

ASSOCIATION OF PROPERTY OWNERS OF

RIVERHILL

P.O. Box 293895
Kerrville, Texas 78029

Annual Membership Meeting
October 8, 2024



Welcome!
Please Sign In

Call to order and opening remarks

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

Reports of officers/committees

- Architectural Control
Charles Strebeck
- Member Services
Deby Flower
- Report of Secretary
Marnee Bscheid
- Financial
2024 performance
2025 proposed budget
Casey Mikeska
Motion to accept 2022 report

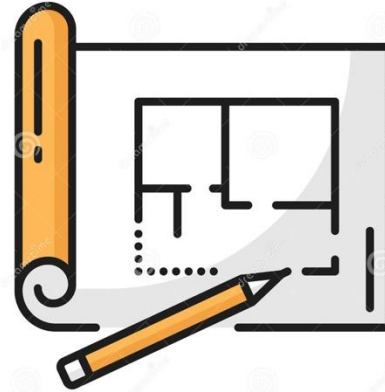
- Presidents report
Mark Eisenman
- Outgoing Board recognition
- Lost & Found
- Unfinished business from previous meeting
- New business
- Election of new board members
Marnee Bscheid
- Open board position
- Results and certification of Board election
- Introduction of new Board Members
- Member Forum
- Set date for 2025 Annual Meeting
October 14, 2025 (Tentative)
- Door prize drawing
Deby Fowler

Closing Remarks & Adjournment
Mark Eisenman

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



- Architectural Control
Charles Strebeck
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- Report of Secretary
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- Financial
Casey Mikeska
- President
Mark Eisenman



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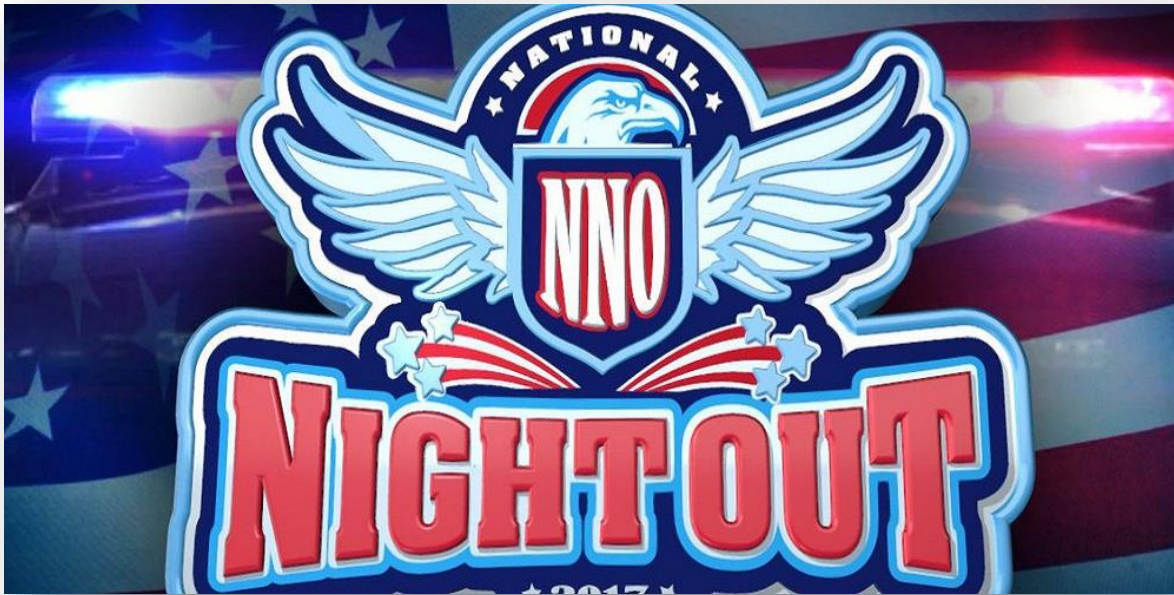
Reports of Officers & Committees
Member Services
Deby Fowler



*Ladies
That
Lunch*

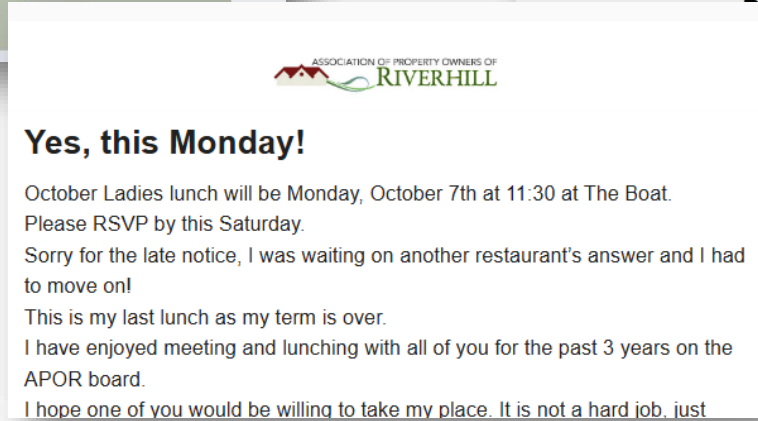
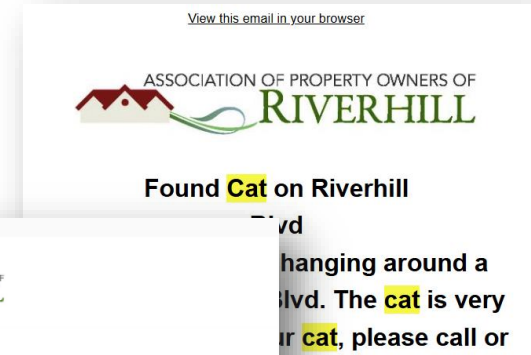
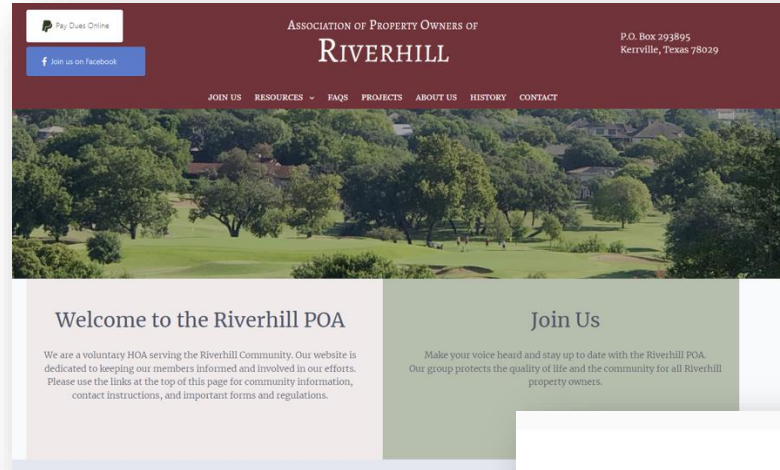


National Night Out



- Ten locations in Riverhill!
- By their request, DR Coleman (the BBQ Wizard) fed the police & firefighter representatives as they visited
- Judge & Lynda Ables' party featured live music!

➤ **Report of Secretary**
Marnee Bscheid



- Financial
 Casey Mikeska



Association of Property Owners of Riverhill
 9/30/2024 Comparative Balance Sheet

	<u>Sep 30, 24</u>	<u>Sep 30, 23</u>
ASSETS		
Current Assets		
Checking/Savings		
Guadalupe Bank - Checking	3,147.10	4,625.12
Guadalupe Bank - Savings	7,387.68	25,034.21
PayPal	1,437.80	143.78
Texas Hill Country Bank CD	20,448.01	0.00
Total Checking/Savings	<u>32,420.59</u>	<u>29,803.11</u>
Total Current Assets	<u>32,420.59</u>	<u>29,803.11</u>
Other Assets		
Prepaid Expense	430.00	0.00
Total Other Assets	<u>430.00</u>	<u>0.00</u>
TOTAL ASSETS	<u><u>32,850.59</u></u>	<u><u>29,803.11</u></u>
LIABILITIES & NET ASSETS		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Deferred Income	5,275.00	1,425.00
Total Other Current Liabilities	<u>5,275.00</u>	<u>1,425.00</u>
Total Current Liabilities	<u>5,275.00</u>	<u>1,425.00</u>
Total Liabilities	5,275.00	1,425.00
Net Assets	27,575.59	28,378.11
TOTAL LIABILITIES & NET ASSETS	<u><u>32,850.59</u></u>	<u><u>29,803.11</u></u>

ASSOCIATION OF PROPERTY OWNERS OF
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Reports of Officers & Committees
President
Mark Eisenman

➤ Financial
 Casey Mikeska



Association of Property Owners of Riverhill
FYE 9/30/2024 Comparative P&L

	<u>Oct '23 - Sep 24</u>	<u>Oct '22 - Sep 23</u>	<u>% of Expense</u>
Ordinary Income/Expense			
Income			
Association Dues	19,690.00	19,195.00	93.79%
Contributions	0.00	50.00	0.0%
Total Income	19,690.00	19,245.00	93.79%
Expense			
Association Events			
Annual Meeting	1,809.61	0.00	8.62%
Christmas Lights Contest	109.24	275.00	0.52%
National Night Out	0.00	178.07	0.0%
Total Association Events	1,918.85	453.07	9.14%
Insurance Expense			
Directors & Officers Insurance	2,768.00	2,627.00	13.19%
Total Insurance Expense	2,768.00	2,627.00	13.19%
Landscaping & Groundskeeping	11,175.00	9,619.66	53.23%
Mailchimp Fees	165.04	95.20	0.79%
Office Supplies	115.92	106.78	0.55%
Paypal Fees	205.26	232.84	0.98%
Postage & Delivery	679.46	446.13	3.24%
Printing & Copying	1,926.30	1,270.88	9.18%
Professional Fees	700.00	0.00	3.33%
Repairs & Maintenance	1,000.00	0.00	4.76%
Website Expense	340.17	379.00	1.62%
Total Expense	20,994.00	15,230.56	100.0%
Net Ordinary Income	-1,304.00	4,014.44	-6.21%
Other Income/Expense			
Other Income			
Interest Income	501.48	98.31	2.39%
Total Other Income	501.48	98.31	2.39%
Net Other Income	501.48	98.31	2.39%
Net Income	-802.52	4,112.75	-3.82%

ASSOCIATION OF PROPERTY OWNERS OF
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Reports of Officers & Committees
President
Mark Eisenman

➤ **Financial**
 Casey Mikeska



Association of Property Owners of Riverhill
FYE 9/30/2024 Budget to Actual

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
Ordinary Income/Expense			
Income			
Association Dues	19,690.00	19,125.00	565.00
Contributions	0.00	50.00	-50.00
Total Income	19,690.00	19,175.00	515.00
Expense			
Association Events			
Annual Meeting	1,809.61	1,000.00	-809.61
Christmas Lights Contest	109.24	275.00	165.76
National Night Out	0.00	200.00	200.00
Total Association Events	1,918.85	1,475.00	-443.85
Insurance Expense			
Directors & Officers Insurance	2,768.00	2,785.00	17.00
Total Insurance Expense	2,768.00	2,785.00	17.00
Landscaping & Groundskeeping	11,175.00	11,000.00	-175.00
Mailchimp Fees	165.04	100.00	-65.04
ACC CCR Enforcement		150.00	150.00
Office Supplies	115.92	125.00	9.08
Paypal Fees	205.26	250.00	44.74
Postage & Delivery	679.46	500.00	-179.46
Printing & Copying	1,926.30	1,400.00	-526.30
Professional Fees	700.00	0.00	-700.00
Repairs & Maintenance	1,000.00	0.00	-1,000.00
Website Expense	1,000.00	500.00	-500.00
Total Expense	21,653.83	18,285.00	-3,368.83
Net Ordinary Income	-1,963.83	890.00	-2,853.83
Other Income/Expense			
Other Income			
Interest Income	501.48	150.00	351.48
Total Other Income	501.48	150.00	351.48
Net Other Income	501.48	150.00	351.48
Net Income	-1,462.35	1,040.00	-2,502.35

ASSOCIATION OF PROPERTY OWNERS OF
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Reports of Officers & Committees
President
Mark Eisenman

➤ Financial
 Casey Mikeska



*Proposed Budget Reflects
 Increase of 10 Members
 (255 FY 2024 to 265 FY 2025)*

Association of Property Owners of Riverhill
Proposed FYE 9/30/2025 Budget

	<u>FYE '24 Budget</u>	<u>Proposed</u>	<u>% of Income</u>	<u>% of Expense</u>
Ordinary Income/Expense				
Income				
Association Dues	19,125.00	19,875.00	100.0%	98.03%
Contributions	50.00	0.00	0.0%	0.0%
Total Income	19,175.00	19,875.00	100.0%	98.03%
Expense				
Association Events				
Member Events	1,000.00	2,000.00	10.06%	9.86%
Christmas Lights Contest	275.00	175.00	0.88%	0.86%
National Night Out	200.00	200.00	1.01%	0.99%
Total Association Events	1,475.00	2,375.00	11.95%	11.71%
Insurance Expense				
Directors & Officers Insurance	2,785.00	2,910.00	14.64%	14.35%
Total Insurance Expense	2,785.00	2,910.00	14.64%	14.35%
Landscaping & Groundskeeping	11,000.00	11,500.00	57.86%	56.72%
Mailchimp Fees	100.00	175.00	0.88%	0.86%
ACC CCR Enforcement	150.00	115.00	0.58%	0.57%
Office Supplies	125.00	125.00	0.63%	0.62%
Paypal Fees	250.00	225.00	1.13%	1.11%
Postage & Delivery	500.00	500.00	2.52%	2.47%
Printing & Copying	1,400.00	2,000.00	10.06%	9.86%
Website Expense	500.00	350.00	1.76%	1.73%
Total Expense	18,285.00	20,275.00	102.01%	100.0%
Net Ordinary Income	890.00	-400.00	-2.01%	-1.97%
Other Income/Expense				
Other Income				
Interest Income	150.00	400.00	2.01%	1.97%
Total Other Income	150.00	400.00	2.01%	1.97%
Net Other Income	150.00	400.00	2.01%	1.97%
Net Income	1,040.00	0.00	0.0%	0.0%

- President
Mark Eisenman



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Annual Membership Meeting
October 8, 2024

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

Bravo!



Election Time!

(No, not that election!)



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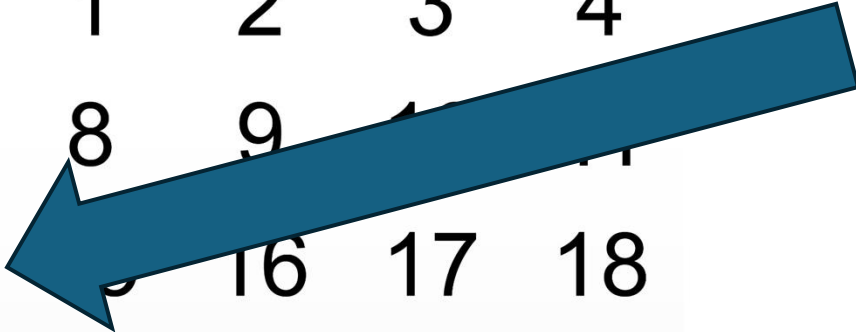
Member Forum
Mark Eisenman



October 2025

Sun Mon Tue Wed Thu Fri Sat

			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	



October 14, 2025
(Tentative)



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Thank You!
Join... Support... Participate

