

**STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.  
A RESIDENTIAL COMMUNITY FOR PERSONS 55 YEARS OF AGE OR OLDER**

C/O RealManage of Sarasota, Inc.  
2700 Riverbluff Parkway Sarasota, FL 34231  
Phone: (941) 922-8188 Fax: (941) 927-9849

**Join Zoom Meeting**

**<https://zoom.us/j/95828312171?pwd=ReGJQynuR8mW8ZXz8RexIen75W5BFG.1>**

**Meeting ID: 958 2831 2171**

**Passcode: 256386**

**AGENDA**

**March 26, 2026 – 9:30 A.M. - SRV CLUBHOUSE or via Zoom**

**AGENDA**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Determination of Quorum**
- 5. Approval of Minutes – Board Meeting Minutes 02.26.26**
- 6. President’s Report – Marcia Lawson**
- 7. Vice President’s Report – Mitch Wyant**
- 8. Secretary’s Report – Arlene Johnson**
- 9. Treasurer's Report – Jennifer Royer**
- 10. Community Association Report – Sarah Daley**
- 11. Building Report - Mitch Wyant**
- 12. Grounds Report – Mike Cavallo**
- 13. Safety Report – Larry Gill**
- 14. Audit Report – Carl Shepherd**
- 15. Clubhouse Report – Julie Micheletti**
- 16. Social Committee Report- Rolo Miles**
- 17. Sales, Lease and Rental Committee – Sandy Needles**
  
- 18. New Business**
  - A. Handrail Replacement Across from Clubhouse – Mitch Wyant**
  - B. Legal Committee Approval, Jonathan Tell**
  - C. Replacement of Clubhouse Refrigerator**
  - D. Discussion of Morton Easement and Implications for Strathmore**

Riverside Villas, Association

**E.** Problems, Issues, and Concerns of the Community and Jerry McGuire's School of Management

**F.** V306 - Modification Form to Install Patio Behind Villa

**G.** V177 - Legal/Fining Third Vehicle

**19. Owner Questions / Comments**

**20. Adjournment**

## Treasurer's Report:

1. Final adjustments pending Auditors approval for 2025 have been completed.
2. Review of January 2026 Financials.
3. Review of February 2026 Financials.

**Strathmore Riverside Villas Association, Inc.**  
*Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)*  
 Operating Fund

	Month Ending 01/31/2026				YTD 01/31/2026				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessments</b>											
<b>Regular Assessments</b>											
Full Rate	243,600.00	243,600.00	0.00	0%	243,600.00	243,600.00	0.00	0%	2,923,200.00	2,679,600.00	92%
<b>TOTAL Regular Assessments</b>	243,600.00	243,600.00	0.00	0%	243,600.00	243,600.00	0.00	0%	2,923,200.00	2,679,600.00	92%
<b>Assessment Allocation</b>											
Reserve Allocations	(46,154.00)	(46,704.00)	550.00	(1%)	(46,154.00)	(46,704.00)	550.00	(1%)	(560,448.00)	(514,294.00)	92%
<b>TOTAL Assessment Allocation</b>	(46,154.00)	(46,704.00)	550.00	(1%)	(46,154.00)	(46,704.00)	550.00	(1%)	(560,448.00)	(514,294.00)	92%
<b>TOTAL Assessments</b>	197,446.00	196,896.00	550.00	0%	197,446.00	196,896.00	550.00	0%	2,362,752.00	2,165,306.00	92%
<b>Other Income</b>											
Application Fees	600.00	417.00	183.00	44%	600.00	417.00	183.00	44%	5,000.00	4,400.00	88%
Creekhouse Income	4,000.00	2,000.00	2,000.00	100%	4,000.00	2,000.00	2,000.00	100%	24,000.00	20,000.00	83%
Interest Income	664.21	500.00	164.21	33%	664.21	500.00	164.21	33%	6,000.00	5,335.79	89%
Marina Slip Fee	30,662.00	3,248.00	27,414.00	844%	30,662.00	3,248.00	27,414.00	844%	38,976.00	8,314.00	21%
Miscellaneous Income	0.00	83.00	(83.00)	(100%)	0.00	83.00	(83.00)	(100%)	1,000.00	1,000.00	100%
<b>TOTAL Other Income</b>	35,926.21	6,248.00	29,678.21	475%	35,926.21	6,248.00	29,678.21	475%	74,976.00	39,049.79	52%
<b>TOTAL Revenues</b>	233,372.21	203,144.00	30,228.21	15%	233,372.21	203,144.00	30,228.21	15%	2,437,728.00	2,204,355.79	90%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Landscape Maintenance</b>											
Backflow Check Irrigation	0.00	5,037.50	5,037.50	100%	0.00	5,037.50	5,037.50	100%	60,450.00	60,450.00	100%
Grounds Contract	17,812.96	17,265.38	(547.58)	(3%)	17,812.96	17,265.38	(547.58)	(3%)	207,184.53	189,371.57	91%
Irrigation System: Maint./Irrigation Contract	2,241.74	1,596.02	(645.72)	(40%)	2,241.74	1,596.02	(645.72)	(40%)	19,152.25	16,910.51	88%
Lawn & Grounds Supplies	394.55	406.96	12.41	3%	394.55	406.96	12.41	3%	4,883.46	4,488.91	92%
Mulch/Ground Cover	927.55	1,848.02	920.47	50%	927.55	1,848.02	920.47	50%	22,176.29	21,248.74	96%
Plants/Shrubs/Trees	205.47	756.01	550.54	73%	205.47	756.01	550.54	73%	9,072.12	8,866.65	98%
Sod Replacement	0.00	1,596.02	1,596.02	100%	0.00	1,596.02	1,596.02	100%	19,152.25	19,152.25	100%
Tree Trimming/Removal	0.00	4,032.05	4,032.05	100%	0.00	4,032.05	4,032.05	100%	48,384.64	48,384.64	100%
<b>TOTAL Landscape Maintenance</b>	21,582.27	32,537.96	10,955.69	34%	21,582.27	32,537.96	10,955.69	34%	390,455.54	368,873.27	94%
<b>Pool Operating Expenses</b>											
Pool Contract/Repairs/Supplies	589.45	504.01	(85.44)	(17%)	589.45	504.01	(85.44)	(17%)	6,048.08	5,458.63	90%
Pool Permits	0.00	50.45	50.45	100%	0.00	50.45	50.45	100%	605.34	605.34	100%

Unaudited

**Strathmore Riverside Villas Association, Inc.**  
*Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)*  
*Operating Fund*

	Month Ending 01/31/2026				YTD 01/31/2026				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>TOTAL Pool Operating Expenses</b>	589.45	554.46	(34.99)	(6%)	589.45	554.46	(34.99)	(6%)	6,653.42	6,063.97	91%
<b>Maintenance</b>											
A/C Service/Maint	0.00	415.81	415.81	100%	0.00	415.81	415.81	100%	4,989.67	4,989.67	100%
Backflow Non Irrigation	500.00	294.00	(206.00)	(70%)	500.00	294.00	(206.00)	(70%)	3,528.05	3,028.05	86%
Creekhouse Expense	55.00	252.00	197.00	78%	55.00	252.00	197.00	78%	3,024.04	2,969.04	98%
General Maintenance	1,033.76	1,680.02	646.26	38%	1,033.76	1,680.02	646.26	38%	20,160.27	19,126.51	95%
Ground Erosion Control	0.00	840.01	840.01	100%	0.00	840.01	840.01	100%	10,080.13	10,080.13	100%
Maintenance Equipment	0.00	84.00	84.00	100%	0.00	84.00	84.00	100%	1,008.01	1,008.01	100%
<b>TOTAL Common Area</b>	1,588.76	3,565.84	1,977.08	55%	1,588.76	3,565.84	1,977.08	55%	42,790.17	41,201.41	96%
<b>Maintenance</b>											
<b>Repair &amp; Maint - Amenity</b>											
<b>Center</b>											
Clubhouse Maint/Repair	6,431.04	840.01	(5,591.03)	(666%)	6,431.04	840.01	(5,591.03)	(666%)	10,080.13	3,649.09	36%
Clubhouse Utilities	1,216.02	1,092.01	(124.01)	(11%)	1,216.02	1,092.01	(124.01)	(11%)	13,104.17	11,888.15	91%
Exercise Equipment Maintenance Agreement	0.00	67.17	67.17	100%	0.00	67.17	67.17	100%	806.00	806.00	100%
<b>TOTAL Building Expenses</b>	7,647.06	1,999.19	(5,647.87)	(283%)	7,647.06	1,999.19	(5,647.87)	(283%)	23,990.30	16,343.24	68%
<b>Repairs/Maint - Rec. Fields &amp; Equip.</b>											
Rec. Facility Maint. & Supplies	98.86	546.01	447.15	82%	98.86	546.01	447.15	82%	6,552.09	6,453.23	98%
<b>TOTAL Repairs/Maint - Rec. Fields &amp; Equip.</b>	98.86	546.01	447.15	82%	98.86	546.01	447.15	82%	6,552.09	6,453.23	98%
<b>Exterminating</b>											
Pest Control	0.00	686.50	686.50	100%	0.00	686.50	686.50	100%	8,238.00	8,238.00	100%
<b>TOTAL Exterminating</b>	0.00	686.50	686.50	100%	0.00	686.50	686.50	100%	8,238.00	8,238.00	100%
<b>Telephone</b>											
Cable TV	17,820.86	16,653.89	(1,166.97)	(7%)	17,820.86	16,653.89	(1,166.97)	(7%)	199,846.70	182,025.84	91%
Telephone	855.02	617.41	(237.61)	(38%)	855.02	617.41	(237.61)	(38%)	7,408.90	6,553.88	88%
<b>TOTAL Telephone</b>	18,675.88	17,271.30	(1,404.58)	(8%)	18,675.88	17,271.30	(1,404.58)	(8%)	207,255.60	188,579.72	91%
<b>Water and Wastewater</b>											
Sewer	26,920.36	26,976.33	55.97	0%	26,920.36	26,976.33	55.97	0%	323,715.91	296,795.55	92%
Water	13,149.09	10,733.54	(2,415.55)	(23%)	13,149.09	10,733.54	(2,415.55)	(23%)	128,802.47	115,653.38	90%
<b>TOTAL Water and Wastewater</b>	40,069.45	37,709.87	(2,359.58)	(6%)	40,069.45	37,709.87	(2,359.58)	(6%)	452,518.38	412,448.93	91%
<b>Electricity</b>											
Electric	789.85	1,008.01	218.16	22%	789.85	1,008.01	218.16	22%	12,096.16	11,306.31	93%
Electric - Maintenance Shed	38.28	42.00	3.72	9%	38.28	42.00	3.72	9%	504.01	465.73	92%

Unaudited

**Strathmore Riverside Villas Association, Inc.**  
*Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)*  
*Operating Fund*

	Month Ending 01/31/2026				YTD 01/31/2026				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>TOTAL Electricity</b>	828.13	1,050.01	221.88	21%	828.13	1,050.01	221.88	21%	12,600.17	11,772.04	93%
<b>TOTAL Direct Operating Expenses</b>	91,079.86	95,921.14	4,841.28	5%	91,079.86	95,921.14	4,841.28	5%	1,151,053.67	1,059,973.81	92%
<b>General and Administrative Expenses</b>											
<b>Professional Fees</b>											
Accounting	0.00	973.36	973.36	100%	0.00	973.36	973.36	100%	11,680.35	11,680.35	100%
Auditing	0.00	646.16	646.16	100%	0.00	646.16	646.16	100%	7,753.95	7,753.95	100%
Legal	0.00	3,392.35	3,392.35	100%	0.00	3,392.35	3,392.35	100%	40,708.23	40,708.23	100%
Operational Reserves	0.00	1,211.55	1,211.55	100%	0.00	1,211.55	1,211.55	100%	14,538.65	14,538.65	100%
<b>TOTAL Professional Fees</b>	0.00	6,223.42	6,223.42	100%	0.00	6,223.42	6,223.42	100%	74,681.18	74,681.18	100%
<b>Bad Debts</b>											
Allowance for BD Adjustment	(1,000.00)	0.00	1,000.00	100%	(1,000.00)	0.00	1,000.00	100%	0.00	1,000.00	100%
Bad Debt Expense	73.50	1,938.49	1,864.99	96%	73.50	1,938.49	1,864.99	96%	23,261.85	23,188.35	100%
<b>TOTAL Bad Debts</b>	(926.50)	1,938.49	2,864.99	148%	(926.50)	1,938.49	2,864.99	148%	23,261.85	24,188.35	104%
<b>Homeowner Communications</b>											
News & Views Compilation	185.00	132.30	(52.70)	(40%)	185.00	132.30	(52.70)	(40%)	1,587.62	1,402.62	88%
Website	0.00	80.77	80.77	100%	0.00	80.77	80.77	100%	969.24	969.24	100%
<b>TOTAL Homeowner Communications</b>	185.00	213.07	28.07	13%	185.00	213.07	28.07	13%	2,556.86	2,371.86	93%
<b>Insurance</b>											
General, Property & Liability	55,396.50	76,283.91	20,887.41	27%	55,396.50	76,283.91	20,887.41	27%	915,406.93	860,010.43	94%
<b>TOTAL Insurance</b>	55,396.50	76,283.91	20,887.41	27%	55,396.50	76,283.91	20,887.41	27%	915,406.93	860,010.43	94%
<b>Contracted Services</b>											
Management Contract	1,823.64	1,767.55	(56.09)	(3%)	1,823.64	1,767.55	(56.09)	(3%)	21,210.62	19,386.98	91%
RM Other Fees	426.08	840.01	413.93	49%	426.08	840.01	413.93	49%	10,080.13	9,654.05	96%
<b>TOTAL Contracted Services</b>	2,249.72	2,607.56	357.84	14%	2,249.72	2,607.56	357.84	14%	31,290.75	29,041.03	93%
<b>Administrative</b>											
Background Check	0.00	364.08	364.08	100%	0.00	364.08	364.08	100%	4,369.00	4,369.00	100%
Bank Fees & Coupon Books	50.00	8.40	(41.60)	(495%)	50.00	8.40	(41.60)	(495%)	100.79	50.79	50%
Copier Lease	400.09	102.03	(298.06)	(292%)	400.09	102.03	(298.06)	(292%)	1,224.40	824.31	67%
Fees, Dues, License	0.00	169.33	169.33	100%	0.00	169.33	169.33	100%	2,032.00	2,032.00	100%
Miscellaneous Administrative	58.65	141.75	83.10	59%	58.65	141.75	83.10	59%	1,701.00	1,642.35	97%
Office Supplies, Postage, ETC	1,040.80	1,680.02	639.22	38%	1,040.80	1,680.02	639.22	38%	20,160.27	19,119.47	95%
<b>TOTAL Administrative Expenses</b>	1,549.54	2,465.61	916.07	37%	1,549.54	2,465.61	916.07	37%	29,587.46	28,037.92	95%

Unaudited

**Strathmore Riverside Villas Association, Inc.**  
*Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)*  
*Operating Fund*

	Month Ending 01/31/2026				YTD 01/31/2026				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Compensation</b>											
Contract Labor	5,288.00	5,591.11	303.11	5%	5,288.00	5,591.11	303.11	5%	67,093.36	61,805.36	92%
Contract Services	5,500.00	5,544.07	44.07	1%	5,500.00	5,544.07	44.07	1%	66,528.88	61,028.88	92%
Contract Taxes/Insurance	1,846.35	3,377.42	1,531.07	45%	1,846.35	3,377.42	1,531.07	45%	40,528.98	38,682.63	95%
Labor OT	0.00	338.83	338.83	100%	0.00	338.83	338.83	100%	4,065.97	4,065.97	100%
Service OT	0.00	121.16	121.16	100%	0.00	121.16	121.16	100%	1,453.87	1,453.87	100%
<b>TOTAL Compensation</b>	<b>12,634.35</b>	<b>14,972.59</b>	<b>2,338.24</b>	<b>16%</b>	<b>12,634.35</b>	<b>14,972.59</b>	<b>2,338.24</b>	<b>16%</b>	<b>179,671.06</b>	<b>167,036.71</b>	<b>93%</b>
<b>TOTAL General and Administrative Expenses</b>	<b>71,088.61</b>	<b>104,704.65</b>	<b>33,616.04</b>	<b>32%</b>	<b>71,088.61</b>	<b>104,704.65</b>	<b>33,616.04</b>	<b>32%</b>	<b>1,256,456.09</b>	<b>1,185,367.48</b>	<b>94%</b>
<b>TOTAL Operating Expenses</b>	<b>162,168.47</b>	<b>200,625.79</b>	<b>38,457.32</b>	<b>19%</b>	<b>162,168.47</b>	<b>200,625.79</b>	<b>38,457.32</b>	<b>19%</b>	<b>2,407,509.76</b>	<b>2,245,341.29</b>	<b>93%</b>
<b>Transfer to Reserves &amp; Other Expenses</b>											
Income Tax Expense	0.00	80.77	80.77	100%	0.00	80.77	80.77	100%	969.23	969.23	100%
Real Estate Tax	0.00	726.93	726.93	100%	0.00	726.93	726.93	100%	8,723.19	8,723.19	100%
<b>TOTAL Transfer to Reserves &amp; Other Expenses</b>	<b>0.00</b>	<b>807.70</b>	<b>807.70</b>	<b>100%</b>	<b>0.00</b>	<b>807.70</b>	<b>807.70</b>	<b>100%</b>	<b>9,692.42</b>	<b>9,692.42</b>	<b>100%</b>
<b>TOTAL Expenses</b>	<b>162,168.47</b>	<b>201,433.49</b>	<b>39,265.02</b>	<b>19%</b>	<b>162,168.47</b>	<b>201,433.49</b>	<b>39,265.02</b>	<b>19%</b>	<b>2,417,202.18</b>	<b>2,255,033.71</b>	<b>93%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>71,203.74</b>	<b>1,710.51</b>	<b>69,493.23</b>	<b>&gt;999%</b>	<b>71,203.74</b>	<b>1,710.51</b>	<b>69,493.23</b>	<b>&gt;999%</b>	<b>20,525.82</b>	<b>(50,677.92)</b>	<b>(247%)</b>

Unaudited

**Strathmore Riverside Villas Association, Inc.**  
*Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)*  
 Replacement Fund

	Month Ending 01/31/2026				YTD 01/31/2026				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessments</b>											
<b>Assessment Allocation</b>											
Reserve Allocations	46,154.00	46,704.00	(550.00)	(1%)	46,154.00	46,704.00	(550.00)	(1%)	560,448.00	514,294.00	92%
<b>TOTAL Assessment Allocation</b>	46,154.00	46,704.00	(550.00)	(1%)	46,154.00	46,704.00	(550.00)	(1%)	560,448.00	514,294.00	92%
<b>TOTAL Assessments</b>	46,154.00	46,704.00	(550.00)	(1%)	46,154.00	46,704.00	(550.00)	(1%)	560,448.00	514,294.00	92%
<b>Other Income</b>											
Interest Income	263.24	0.00	263.24	100%	263.24	0.00	263.24	100%	0.00	(263.24)	0%
<b>TOTAL Other Income</b>	263.24	0.00	263.24	100%	263.24	0.00	263.24	100%	0.00	(263.24)	0%
<b>TOTAL Revenues</b>	46,417.24	46,704.00	(286.76)	(1%)	46,417.24	46,704.00	(286.76)	(1%)	560,448.00	514,030.76	92%
<b>Expenses</b>											
<b>Capital Expenditures (Non-capitalized)</b>											
<b>Capital Expenditures</b>											
Clubhouse HVAC-5 ton serial #3016C32475 1112.1	0.00	875.00	875.00	100%	0.00	875.00	875.00	100%	10,500.00	10,500.00	100%
Clubhouse HVAC-5 ton serial#4815C96520 1112.3	0.00	875.00	875.00	100%	0.00	875.00	875.00	100%	10,500.00	10,500.00	100%
Improvement to secure Entrances and Exits to common Areas	0.00	4,167.00	4,167.00	100%	0.00	4,167.00	4,167.00	100%	50,000.00	50,000.00	100%
Marina Docks	1,796.00	0.00	(1,796.00)	(100%)	1,796.00	0.00	(1,796.00)	(100%)	0.00	(1,796.00)	0%
Painting 1194.1	0.00	5,447.00	5,447.00	100%	0.00	5,447.00	5,447.00	100%	65,368.00	65,368.00	100%
Seawall Posts and Cables	0.00	833.00	833.00	100%	0.00	833.00	833.00	100%	10,000.00	10,000.00	100%
Signs	0.00	417.00	417.00	100%	0.00	417.00	417.00	100%	5,000.00	5,000.00	100%
Utility Cart 2 - 1198.2	4,280.00	0.00	(4,280.00)	(100%)	4,280.00	0.00	(4,280.00)	(100%)	0.00	(4,280.00)	0%
<b>TOTAL Capital Expenditures</b>	6,076.00	12,614.00	6,538.00	52%	6,076.00	12,614.00	6,538.00	52%	151,368.00	145,292.00	96%
<b>TOTAL Capital Expenditures (Non-capitalized)</b>	6,076.00	12,614.00	6,538.00	52%	6,076.00	12,614.00	6,538.00	52%	151,368.00	145,292.00	96%
<b>Transfer to Reserves &amp; Other Expenses</b>											
Transfer to Deferred Revenues	40,341.24	33,540.00	(6,801.24)	(20%)	40,341.24	33,540.00	(6,801.24)	(20%)	402,478.00	362,136.76	90%
<b>TOTAL Transfer to Reserves &amp; Other Expenses</b>	40,341.24	33,540.00	(6,801.24)	(20%)	40,341.24	33,540.00	(6,801.24)	(20%)	402,478.00	362,136.76	90%
<b>TOTAL Expenses</b>	46,417.24	46,154.00	(263.24)	(1%)	46,417.24	46,154.00	(263.24)	(1%)	553,846.00	507,428.76	92%
<b>NET SURPLUS (DEFICIT)</b>	0.00	550.00	(550.00)	(100%)	0.00	550.00	(550.00)	(100%)	6,602.00	6,602.00	100%

Unaudited

**Strathmore Riverside Villas Association, Inc.**  
*Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)*  
 Operating Fund

	Month Ending 02/28/2026				YTD 02/28/2026				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessments</b>											
<b>Regular Assessments</b>											
Full Rate	243,600.00	243,600.00	0.00	0%	487,200.00	487,200.00	0.00	0%	2,923,200.00	2,436,000.00	83%
<b>TOTAL Regular Assessments</b>	243,600.00	243,600.00	0.00	0%	487,200.00	487,200.00	0.00	0%	2,923,200.00	2,436,000.00	83%
<b>Assessment Allocation</b>											
Reserve Allocations	(47,254.00)	(46,704.00)	(550.00)	1%	(93,408.00)	(93,408.00)	0.00	0%	(560,448.00)	(467,040.00)	83%
<b>TOTAL Assessment Allocation</b>	(47,254.00)	(46,704.00)	(550.00)	1%	(93,408.00)	(93,408.00)	0.00	0%	(560,448.00)	(467,040.00)	83%
<b>TOTAL Assessments</b>	196,346.00	196,896.00	(550.00)	0%	393,792.00	393,792.00	0.00	0%	2,362,752.00	1,968,960.00	83%
<b>Other Income</b>											
Late Payment Charges	250.00	0.00	250.00	100%	250.00	0.00	250.00	100%	0.00	(250.00)	0%
Application Fees	450.00	417.00	33.00	8%	1,050.00	834.00	216.00	26%	5,000.00	3,950.00	79%
Clubhouse Rental Income	100.00	0.00	100.00	100%	100.00	0.00	100.00	100%	0.00	(100.00)	0%
Creekhouse Income	2,000.00	2,000.00	0.00	0%	6,000.00	4,000.00	2,000.00	50%	24,000.00	18,000.00	75%
Interest Income	654.94	500.00	154.94	31%	1,319.15	1,000.00	319.15	32%	6,000.00	4,680.85	78%
Marina Slip Fee	4,032.00	3,248.00	784.00	24%	34,694.00	6,496.00	28,198.00	434%	38,976.00	4,282.00	11%
Miscellaneous Income	829.39	83.00	746.39	899%	829.39	166.00	663.39	400%	1,000.00	170.61	17%
Finance Fees	4,476.04	0.00	4,476.04	100%	4,476.04	0.00	4,476.04	100%	0.00	(4,476.04)	0%
<b>TOTAL Other Income</b>	12,792.37	6,248.00	6,544.37	105%	48,718.58	12,496.00	36,222.58	290%	74,976.00	26,257.42	35%
<b>TOTAL Revenues</b>	209,138.37	203,144.00	5,994.37	3%	442,510.58	406,288.00	36,222.58	9%	2,437,728.00	1,995,217.42	82%
<b>Expenses</b>											
<b>Operating Expenses</b>											
<b>Direct Operating Expenses</b>											
<b>Landscape Maintenance</b>											
Backflow Check Irrigation	800.00	5,037.50	4,237.50	84%	800.00	10,075.00	9,275.00	92%	60,450.00	59,650.00	99%
Grounds Contract	17,812.96	17,265.38	(547.58)	(3%)	35,625.92	34,530.76	(1,095.16)	(3%)	207,184.53	171,558.61	83%
Irrigation System:	490.46	1,596.02	1,105.56	69%	2,732.20	3,192.04	459.84	14%	19,152.25	16,420.05	86%
Maint./Irrigation Contract											
Lawn & Grounds Supplies	689.92	406.96	(282.96)	(70%)	1,084.47	813.92	(270.55)	(33%)	4,883.46	3,798.99	78%
Mulch/Ground Cover	61.40	1,848.02	1,786.62	97%	988.95	3,696.04	2,707.09	73%	22,176.29	21,187.34	96%
Plants/Shrubs/Trees	0.00	756.01	756.01	100%	205.47	1,512.02	1,306.55	86%	9,072.12	8,866.65	98%
Sod Replacement	0.00	1,596.02	1,596.02	100%	0.00	3,192.04	3,192.04	100%	19,152.25	19,152.25	100%
Tree Trimming/Removal	0.00	4,032.05	4,032.05	100%	0.00	8,064.10	8,064.10	100%	48,384.64	48,384.64	100%
<b>TOTAL Landscape Maintenance</b>	19,854.74	32,537.96	12,683.22	39%	41,437.01	65,075.92	23,638.91	36%	390,455.54	349,018.53	89%

Unaudited

**Strathmore Riverside Villas Association, Inc.**  
*Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)*  
*Operating Fund*

	Month Ending 02/28/2026				YTD 02/28/2026				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Pool Operating Expenses</b>											
Pool Contract/Repairs/Supplies	221.44	504.01	282.57	56%	810.89	1,008.02	197.13	20%	6,048.08	5,237.19	87%
Pool Permits	0.00	50.45	50.45	100%	0.00	100.90	100.90	100%	605.34	605.34	100%
<b>TOTAL Pool Operating Expenses</b>	<b>221.44</b>	<b>554.46</b>	<b>333.02</b>	<b>60%</b>	<b>810.89</b>	<b>1,108.92</b>	<b>298.03</b>	<b>27%</b>	<b>6,653.42</b>	<b>5,842.53</b>	<b>88%</b>
<b>Maintenance</b>											
A/C Service/Maint	0.00	415.81	415.81	100%	0.00	831.62	831.62	100%	4,989.67	4,989.67	100%
Backflow Non Irrigation	0.00	294.00	294.00	100%	500.00	588.00	88.00	15%	3,528.05	3,028.05	86%
Creekhouse Expense	0.00	252.00	252.00	100%	55.00	504.00	449.00	89%	3,024.04	2,969.04	98%
General Maintenance	1,241.94	1,680.02	438.08	26%	2,275.70	3,360.04	1,084.34	32%	20,160.27	17,884.57	89%
Ground Erosion Control	0.00	840.01	840.01	100%	0.00	1,680.02	1,680.02	100%	10,080.13	10,080.13	100%
Maintenance Equipment	0.00	84.00	84.00	100%	0.00	168.00	168.00	100%	1,008.01	1,008.01	100%
<b>TOTAL Common Area Maintenance</b>	<b>1,241.94</b>	<b>3,565.84</b>	<b>2,323.90</b>	<b>65%</b>	<b>2,830.70</b>	<b>7,131.68</b>	<b>4,300.98</b>	<b>60%</b>	<b>42,790.17</b>	<b>39,959.47</b>	<b>93%</b>
<b>Repair &amp; Maint - Amenity Center</b>											
Clubhouse Maint/Repair	(6,431.04)	840.01	7,271.05	866%	0.00	1,680.02	1,680.02	100%	10,080.13	10,080.13	100%
Clubhouse Utilities	1,035.39	1,092.01	56.62	5%	2,251.41	2,184.02	(67.39)	(3%)	13,104.17	10,852.76	83%
Exercise Equipment Maintenance Agreement	0.00	67.17	67.17	100%	0.00	134.34	134.34	100%	806.00	806.00	100%
<b>TOTAL Building Expenses Repairs/Maint - Rec. Fields &amp; Equip.</b>	<b>(5,395.65)</b>	<b>1,999.19</b>	<b>7,394.84</b>	<b>370%</b>	<b>2,251.41</b>	<b>3,998.38</b>	<b>1,746.97</b>	<b>44%</b>	<b>23,990.30</b>	<b>21,738.89</b>	<b>91%</b>
Rec. Facility Maint. & Supplies	582.76	546.01	(36.75)	(7%)	681.62	1,092.02	410.40	38%	6,552.09	5,870.47	90%
<b>TOTAL Repairs/Maint - Rec. Fields &amp; Equip.</b>	<b>582.76</b>	<b>546.01</b>	<b>(36.75)</b>	<b>(7%)</b>	<b>681.62</b>	<b>1,092.02</b>	<b>410.40</b>	<b>38%</b>	<b>6,552.09</b>	<b>5,870.47</b>	<b>90%</b>
<b>Exterminating</b>											
Pest Control	105.25	686.50	581.25	85%	105.25	1,373.00	1,267.75	92%	8,238.00	8,132.75	99%
<b>TOTAL Exterminating</b>	<b>105.25</b>	<b>686.50</b>	<b>581.25</b>	<b>85%</b>	<b>105.25</b>	<b>1,373.00</b>	<b>1,267.75</b>	<b>92%</b>	<b>8,238.00</b>	<b>8,132.75</b>	<b>99%</b>
<b>Telephone</b>											
Cable TV	39.77	16,653.89	16,614.12	100%	17,860.63	33,307.78	15,447.15	46%	199,846.70	181,986.07	91%
Telephone	839.71	617.41	(222.30)	(36%)	1,694.73	1,234.82	(459.91)	(37%)	7,408.90	5,714.17	77%
<b>TOTAL Telephone</b>	<b>879.48</b>	<b>17,271.30</b>	<b>16,391.82</b>	<b>95%</b>	<b>19,555.36</b>	<b>34,542.60</b>	<b>14,987.24</b>	<b>43%</b>	<b>207,255.60</b>	<b>187,700.24</b>	<b>91%</b>
<b>Water and Wastewater</b>											
Sewer	21,732.12	26,976.33	5,244.21	19%	48,652.48	53,952.66	5,300.18	10%	323,715.91	275,063.43	85%
Water	9,938.17	10,733.54	795.37	7%	23,087.26	21,467.08	(1,620.18)	(8%)	128,802.47	105,715.21	82%
<b>TOTAL Water and Wastewater</b>	<b>31,670.29</b>	<b>37,709.87</b>	<b>6,039.58</b>	<b>16%</b>	<b>71,739.74</b>	<b>75,419.74</b>	<b>3,680.00</b>	<b>5%</b>	<b>452,518.38</b>	<b>380,778.64</b>	<b>84%</b>

Unaudited

**Strathmore Riverside Villas Association, Inc.**

*Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)*

*Operating Fund*

	Month Ending 02/28/2026				YTD 02/28/2026				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Electricity</b>											
Electric	789.85	1,008.01	218.16	22%	1,579.70	2,016.02	436.32	22%	12,096.16	10,516.46	87%
Electric - Maintenance Shed	37.96	42.00	4.04	10%	76.24	84.00	7.76	9%	504.01	427.77	85%
<b>TOTAL Electricity</b>	<b>827.81</b>	<b>1,050.01</b>	<b>222.20</b>	<b>21%</b>	<b>1,655.94</b>	<b>2,100.02</b>	<b>444.08</b>	<b>21%</b>	<b>12,600.17</b>	<b>10,944.23</b>	<b>87%</b>
<b>TOTAL Direct Operating Expenses</b>	<b>49,988.06</b>	<b>95,921.14</b>	<b>45,933.08</b>	<b>48%</b>	<b>141,067.92</b>	<b>191,842.28</b>	<b>50,774.36</b>	<b>26%</b>	<b>1,151,053.67</b>	<b>1,009,985.75</b>	<b>88%</b>
<b>General and Administrative Expenses</b>											
<b>Professional Fees</b>											
Accounting	0.00	973.36	973.36	100%	0.00	1,946.72	1,946.72	100%	11,680.35	11,680.35	100%
Auditing	0.00	646.16	646.16	100%	0.00	1,292.32	1,292.32	100%	7,753.95	7,753.95	100%
Legal	0.00	3,392.35	3,392.35	100%	0.00	6,784.70	6,784.70	100%	40,708.23	40,708.23	100%
Operational Reserves	0.00	1,211.55	1,211.55	100%	0.00	2,423.10	2,423.10	100%	14,538.65	14,538.65	100%
<b>TOTAL Professional Fees</b>	<b>0.00</b>	<b>6,223.42</b>	<b>6,223.42</b>	<b>100%</b>	<b>0.00</b>	<b>12,446.84</b>	<b>12,446.84</b>	<b>100%</b>	<b>74,681.18</b>	<b>74,681.18</b>	<b>100%</b>
<b>Bad Debts</b>											
Allowance for BD Adjustment	(9,400.00)	0.00	9,400.00	100%	(10,400.00)	0.00	10,400.00	100%	0.00	10,400.00	100%
Bad Debt Expense	887.20	1,938.49	1,051.29	54%	960.70	3,876.98	2,916.28	75%	23,261.85	22,301.15	96%
<b>TOTAL Bad Debts</b>	<b>(8,512.80)</b>	<b>1,938.49</b>	<b>10,451.29</b>	<b>539%</b>	<b>(9,439.30)</b>	<b>3,876.98</b>	<b>13,316.28</b>	<b>343%</b>	<b>23,261.85</b>	<b>32,701.15</b>	<b>141%</b>
<b>Homeowner Communications</b>											
News & Views Compilation	185.00	132.30	(52.70)	(40%)	370.00	264.60	(105.40)	(40%)	1,587.62	1,217.62	77%
Website	0.00	80.77	80.77	100%	0.00	161.54	161.54	100%	969.24	969.24	100%
<b>TOTAL Homeowner Communications</b>	<b>185.00</b>	<b>213.07</b>	<b>28.07</b>	<b>13%</b>	<b>370.00</b>	<b>426.14</b>	<b>56.14</b>	<b>13%</b>	<b>2,556.86</b>	<b>2,186.86</b>	<b>86%</b>
<b>Insurance</b>											
General, Property & Liability	55,396.50	76,283.91	20,887.41	27%	110,793.00	152,567.82	41,774.82	27%	915,406.93	804,613.93	88%
<b>TOTAL Insurance</b>	<b>55,396.50</b>	<b>76,283.91</b>	<b>20,887.41</b>	<b>27%</b>	<b>110,793.00</b>	<b>152,567.82</b>	<b>41,774.82</b>	<b>27%</b>	<b>915,406.93</b>	<b>804,613.93</b>	<b>88%</b>
<b>Contracted Services</b>											
Management Contract	1,823.64	1,767.55	(56.09)	(3%)	3,647.28	3,535.10	(112.18)	(3%)	21,210.62	17,563.34	83%
RM Other Fees	432.10	840.01	407.91	49%	858.18	1,680.02	821.84	49%	10,080.13	9,221.95	91%
<b>TOTAL Contracted Services</b>	<b>2,255.74</b>	<b>2,607.56</b>	<b>351.82</b>	<b>13%</b>	<b>4,505.46</b>	<b>5,215.12</b>	<b>709.66</b>	<b>14%</b>	<b>31,290.75</b>	<b>26,785.29</b>	<b>86%</b>
<b>Administrative</b>											
Background Check	205.00	364.08	159.08	44%	205.00	728.16	523.16	72%	4,369.00	4,164.00	95%
Bank Fees & Coupon Books	10.00	8.40	(1.60)	(19%)	60.00	16.80	(43.20)	(257%)	100.79	40.79	40%
Copier Lease	0.00	102.03	102.03	100%	400.09	204.06	(196.03)	(96%)	1,224.40	824.31	67%
Fees, Dues, License	0.00	169.33	169.33	100%	0.00	338.66	338.66	100%	2,032.00	2,032.00	100%

Unaudited

**Strathmore Riverside Villas Association, Inc.**

*Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)*

*Operating Fund*

	Month Ending 02/28/2026				YTD 02/28/2026				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Miscellaneous Administrative	460.25	141.75	(318.50)	(225%)	518.90	283.50	(235.40)	(83%)	1,701.00	1,182.10	69%
Office Supplies, Postage, ETC	(90.92)	1,680.02	1,770.94	105%	949.88	3,360.04	2,410.16	72%	20,160.27	19,210.39	95%
<b>TOTAL Administrative Expenses</b>	<b>584.33</b>	<b>2,465.61</b>	<b>1,881.28</b>	<b>76%</b>	<b>2,133.87</b>	<b>4,931.22</b>	<b>2,797.35</b>	<b>57%</b>	<b>29,587.46</b>	<b>27,453.59</b>	<b>93%</b>
<b>Compensation</b>											
Contract Labor	5,376.00	5,591.11	215.11	4%	10,664.00	11,182.22	518.22	5%	67,093.36	56,429.36	84%
Contract Services	5,500.00	5,544.07	44.07	1%	11,000.00	11,088.14	88.14	1%	66,528.88	55,528.88	83%
Contract Taxes/Insurance	1,811.49	3,377.42	1,565.93	46%	3,657.84	6,754.84	3,097.00	46%	40,528.98	36,871.14	91%
Labor OT	84.00	338.83	254.83	75%	84.00	677.66	593.66	88%	4,065.97	3,981.97	98%
Service OT	0.00	121.16	121.16	100%	0.00	242.32	242.32	100%	1,453.87	1,453.87	100%
<b>TOTAL Compensation</b>	<b>12,771.49</b>	<b>14,972.59</b>	<b>2,201.10</b>	<b>15%</b>	<b>25,405.84</b>	<b>29,945.18</b>	<b>4,539.34</b>	<b>15%</b>	<b>179,671.06</b>	<b>154,265.22</b>	<b>86%</b>
<b>TOTAL General and Administrative Expenses</b>	<b>62,680.26</b>	<b>104,704.65</b>	<b>42,024.39</b>	<b>40%</b>	<b>133,768.87</b>	<b>209,409.30</b>	<b>75,640.43</b>	<b>36%</b>	<b>1,256,456.09</b>	<b>1,122,687.22</b>	<b>89%</b>
<b>TOTAL Operating Expenses</b>	<b>112,668.32</b>	<b>200,625.79</b>	<b>87,957.47</b>	<b>44%</b>	<b>274,836.79</b>	<b>401,251.58</b>	<b>126,414.79</b>	<b>32%</b>	<b>2,407,509.76</b>	<b>2,132,672.97</b>	<b>89%</b>
<b>Transfer to Reserves &amp; Other Expenses</b>											
Income Tax Expense	0.00	80.77	80.77	100%	0.00	161.54	161.54	100%	969.23	969.23	100%
Real Estate Tax	0.00	726.93	726.93	100%	0.00	1,453.86	1,453.86	100%	8,723.19	8,723.19	100%
<b>TOTAL Transfer to Reserves &amp; Other Expenses</b>	<b>0.00</b>	<b>807.70</b>	<b>807.70</b>	<b>100%</b>	<b>0.00</b>	<b>1,615.40</b>	<b>1,615.40</b>	<b>100%</b>	<b>9,692.42</b>	<b>9,692.42</b>	<b>100%</b>
<b>TOTAL Expenses</b>	<b>112,668.32</b>	<b>201,433.49</b>	<b>88,765.17</b>	<b>44%</b>	<b>274,836.79</b>	<b>402,866.98</b>	<b>128,030.19</b>	<b>32%</b>	<b>2,417,202.18</b>	<b>2,142,365.39</b>	<b>89%</b>
<b>NET SURPLUS (DEFICIT)</b>	<b>96,470.05</b>	<b>1,710.51</b>	<b>94,759.54</b>	<b>&gt;999%</b>	<b>167,673.79</b>	<b>3,421.02</b>	<b>164,252.77</b>	<b>&gt;999%</b>	<b>20,525.82</b>	<b>(147,147.97)</b>	<b>(717%)</b>

Unaudited

**Strathmore Riverside Villas Association, Inc.**  
*Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)*  
*Replacement Fund*

	Month Ending 02/28/2026				YTD 02/28/2026				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>Revenues</b>											
<b>Assessments</b>											
<b>Assessment Allocation</b>											
Reserve Allocations	47,254.00	46,704.00	550.00	1%	93,408.00	93,408.00	0.00	0%	560,448.00	467,040.00	83%
<b>TOTAL Assessment Allocation</b>	47,254.00	46,704.00	550.00	1%	93,408.00	93,408.00	0.00	0%	560,448.00	467,040.00	83%
<b>TOTAL Assessments</b>	47,254.00	46,704.00	550.00	1%	93,408.00	93,408.00	0.00	0%	560,448.00	467,040.00	83%
<b>Other Income</b>											
Interest Income	257.70	0.00	257.70	100%	520.94	0.00	520.94	100%	0.00	(520.94)	0%
<b>TOTAL Other Income</b>	257.70	0.00	257.70	100%	520.94	0.00	520.94	100%	0.00	(520.94)	0%
<b>TOTAL Revenues</b>	47,511.70	46,704.00	807.70	2%	93,928.94	93,408.00	520.94	1%	560,448.00	466,519.06	83%
<b>Expenses</b>											
<b>Capital Expenditures (Non-capitalized)</b>											
<b>Capital Expenditures</b>											
Clubhouse HVAC-5 ton serial #3016C32475 1112.1	0.00	875.00	875.00	100%	0.00	1,750.00	1,750.00	100%	10,500.00	10,500.00	100%
Clubhouse HVAC-5 ton serial#4815C96520 1112.3	0.00	875.00	875.00	100%	0.00	1,750.00	1,750.00	100%	10,500.00	10,500.00	100%
Improvement to secure Entrances and Exits to common Areas	0.00	4,167.00	4,167.00	100%	0.00	8,334.00	8,334.00	100%	50,000.00	50,000.00	100%
Marina Docks	281.77	0.00	(281.77)	(100%)	2,077.77	0.00	(2,077.77)	(100%)	0.00	(2,077.77)	0%
Painting 1194.1	0.00	5,447.00	5,447.00	100%	0.00	10,894.00	10,894.00	100%	65,368.00	65,368.00	100%
Pool Heater (1) - 1123.1	11,361.00	0.00	(11,361.00)	(100%)	11,361.00	0.00	(11,361.00)	(100%)	0.00	(11,361.00)	0%
Pool Heater (2) - 1123.2	11,361.00	0.00	(11,361.00)	(100%)	11,361.00	0.00	(11,361.00)	(100%)	0.00	(11,361.00)	0%
Seawall Posts and Cables	0.00	833.00	833.00	100%	0.00	1,666.00	1,666.00	100%	10,000.00	10,000.00	100%
Signs	250.86	417.00	166.14	40%	250.86	834.00	583.14	70%	5,000.00	4,749.14	95%
Utility Cart 2 - 1198.2	0.00	0.00	0.00	0%	4,280.00	0.00	(4,280.00)	(100%)	0.00	(4,280.00)	0%
<b>TOTAL Capital Expenditures</b>	23,254.63	12,614.00	(10,640.63)	(84%)	29,330.63	25,228.00	(4,102.63)	(16%)	151,368.00	122,037.37	81%
<b>TOTAL Capital Expenditures (Non-capitalized)</b>	23,254.63	12,614.00	(10,640.63)	(84%)	29,330.63	25,228.00	(4,102.63)	(16%)	151,368.00	122,037.37	81%
<b>Transfer to Reserves &amp; Other Expenses</b>											
Transfer to Deferred Revenues	24,257.07	33,540.00	9,282.93	28%	64,598.31	67,080.00	2,481.69	4%	402,478.00	337,879.69	84%
<b>TOTAL Transfer to Reserves &amp; Other Expenses</b>	24,257.07	33,540.00	9,282.93	28%	64,598.31	67,080.00	2,481.69	4%	402,478.00	337,879.69	84%
<b>TOTAL Expenses</b>	47,511.70	46,154.00	(1,357.70)	(3%)	93,928.94	92,308.00	(1,620.94)	(2%)	553,846.00	459,917.06	83%

Unaudited

**Strathmore Riverside Villas Association, Inc.**

*Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)*

*Replacement Fund*

	Month Ending 02/28/2026				YTD 02/28/2026				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
<b>NET SURPLUS (DEFICIT)</b>	0.00	550.00	(550.00)	(100%)	0.00	1,100.00	(1,100.00)	(100%)	6,602.00	6,602.00	100%

Unaudited

## Safety Committee Report March 2026

Our SRV community has had two more E-bikes stolen off the owner's carport since last month's report. This now brings the number to three (3) E-bikes that have been stolen in the past two months. We again ask residents to lock their bikes or store them in your laundry rooms at night. We also suggest that you keep your cars locked and store any valuables in your villas or laundry rooms. It has been suggested that placing a GPS style tracker, like AirTags, itagpro, or similar inexpensive trackers that can be easily concealed, on your bikes. This may not stop your bikes or valuables being taken, but will aid greatly in the recovery of your property and possible apprehension of whoever took your property.

On March 2<sup>nd</sup> the Association started locking the Clubhouse and our pool gates 24 hours a day during our move towards changing out our key lock system to an electronic key card system. This will include changing some of our clubhouse doors to automatic, power-operated doors. It has been reported and witnessed that residents have been propping our clubhouse doors open or leaving our pool gates open and unlocked. This, we assume, is either for convenience or out of laziness. We ask everyone to please close and lock the clubhouse doors or pool gates behind you after entering or exiting. We need all residents to return to the habit of bringing your owner issued key with you when coming to the clubhouse or pool. Your keys will eventually be replaced by an electronic key card as this project continues.

Our surveillance camera system upgrade is still moving forward and we are now waiting for the new cameras to be available, as they are currently out of stock. Also we are looking into expanding our camera system to include more of our community. Expansion details, need and costs are being reviewed. Currently we have cameras at our Swift Road entrance, Constitution Road entrance, in the Clubhouse, at the pool area and in the marina.

The street sign replacement project is seeing progress and we expect to have several of the signs replaced next month. This project will continue this year until all the old street signs have been replaced.

Thank you.

Larry Gill  
Safety Director

March 20, 2026

CLUBHOUSE COMMITTEE REPORT, Julie Micheletti, Committee Chair

Possible Clubhouse Changes: Mark March 31<sup>st</sup> from 4pm-6pm to meet with the Committee to find out the results of the owner survey.

Clubhouse inventory has been completed. Many thanks to Elaine Robichard, Jeanne Schmitt and the party givers for starting to pare down unnecessary contents/materials. Did you know we have over 100 salt and pepper shakers?

Refrigerator: The one in the kitchen is very old and will be replaced. The repairman who came out said fridge should not be plugged into a GFI outlet but must be on a dedicated circuit. Code requires all kitchen outlets to be GFI, so we cannot change that. Being on a separate circuit is not required either.

Update on snacks and water: They will be re-stocked soon.

Respectfully Submitted,

Julie Micheletti, Chairperson

# SRV Social Committee Monthly Board Report

## March 2026

It has been a very active and successful spring season for the Social Committee, with strong resident participation and a wide variety of events that continue to enhance the sense of community at Strathmore Riverside Villas.

### Recent Events Recap

- 1 Sip & Paint (Seashell Edition) – Hosted by Chris Boyle
- 2 Sip & Dip – Hosted by Kathy Kelly and Jeanne Schmidt
- 3 Ice Cream Social – Hosted by Paula Powell
- 4 Pancake Breakfast – Hosted by Rob and Mencia Dressler
- 5 Live Music with Boris – Coordinated by Danny Hooks
- 6 St. Patrick's Day Party featuring Stevie B (Costume Winner: Jack Perola)

### Upcoming Events

- 1 March 26 – Pool Party with Robert & Wolfie (6:30–9:00 PM), hosted by BJ Dunham
- 2 April 2 – Sip N Dip, hosted by Kathy Kelly and Jeanne Schmidt
- 3 April 9 – Live Music with The Missing Links, hosted by Elaine Robichard
- 4 April 10 – Bingo Night

### Volunteer Opportunities

- 1 Kentucky Derby Party – May 2 (Host Needed)
- 2 Memorial Day Party (Host Needed)

Residents interested in hosting or assisting with events are encouraged to contact:  
Rolo Miles – 812-243-1369 | rolomiles@yahoo.com

Summary: The momentum within the community remains strong, with a full calendar of events and continued opportunities for resident involvement.

## Sales and Lease Committee March 2026

### Sandy Needles

On March 9, 2026, a single orientation interview took place.

Villa Style F was available at a price of \$269,000.

We are delighted to welcome Paulette and Ann-Marie as new members of our community.

## Replacement for handrail at ramp across the clubhouse



The handrail at the ramp across from the clubhouse is old, also it has been hit on the parking side several times by vehicles. It is becoming unstable and it is not repairable at this time. I suggest we replace it with the style of fence shown above.

It is made out of White PolyComposite Vinyl and is available at Home Depot. It gets attached to 4x4 treated lumber cemented into the ground.

Lance and I will install.

Cost not to exceed \$800.00.



**STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.**

2700 Riverbluff Parkway / Sarasota, FL 34231 / [Srv2700@comcast.net](mailto:Srv2700@comcast.net) / Fax: 941-927-9849

Subject: REQUEST TO MODIFY CONDOMINIUM PROPERTY Villa # 306

In accordance with SRV Rules and Regulations, Section VI Villa Maintenance and Structural Changes, OWNERS ARE REQUIRED TO COMPLETE AND SUBMIT FOR APPROVAL A REQUEST TO MODIFY CONDOMINIUM PROPERTY BEFORE BEGINNING ANY STRUCTURAL WORK ON THE INTERIOR OR EXTERIOR CHANGES TO THE CONDOMINIUM UNIT.

**DESCRIPTION OF PROPOSED MODIFICATION:**  
 Install Patio on back of villa. Patio block / pavers will be used. It will be removable if needed for underground.

Please confirm your REQUEST TO MODIFY includes the following supporting documentation:

ITEM	Yes	No	N/A	Supporting Information
Does the modification change the appearance of the condominium unit?		X		
Does the modification involve interior/ exterior structural repair/ replacement changes to the condominium unit? If Yes, a Building Permit is required.		X		
Drawings of the proposed modification attached?	X			
Contractor Name, Address, and Phone #				Name: Dale Leinberger (self) Address: OR Phone: Rick's Landscaping
Contractor's License #	X		X	License#: if self is Rick's Landscaping
Contractor's Certificate Of Liability Insurance including workers compensation	X	*		* Rick's Landscaping Insurance and contractor's license is available - SRV Office has it already
Building Permit#, if required			X	Permit#:
Estimated Project Cost				\$ 1000 - \$2000 (depends on if constructed)
Estimated Start Date				Date: within 5 Months of Board approval
Estimated Completion Date				Date: within 6 Months of Board approval

Respectfully submitted this 9 day of February 2026

UNIT#V-306 ADDRESS: 2307 Waterbluff Place

PHONE# 9896868222 EMAIL ADDRESS: daleinberger@gmail.com

OWNER NAME: Dale Leinberger Dale Leinberger  
 PRINT NAME SIGNATURE

**STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.**  
A Residential Community for Persons 55 Years of Age or Older  
2700 Riverbluff Parkway / Sarasota, FL 34231 / [Srv2700@comcast.net](mailto:Srv2700@comcast.net) / Fax: 941-927-9849

\*\*\*\*\* FOR OFFICE USE ONLY\*\*\*\*\*

**REQUEST TO MODIFY CONDOMINIUM PROPERTY Villa# \_\_\_\_\_**

**Request Dated: \_\_\_\_\_**

You are hereby notified that the Board of Directors has approved the proposed alteration or change requested by you on \_\_\_\_\_, 20\_\_ . This approval is limited strictly to the alteration or change described in the plans and specifications submitted by you and must be performed by the contractor shown on your "Request to Modify Condominium Property". Approval granted contingent to changes specified below:

Required changes, if any:
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By Order of the Board of Directors/ Building Committee:

Project Approved by \_\_\_\_\_ 20\_\_  
NAME DATE

Project Completion Inspection by \_\_\_\_\_ 20\_\_  
NAME DATE

**STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.**

2700 Riverbluff Parkway/ Sarasota, FL 34231 / [Srv2700@comcast.net](mailto:Srv2700@comcast.net)/ Fax: 941-927-9849

**REQUEST TO MODIFY CONDOMINIUM PROPERTY  
- POLICY AND INSTRUCTIONS -**

Having submitted a Strathmore Riverside Villas Association, Inc. (SRV) *REQUEST TO MODIFY CONDOMINIUM PROPERTY*, the Owner will abide by the following policies set forth by the Board of Directors:

1. Prior approval by the BOARD for all interior and exterior structural alterations or changes **MUST BE SUBMITTED TO SRV's Board / Building Committee** for approval, in advance of the work. The owner understands that no work can begin until such approval is received.
2. Fully complete the *Request To Modify Condominium* application before submission. The exception to this is the permit number which is obtained and should be submitted just prior to commencement of the work to be done. An approved modification form is good for six (6) months from the date approved.
3. If required, a permit **MUST** be secured from the Sarasota County Building Department. Owner further understands that any alteration or change made by a contractor, sub-contractor, or owner, without prior SRV approval must be returned to its original construction. Reference the following Sarasota County website for permitting guidance: <https://www.scgov.net1/Home/ShowDocument?id=40930>
4. **For AC** replacement, in the event the county's final inspection fails, owner may be advised by the county inspector to consult with a FL licensed structural engineer. A copy of the structural engineer's report may be required to close the permit. All permits are required to be closed.
5. Since all the villas of SRV and the common elements of SRV are the responsibility of the Association, ALL contractors doing work in SRV either internal or external to a villa, shall supply the SRV office with a Certificate of Liability Insurance with minimum coverage of \$500,000. bodily injury and property damage as well as coverage for workers compensation.
6. Owner is responsible to notify the SRV *office* when the contractor is on the premises. If not previously provided, Owner is responsible to provide the Building Permit number if one is required. Typically, the permit is not available until shortly before work is started.
7. Owner acknowledges and accepts responsibility for any damage to an SRV villa or other common elements (e.g. buildings, infrastructure, grounds, vegetation, etc.) which may occur during or as a result of the project.
8. It is preferred that all work is done by licensed contractors. However, whether done by licensed or unlicensed contractors' item #1 above **MUST** be followed. It is recommended that each contractor be provided with a copy of these *Policy And Instructions* for their awareness and compliance.
9. If a roof modification is being done, please remind your contractor that the mansard and/or drip edge must be painted to match existing. Color codes are available at the *office*. Gutter additions / replacement must be approved by the Board / Building Committee.
10. Owner/ contractor is required to clean work area daily. Contractor's trailers and work vehicles are not allowed to be stored on SRV property overnight without prior board approval. Contractor's parked trailers and work vehicles cannot interfere with traffic. They may be parked in the owner's carport or a designated parking spot.
11. Contractor may not place advertisement signs at the work site. Permit boxes are excluded.
12. Owner releases the Association from any responsibility or liability relating to the alteration or change as specified in the approved *Request to Modify*.

Upon approval of Request to Modify owner will receive a signed copy of attached request and agrees to notify the Building Committee of the alteration or change when completed.

Owner Dale Hemberger v. 306 | 2-9-2026  
 Signature Villa # Date

Paver  
sidewalk

3x3 cement  
road

← 13' 5" →

\*New\* removable  
patio: removable  
patio pavers  
7'1" x 13'5"

EXISTING area of shrubs & plants

SEE NOTE 1

existing  
paver  
area in  
key

VILLA NO.	ELEVATION
V-245	12.3
V-249	13.9
V-250	12.3
V-253	13.9
V-254	12.0
V-257	12.6
V-258	11.8
V-260	11.5
V-262	12.1
V-264	12.1
V-267	12.6
V-268	14.0
V-271	14.9
V-272	14.9
V-275	15.8
V-276	15.8
V-280	12.3
V-282	11.7
V-284	11.3
V-287	14.0
V-288	13.0
V-291	14.9
V-292	14.3
V-295	15.8
V-300	11.3
V-302	10.4
V-305	12.6
V-306	12.3
V-309	14.3
V-310	13.4
V-313	15.3
V-314	15.3
V-318	10.3
V-320	10.3
V-322	10.3
V-324	10.3
V-326	10.3
V-329	12.7
V-331	15.0
V-333	13.6
V-335	13.9

56'-0"  
44'-0"

12'-0"

13'-4"

6'-0"

4'-0"

9'-8 1/2"

6'-3 1/2"

6'-0"

16'-0"

20'-0"

CARPORT

SEE

NOTE

2

4'-0"