

# HOA CORNER

## Residents of Riverstone,

Upon the review and consideration by the Board of Directors, the 2025 budget has been approved and the general assessment rate set at \$1,310. This is a 3.3% increase over 2024 and comes after a detailed planning and review process considering both Capital, Reserve, and Operating expenses.

For the 2025 Budget, 65% of funds are allocated to the continued landscape maintenance and improvements of the Riverstone community, including common areas, parks and pools, lakes and their associated utilities. 16% of funds are allocated to General and Administrative costs, 6% of funds for Recreation and Fun, including fitness center and tennis court maintenance, and 5% to Compliance for enforcement of deed restrictions. Additionally, RSHOA continues to properly fund the Reserve Account to ensure funds are available to repair or replace assets of Riverstone as it becomes necessary to do so. The remaining 8% of budgeted costs reflect a \$755,232 contribution to the Reserve Fund Account and \$400,000 to the Capital Projects Fund.

As a reminder, each gated neighborhood also has a separate budget and neighborhood assessment, as required by the neighborhood governing documents. That information is sent out to those neighborhoods individually with their Assessment Statement.

The Board of Directors believes this 2025 Budget reflects fiscally responsible solutions necessary to see Riverstone into the future. Should you have any questions about the budget or assessments, please feel free to contact the Association Office or email us at [Finance@riverstone.com](mailto:Finance@riverstone.com) and we will be happy to answer your questions!

## 2025 Payment Information

Residents are encouraged to utilize one of the payment options detailed below. Bringing your check to the Association Office may delay processing of your payment. Cash payments will not be accepted.

### 1. Online Payments on your Resident Portal

Visit [www.rshoa.org](http://www.rshoa.org) select "Resident Account Portal." Once you have logged into the Portal system, click on the black "Pay Now" button on the left of your screen. A pop-up screen will open with two options: Pay with eCheck or Pay with Credit Card.

**E-Check:** Clicking "Pay with eCheck thru Alliance Association Bank" will expand the One-Time eCheck payment window. Enter the required information and your payment will be electronically withdrawn from your bank account and sent to our payment processing center. Please be aware that it can take up to 5 business days for eCheck payments to process and be credited to your account (although most are processed the next business day). You will receive an e-mail confirming that your payment has processed. This service is FREE and easy to use. Riverstone's Management Company ID is 7214. Your Association ID is R100. Your Account number is a 10-digit number located on the top of your payment coupon.

**Credit Card Payments:** Clicking "Pay with Credit Card thru Alliance Association Bank" will expand the credit card payment window. We can accept Visa, MasterCard, American Express or Discover. You will incur a 3% processing fee for credit cards and \$5 flat processing fee for debit cards. Please be aware that it can take up to 7 business days for Credit Card payments to process and credit to your account (although most are processed in 4-5 days). Credit card payments can only be made online. Credit card payments are not taken at the Association office.

### 2. Personal Bill Pay

If you opt to use your Bank's bill payment feature through your Online Banking channel, please be aware that this will be sent via a check and may take up to 7 business days to reach our lockbox, even though your bank may withdraw the funds immediately. When setting up Riverstone HOA as a vendor merchant within your Bank's Payment system, please make sure you include the following information:

Merchant/Vendor Name: Riverstone HOA

Merchant/Vendor Address: P.O. Box 94104, Las Vegas, NV 89193-4104

In ALL cases, payments are posted by DATE RECEIVED, not date submitted or postmark date. Please allow ample time for your payment to reach our lock-

box. Your Account number and/or our billing address may have changed from last year. Please verify your information before mailing a payment. Payments mailed to any other addresses will not be received by Riverstone and will be subject to let charges.

### 3. Personal Check via Mail

Personal check payments should be mailed to the Riverstone HOA lockbox at P.O. Box 94104, Las Vegas, NV 89193-4104. This address will be reflected on the assessment statement. It is very important to include your payment coupon along with your personal check so that your payment may be applied to your account.

By sending us your check, please be aware that you are authorizing Alliance Association Bank to use information on your check to make a one-time electronic debit from your account at the financial institution indicated on your check. If we cannot collect from your electronic payment, we will issue a draft against your account. If you do not have sufficient funds in your account, your financial institution may debit a fee from your account and Riverstone HOA will charge you a \$50 NSF fee and your payment will be considered late.

### 4. Payment Plans

In order to provide a choice of easy, convenient methods of paying your 2025 assessments, the following payment plans have been approved. Review each plan carefully and select the one best suited for you.

**OPTION #1:** You may pay your 2025 assessment in one or more payments before January 31, 2025. There is no handling fee associated with this option. All Assessment balances after January 31, 2025 will accrue interest and late charges.

**OPTION #2:** If you need more time to pay, Payment Plan options of up to 6 months are available. Monthly administrative fees will apply. Please email [Finance@riverstone.com](mailto:Finance@riverstone.com) for more information.

**OPTION #3:** For those Assessments that become delinquent on the 1st day of February, the entire Assessment balance along with interest and administrative costs shall then be due and payable in three (3) payments. The due dates for the Payment Plan will be February 28th, March 31st, and April 30th. If you need more time to pay, please contact us.

## 2025 Riverstone HOA BUDGET

INCOME	
Assessment Income	\$8,619,998
Other Income	\$765,669
<b>TOTAL INCOME</b>	<b>\$9,385,657</b>
EXPENSES	
Common Areas	\$6,090,361
Recreation and Events	\$588,084
Compliance	\$491,046
General & Administrative	\$1,460,934
Reserve & Capital Contribution	\$755,232
<b>TOTAL EXPENSES</b>	<b>\$9,385,657</b>
<b>Net Operating</b>	<b>\$-</b>
RESERVE & CAPITAL	
Reserve Contribution	\$615,922
Capital Contribution	\$400,000
Other Income	\$146,000
<b>TOTAL INCOME</b>	<b>\$1,161,922</b>
<b>Reserve &amp; Capital Expenses</b>	<b>\$1,426,166</b>
<b>Net Reserve &amp; Capital</b>	<b>\$(264,244)</b>
<b>2025 ANNUAL ASSESSMENT RATE</b>	<b>\$1,310</b>

Some neighborhoods have additional Neighborhood Assessments in addition to the general Annual Assessment. Some lake-adjacent lots have additional Lake Assessments in addition to the general Annual Assessment.

Contact us at [Finance@riverstone.com](mailto:Finance@riverstone.com) for more info on Neighborhood or Lake Assessments.