detail. I acknowledge the comments made by Board members and homeowners present that evening. I only wish there had been homeowner and Board participation when the 2018 Budget was presented and passed at the end of 2017.

I used my expertise in the following areas to prepare the Draft Budget. I feel my track record speaks for itself:

- Eleven years as VP and Head of Estimating for a Maryland General Contractor
- Four years as past Treasurer for GVLA, prepping budgets annually, all of which were ratified when presented
- Consulting with the professional staff at PCM (Judie, Kelly and Peter)

The new Board elected in March 2018 inherited huge deficits:

- Assets of \$15,742
- Equity of (727)
- Three equity accounts built up over 12 years \$112,000, with a \$0 balance
- Florida Lawn Pros Contract for Mulch was \$30,000; Budgeted for only \$15,000
- No clear approval process for payment of invoices – no checks signed by GVLA

Many people on the Board did not know me prior to being elected Treasurer. When my Board position as Treasurer was up in 2014:

- Assets were \$150,647
- Equity was \$134,268
- One CD totaling \$50,000

In the past six months, we have improved our financial situation considerably:

- Expenses are closely monitored
- I review and approve all invoices
- I sign all checks – vendors payments once a month only
- Florida Lawn Pros contract for 2019 has been negotiated, no per door increase
- PCM contract for 2019 has been negotiated, no increase
- Assets of \$53,518
- Equity of \$36,223

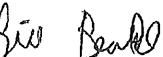
My estimate for Equity through December 31, 2018 is \$60,000.

My projection for Equity through December 31, 2019 is \$110,000.

I see no reason to burden our homeowners for the mistakes of others. The Board cannot attempt to recoup four years of neglect overnight, but we are trying. I would like to remind all that our new Comcast contract has already doubled costs to homeowners. For most, that is a significant amount of money. As a result, I do plan to vote for the \$135 monthly maintenance fee.

This is my plan for the future. We will continue to grow the Equity until we can comfortably open a Money Market Account or purchase a CD. We will continue on course until we can purchase a second one, and so on.

Thank you for your commitment to the Board, in service to our community.

Sincerely, 

Bill Beall, GVLA Board Treasurer

**Financials for the month of September 2018****Assets for the month of August \$53,518**

<b>Assets</b>		
Checking - Sable Bank	\$	45,178
Assessments Due	\$	6,643
Bad Debt Allowance	\$	(2,659)
Prepaid Insurance	\$	1,706
Prepaid Expenses	\$	2,125
	\$	52,993

**Liabilities**

<b>Liabilities</b>		
Accounts Payable	\$	-
Prepaid Assessments	\$	14,181
	\$	14,181

**Equity**

<b>Equity</b>		
Previous Year	\$	50,919
Current Year	\$	(12,106)
	\$	38,813

**Total Expenses for month of September 2018 \$ 24,549**