

ASSOCIATION OF PROPERTY OWNERS OF  
**RIVERHILL**

P.O. Box 293895  
Kerrville, Texas 78029

Annual Membership Meeting  
October 16, 2025

Welcome!  
Please Sign In





## Agenda for 2025 APOR Annual Meeting – October 16, 2025

- |   |                  |
|---|------------------|
| • Administration Activities                           | Brad Lankford    |
| • Reports of officers/committees                      |                  |
| - Architectural Control                               | Charles Strebeck |
| - Member Services                                     | Diane McMahon    |
| - Report of Secretary                                 | Brad Lankford    |
| - Financial (2025 performance & 2026 proposed budget) | Casey Mikeska    |
| • President's report                                  | Mark Eisenman    |
| • New Business  | Brad Lankford    |
| • Introduction of new Board Members                   |                  |
| • Member Forum  |                  |
| • Set date for 2025 Annual Meeting                    |                  |
| • Door prize drawing                                  | Deby Fowler      |
| • Closing Remarks & Adjournment                       | Mark Eisenman    |

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## Detailed Agenda

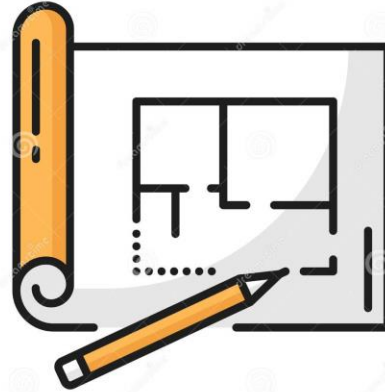
Call to order and opening remarks	
Certification of proxies and verification of quorum	Brad Lankford
Reading of minutes from 2024 Annual Meeting	Brad Lankford
<i>Motion to waive reading</i>	
Approval of Agenda for meeting	Brad Lankford
Reports of officers/committees	
Architectural Control	Charles Strebeck
Member Services	Diane McMahon
Report of Secretary	Brad Lankford
Financial (2025 performance & 2026 proposed budget)	Casey Mikeska
<i>Motion to accept 2025 report</i>	
President's report	Mark Eisenman
Outgoing Board recognition	
Lost & Found	
Unfinished business from previous meeting	
New business	
Election of new board members	Brad Lankford
Open board positions	
Results and certification of Board election	
Introduction of new Board Members	
Member Forum	
Set date for 2025 Annual Meeting	
Door prize drawing	Deby Fowler
Closing Remarks & Adjournment	Mark Eisenman

## Administration Activities

- Certification of proxies and verification of quorum  
Brad Lankford
- Reading of minutes from 2024 Annual Meeting  
Brad Lankford  
*Motion to waive reading*
- Approval of Agenda for meeting  
Brad Lankford



- Architectural Control  
Charles Strebeck
- Member Services  
Diane McMahon /Deby Flower
- Report of Secretary  
Brad Lankford
- Financial  
Casey Mikeska
- President  
Mark Eisenman



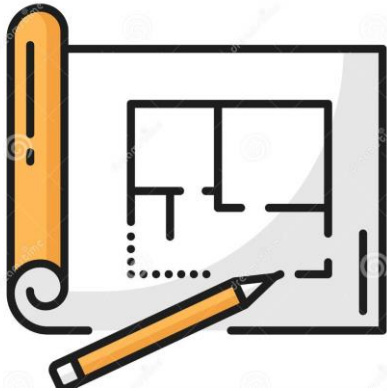
ASSOCIATION OF PROPERTY OWNERS OF  
RIVERHILL

# Reports of Officers & Committees

## Architectural

### Charles Strebeck

- Architectural Control  
Charles Strebeck

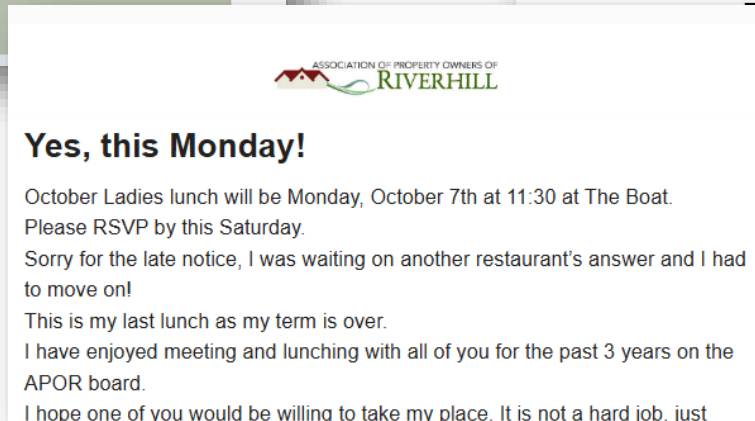
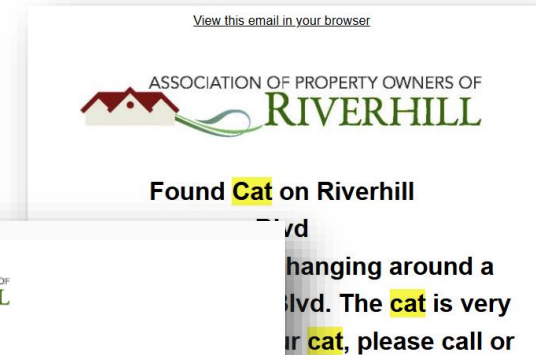
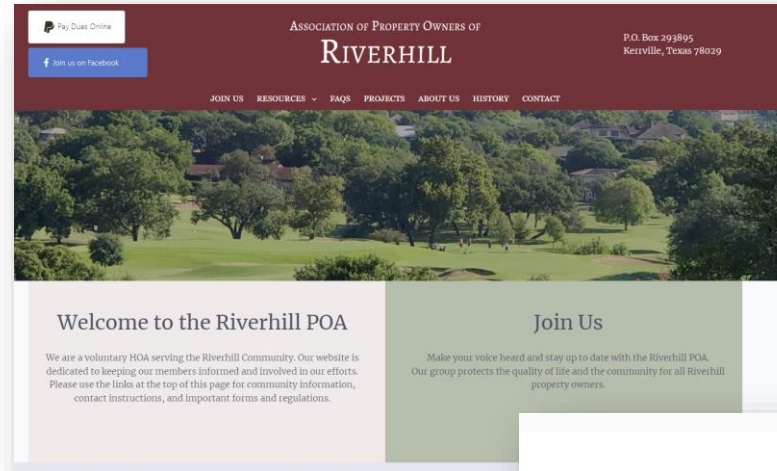


- The goal of ACC for the coming year will be communication.
- The ACC will be sending out regular newsletters keeping residents informed on the status of Riverhill Community issues.
- We want to hear from you at [APOR.ACC.com](http://APOR.ACC.com) with your ideas and observations.

# ASSOCIATION OF PROPERTY OWNERS OF RIVERHILL

## Reports of Officers & Committees Financial Casey Mikeska

- Report of Secretary  
Brad Lankford



ASSOCIATION OF PROPERTY OWNERS OF  
**RIVERHILL**

**Reports of Officers & Committees**  
**President**  
**Mark Eisenman**

➤ Financial – Balance Sheet  
Casey Mikeska

9:31 AM  
10/14/25  
Cash Basis

**Association of Property Owners of Riverhill**  
**Balance Sheet**  
**As of September 30, 2025**

	Sep 30, 25	Sep 30, 24	\$ Change
<b>ASSETS</b>			
Current Assets			
Checking/Savings			
Guadalupe Bank - Checking	3,681.92	3,147.10	534.82
Guadalupe Bank - Savings	7,430.92	7,397.59	33.33
PayPal	336.34	1,581.58	-1,245.24
Texas Hill Country Bank CD	21,297.82	20,448.01	849.81
<b>Total Checking/Savings</b>	<b>32,747.00</b>	<b>32,574.28</b>	<b>172.72</b>
<b>Total Current Assets</b>	<b>32,747.00</b>	<b>32,574.28</b>	<b>172.72</b>
Other Assets			
Prepaid Expense	0.00	430.00	-430.00
<b>Total Other Assets</b>	<b>0.00</b>	<b>430.00</b>	<b>-430.00</b>
<b>TOTAL ASSETS</b>	<b>32,747.00</b>	<b>33,004.28</b>	<b>-257.28</b>
<b>LIABILITIES &amp; EQUITY</b>			
Liabilities			
Current Liabilities			
Other Current Liabilities			
Deferred Income	0.00	5,275.00	-5,275.00
<b>Total Other Current Liabilities</b>	<b>0.00</b>	<b>5,275.00</b>	<b>-5,275.00</b>
<b>Total Current Liabilities</b>	<b>0.00</b>	<b>5,275.00</b>	<b>-5,275.00</b>
<b>Total Liabilities</b>	<b>0.00</b>	<b>5,275.00</b>	<b>-5,275.00</b>
Equity	32,747.00	27,729.28	5,017.72
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>32,747.00</b>	<b>33,004.28</b>	<b>-257.28</b>





# ASSOCIATION OF PROPERTY OWNERS OF RIVERHILL

## Reports of Officers & Committees President Mark Eisenman

### ➤ Financial – Profit & Loss Casey Mikeska



9:53 AM  
10/14/25  
Cash Basis

### Association of Property Owners of Riverhill Profit & Loss October 2024 through September 2025

	Oct '24 - Sep 25	Oct '23 - Sep 24	\$ Change
<b>Ordinary Income/Expense</b>			
Income			
Association Dues	18,375.00	19,840.00	-1,465.00
Contributions	50.00	0.00	50.00
<b>Total Income</b>	<b>18,425.00</b>	<b>19,840.00</b>	<b>-1,415.00</b>
Expense			
Association Events			
Annual Meeting	0.00	1,809.61	-1,809.61
Christmas Lights Contest	0.00	109.24	-109.24
National Night Out	19.46	0.00	19.46
<b>Total Association Events</b>	<b>19.46</b>	<b>1,918.85</b>	<b>-1,899.39</b>
Insurance Expense			
Directors & Officers Insurance	2,909.00	2,768.00	141.00
<b>Total Insurance Expense</b>	<b>2,909.00</b>	<b>2,768.00</b>	<b>141.00</b>
Landscaping & Groundskeeping	9,605.00	11,175.00	-1,570.00
Mailchimp Fees	166.32	165.04	1.28
Office Supplies	0.00	115.92	-115.92
Paypal Fees	253.61	211.48	42.13
Postage & Delivery	475.53	679.46	-203.93
Printing & Copying	839.33	1,926.30	-1,086.97
Professional Fees	0.00	700.00	-700.00
Repairs & Maintenance	0.00	1,000.00	-1,000.00
Website Expense	22.17	340.17	-318.00
<b>Total Expense</b>	<b>14,290.42</b>	<b>21,000.22</b>	<b>-6,709.80</b>
<b>Net Ordinary Income</b>	<b>4,134.58</b>	<b>-1,160.22</b>	<b>5,294.80</b>
<b>Other Income/Expense</b>			
Other Income			
Interest Income	883.14	511.39	371.75
<b>Total Other Income</b>	<b>883.14</b>	<b>511.39</b>	<b>371.75</b>
<b>Net Other Income</b>	<b>883.14</b>	<b>511.39</b>	<b>371.75</b>
<b>Net Income</b>	<b>5,017.72</b>	<b>-648.83</b>	<b>5,666.55</b>

# ASSOCIATION OF PROPERTY OWNERS OF RIVERHILL

## Reports of Officers & Committees President Mark Eisenman

### ➤ Financial – Proposed 2025/2026 Budget

Casey Mikeska



### Association of Property Owners of Riverhill Proposed FYE 9/30/2026 Budget

	FYE '25 Budget	Proposed	% of Income	% of Expense
<b>Ordinary Income/Expense</b>				
Income				
Association Dues	19,875.00	18,375.00	100.0%	97.61%
<b>Total Income</b>	<b>19,875.00</b>	<b>18,375.00</b>	<b>100.0%</b>	<b>97.61%</b>
Expense				
Association Events				
Member Events	2,000.00	2,000.00	10.88%	10.62%
Christmas Lights Contest	175.00	175.00	0.95%	0.93%
National Night Out	200.00	200.00	1.09%	1.06%
<b>Total Association Events</b>	<b>2,375.00</b>	<b>2,375.00</b>	<b>12.93%</b>	<b>12.62%</b>
Insurance Expense				
Directors & Officers Insurance	2,910.00	2,910.00	15.84%	15.46%
<b>Total Insurance Expense</b>	<b>2,910.00</b>	<b>2,910.00</b>	<b>15.84%</b>	<b>15.46%</b>
Landscaping & Groundskeeping	11,500.00	10,000.00	54.42%	53.12%
Mailchimp Fees	175.00	175.00	0.95%	0.93%
ACC CCR Enforcement	115.00	125.00	0.68%	0.66%
Office Supplies	125.00	135.00	0.74%	0.72%
Paypal Fees	225.00	255.00	1.39%	1.36%
Postage & Delivery	500.00	500.00	2.72%	2.66%
Printing & Copying	2,000.00	2,000.00	10.88%	10.62%
Website Expense	350.00	350.00	1.91%	1.86%
<b>Total Expense</b>	<b>20,275.00</b>	<b>18,825.00</b>	<b>102.45%</b>	<b>100.0%</b>
<b>Net Ordinary Income</b>	<b>-400.00</b>	<b>-450.00</b>	<b>-2.45%</b>	<b>-2.39%</b>
<b>Other Income/Expense</b>				
Other Income				
Interest Income	400.00	450.00	2.45%	2.39%
<b>Total Other Income</b>	<b>400.00</b>	<b>450.00</b>	<b>2.45%</b>	<b>2.39%</b>
<b>Net Other Income</b>	<b>400.00</b>	<b>450.00</b>	<b>2.45%</b>	<b>2.39%</b>
<b>Net Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>	<b>0.0%</b>

- President  
Mark Eisenman



## President's Reports



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P.O. Box 293895  
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Annual Membership Meeting  
October 16, 2025

- Outgoing Board recognition
- Lost & Found
- Unfinished business from previous meeting
- New business

Bravo!



# Election Time!

*(No, not that election!)*



ASSOCIATION OF PROPERTY OWNERS OF  
**RIVERHILL**

**Member Forum**  
**Mark Eisenman**

