

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>