



RIVERSTONE Commercial Property Owners Annual Meeting

December 3, 2024



2024 Annual Meeting Agenda

Riverstone CPOA

Call to Order and Confirm Quorum

Welcome and Introductions

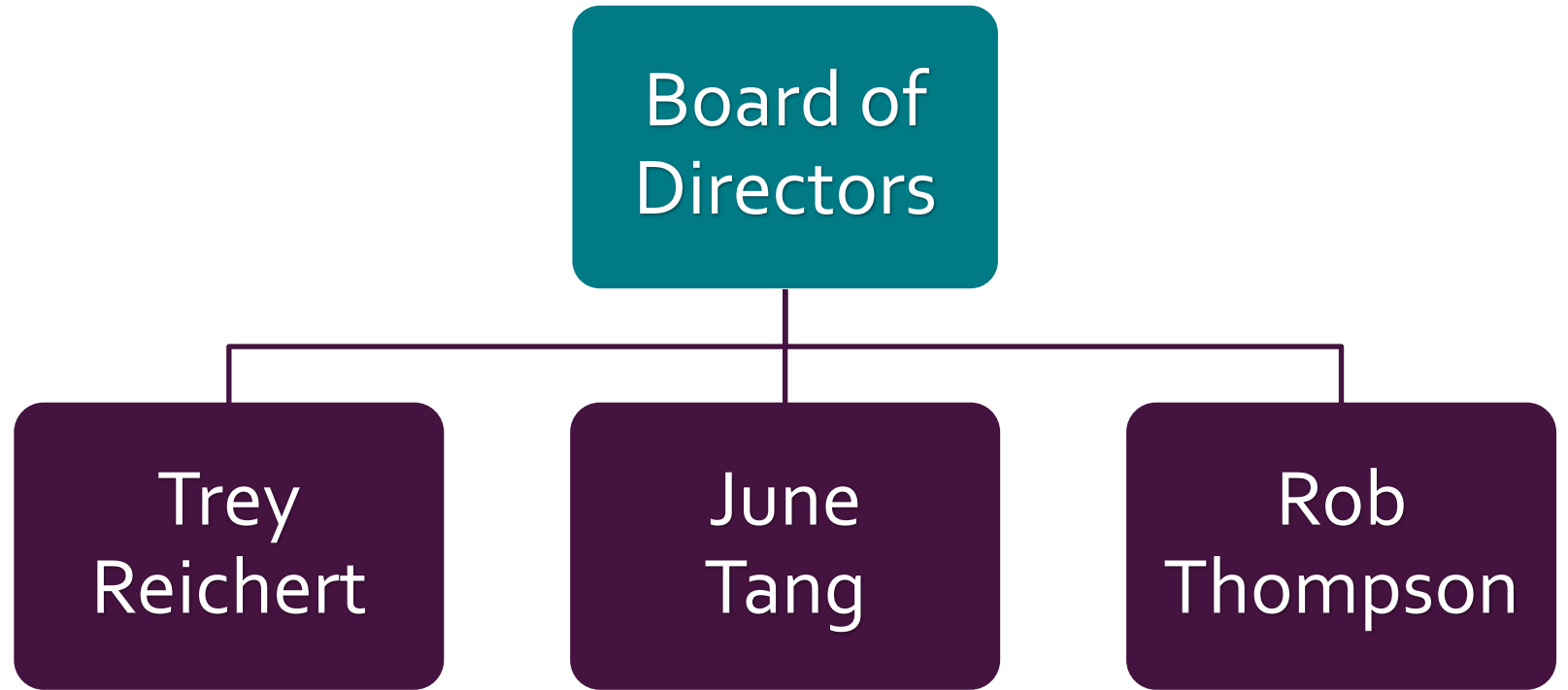
Overview of Riverstone Commercial Property Owners Association

Present 2025 Assessments and Budget

Questions & Answers



Riverstone
Commercial
Property Owners
Association, Inc



OVERVIEW

Riverstone
Commercial Property Owners
Association, Inc.

Jaime Villegas
General Manager

Riverstone CPOA Staff

General Manager

Jaime Villegas

Community Relations

Ryan Evans
Community Relations &
Recreation Director

Damien Pennington
Community Relations &
Recreation Supervisor

Briana Davis
Community Relations
Coordinator

Leyla Mottu
Front Desk

Finance

Felecia Alexander
Finance Manager

Mariona Code
Finance Assistant

Compliance

Sean Parker
Compliance Manager

Cristina Saucedo
Compliance Supervisor

Elisa Maldonado
Compliance Coordinator

Aby David
Compliance Coordinator

Operations

Julie Kveton
Operations Manager

Randi Miller
Operations Supervisor

Jose Zelaya
Maintenance Tech

Ivan Garza
Maintenance

Lifestyle

Solomon Delaney
Director of Fun

Barbara Mendoza
Lifestyle Coordinator

Fitness & Tennis

Lindsay Marsh
Fitness Director

Giorgio Botto
Tennis Director

Wayne Rollock
Assistant Tennis Pro



**Riverstone
Commercial
Property
Owners
Association, Inc**

Board of Directors

- Policy Making
- Long-Term Vision and Perspective

Management & Staff

- Implement Policies
- Work Towards Achieving Vision
- Enforce Deed Restrictions
- Maintain Common Areas
- Partner with Businesses/Communities

2024 Operations Overview

- **Landscape Enhancements** – Plant replacement projects have been completed in several neighborhood entrances, major boulevards, parks and other areas throughout the community.
- Raised and repaired sidewalk areas that had formed tripping hazards or held water.
- Repaired the brick pavers along the major intersections of LJ Parkway and University Blvd 4 corners.



2024 Compliance Overview

- 65 Notices Sent to Property Owners for Deed Restriction Violations
- Several Self-Help Notices Were Sent For Items Such As:
 - Property Mowing
 - Landscaping and/or Tree Maintenance
 - Signs/Banners
 - Trash On Property
- Significant Email/Phone Contact With Property Owners and Property Managers On Issues Related to Compliance Regarding:
 - Bandit Signs, Banners, Property Maintenance, Lighting Issues, Brick Wall Maintenance, Non-Approval of Building Signs, and Landscaping Issues

2024 Lifestyle Overview

- 2024 Events
 - Health & Wellness Fair
 - Riverstone Wicked Fun Run 5K
 - Trail of Treats
 - Bunny & Brunch Hop
- 2025 Events & Goals
 - Partnership Opportunities
 - Casino Night
 - Webinars
 - Red, White & Boom!
 - Trail of Treats
 - Wicked Fun Run
 - Bunny & Brunch Hop



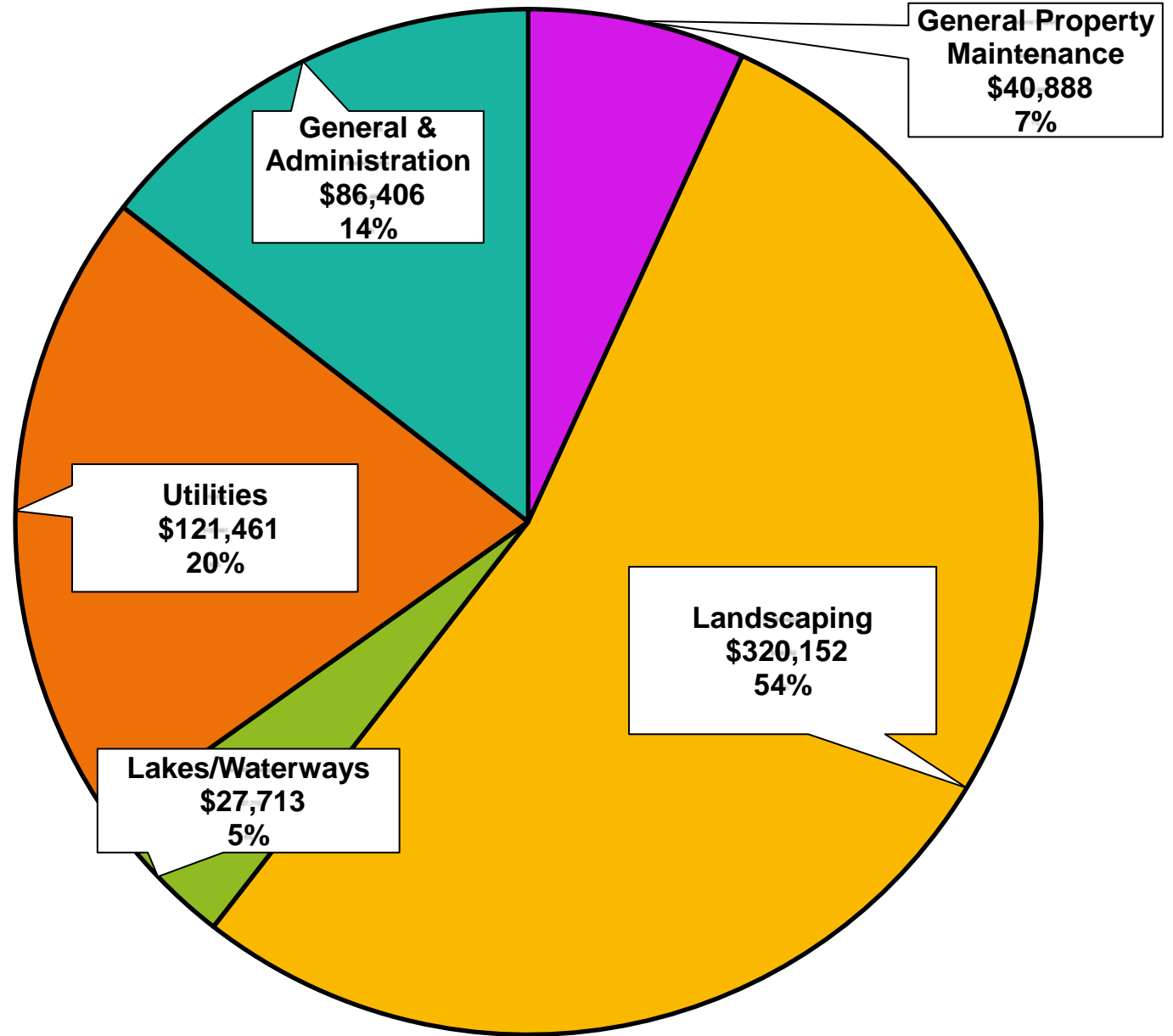
2025 ASSESSMENT & BUDGET

Riverstone Commercial POA

2024-2025 Operating Budget

	<u>2024 Budget</u>	<u>2025 Budget</u>
Income		
Assessment Income	\$ 665,785	\$ 683,772
Other Income	<u>\$ 7,380</u>	<u>\$ 7,830</u>
Total Income	\$ 673,165	\$ 691,602
Expenses		
Common Areas	\$ 504,987	\$ 510,214
Community Events	\$ 10,000	\$ 10,000
Compliance	\$ (1,400)	\$ (1,400)
General & Administrative	\$ 84,895	\$ 86,406
Reserve Contribution	<u>\$ 74,682</u>	<u>\$ 86,382</u>
Total Expenses	<u>\$ 673,165</u>	<u>\$ 691,602</u>
Operating Income/Loss	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>
Reserve Funds		
Reserve Income	\$ 75,582	\$ 88,182
Reserve Expenses	<u>\$ -</u>	<u>\$ -</u>
Reserve - Income (Loss)	<u><u>\$ 75,582</u></u>	<u><u>\$ 88,182</u></u>

2025 Major Operating Expense Areas



2025 CPOA Budget

- 2025 Assessment \$3,149 Per Acre (5.7% Increase From 2024)
- Revenue Based On 217 Billable Acres
- Operating Expenses of \$691,602
- Projecting a Balanced Budget



Q & A

Thank You For Attending!