



# **Association of Property Owners of Riverhill (APOR)**

**Annual Meeting  
October 17, 2023**



# Agenda

- Call to order and opening remarks
- Certification of proxies and verification of quorum
- Reading of minutes from 2022 Annual Meeting
  - *Motion to waive reading*
- Approval of Agenda for meeting
- Reports of officers/committees
  - ❖ Architectural Control
  - ❖ Member Services
  - ❖ Report of Secretary
  - ❖ Financial (2023 performance & 2024 proposed budget)
    - *Motion to accept 2023 report*
- President's Report
  - ❖ Outgoing Board recognition
  - ❖ Lost & Found
- Unfinished business from previous meeting
- New business
  - ❖ Election of new board members
    - Open board position
  - ❖ Results and certification of Board election
    - Introduction of new Board Members
- Member Forum
- Set date for 2024 Annual Meeting - October 19, 2024 (Tentative)
- Door prize drawing
- Closing Remarks & Adjournment

*Mark Eisenman, Marnee Bscheid, Deby Fowler, Casey Mikeska*





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# ARCHITECTURAL CONTROL

*Riverhill reflects the pride of its homeowners!*

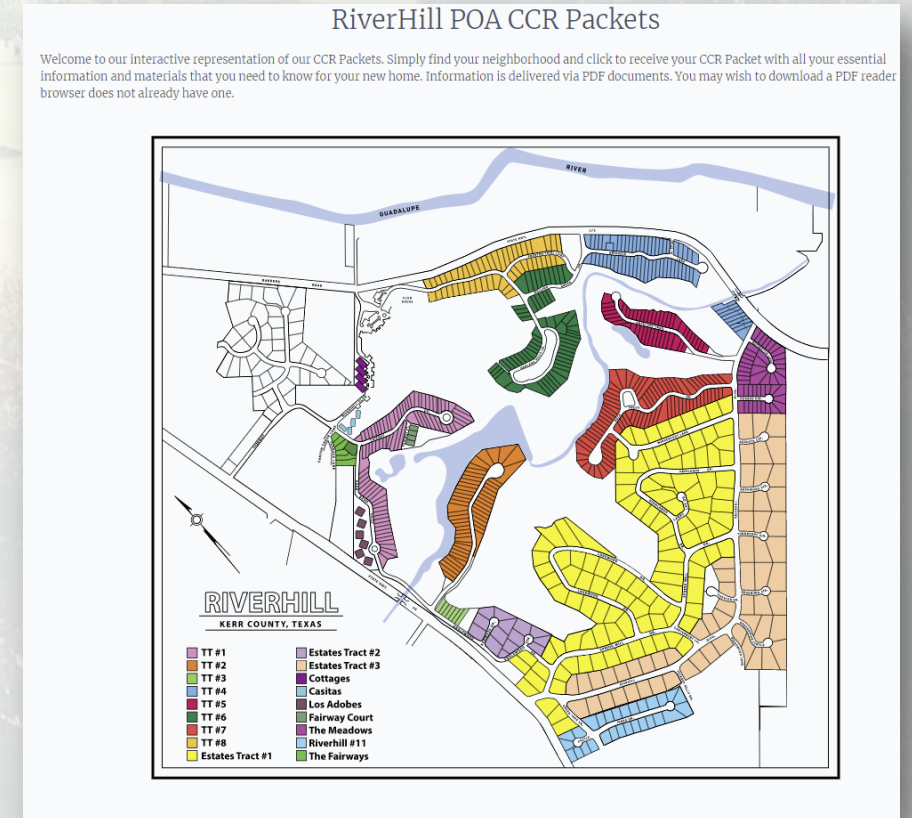
- Non compliance issues involving Covenant and Restrictions are rare, mostly landscape maintenance related
- The majority are addressed by neighbors talking to neighbors
- Involvement by ACC has included email, personal contact and information resources.

Throughout the year the ACC reviews applications for renovations, additions, and new home construction.

The most requested application this year has been for fences.

Comments or questions for ACC can be sent to

[apor.acc@yahoo.com](mailto:apor.acc@yahoo.com)



*Interactive Riverhill CCR Map  
& Documents*





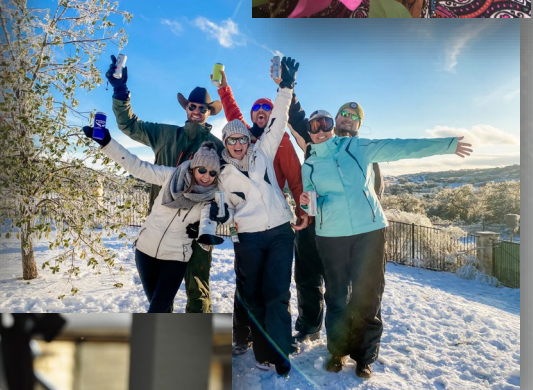
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# Member Services







# Member Services

- Ladies that lunch is a big success!
  - Usually around 15-20 women.
  - Last month was a big success with 36 ladies.
  - This is continuing once a month.
- Mahjong has 2-4 tables of 4 each twice a month.
- National Night Out had 6 host homes and seemed well attended.







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# Communications

www.riverhillpoa.com



Pay Dues Online

Join us on Facebook

ASSOCIATION OF PROPERTY OWNERS OF  
**RIVERHILL**

P.O. Box 293895  
Kerrville, Texas 78029

JOIN US RESOURCES ▾ FAQs PROJECTS ABOUT US HISTORY CONTACT



Association of Property Owners of Riverhill

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Association of Riverhill Property Owners - APOR

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APORBoard@gmail.com



Cancel

**New Message**

To: RiverhillResident@anywhere.com

Cc/Bcc, From: APORboard@gmail.com

Subject: Another Found Pet

www.riverhillpoa.com





# **Association of Property Owners of Riverhill (APOR)**

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# Financials

9:36 AM

10/10/23

Cash Basis

## Association of Property Owners of Riverhill

### Balance Sheet

As of September 30, 2023

	<u>Sep 30, 23</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Guadalupe Bank- Checking	4,625.12
Guadalupe Bank- Savings	25,034.21
PayPal	143.78
	<hr/>
Total Checking/Savings	29,803.11
	<hr/>
Total Current Assets	29,803.11
	<hr/>
<b>TOTAL ASSETS</b>	<b>29,803.11</b>
	<hr/> <hr/>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Deferred Income	1,425.00
	<hr/>
Total Other Current Liabilities	1,425.00
	<hr/>
Total Current Liabilities	1,425.00
	<hr/>
Total Liabilities	1,425.00
	<hr/>
Equity	28,378.11
	<hr/>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>29,803.11</b>
	<hr/> <hr/>





# Financials

9:33 AM  
10/10/23  
Cash Basis

## Association of Property Owners of Riverhill Profit & Loss October 2022 through September 2023

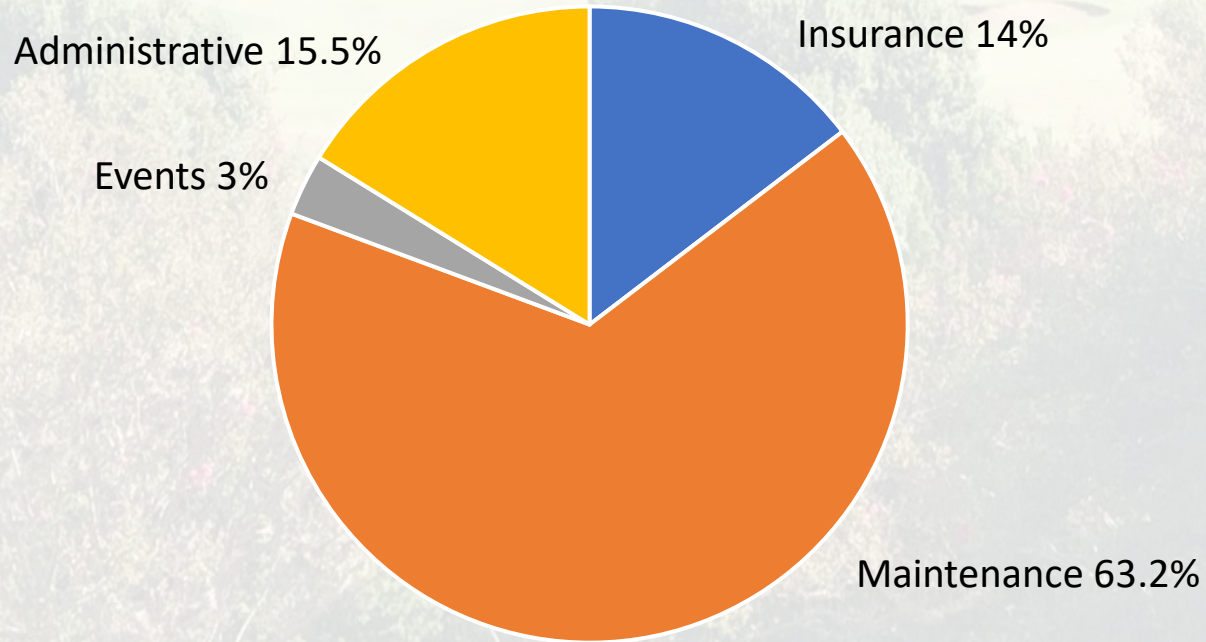
	<u>Oct '22 - Sep 23</u>	<u>% of Income</u>	<u>% of Expense</u>
<b>Ordinary Income/Expense</b>			
Income			
Association Dues	18,745.00	99.7%	123.1%
Contributions	50.00	0.3%	0.3%
<b>Total Income</b>	<b>18,795.00</b>	<b>100.0%</b>	<b>123.4%</b>
<b>Expense</b>			
Association Events			
Christmas Lights Contest	275.00	1.5%	1.8%
National Night Out	178.07	0.9%	1.2%
<b>Total Association Events</b>	<b>453.07</b>	<b>2.4%</b>	<b>3.0%</b>
Insurance Expense			
Directors & Officers Insurance	2,627.00	14.0%	17.2%
<b>Total Insurance Expense</b>	<b>2,627.00</b>	<b>14.0%</b>	<b>17.2%</b>
Landscaping & Groundskeeping	9,619.66	51.2%	63.2%
Mailchimp Fees	95.20	0.5%	0.6%
Office Supplies	106.78	0.6%	0.7%
Paypal Fees	232.84	1.2%	1.5%
Postage & Delivery	446.13	2.4%	2.9%
Printing & Copying	1,270.88	6.8%	8.3%
Website Expense	379.00	2.0%	2.5%
<b>Total Expense</b>	<b>15,230.56</b>	<b>81.0%</b>	<b>100.0%</b>
<b>Net Ordinary Income</b>	<b>3,564.44</b>	<b>19.0%</b>	<b>23.4%</b>
<b>Other Income/Expense</b>			
Other Income			
Interest Income	98.31	0.5%	0.6%
<b>Total Other Income</b>	<b>98.31</b>	<b>0.5%</b>	<b>0.6%</b>
<b>Net Other Income</b>	<b>98.31</b>	<b>0.5%</b>	<b>0.6%</b>
<b>Net Income</b>	<b>3,662.75</b>	<b>19.5%</b>	<b>24.0%</b>





# Where Your \$75 Goes

Expenses by Category



Insurance	14.00%	\$10.50
Maintenance	63.20%	\$47.40
Events	3.00%	\$2.25
Admin	15.50%	\$11.63
		\$71.78





**Association of Property Owners of Riverhill  
Proposed FYE 9/30/2024 Budget**

*Proposed  
Budget  
FY 2024*

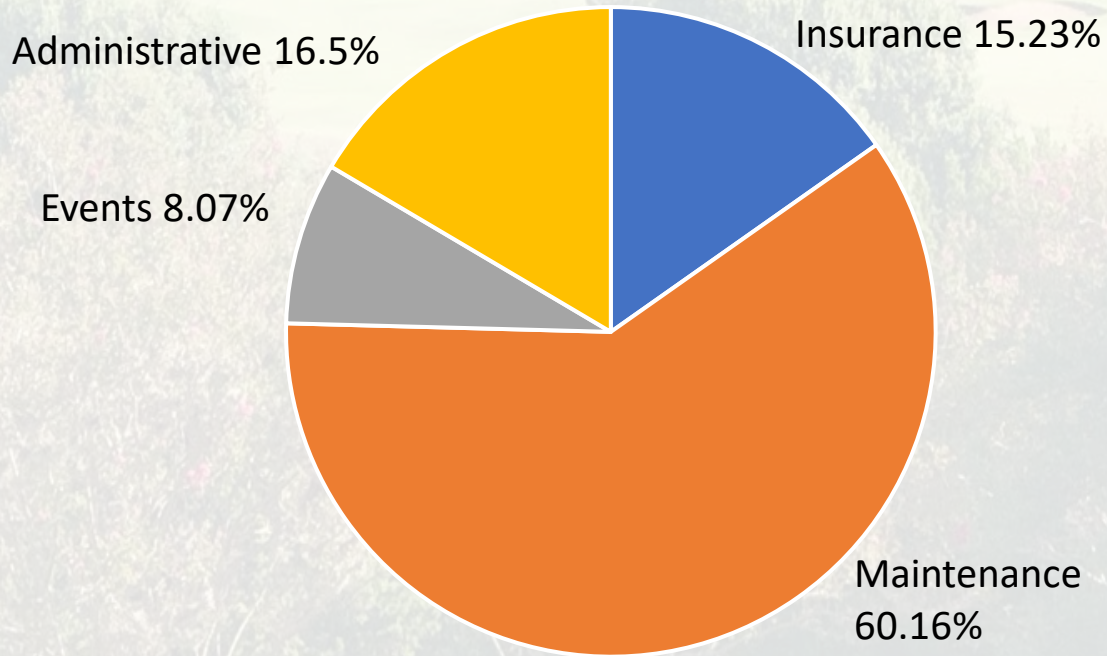
	<u>Current</u>	<u>Proposed</u>	<u>% of Income</u>	<u>% of Expense</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Association Dues	24,750.00	19,125.00	99.74%	104.59%
Contributions	425.00	50.00	0.26%	0.27%
<b>Total Income</b>	<u>25,175.00</u>	<u>19,175.00</u>	<u>100.0%</u>	<u>104.87%</u>
<b>Expense</b>				
<b>Association Events</b>				
Member Events	3,100.00	1,000.00	5.22%	5.47%
Christmas Lights Contest	400.00	275.00	1.43%	1.5%
National Night Out	200.00	200.00	1.04%	1.09%
<b>Total Association Events</b>	<u>3,700.00</u>	<u>1,475.00</u>	<u>7.69%</u>	<u>8.07%</u>
<b>Insurance Expense</b>				
Directors & Officers Insurance	2,900.00	2,785.00	14.52%	15.23%
<b>Total Insurance Expense</b>	<u>2,900.00</u>	<u>2,785.00</u>	<u>14.52%</u>	<u>15.23%</u>
Landscaping & Groundskeeping	12,200.00	11,000.00	57.37%	60.16%
Mailchimp Fees	0.00	100.00	0.52%	0.55%
ACC CCR Enforcement	1,000.00	150.00	0.78%	0.82%
Office Supplies	300.00	125.00	0.65%	0.68%
Paypal Fees	0.00	250.00	1.3%	1.37%
Postage & Delivery	900.00	500.00	2.61%	2.73%
Printing & Copying	3,000.00	1,400.00	7.3%	7.66%
Website Expense	500.00	500.00	2.61%	2.73%
<b>Total Expense</b>	<u>24,500.00</u>	<u>18,285.00</u>	<u>95.36%</u>	<u>100.0%</u>
<b>Net Ordinary Income</b>	<u>675.00</u>	<u>890.00</u>	<u>4.64%</u>	<u>4.87%</u>
<b>Other Income/Expense</b>				
<b>Other Income</b>				
Interest Income	0.00	150.00	0.78%	0.82%
<b>Total Other Income</b>	<u>0.00</u>	<u>150.00</u>	<u>0.78%</u>	<u>0.82%</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>150.00</u>	<u>0.78%</u>	<u>0.82%</u>
<b>Net Income</b>	<u><u>675.00</u></u>	<u><u>1,040.00</u></u>	<u><u>5.42%</u></u>	<u><u>5.69%</u></u>





# Where Your \$75 Will Go

Budgeted Expenses by Category



Insurance	15.23%	\$11.42
Maintenance	60.16%	\$45.12
Events	8.07%	\$6.05
Admin	16.50%	\$12.38
		\$74.97





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October 17, 2023**





# **Association of Property Owners of Riverhill (APOR)**

**President's Report  
New Business  
Member Forum**

**Next Meeting:  
October 19,  
2024  
(Tentative)**





**Door Prizes!**