

October 4, 2018

I am writing to the Board, not to defend the 2019 Draft Budget I presented at the September 27th 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**

Assets	
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	
Accounts Payable	\$ -
Prepaid Assessments	\$ 14,181
	\$ 14,181

Equity	
Previous Year	\$ 50,919
Current Year	\$ (12,106)
	\$ 38,813

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