# News & Views

## JUNE, 2026 NEWSLETTER

2700 RIVERBLUFF PKWY, SARASOTA FL 34231

## Strathmore Riverside Villas

A 55+ Community




Click anywhere on the photo of the pool to go to the Strathmore Riverside Villas website

Board Members

| | |
|---|---|
| President | Marcia Drake Lawson (2026 TL) |
| Vice President | |
| Secretary | Arlene Johnson (2027 TL) |
| Treasurer | Jennifer Royer (2026 TL) |
| ♦Directors | ♦ Larry Gill (2027 TL) |
| *(Asst Secretary)* | ♦ Julie Micheletti (2027 TL) |
| | ♦ Carl Shepherd (2027 TL) |
| | ♦ Mike Cavallo (2026 TL) |
| *(Asst Treasurer)* | ♦ Jerry McDermott -Not Board Member |

**Note**: *TL denotes "Term Limit"

Committees

| | |
|---|---|
| Audit | Carl Shepherd |
| Building | To Be Determined |
| Calendar | Sarah Daley - Office |
| CAM | Sarah Daley |
| Clubhouse | Julie Micheletti |
| Communications | Marcia Drake-Lawson |
| Dock Master | Jim Navatta |
| Elections Committee | Linda Meyer |
| Finance & Budget | Jennifer Royer |
| Grounds | Mike Cavallo |
| Hurricane Committee | Marcia Drake-Lawson |
| Insurance | Roy Lawson |
| Legal Committee | Sharon Tilove Navatta |
| Library | Jerry Stuenkel |
| Maintenance | Lance Strahorn |
| Newsletter Editor | Carol Maccio |
| News & Views | Marcia Drake-Lawson |
| Phone Book | Sarah Daley |
| Programs & Services | To Be Determined |
| Property Manager | Real Manage |
| Public Relations | To Be Determined |
| Sales, Lease & Rental | Sandy Needles |
| Safety | Larry Gill |
| Social | Elaine Robichaud |
| Website | Sarah Daley & Arlene Johnson |
| Office (941) 922-8188 | Sarah Daley |

# In This Issue


| | |
|---|---|
| 1 | SRV Marina |
| 2 | Index |
| 3 - 4 | President's Report |
| 4 | Flag Day - June 14th |
| 5 - 18 | SRV Revenue and Expenses Reports |
| 19 | Sales & Lease Committee Report |
| 20 - 21 | Clubhouse Committee Report |
| 21 | Secretary's Report |
| 22 | Clubhouse Toilet Alteration Diagram |
| 23 - 24 | Information Technology Committee |
| 25 | Safety Committee Report |
| 26 - 29 | GHS Environmental - Well Proposal |
| 30 - 33 | Key Security - Pool Gate Proposal |
| 34 | Sip 'N Dip |
| 35 | Monthly Calendar |
| 36 - 38 | Advertisers |




JUNE

## President's Report – 5-28-26

As we all know, SRV has gone through some large changes lately since losing Mitch Wyant as our Building Chair through his resignation and Rolo Miles through an owner recall.

As we move forward, we are looking for a replacement Building Chair and need someone with knowledge of any or all areas of our buildings. We have discussed forming an Advisory Group that would include experienced tradespeople, engineers, architects, or general contractors who could be called on when a need for those skills arises.

Operating with these volunteers would provide an excellent resource for SRV while not overtaxing those willing to assist. We would not be asking you to do the actual work but provide information and if necessary, talk with the contractors we are getting bids from to ensure their skill level, etc.

Someone is stating that the Board has lied to owners and broken numerous rules. We would like to know what you were told we lied about or ignored rules and which of us did this. This board has been **very transparent and that has always been our goal**! If anyone truly lied, we do want to correct the situation immediately. While no one is perfect all the time, our board has tried our very best to be transparent and accurate.

This same person(s) has been saying we are broke and we are not!!! Also telling people our monthly fees are going up $200 per month next year and that is not true. I don't understand why anyone would want to create all this unnecessary stress for other owners!

I've personally heard people saying it's not fun to go to the pool due to the negativity and disinformation occurring there. Let's allow each other the opportunity to relax and enjoy the pool without all the drama. Remember the adage, "if you can't say something nice, then don't say anything at all".

If you have questions or concerns, please contact me directly and I'll do whatever I can to clarify the situation.

ABC was purchased by a private equity company approximately 1 ½ years ago. The company name is DRG (Diversified Roofing Group). ABC has closed ALL Florida operations and are almost finished closing their Minnesota office.

As with all roof warranties, the one from ABC excludes wind damage from hurricanes. Any damage we have from Milton is not covered under our warranties. Having said

*Continued on following page*

*Continued from previous page*

that, any new leaks, etc. would be covered. It might take a while to contact anyone to complete these repairs, but they are still on the hook for new damages.

I'd like to thank Mitch Wyant for the tireless time and effort he showed for our buildings and the marina! Mitch not only found contractors to assist but did a great deal of actual work himself. Mitch, you are sorely missed and we thank you for everything!

Our new vehicle stickers have arrived! These tags do not say SRV to protect owners and are numbered. You will need to provide year, make, model and license plate number to pick up your tags. They will be available in the office, and the safety committee will be scheduling a date and time to make them available and to help you remove any old stickers and apply the new ones. Everyone is required to have these stickers on their lower left rear window to prevent the possibility of being towed.

More to come!

Marcia Drake-Lawson

# Flag Day - June 14th

People across the United States celebrate Flag Day on June 14 each year to honor the United States flag and to commemorate the flag's adoption. On the same day, the United States Army celebrates its birthday.

## Is Flag Day a Public Holiday?

Flag Day is not a public holiday. It falls on Sunday, June 14, 2026 and most businesses follow regular Sunday opening hours in United States.



For additional information visit:

Time&Date on the web:

https://www.timeanddate.com/holidays/us/flag-day

# Operations YTD



| Operations | April Allocation 2026 | April Expenditures 2026 | April Surplus (Deficit) | YTD Allocation | YTD OPS Expenses | YTD Surplus (deficit) |
|---|---|---|---|---|---|---|
| **Expenses** | | | | | | |
| **Operating Expenses** | | | | | | |
| **Direct Operating Expenses** | | | | - | | |
| **Landscape Maintenance:** | | | | - | | |
| Backflow Check Irrigation | 503.75 | - | 503.75 | 2,015.00 | 800.00 | 711.25 |
| Grounds Contract | 17,265.38 | 17,812.96 | (547.58) | 69,061.51 | 71,251.84 | (1,642.75) |
| Irrigation System: Maint./Irrigation | 1,596.02 | 496.30 | 1,099.72 | 6,384.08 | 3,228.50 | 2,055.86 |
| Lawn & Grounds Supplies | 403.21 | 2.80 | 400.41 | 1,612.82 | 748.53 | 463.89 |
| Mulch/Ground Cover | 1,848.02 | - | 1,848.02 | 7,392.10 | 2,577.45 | 2,966.62 |
| Plants/Shrubs/Trees | 756.01 | 605.05 | 150.96 | 3,024.04 | 1,442.86 | 1,430.22 |
| Sod Replacement | 1,596.02 | - | 1,596.02 | 6,384.08 | - | 4,788.06 |
| Tree Trimming/Removal | 4,032.05 | 4,700.00 | (667.95) | 16,128.21 | 11,810.00 | 4,986.16 |
| Pool Contract/Repairs/Supplies | 504.01 | 784.21 | (280.20) | 2,016.03 | 1,856.09 | 440.14 |
| Pool Permits | 50.44 | - | 50.44 | 201.78 | - | 151.33 |
| A/C Service/Maint | 415.81 | - | 415.81 | 1,663.22 | - | 1,247.42 |
| Backflow Non Irrigation | 294.00 | - | 294.00 | 1,176.02 | 500.00 | 382.01 |
| Creekhouse Expense | 252.00 | 215.00 | 37.00 | 1,008.01 | 270.00 | 701.01 |
| General Maintenance | 1,680.02 | 3,107.80 | (1,427.78) | 6,720.09 | 5,503.50 | 2,644.37 |
| Ground Erosion Control | 840.01 | - | 840.01 | 3,360.04 | - | 2,520.03 |
| Maintenance Equipment | 84.00 | - | 84.00 | 336.00 | - | 252.00 |

Return to Table of Contents

| Operations | April Allocation 2026 | April Expenditures 2026 | April Surplus (Deficit) | YTD Allocation | YTD OPS Expenses | YTD Surplus (deficit) |
|---|---|---|---|---|---|---|
| **Expenses** | | | | | | |
| Repair & Maint -Clubhouse | 840.01 | - | 840.01 | 3,360.04 | 775.00 | 1,745.03 |
| Clubhouse Utilities | 1,092.01 | - | 1,092.01 | 4,368.04 | 3,389.09 | (113.06) |
| Exercise Equipement | 67.17 | 160.45 | (93.28) | 268.68 | 160.45 | 201.51 |
| Rec. Facility Maint. & Supplies | 546.01 | 1,233.75 | (687.74) | 2,184.04 | 1,963.51 | 908.27 |
| Exterminating | | | - | - | - | - |
| Pest Control | 686.50 | - | 686.50 | 2,746.00 | 209.25 | 1,850.25 |
| Telephone | 617.41 | 0.82 | 616.59 | 2,469.64 | 1,728.43 | 124.62 |
| Cable TV | 16,653.89 | 17,139.77 | (485.88) | 66,615.56 | 52,946.10 | 14,155.34 |
| Sewer | 26,976.33 | 17,288.26 | 9,688.07 | 107,905.32 | 83,582.04 | 14,635.21 |
| Water | 10,733.54 | 8,094.19 | 2,639.35 | 42,934.16 | 39,481.70 | 813.11 |
| Electric | 1,008.01 | 1,688.78 | (680.77) | 4,032.04 | 4,058.33 | 654.48 |
| Electric - Maintenance Shed | 42.00 | 38.23 | 3.77 | 168.00 | 152.81 | 11.42 |
| General and Administrative | | | - | - | - | - |
| Professional Fees | | | - | - | - | - |
| Accounting | 973.36 | - | 973.36 | 3,893.44 | - | 2,920.08 |
| Audit | 646.16 | - | 646.16 | 2,584.64 | - | 1,938.48 |
| Legal | 3,392.35 | 3,957.00 | (564.65) | 13,569.40 | 3,957.00 | 10,177.05 |
| Bad Debts | | | - | - | - | - |
| Allowance for BD Adjustment | (484.62) | (100.00) | (384.62) | (1,938.48) | (13,000.00) | 11,446.14 |
| Bad Debt Expense | 2,423.11 | - | 2,423.11 | 9,692.44 | 960.70 | 6,308.63 |

Return to Table of Contents

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Homeowner Communications | | | - | - | - | - | - |
| News & Views Compilation | 132.30 | 185.00 | (52.70) | 529.20 | 740.00 | (158.10) | |
| Website | 80.77 | - | 80.77 | 323.08 | - | 242.31 | |
| General, Property & Liability | 76,283.91 | 55,396.50 | 20,887.41 | 305,135.64 | 221,586.00 | 62,662.23 | |
| Contracted Services | | | - | - | - | - | |
| Management Contract | 1,767.55 | 1,823.64 | (56.09) | 7,070.20 | 7,294.56 | (168.27) | |
| RM Other Fees | 840.01 | 446.52 | 393.49 | 3,360.04 | 1,728.12 | 1,238.43 | |
| Administrative | | | - | - | - | - | |
| Background Check | 364.08 | 387.00 | (22.92) | 1,456.32 | 721.00 | 758.24 | |
| Bank Fees & Coupon Books | 8.40 | 10.00 | (1.60) | 33.60 | 80.00 | (44.80) | |
| Copier Lease | 102.03 | 816.31 | (714.28) | 408.12 | 1,616.49 | (494.09) | |
| Directory | | | - | - | - | - | |
| Fees, Dues, License | 169.33 | - | 169.33 | 677.32 | - | 507.99 | |
| Miscellaneous Administrative | 141.75 | 84.89 | 56.86 | 567.00 | 782.37 | (272.23) | |
| Office Supplies, Postage, Etc. | 1,680.02 | 1,886.98 | (206.96) | 6,720.08 | 3,262.66 | 3,664.38 | |
| Compensation | | | - | - | - | - | |
| Contract Labor | 5,591.11 | 5,872.00 | (280.89) | 22,364.44 | 21,664.00 | 981.33 | |
| Contract Services | 5,544.07 | 5,500.00 | 44.07 | 22,176.28 | 22,000.01 | 132.20 | |
| Labor OT | 338.83 | | 338.83 | 1,355.32 | 168.00 | 848.49 | |
| Service OT | 121.16 | | 121.16 | 484.64 | - | 363.48 | |
| Contract Taxes/Insurance | 3,377.42 | 1,839.98 | 1,537.44 | 13,509.68 | 7,245.53 | 4,726.71 | |
| Income Tax Expense | 80.77 | | 80.77 | 323.08 | - | 242.31 | |
| Real Estate Tax | 726.93 | | 726.93 | 2,907.72 | - | 2,180.79 | |
| Operation Reserves | 1,211.55 | | 1,211.55 | 4,846.20 | - | 3,634.65 | |
| | | | | | | | |
| | 196,895.99 | 151,474.19 | 45,421.80 | 787,583.96 | 569,241.92 | 172,920.24 | |

# Reserves YTD

| GENERAL RESERVES | BEGINNING BALANCE | April Allocation | April EXPENDITURES | ASSESSMENTS Allocated | Capital EXPENDITURES | Capital Surplus |
|---|---|---|---|---|---|---|
| **ASSET** | 46,023.00 | 2,026.00 | 2,026.00 | 2,026.00 | 2,026.00 | (Defecit) |
| Reserve Interest | | 9,913.06 | | 10,730.94 | - | 10,730.94 |
| **Clubhouse** | | | | | - | - |
| Clubhouse Improvements | 25,882.00 | - | | | - | 25,882.00 |
| Clubhouse Restrooms | 2,743.00 | 60.35 | | 241.39 | - | 2,984.39 |
| Clubhouse HVAC-5 ton serial #3016C32475 | 707.00 | 814.38 | | 3,257.51 | - | 3,964.51 |
| Clubhouse HVAC-5 ton serial#1518C37238 | 3,013.00 | 311.31 | | 1,245.22 | - | 4,258.22 |
| Clubhouse HVAC-5 ton serial#4815C96520 | 707.00 | 814.38 | | 3,257.51 | - | 3,964.51 |
| Clubhouse HVAC 2.5 ton serial#2217A68786 | - | 623.69 | | 2,494.77 | - | 2,494.77 |
| Clubhouse Sauna | 305.00 | 108.77 | | 435.06 | - | 740.06 |
| Clubhouse Roof | 9,630.00 | 579.20 | | 2,316.81 | - | 11,946.81 |
| Clubhouse Mansard | 464.00 | 59.31 | | 237.24 | - | 701.24 |
| **Recreation** | | - | | - | - | - |
| Pool Well Pumps | 1,366.00 | 113.57 | | 454.27 | 281.77 | 1,538.50 |
| Pool Equipment | 3,666.00 | 150.92 | | 603.70 | - | 4,269.70 |
| Pool Heaters (1) | 3,550.00 | 57.80 | | 231.18 | 11,361.00 | (7,579.82) |
| Pool Heaters (2) | 2,594.00 | 306.13 | | 1,224.50 | 11,361.00 | (7,542.50) |
| Deck Resurfacing | 13,001.00 | 328.93 | | 1,315.72 | - | 14,316.72 |
| Pool Equipment Building | 62,457.00 | - | 1,778.66 | - | 1,778.66 | 60,678.34 |
| Shuffleboard | (468.00) | 321.58 | | 1,286.31 | - | 818.31 |
| Exercise equipment | 4,646.00 | 162.19 | | 648.74 | - | 5,294.74 |

Return to Table of Contents

| GENERAL RESERVES | BEGINNING BALANCE | April Allocation | April EXPENDITURES | ASSESSMENTS Allocated | Capital EXPENDITURES | Capital Surplus |
|---|---|---|---|---|---|---|
| **ASSET** | 46,023.00 | 2,026.00 | 2,026.00 | 2,026.00 | 2,026.00 | (Defecit) |
| **Creek House** | | - | | - | - | - |
| Creek House Roof | 1,563.00 | 87.24 | | 348.96 | - | 1,911.96 |
| Creekhouse HVAC | 1,000.00 | 77.22 | | 308.88 | - | 1,308.88 |
| Creek House Interior updates | (216.00) | 335.73 | | 1,342.90 | - | 1,126.90 |
| **Surveillance System and Safety** | | - | | - | - | - |
| Monitoring Equipment | (2,000.00) | 706.85 | 1,816.78 | 2,827.41 | 1,816.78 | (989.37) |
| PVC Fence | (21,503.82) | 847.25 | | 3,389.00 | - | (18,114.82) |
| Aluminium Fence | - | 439.18 | | 1,756.74 | - | 1,756.74 |
| Improvement to secure Entrances and Exits to | - | 4,166.67 | | 16,666.67 | - | 16,666.67 |
| **Seawall Components** | | - | | - | - | - |
| Seawall | 189,595.00 | 1,111.59 | | 4,446.36 | - | 194,041.36 |
| Seawall Posts and cables | - | 831.59 | 75.35 | 3,326.36 | 75.35 | 3,251.01 |
| Handrails | - | 207.90 | | 831.59 | - | 831.59 |
| Day Docks Along Seawall | 2,550.00 | 332.29 | | 1,329.16 | - | 3,879.16 |
| **Marina** | | - | | - | - | - |
| Marina Docks | (20,596.00) | 680.78 | 243.87 | 2,723.12 | 2,039.87 | (19,912.75) |
| Marina Pilings | | - | | - | - | - |
| **Roads and Parking** | | - | | - | - | - |
| Asphalt Paving | 577,532.00 | 20,496.06 | | 81,984.24 | - | 659,516.24 |
| Asphalt Marking | - | - | | - | - | - |
| Signs | - | 522.92 | 2,426.94 | 2,091.67 | 3,878.16 | (1,786.49) |
| **Water** | | - | | - | - | - |
| Water Lines | 104,854.00 | 1,110.14 | | 4,440.55 | - | 109,294.55 |
| Irrigation System | 16,806.00 | 137.77 | | 551.08 | - | 17,357.08 |
| Alternative Watering | - | 4,823.23 | | 19,292.91 | - | 19,292.91 |

Return to Table of Contents

| GENERAL RESERVES | BEGINNING BALANCE | April Allocation | April EXPENDITURES | ASSESSMENTS Allocated | Capital EXPENDITURES | Capital Surplus |
|---|---|---|---|---|---|---|
| ASSET | 46,023.00 | 2,026.00 | 2,026.00 | 2,026.00 | 2,026.00 | (Defecit) |
| Misc | | - | | - | - | - |
| Painting | 31,250.25 | 2,837.19 | | 11,348.76 | - | 42,599.01 |
| Painting | 26,785.93 | 245.24 | | 980.94 | - | 27,766.87 |
| Painting | 22,321.61 | (14.76) | | (59.02) | - | 22,262.58 |
| Painting | 17,857.29 | (31.50) | | (126.01) | - | 17,731.27 |
| Painting | 13,392.96 | (5.31) | | (21.24) | - | 13,371.72 |
| Painting | 8,928.64 | 27.25 | | 108.99 | - | 9,037.64 |
| Painting | 4,464.32 | 57.90 | | 231.61 | - | 4,695.93 |
| Utilty Cart 1 | 11,081.00 | (84.84) | | (339.37) | - | 10,741.63 |
| Utility Cart 2 | - | 582.11 | | 2,328.46 | 4,280.00 | (1,951.54) |
| Maint Equip/Shed Building/Roof | (1,400.00) | 1,363.81 | | 5,455.24 | - | 4,055.24 |
| | **1,118,529.18** | **46,703.97** | **6,341.60** | **197,546.83** | **36,872.59** | **1,279,203.42** |
| | | | | **186,815.89** | | |
| | | | | 10,730.94 | | |
| | | | | | | |
| **Actual Assesment Allocation** | | **46,704.00** | | | | |
| **Deferred Revenue** | | **50,275.46** | **50,275.43** | | | **160,674.35** |
| | | | | | | 1,279,203.53 |

Return to Table of Contents

Page 7

# SRV Balance Sheet as of 04/30/26

| | (1) Operating Fund | (2) Replacement Fund | All Funds |
|---|---|---|---|
| | As of 04/30/2026 | As of 04/30/2026 | As of 04/30/2026 |
| | Actual | Actual | Actual |
| **ASSETS** | | | |
| Current Assets | | | |
| Cash - First Citizens Operating | 96,355.14 | 0.00 | 96,355.14 |
| Cash - Centennial | 68,944.50 | 0.00 | 68,944.50 |
| Cash - First Citizens Sweep ICS Operating | 1,825,270.27 | 0.00 | 1,825,270.27 |
| Cash - Deposits in Transit | 550.00 | 0.00 | 550.00 |
| Cash - Operating Petty Cash | 150.00 | 0.00 | 150.00 |
| Cash - First Citizens Replacement | 0.00 | 99,640.44 | 99,640.44 |
| Cash - First Citizens Repl Sweep ICS | 0.00 | 869,151.65 | 869,151.65 |
| Liberty Bank Res CD X1362 @ 2.95% 08/21/2026 | 0.00 | 228,861.10 | 228,861.10 |
| Cash - Bank Ozarks Repl | 0.00 | 100,000.00 | 100,000.00 |
| Accounts Receivable | 17,011.00 | 0.00 | 17,011.00 |
| Accounts Receivable - Unbilled Roof Assessment | 27,075.00 | 0.00 | 27,075.00 |
| Allowance for Bad Debts | (2,200.00) | 0.00 | (2,200.00) |
| Prepaid Insurance | 58,111.32 | 0.00 | 58,111.32 |
| Interfund Assets (Liabilities) | 1,658.86 | (1,658.86) | 0.00 |
| Total Current Assets | 2,092,926.09 | 1,295,994.33 | 3,388,920.42 |
| Other Assets | | | |
| Deposits - Utility | 900.00 | 0.00 | 900.00 |
| Total Other Assets | 900.00 | 0.00 | 900.00 |
| **TOTAL ASSETS** | **2,093,826.09** | **1,295,994.33** | **3,389,820.42** |

Return to Table of Contents

**LIABILITIES AND FUND BALANCES**

LIABILITIES

Current Liabilities

| | | | |
|---|---|---|---|
| Accounts Payable | 31,560.30 | 0.00 | 31,560.30 |
| Prepaid Assessments | 67,630.83 | 0.00 | 67,630.83 |
| Deferred Cable Incentive | 28,691.00 | 0.00 | 28,691.00 |
| Other Accrued Expenses | 5,551.57 | 0.00 | 5,551.57 |
| Insurance Claim | 1,451.03 | 0.00 | 1,451.03 |
| Security Deposits | 2,500.00 | 0.00 | 2,500.00 |
| Deferred Revenue-Pooled Reserves | 0.00 | 179,023.18 | 179,023.18 |
| Deferred Revenue - Day Docks Along Seawall | 0.00 | 2,550.00 | 2,550.00 |
| Deferred Revenue - Creekhouse HVAC | 0.00 | 1,000.00 | 1,000.00 |
| Deferred Revenue - Pool Equipment | 0.00 | 3,667.00 | 3,667.00 |
| Deferred Revenue - Clubhouse Mansard | 0.00 | 463.89 | 463.89 |
| Deferred Revenue - Clubhouse Restrooms | 0.00 | 1,950.00 | 1,950.00 |
| Deferred Revenue - Creekhouse Roof | 0.00 | 1,563.00 | 1,563.00 |
| Deferred Revenue - Creekhouse Appliances | 0.00 | 636.00 | 636.00 |
| Deferred Revenue - Deck Resurfacing | 0.00 | 13,001.01 | 13,001.01 |
| Deferred Revenue - Pool Equipment Building | 0.00 | 62,456.70 | 62,456.70 |

| | | | |
|---|---|---|---|
| Deferred Revenue - Pool Heater | 0.00 | (16,578.20) | (16,578.20) |
| Deferred Revenue - Exercise Equipment | 0.00 | 4,646.31 | 4,646.31 |
| Deferred Revenue - Maint Equip/Bldg/Shed/Roof | 0.00 | 6,100.16 | 6,100.16 |
| Deferred Revenue - Shuffleboard | 0.00 | 558.08 | 558.08 |
| Deferred Revenue - Clubhouse HVAC | 0.00 | 25,207.25 | 25,207.25 |
| Deferred Revenue - Clubhouse Roof | 0.00 | 9,630.34 | 9,630.34 |
| Deferred Revenue - Clubhouse Improvements | 0.00 | 25,881.60 | 25,881.60 |
| Deferred Revenue - Painting | 0.00 | 92,570.32 | 92,570.32 |
| Deferred Revenue - Clubhouse Sauna | 0.00 | 5,781.00 | 5,781.00 |
| Deferred Revenue - Asphalt Paving | 0.00 | 577,531.68 | 577,531.68 |
| Deferred Revenue - Creek House Remodel/Furnishings/Roof | 0.00 | 498.99 | 498.99 |
| Deferred Revenue - Seawall | 0.00 | 189,170.26 | 189,170.26 |
| Deferred Revenue - Aluminum Fence/Handrails | 0.00 | 750.00 | 750.00 |
| Deferred Revenue - Irrigation System | 0.00 | 16,806.46 | 16,806.46 |
| Deferred Revenue - PVC Fence | 0.00 | 2,340.86 | 2,340.86 |
| Deferred Revenue - Marina Docks | 0.00 | 4,264.56 | 4,264.56 |
| Deferred Revenue - Utility Cart | 0.00 | 6,800.63 | 6,800.63 |
| Deferred Revenue - Surveillance System | 0.00 | 12,475.14 | 12,475.14 |
| Deferred Revenue - Water Lines | 0.00 | 108,984.92 | 108,984.92 |
| Deferred Revenue - Pool Well Pumps | 0.00 | 1,366.00 | 1,366.00 |
| Deferred Revenue - Interest | 0.00 | 15,306.52 | 15,306.52 |
| Client Payables Collection Notice | (702.50) | 0.00 | (702.50) |
| Client Payables NSF | (25.00) | 0.00 | (25.00) |
| Client Payables Attorney Referral | 225.00 | 0.00 | 225.00 |
| Total Current Liabilities | 136,882.23 | 1,356,403.66 | 1,493,285.89 |
| TOTAL LIABILITIES | 136,882.23 | 1,356,403.66 | 1,493,285.89 |
| FUND BALANCES | | | |
| Fund Transfers | 53,978.29 | (53,978.29) | 0.00 |
| Prior Years Surplus (Deficit) | 1,626,882.59 | (6,431.04) | 1,620,451.55 |
| YTD Net Surplus (Deficit) | 276,082.98 | 0.00 | 276,082.98 |
| TOTAL FUND BALANCES | 1,956,943.86 | (60,409.33) | 1,896,534.53 |
| **TOTAL LIABILITIES AND FUND BALANCES** | **2,093,826.09** | **1,295,994.33** | **3,389,820.42** |

Return to Table of Contents

Page 10

# Strathmore Riverside Villas Association, Inc.

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

*Operating Fund, Replacement Fund*

| | Month Ending 04/30/2026 | | | | YTD 04/30/2026 | | | | Budget | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | $ Actual | $ Budget | $ Variance | Var % | $ Actual | $ Budget | $ Variance | Var % | $ Annual | $ Remaining | Rem % |
| **Revenues** | | | | | | | | | | | |
| **Assessments** | | | | | | | | | | | |
| **Regular Assessments** | | | | | | | | | | | |
| Full Rate | 243,600.00 | 243,600.00 | 0.00 | 0% | 974,400.00 | 974,400.00 | 0.00 | 0% | 2,923,200.00 | 1,948,800.00 | 67% |
| **TOTAL Regular Assessments** | 243,600.00 | 243,600.00 | 0.00 | 0% | 974,400.00 | 974,400.00 | 0.00 | 0% | 2,923,200.00 | 1,948,800.00 | 67% |
| **TOTAL Assessments** | 243,600.00 | 243,600.00 | 0.00 | 0% | 974,400.00 | 974,400.00 | 0.00 | 0% | 2,923,200.00 | 1,948,800.00 | 67% |
| **Other Income** | | | | | | | | | | | |
| Late Payment Charges | 0.00 | 0.00 | 0.00 | 0% | 250.00 | 0.00 | 250.00 | 100% | 0.00 | (250.00) | 0% |
| Application Fees | 900.00 | 417.00 | 483.00 | 116% | 2,100.00 | 1,668.00 | 432.00 | 26% | 5,000.00 | 2,900.00 | 58% |
| Clubhouse Rental Income | 0.00 | 0.00 | 0.00 | 0% | 100.00 | 0.00 | 100.00 | 100% | 0.00 | (100.00) | 0% |
| Creekhouse Income | 2,000.00 | 2,000.00 | 0.00 | 0% | 10,000.00 | 8,000.00 | 2,000.00 | 25% | 24,000.00 | 14,000.00 | 58% |
| Interest Income | 791.45 | 500.00 | 291.45 | 58% | 2,878.39 | 2,000.00 | 878.39 | 44% | 6,000.00 | 3,121.61 | 52% |
| Marina Slip Fee | 817.20 | 3,248.00 | (2,430.80) | (75%) | 36,582.08 | 12,992.00 | 23,590.08 | 182% | 38,976.00 | 2,393.92 | 6% |
| Miscellaneous Income | (30.00) | 83.00 | (113.00) | (136%) | 1,139.39 | 332.00 | 807.39 | 243% | 1,000.00 | (139.39) | (14%) |
| Owner Maintenance Chargeback | 215.00 | 0.00 | 215.00 | 100% | 215.00 | 0.00 | 215.00 | 100% | 0.00 | (215.00) | 0% |
| Finance Fees | (351.64) | 0.00 | (351.64) | (100%) | 4,124.40 | 0.00 | 4,124.40 | 100% | 0.00 | (4,124.40) | 0% |
| Interest Income | 10,264.70 | 0.00 | 10,264.70 | 100% | 11,082.58 | 0.00 | 11,082.58 | 100% | 0.00 | (11,082.58) | 0% |
| **TOTAL Other Income** | 14,606.71 | 6,248.00 | 8,358.71 | 134% | 68,471.84 | 24,992.00 | 43,479.84 | 174% | 74,976.00 | 6,504.16 | 9% |
| **TOTAL Revenues** | 258,206.71 | 249,848.00 | 8,358.71 | 3% | 1,042,871.84 | 999,392.00 | 43,479.84 | 4% | 2,998,176.00 | 1,955,304.16 | 65% |
| **Expenses** | | | | | | | | | | | |
| **Operating Expenses** | | | | | | | | | | | |
| **Direct Operating Expenses** | | | | | | | | | | | |
| **Landscape Maintenance** | | | | | | | | | | | |
| Backflow Check Irrigation | 0.00 | 503.75 | 503.75 | 100% | 800.00 | 2,015.00 | 1,215.00 | 60% | 6,045.00 | 5,245.00 | 87% |
| Grounds Contract | 17,812.96 | 17,265.38 | (547.58) | (3%) | 71,251.84 | 69,061.52 | (2,190.32) | (3%) | 207,184.53 | 135,932.69 | 66% |
| Irrigation System: Maint./Irrigation Contract | 496.30 | 1,596.02 | 1,099.72 | 69% | 3,228.50 | 6,384.08 | 3,155.58 | 49% | 19,152.25 | 15,923.75 | 83% |
| Lawn & Grounds Supplies | 2.80 | 403.21 | 400.41 | 99% | 748.53 | 1,612.84 | 864.31 | 54% | 4,838.46 | 4,089.93 | 85% |
| Mulch/Ground Cover | 0.00 | 1,848.02 | 1,848.02 | 100% | 2,577.45 | 7,392.08 | 4,814.63 | 65% | 22,176.29 | 19,598.84 | 88% |
| Plants/Shrubs/Trees | 605.05 | 756.01 | 150.96 | 20% | 1,442.86 | 3,024.04 | 1,581.18 | 52% | 9,072.12 | 7,629.26 | 84% |
| Sod Replacement | 0.00 | 1,596.02 | 1,596.02 | 100% | 0.00 | 6,384.08 | 6,384.08 | 100% | 19,152.25 | 19,152.25 | 100% |
| Tree Trimming/Removal | 4,700.00 | 4,032.05 | (667.95) | (17%) | 11,810.00 | 16,128.20 | 4,318.20 | 27% | 48,384.64 | 36,574.64 | 76% |
| **TOTAL Landscape Maintenance** | 23,617.11 | 28,000.46 | 4,383.35 | 16% | 91,859.18 | 112,001.84 | 20,142.66 | 18% | 336,005.54 | 244,146.36 | 73% |
| **Pool Operating Expenses** | | | | | | | | | | | |

Return to Table of Contents

## Strathmore Riverside Villas Association, Inc.

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

*Operating Fund, Replacement Fund*

| | Month Ending 04/30/2026 | | | | YTD 04/30/2026 | | | | Budget | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | $ Actual | $ Budget | $ Variance | Var % | $ Actual | $ Budget | $ Variance | Var % | $ Annual | $ Remaining | Rem % |
| Pool Contract/Repairs/Supplies | 784.21 | 504.01 | (280.20) | (56%) | 1,856.09 | 2,016.04 | 159.95 | 8% | 6,048.08 | 4,191.99 | 69% |
| Pool Permits | 0.00 | 50.45 | 50.45 | 100% | 0.00 | 201.80 | 201.80 | 100% | 605.34 | 605.34 | 100% |
| **TOTAL Pool Operating Expenses** | 784.21 | 554.46 | (229.75) | (41%) | 1,856.09 | 2,217.84 | 361.75 | 16% | 6,653.42 | 4,797.33 | 72% |
| **Maintenance** | | | | | | | | | | | |
| A/C Service/Maint | 0.00 | 415.81 | 415.81 | 100% | 0.00 | 1,663.24 | 1,663.24 | 100% | 4,989.67 | 4,989.67 | 100% |
| Backflow Non Irrigation | 0.00 | 294.00 | 294.00 | 100% | 500.00 | 1,176.00 | 676.00 | 57% | 3,528.05 | 3,028.05 | 86% |
| Creekhouse Expense | 215.00 | 252.00 | 37.00 | 15% | 270.00 | 1,008.00 | 738.00 | 73% | 3,024.04 | 2,754.04 | 91% |
| General Maintenance | 3,107.80 | 1,680.02 | (1,427.78) | (85%) | 5,503.50 | 6,720.08 | 1,216.58 | 18% | 20,160.27 | 14,656.77 | 73% |
| Ground Erosion Control | 0.00 | 840.01 | 840.01 | 100% | 0.00 | 3,360.04 | 3,360.04 | 100% | 10,080.13 | 10,080.13 | 100% |
| Maintenance Equipment | 0.00 | 84.00 | 84.00 | 100% | 0.00 | 336.00 | 336.00 | 100% | 1,008.01 | 1,008.01 | 100% |
| **TOTAL Common Area Maintenance** | 3,322.80 | 3,565.84 | 243.04 | 7% | 6,273.50 | 14,263.36 | 7,989.86 | 56% | 42,790.17 | 36,516.67 | 85% |
| **Repair & Maint - Amenity Center** | | | | | | | | | | | |
| Clubhouse Maint/Repair | 0.00 | 840.01 | 840.01 | 100% | 775.00 | 3,360.04 | 2,585.04 | 77% | 10,080.13 | 9,305.13 | 92% |
| Clubhouse Utilities | 0.00 | 1,092.01 | 1,092.01 | 100% | 3,389.09 | 4,368.04 | 978.95 | 22% | 13,104.17 | 9,715.08 | 74% |
| Exercise Equipement Maintenance Agreement | 160.45 | 67.17 | (93.28) | (139%) | 160.45 | 268.68 | 108.23 | 40% | 806.00 | 645.55 | 80% |
| **TOTAL Building Expenses** | 160.45 | 1,999.19 | 1,838.74 | 92% | 4,324.54 | 7,996.76 | 3,672.22 | 46% | 23,990.30 | 19,665.76 | 82% |
| **Repairs/Maint - Rec. Fields & Equip.** | | | | | | | | | | | |
| Rec. Facility Maint. & Supplies | 1,233.75 | 546.01 | (687.74) | (126%) | 1,963.51 | 2,184.04 | 220.53 | 10% | 6,552.09 | 4,588.58 | 70% |
| **TOTAL Repairs/Maint - Rec. Fields & Equip.** | 1,233.75 | 546.01 | (687.74) | (126%) | 1,963.51 | 2,184.04 | 220.53 | 10% | 6,552.09 | 4,588.58 | 70% |
| **Exterminating** | | | | | | | | | | | |
| Pest Control | 0.00 | 686.50 | 686.50 | 100% | 209.25 | 2,746.00 | 2,536.75 | 92% | 8,238.00 | 8,028.75 | 97% |
| **TOTAL Exterminating** | 0.00 | 686.50 | 686.50 | 100% | 209.25 | 2,746.00 | 2,536.75 | 92% | 8,238.00 | 8,028.75 | 97% |
| **Telephone** | | | | | | | | | | | |
| Cable TV | 17,139.77 | 16,653.89 | (485.88) | (3%) | 52,146.16 | 66,615.56 | 14,469.40 | 22% | 199,846.70 | 147,700.54 | 74% |
| Telephone | 0.82 | 617.41 | 616.59 | 100% | 2,528.37 | 2,469.64 | (58.73) | (2%) | 7,408.90 | 4,880.53 | 66% |
| **TOTAL Telephone** | 17,140.59 | 17,271.30 | 130.71 | 1% | 54,674.53 | 69,085.20 | 14,410.67 | 21% | 207,255.60 | 152,581.07 | 74% |
| **Water and Wastewater** | | | | | | | | | | | |
| Sewer | 17,288.26 | 26,976.33 | 9,688.07 | 36% | 83,582.04 | 107,905.32 | 24,323.28 | 23% | 323,715.91 | 240,133.87 | 74% |
| Water | 8,094.19 | 10,733.54 | 2,639.35 | 25% | 39,481.70 | 42,934.16 | 3,452.46 | 8% | 128,802.47 | 89,320.77 | 69% |
| **TOTAL Water and Wastewater** | 25,382.45 | 37,709.87 | 12,327.42 | 33% | 123,063.74 | 150,839.48 | 27,775.74 | 18% | 452,518.38 | 329,454.64 | 73% |
| **Electricity** | | | | | | | | | | | |

Return to Table of Contents

Page 12

## Strathmore Riverside Villas Association, Inc.

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

*Operating Fund, Replacement Fund*

| | Month Ending 04/30/2026 | | | | YTD 04/30/2026 | | | | Budget | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | $ Actual | $ Budget | $ Variance | Var % | $ Actual | $ Budget | $ Variance | Var % | $ Annual | $ Remaining | Rem % |
| Electric | 1,688.78 | 1,008.01 | (680.77) | (68%) | 4,058.33 | 4,032.04 | (26.29) | (1%) | 12,096.16 | 8,037.83 | 66% |
| Electric - Maintenance Shed | 38.23 | 42.00 | 3.77 | 9% | 152.81 | 168.00 | 15.19 | 9% | 504.01 | 351.20 | 70% |
| **TOTAL Electricity** | 1,727.01 | 1,050.01 | (677.00) | (64%) | 4,211.14 | 4,200.04 | (11.10) | 0% | 12,600.17 | 8,389.03 | 67% |
| **TOTAL Direct Operating Expenses** | 73,368.37 | 91,383.64 | 18,015.27 | 20% | 288,435.48 | 365,534.56 | 77,099.08 | 21% | 1,096,603.67 | 808,168.19 | 74% |
| **General and Administrative Expenses** | | | | | | | | | | | |
| **Professional Fees** | | | | | | | | | | | |
| Accounting | 0.00 | 973.36 | 973.36 | 100% | 0.00 | 3,893.44 | 3,893.44 | 100% | 11,680.35 | 11,680.35 | 100% |
| Auditing | 0.00 | 646.16 | 646.16 | 100% | 0.00 | 2,584.64 | 2,584.64 | 100% | 7,753.95 | 7,753.95 | 100% |
| Legal | 3,957.00 | 3,392.35 | (564.65) | (17%) | 3,957.00 | 13,569.40 | 9,612.40 | 71% | 40,708.23 | 36,751.23 | 90% |
| Operational Reserves | 0.00 | 1,211.55 | 1,211.55 | 100% | 0.00 | 4,846.20 | 4,846.20 | 100% | 14,538.65 | 14,538.65 | 100% |
| **TOTAL Professional Fees** | 3,957.00 | 6,223.42 | 2,266.42 | 36% | 3,957.00 | 24,893.68 | 20,936.68 | 84% | 74,681.18 | 70,724.18 | 95% |
| **Bad Debts** | | | | | | | | | | | |
| Allowance for BD Adjustment | (100.00) | 0.00 | 100.00 | 100% | (13,000.00) | 0.00 | 13,000.00 | 100% | 0.00 | 13,000.00 | 100% |
| Bad Debt Expense | 0.00 | 2,423.11 | 2,423.11 | 100% | 960.70 | 9,692.44 | 8,731.74 | 90% | 29,077.31 | 28,116.61 | 97% |
| **TOTAL Bad Debts** | (100.00) | 2,423.11 | 2,523.11 | 104% | (12,039.30) | 9,692.44 | 21,731.74 | 224% | 29,077.31 | 41,116.61 | 141% |
| **Homeowner Communications** | | | | | | | | | | | |
| News & Views Compilation | 185.00 | 132.30 | (52.70) | (40%) | 740.00 | 529.20 | (210.80) | (40%) | 1,587.62 | 847.62 | 53% |
| Website | 0.00 | 80.77 | 80.77 | 100% | 0.00 | 323.08 | 323.08 | 100% | 969.24 | 969.24 | 100% |
| **TOTAL Homeowner Communications** | 185.00 | 213.07 | 28.07 | 13% | 740.00 | 852.28 | 112.28 | 13% | 2,556.86 | 1,816.86 | 71% |
| **Insurance** | | | | | | | | | | | |
| General, Property & Liability | 55,396.50 | 76,283.91 | 20,887.41 | 27% | 221,586.00 | 305,135.64 | 83,549.64 | 27% | 915,406.93 | 693,820.93 | 76% |
| **TOTAL Insurance** | 55,396.50 | 76,283.91 | 20,887.41 | 27% | 221,586.00 | 305,135.64 | 83,549.64 | 27% | 915,406.93 | 693,820.93 | 76% |
| **Contracted Services** | | | | | | | | | | | |
| Management Services Contract | 1,823.64 | 1,767.55 | (56.09) | (3%) | 7,294.56 | 7,070.20 | (224.36) | (3%) | 21,210.62 | 13,916.06 | 66% |
| RM Other Fees | 446.52 | 840.01 | 393.49 | 47% | 1,728.12 | 3,360.04 | 1,631.92 | 49% | 10,080.13 | 8,352.01 | 83% |
| **TOTAL Contracted Services** | 2,270.16 | 2,607.56 | 337.40 | 13% | 9,022.68 | 10,430.24 | 1,407.56 | 13% | 31,290.75 | 22,268.07 | 71% |
| **Administrative** | | | | | | | | | | | |
| Background Check | 387.00 | 364.08 | (22.92) | (6%) | 721.00 | 1,456.32 | 735.32 | 50% | 4,369.00 | 3,648.00 | 83% |
| Copier Lease | 816.31 | 102.03 | (714.28) | (700%) | 1,616.49 | 408.12 | (1,208.37) | (296%) | 1,224.40 | (392.09) | (32%) |
| Fees, Dues, License | 0.00 | 169.33 | 169.33 | 100% | 0.00 | 677.32 | 677.32 | 100% | 2,032.00 | 2,032.00 | 100% |
| Miscellaneous Administrative | 84.89 | 141.75 | 56.86 | 40% | 407.37 | 567.00 | 159.63 | 28% | 1,701.00 | 1,293.63 | 76% |
| Office Supplies, Postage, ETC | 1,886.98 | 1,680.02 | (206.96) | (12%) | 3,637.66 | 6,720.08 | 3,082.42 | 46% | 20,160.27 | 16,522.61 | 82% |

Return to Table of Contents

Page 13

## Strathmore Riverside Villas Association, Inc.

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

*Operating Fund, Replacement Fund*

| | Month Ending 04/30/2026 | | | | YTD 04/30/2026 | | | | Budget | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | $ Actual | $ Budget | $ Variance | Var % | $ Actual | $ Budget | $ Variance | Var % | $ Annual | $ Remaining | Rem % |
| Statements | 10.00 | 8.40 | (1.60) | (19%) | 80.00 | 33.60 | (46.40) | (138%) | 100.79 | 20.79 | 21% |
| **TOTAL Administrative Expenses** | 3,185.18 | 2,465.61 | (719.57) | (29%) | 6,462.52 | 9,862.44 | 3,399.92 | 34% | 29,587.46 | 23,124.94 | 78% |
| **Compensation** | | | | | | | | | | | |
| Contract Labor | 5,872.00 | 5,591.11 | (280.89) | (5%) | 21,664.00 | 22,364.44 | 700.44 | 3% | 67,093.36 | 45,429.36 | 68% |
| Contract Services | 5,500.00 | 5,544.07 | 44.07 | 1% | 22,000.00 | 22,176.28 | 176.28 | 1% | 66,528.88 | 44,528.88 | 67% |
| Contract Taxes/Insurance | 1,839.98 | 3,377.42 | 1,537.44 | 46% | 7,245.54 | 13,509.68 | 6,264.14 | 46% | 40,528.98 | 33,283.44 | 82% |
| Labor OT | 0.00 | 338.83 | 338.83 | 100% | 168.00 | 1,355.32 | 1,187.32 | 88% | 4,065.97 | 3,897.97 | 96% |
| Service OT | 0.00 | 121.16 | 121.16 | 100% | 0.00 | 484.64 | 484.64 | 100% | 1,453.87 | 1,453.87 | 100% |
| **TOTAL Compensation** | 13,211.98 | 14,972.59 | 1,760.61 | 12% | 51,077.54 | 59,890.36 | 8,812.82 | 15% | 179,671.06 | 128,593.52 | 72% |
| **TOTAL General and Administrative Expenses** | 78,105.82 | 105,189.27 | 27,083.45 | 26% | 280,806.44 | 420,757.08 | 139,950.64 | 33% | 1,262,271.55 | 981,465.11 | 78% |
| **TOTAL Operating Expenses** | 151,474.19 | 196,572.91 | 45,098.72 | 23% | 569,241.92 | 786,291.64 | 217,049.72 | 28% | 2,358,875.22 | 1,789,633.30 | 76% |
| **Capital Expenditures (Non-capitalized)** | | | | | | | | | | | |
| **Capital Expenditures** | | | | | | | | | | | |
| Clubhouse HVAC-5 ton serial #3016C32475 1112.1 | 0.00 | 875.00 | 875.00 | 100% | 0.00 | 3,500.00 | 3,500.00 | 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 | 3,500.00 | 3,500.00 | 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 | 16,668.00 | 16,668.00 | 100% | 50,000.00 | 50,000.00 | 100% |
| Marina Docks | 243.87 | 0.00 | (243.87) | (100%) | 2,321.64 | 0.00 | (2,321.64) | (100%) | 0.00 | (2,321.64) | 0% |
| Monitoring Equipment | 1,816.78 | 0.00 | (1,816.78) | (100%) | 1,816.78 | 0.00 | (1,816.78) | (100%) | 0.00 | (1,816.78) | 0% |
| Painting 1194.1 | 0.00 | 5,447.00 | 5,447.00 | 100% | 0.00 | 21,788.00 | 21,788.00 | 100% | 65,368.00 | 65,368.00 | 100% |
| Pool Equipment Building | 1,778.66 | 0.00 | (1,778.66) | (100%) | 1,778.66 | 0.00 | (1,778.66) | (100%) | 0.00 | (1,778.66) | 0% |
| Pool Heater (1) - 1123.1 | 0.00 | 0.00 | 0.00 | 0% | 11,361.00 | 0.00 | (11,361.00) | (100%) | 0.00 | (11,361.00) | 0% |
| Pool Heater (2) - 1123.2 | 0.00 | 0.00 | 0.00 | 0% | 11,361.00 | 0.00 | (11,361.00) | (100%) | 0.00 | (11,361.00) | 0% |
| Seawall Posts and Cables | 75.35 | 833.00 | 757.65 | 91% | 75.35 | 3,332.00 | 3,256.65 | 98% | 10,000.00 | 9,924.65 | 99% |
| Signs | 2,426.94 | 417.00 | (2,009.94) | (482%) | 3,878.16 | 1,668.00 | (2,210.16) | (133%) | 5,000.00 | 1,121.84 | 22% |
| 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% |
| **TOTAL Capital Expenditures** | 6,341.60 | 12,614.00 | 6,272.40 | 50% | 36,872.59 | 50,456.00 | 13,583.41 | 27% | 151,368.00 | 114,495.41 | 76% |
| **TOTAL Capital Expenditures (Non-capitalized)** | 6,341.60 | 12,614.00 | 6,272.40 | 50% | 36,872.59 | 50,456.00 | 13,583.41 | 27% | 151,368.00 | 114,495.41 | 76% |
| **Transfer to Reserves & Other Expenses** | | | | | | | | | | | |
| Income Tax Expense | 0.00 | 80.77 | 80.77 | 100% | 0.00 | 323.08 | 323.08 | 100% | 969.23 | 969.23 | 100% |

Return to Table of Contents

Page 14

## Strathmore Riverside Villas Association, Inc.

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

*Operating Fund, Replacement Fund*

| | Month Ending 04/30/2026 | | | | YTD 04/30/2026 | | | | Budget | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | $ Actual | $ Budget | $ Variance | Var % | $ Actual | $ Budget | $ Variance | Var % | $ Annual | $ Remaining | Rem % |
| Real Estate Tax | 0.00 | 726.93 | 726.93 | 100% | 0.00 | 2,907.72 | 2,907.72 | 100% | 8,723.19 | 8,723.19 | 100% |
| Transfer to Deferred Revenues | 50,275.46 | 33,540.00 | (16,735.46) | (50%) | 160,674.35 | 134,160.00 | (26,514.35) | (20%) | 402,478.00 | 241,803.65 | 60% |
| **TOTAL Transfer to Reserves & Other Expenses** | 50,275.46 | 34,347.70 | (15,927.76) | (46%) | 160,674.35 | 137,390.80 | (23,283.55) | (17%) | 412,170.42 | 251,496.07 | 61% |
| **TOTAL Expenses** | 208,091.25 | 243,534.61 | 35,443.36 | 15% | 766,788.86 | 974,138.44 | 207,349.58 | 21% | 2,922,413.64 | 2,155,624.78 | 74% |
| **NET SURPLUS (DEFICIT)** | 50,115.46 | 6,313.39 | 43,802.07 | 694% | 276,082.98 | 25,253.56 | 250,829.42 | 993% | 75,762.36 | (200,320.62) | (264%) |



Return to Table of Contents

# Sales and Lease Committee Report for May

An Orientation Interview was held on April 20,2026 to Lease
Villa style E for $1,895/mo.
We are happy to welcome Susanne Moncrieff to our community!

An Orientation Interview was held on May 4, 2026, May11, 2026, and May 20,2026 for new owners of the following:

Villa style A for $185,000
Villa style F for $200,000
Villa style B for $190,000

A hearty welcome to:

Tammy Gallerani
David Kuster
Susan Fera

Submitted by Sandy Needles

May 28, 2026

CLUBHOUSE COMMITTEE REPORT, Julie Micheletti, Committee Chair

Progress: One step forward, two steps back! We thought we got lucky when Marcia Drake Lawson found some detail in our insurance data that led to us to help the county locate the architectural plans for the community as a whole, with the main focus on the clubhouse. (By the way, The county does have diagrams of the exterior layouts of each of our three sections, and each has its own property ID number).

We were hoping to find the entire architectural layout for the inside of the clubhouse, but unfortunately all they had kept of the inside changes dated back to 2014, when the two bathrooms were converted into handicapped ones. I have supplied these attached diagrams so you can see the amount of work the county still requires to revamp just two bathrooms!!!!! I was told that the County considers us as commercial versus residential because the clubhouse is multi-use, with both owners and visitors using the facility.

Refer to Page 22 for attached diagram.

Bottom line, Will Alisse, our experienced architect, has taken the work started by Taryn Kontos, one of our accomplished interior decorators and expanded on it considerably, which is taking a LOT of time and work. We have no choice except to do this however, because whatever layout the community decides to present to the BOD, it has to include the before and after changes we decide on. This is a "must have" for whatever contractor we choose in order to obtain a county permit, even down to the electrical outlets on the wall.

Since Will and I were investigating all this county data, he came upon the name and company of the folks who had submitted our property application and done the work in 2014, so I called them to see if they were still in business and to comment that the handicapped bathrooms to this day remain well designed and kept and are indeed extremely functional. I asked them to send us some marketing material on their company for us to include in the ensuing contractor bidding.

In the meantime, the Committee and its little task forces remain busy.

*Continued on following page*

*Continued from previous page*

- Inventory is still on going. The inventory process is close to being done. Thanks to Elaine and Eddie Robichard who went out to that building where all the Christmas things are kept and did some reorganizing to obtain more space. We can wait on a more thorough cleanout to see what can go to a garage sale when the weather gets better as the place is not air conditioned.
- I plan to connect with the Library folks the next month or so to help them and finish inventory in our CAMs office.

Attached diagram on Page 22

---

Secretary's Report
May 2026

Over the past few months as a board member, I have attended various seminars presented by Community Associates Institute and Community Associates Network Group. They are always very informative, covering topics that relate to the Florida Statute 718 (for condominiums) and as of late, Hurricane Preparedness. Anytime I have this opportunity to receive additional information to pass along to SRV, I know that this will help our community to thrive.

As of today, everyone on the Board has a board email address. I want to give a big thank you to Sarah Daley and Rob Dressler for handling the transfer of our domain and getting the various email addresses setup. It has definitely been an arduous project, along with everything else that Sarah and Rob do for SRV.

Welcome Summer!

Respectively submitted,

Arlene Johnson
Strathmore Riverside Villas
2026 Secretary

STRATHMORE RIVERSIDE VILLAS
CLUB HOUSE TOILET ALTERATIONS
2700 RIVERBLUFF PARKWAY
SARASOTA, FLORIDA
Drawing Index
A-1
OFFICE COPY
Not To Be Removed
Interio · Elevations
Key Plan
Site Location Plan
Floor Tile Layout
Existing / Proposed Electric Plan
Proposed Floor Plan
Existing / Demolition Floor Plan
AREA OF INTERIOR WORK
PROJECT LOCATION
ROOM FINISH SCHEDULE
SYMBOL LEGEND

May 25, 2026

## OPEN LETTER TO SRV BOD REGARDING THE NEED FOR AN INFORMATION TECHNOLOGY (IT) COMMITTEE

Submitted by Julie Micheletti/ Fellow BOD member/Clubhouse Chair

**Background:** IT Committees did not exist 20 years ago. A decade ago, only 7% of Fortune 100 companies had this committee. Today nearly 40% have standing board technology committees, most of which function in an advisory capacity.

Florida condominium law does not yet mandate an IT Committee for an HOA but has nonetheless in 2026 created/expanded web related IT requirements. Because if this, some believe that HOA Boards should pay attention to how best to turn what has been an IT revolution into a successful evolution. Many are evaluating whether to add an IT Committee, because it can help to ensure that the BOD members have adequate expertise needed to broaden and prioritize decision making. Moreover, it can help BOD members and the community of owners understand the intricacies of bigger IT initiatives and how they impact other committees' decision making. A proactive approach to technology will help ensure that IT advancements are identified quickly, while seeking opportunities for the community to benefit from them.

Our HOA has a fiduciary obligation to its fellow owners to use the best information available to maintain and improve property values, protect resident data, ensure streamlined cost-effective operations, and modernize building systems. This Committee needs to be embedded at the BOD level to help drive strategic decisions to help us better maintain these goals.

**Sample Justifications for an IT Committee:**

- *Cybersecurity and Protected Data:* Sensitive information of condo owners' data (e.g. personal identification, financial records) must be safeguarded. An IT Committee ensures that only authorized people have access to critical data and that security measures are in place to prevent unauthorized access. Also, in an emergency such as severe weather, critical data and communication would remain functional via established backup protocols and recovery plans.
- *Vendor and Contract Oversight:* IT Committees help translate complex proposals from internet providers, phone companies, and software vendors into plain language. The benefit is that the BOD uses this information to accept, reject or negotiate best pricing and avoids unneeded or duplicate services.

*Continued on following page*

*Continued from previous page*

- *Artificial Intelligence (AI) Knowledge and Initiatives:* An IT Committee would assess readiness for any kind of ethical AI adoption. The lure of enhanced productivity and innovation must be balanced against inherent risks posed by powerful AI tools.
- *Cost Efficiency and Budgeting:* Technology becomes quickly obsolete. By creating a long-term IT roadmap, the IT Committee *prevents reactive spending.* This helps the BOD accurately forecast capital expenditures so that IT costs/upgrades can be budgeted appropriately, avoiding unnecessary owner assessments.

**Proposed Committee Composition and Structure:**

- *Authority:* Strictly advisory. The IT Committee does research and presents findings, but does not have the authority to make binding commitments or enforce rules independently.
- *Leadership:* Has a chairperson who keeps up with current and upcoming changes, "thinks outside of the box," sets agendas, leads meetings, and acts a primary liaison to the BOD, along with a secretary to keep any necessary records.
- *Committee Members:* 3-8 resident volunteers with backgrounds ideally in IT, cybersecurity, telecommunications, project management, or contract analysis, including one very organized non-technical person for record keeping purposes and others duties.

**Next Steps:** If this proposal is acceptable, the next steps would be to establish standard operating guidelines for meetings, reporting and compliance as well as a BOD approved IT Committee Mandate. This mandate shall include the IT Committees purpose, responsibilities, authority, composition, meetings, reporting confidentiality, and compliance with applicable state laws.

# June 21st



# Happy Summer - Happy Father's Day

# Safety Committee Report
## May 2026

I would like to remind everyone that Florida's Hurricane Season starts in just a few days on June 1st. The National Hurricane Center is predicting a mild 2026 season, but we still caution that it only takes one storm in our area to cause significant damage to our villas and community. Please remember that we have our SRV Hurricane Preparedness Plan available at the office and on our web site. This plan was written specifically for our SRV Community. Sarasota County has a very comprehensive Emergency Preparedness Guide, which includes a wide range of storm information and how to prepare, available in print and online at: scgov.net/beprepared We ask all residents to review this information before a storm hits and to have your villas and boat, if you have one in our marina, prepared and secured ahead of a storm. If you are or have already left SRV for the summer season, please have someone designated to watch and prepare your villa and boat while away in the event of a named storm.

President Marcia Lawson, Board member Larry Gill and Safety Committee member Mike Gunning met with a security gate specialist May 20th to discuss solutions for our pool gates locks. We received a quote to make changes for exiting the pool area and are reviewing the suggested options.

The street sign upgrade project is near completion. The Safety Committee has received many positive compliments for the new signs which we hope make it easier for visitors, service personnel and delivery drivers find your villas.

The Safety Committee has ordered and awaiting delivery of new style Vehicle Identification Stickers, which are mandatory for your personal vehicle(s) per our Rules and Regulations. The new stickers will be changed to blue and white and will have a unique identifying number on each sticker. We will notify the community when these new stickers are available and ask all owners to pick up their new stickers, update their vehicle information with the office for our data base and remove and replace your current green sticker with a new blue sticker. The Safety Committee will be available to help or aid anyone needing assistance to replace your sticker. Please have your current vehicle information, year, make, model, license tag number and state of registration available when getting your new sticker. These stickers are traditionally placed on the rear window of your vehicle on the left side. After the new stickers are available please get yours changed and when you see a neighbor with an old green sticker please make them aware to update their sticker with the office.

Thank you.

Larry Gill Safety Director

GHS Environmental
PO Box 55802
St. Petersburg, FL 33732-5802
727-667-6786

May 6, 2026

Mr. Bob Dressler
Strathmore Riverside Villas
2700 Riverbluff Parkway
Sarasota, FL

**Re.: Strathmore Riverside Villas_REV.01**
**Well Feasibility Investigation**
**GHS Proposal #: 26-604**

Dear Mr. Dressler,

GHS Environmental (GHS) is pleased to submit this proposal to do a well feasibility investigation for the Strathmore Riverside Villas in Sarasota. GHS has conducted a site visit to gather information on the existing irrigation system and water demands. GHS is in the process of providing a summary report of the local geology and water quality in the surrounding area to assess the possibility of salt water intrusion from a well. Using that information, recommendations on well design or a test coring will be made.

Approval was given for the initial site visit and water quality collection (Task 1) and for local well review and recommendations (Task 2).

During the initial site visit, water quality conditions were analyzed and the next step in the process was determined. GHS will conduct RPZ flow testing (Task 3) to determine the flow quantities needed to irrigate the property. GHS will send a meter accuracy tester with a field technician to test flow rates at each of the twenty-seven (27) RPZ's. The total number of irrigation zones downstream of each RPZ will be tested for max flow rates.

The tasks, services and associated costs as described above are subject to change with direct requests by Client. This proposal is to be considered a draft with the purpose of review by Client. If the tasks are acceptable, this proposal may be considered final and signed to initiate services.

The nature of the scope of work proposed for this project requires that we price and invoice the work on a lump sum basis. The RPZ flow calculations can be completed for a lump sum fee of **$2,700.** The budget amounts given here are to be considered "not-to-exceed" estimated costs, beyond which we will not proceed without obtaining your approval. The following table summarizes the proposed tasks costs.

| Task Description | | GHS Fees |
|---|---|---|
| TASK 1 | Site Visit & Water Quality Collection | $800 |
| TASK 2 | Local Well Review & Recommendations | $1,000 |
| | **Initial Steps Total** | **$1,800** |
| TASK 3 | RPZ Flow Calculations | $2,700 |
| | **Next Step Total** | **$2,700** |

We thank you for allowing GHS Environmental to provide our services and greatly appreciate the opportunity to submit this proposal to you for consideration. Please do not hesitate to call us at (727) 667-6786 with any questions you might have concerning this proposal. If you wish to modify this proposal, GHS will readily tailor it to address your unique needs. If this proposal meets with your approval, GHS would appreciate you indicating your acceptance by signing this page where

Bob Dressler
Strathmore Riverside Villas
GHS Proposal #: 26-604
May 6, 2026

indicated and returning the signed copy to us or email it to sami@ghsenvironmental.com. In closing, we appreciate being asked to provide assistance and look forward to working with you.

Sincerely,

**GHS Environmental**

Sami Haynie
Project Manager

**Accepted by:**

_____
**Signature**

_____
**Date**



**MSB**
**SURVEYING, INC.**
**Surveying & Mapping**

**Strathmore Riverside Villas Association**
**2700 Riverbluff Parkway**
**Sarasota, FL 34231**
**Attn: Jennifer Royer**

**May 13, 2026**

**Subject: Strathmore Riverside Villas, Section 1 Recreation Area, Sarasota, FL., Proposal for West Line Boundary Survey**

Dear Ms. Royer,

We appreciate the opportunity to submit a proposal for the west line boundary survey. Our team at MSB Surveying, Inc., is committed to delivering high-quality services tailored to your project needs.

**SCOPE OF SERVICES:**

1. **Boundary Survey** of a certain portion of the subject parcel Westerly boundary line based on furnished description, Strathmore Riverside Villas, Section 1 condominium plat, adjacent subdivision plat, and found monumentation, per Chapter 5J-17 of the Florida Administrative Code, Standard of Practice for Surveyors & Mappers (See attached aerial on page 2 of this proposal for said line highlighted in red). The survey will be a retracement of Constitution Blvd. right-of-way depicting visible improvements within 2' of said line above, approximate mean high water line, research adjoining deeds and depict descriptions on the survey. The purpose of the survey is to establish a certain portion of the subject parcel Westerly boundary line for the client's personal use.

**FEES:** The proposed fee for the services outlined as item 1 is: **$2,634.00.**

**Deliverables:** Upon completion and payment, we will provide an electronically signed and sealed PDF file of the surveys.

**Payment Terms:** An invoice will be issued upon completion, and payment is due upon receipt. Please note that this unsigned proposal is valid for thirty days. Any balances outstanding beyond thirty days will incur a 1.5% per month service charge.

We appreciate your consideration and look forward to the opportunity to work with you. Kindly indicate your acceptance of the terms and conditions by signing below and returning this document to our office. Upon receipt of the signed copy, we will proceed with scheduling the necessary work.

Respectfully,
Josh Copeland
Digitally signed by Josh Copeland
Date: 2026.05.13 15:26:20 -04'00'
Estimator
Licensed and Insured

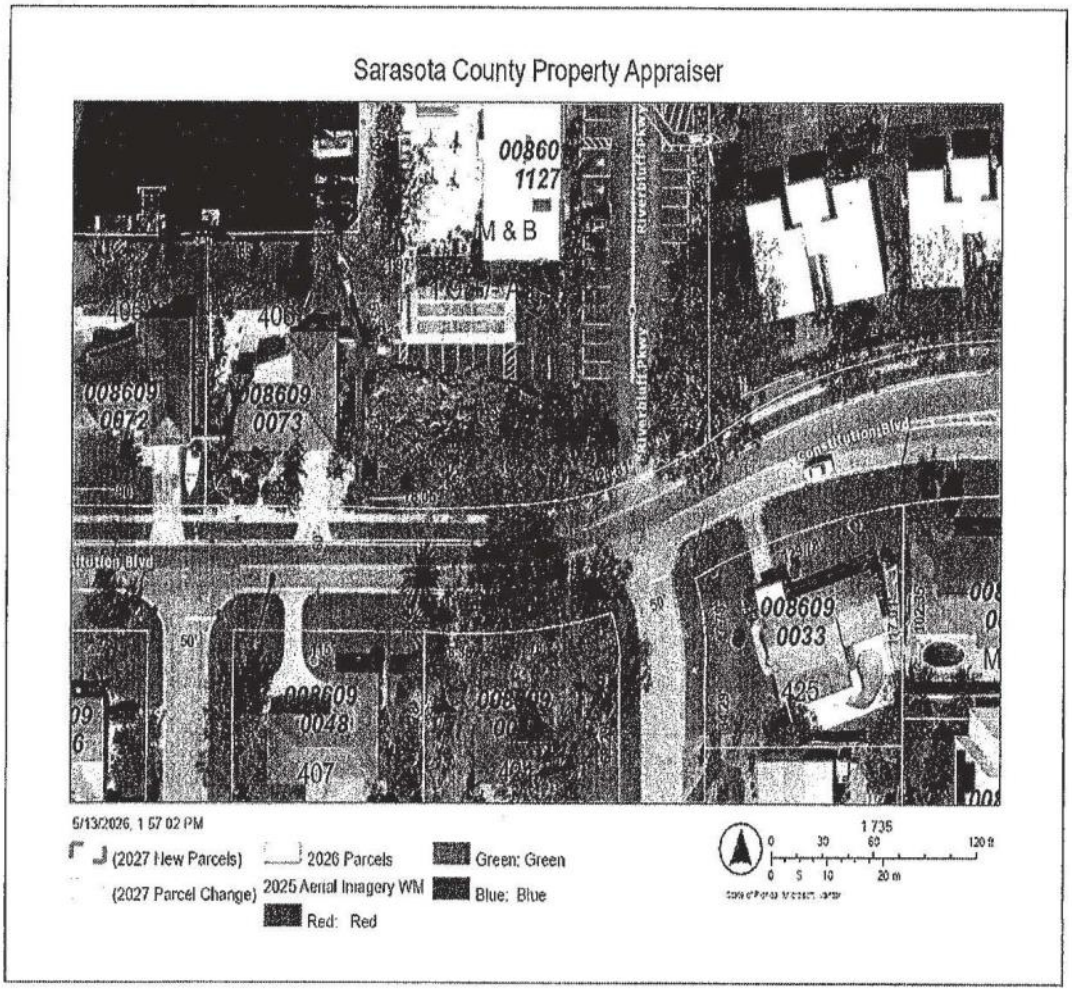
**Acceptance:** I hereby approve the items and conditions of this agreement as described above and instruct MSB Surveying, Inc. to proceed with the work as required. If payment is made with a credit card, an additional credit card fee will be added to the contract amount. The credit card fee is based on the contract amount and current credit card processing fees.

Accepted by: _____ Date: _____

Print Name: _____

**Legal Note:** PURSUANT TO SECTION 558.0035 FLORIDA STATUTES, MSB SURVEYING INC. IS THE RESPONSIBLE PARTY FOR THE PROFESSIONAL SERVICES IT AGREES TO PROVIDE UNDER THIS AGREEMENT. NO INDIVIDUAL PROFESSIONAL EMPLOYEE, AGENT, DIRECTOR, OFFICER OR PRINCIPAL MAY BE INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF THIS CONTRACT.

536 Interstate Court Sarasota FL 34240 Office (941)-341-9935 www.msbsurveying.com


Sarasota County Property Appraiser
00860
1127
M & B
406
008609
0072
008609
0073
Constitution Blvd
008609
0033
425
008609
0048
407
5/13/2026, 1:57:02 PM
(2027 New Parcels)
(2027 Parcel Change)
2026 Parcels
2025 Aerial Imagery WM
Red: Red
Green: Green
Blue: Blue
1:735
0 30 60 120 ft
0 5 10 20 m




# Proposal #6173

## Pool Gates

Date: 05/26/2026

**Strathmore Riverside Villas**
Marcia Drake-Lawson
marciadlawson@gmail.com

(614) 378-5259
2150 Riverbluff Parkway
Sarasota, 34231

**Prepared by:**

**Jonathan Powell**
jonathan@key2security.com
Key Security Services
4121 Green Blvd.
Naples, FL 34116
(239) 687-8494
www.Key2Security.com
Lic #EG13000682

## About Us

Thank you for considering Key Security Services for your community's security needs. With over 35 years of experience right here in Southwest Florida, we bring unmatched local insight and proven solutions that protect what matters most while helping associations minimize risk, control costs, and avoid future headaches.

Key Security Services began as a family-owned locksmith business and has since grown into a trusted regional provider of electronic access control, vehicle gates, surveillance systems, and pedestrian door automation—all while staying true to our roots in craftsmanship, responsiveness, and integrity.

We are a fully licensed, bonded, and insured contractor with workers' compensation coverage for every employee. But what truly sets us apart is our commitment to delivering lasting peace of mind. From carefully selected, durable products to a team that shows up when you need us most, we focus on keeping your property secure, your systems running, and your management team supported—day or night.




*At Key Security Services, your peace of mind is our business and we take it seriously.*

## Proposal Summary

Thank you for inviting us to evaluate your association's priorities—resident safety, visitor management, amenity access, and protection of common areas. We walked the site and reviewed the specific needs of your community. The following proposal presents right-sized solutions that reduce risk, simplify operations for management, and deliver lasting Peace of Mind for residents and the board.
Because associations aren't one-size-fits-all, we've aligned each recommendation to your policies and budget. We can provide demos, cut sheets, and side-by-side options, and we're happy to phase work to match reserve planning. Training for managers, guards, and vendors is included so adoption is smooth from day one.

| Option Name: | Amount |
|---|---|
| Pool Gates: | $2,260.63 |
| **Total for All Options:** | $2,260.63 |


*Confidential proposal. Unauthorized distribution, duplication, or disclosure is prohibited.*

# Pool Gates

**Scope:** Key Security Services will provide and install thumb turns on the pool gates along with expanded metal security plates to help prevent unauthorized access and stop individuals from reaching through or manipulating the gate hardware from the exterior side of the gates.
The expanded metal panels will extend above the gate height in the affected areas to provide additional protection against reach-over access attempts. Each expanded metal section will be installed within a framed border to provide a smooth, finished edge and improve overall safety and appearance.
Work includes furnishing and installing all required mounting hardware, adjustment of gate hardware as needed, and testing of gate operation after installation to verify proper function and secure operation. All newly installed metal components, frames, and related hardware will be painted white using an exterior-grade enamel paint designed for outdoor use and weather resistance.

***Disclaimers:***

*This proposal includes installation of thumb turns, and expanded metal plates only and does not include replacement of existing gate hardware, gate repairs, welding, painting, or modifications beyond the listed scope unless specifically noted. Additional charges may apply if unforeseen gate or hardware issues are discovered during installation.*

| Item | Quantity |
|---|---|
| Thumbturn for Mortise | 3.00 |
| Expanded Metal Sheet | 3.00 |
| Misc. Locksmithing Material | 3.00 |
| Extended Gate Framing | 3 |
| White Enamel Paint | 1 |
| Standard Labor | 8.00 hrs |
| Sales Tax | $54.38 |
| **Option Total:** | **$2,260.63** |


*Confidential proposal. Unauthorized distribution, duplication, or disclosure is prohibited.*

# Terms & Conditions

**Deposit**: The deposit shall be equal to the full cost of all required materials or fifty percent (50%) of the total contract amount, whichever is greater. The remaining balance of the contract price shall be due and payable within thirty (30) days following satisfactory completion of the project. For projects with a duration exceeding sixty (60) days from commencement to completion, Key Security Services reserves the right to request one or more additional progress payments to cover labor and associated costs. In many cases Key Security Services will not order material for the project until the deposit check is received.

**Access**: Client acknowledges that Key Security Services may require access to multiple areas of the property during installation. Certain portions of the property may be restricted and some noise or disruption may occur while work is being performed. Key Security Services shall make every reasonable effort to minimize inconvenience to homeowners, staff, and guests; however, some level of disruption is to be expected. Client agrees to ensure that all items are removed from work areas in advance to provide safe and unobstructed access for Key Security Services' personnel.

**Cancellation**: Client may cancel this Agreement at any time prior to the commencement of work. In the event of cancellation after execution of the Agreement, Client shall be responsible for a cancellation fee equal to ten percent (10%) of the contract labor amount, together with any restocking fees on materials, up to one hundred percent (100%) of the material cost.

**Cosmetics**: Key Security Services shall make every reasonable effort to maintain a clean and professional cosmetic appearance during installation. Client acknowledges, however, that certain installations may require the use of wall plates, wire boxes, conduit, or may result in drywall modifications or repairs. Key Security Services is not a painting or finishing contractor, and any painting, patching, or cosmetic finishing shall be the sole responsibility of Client upon completion of the installation.

**Credit Card**: Client acknowledges that all credit card payments in excess of five hundred dollars ($500.00) shall be subject to a five percent (5%) surcharge to offset processing fees. Payments made by check, money order, or cash are accepted without surcharge.

**Fixed Price:** This proposal is offered as a fixed-price contract. Key Security Services shall furnish all labor and materials necessary to complete the project for the total contract amount agreed upon, regardless of the actual labor or material costs incurred. Any modifications to the scope of work, including but not limited to client-requested changes or unforeseen conditions requiring additional labor or materials, shall be documented by a written change order and billed separately from the fixed contract amount.

**Future Rates:** The rates set forth in this proposal apply solely to the scope of work described herein and shall not be construed as a guarantee of pricing for future projects or services. Key Security Services reserves the right to adjust pricing for any goods or services not included within the scope of this proposal at its sole discretion.

**Warranty**: Unless otherwise stated in writing, Key Security Services warrants all materials in accordance with the applicable manufacturer's warranty and warrants all labor for a period of six (6) months from the date of installation. Extended warranty is available at an additional cost. This warranty excludes damage or failure resulting from vandalism, misuse, unauthorized modifications, or acts of God. Warranty service is contingent upon Client's account being paid in full.

**Approval:** This proposal, in whole or in part, shall be deemed approved and binding upon any written or verbal authorization from Client, including but not limited to emails, text messages, or verbal confirmations. Such approval authorizes Key Security Services to proceed with the next stages of the project, including issuance of deposit invoices, ordering of materials, and scheduling of work. Key Security Services prefers that an authorized representative of Client sign below and initial next to all approved options for clarity of record.

| Initial | Option Name: | Amount |
|---|---|---|
| | Pool Gates: | $2,260.63 |

05/13/2026

Authorized Client Signature

Jonathan Powell

05/13/2026

Jonathan Powell
jonathan@key2security.com
(239)687-8494

KEY SECURITY SERVICES



*Confidential proposal. Unauthorized distribution, duplication, or disclosure is prohibited.*

## Join us for Sip N Dip

## Let's continue our birthday celebrations!




We would like to celebrate all June birthdays at Sip N Dip.

Please let Jeanne Schmitt (jeannews93.msn.com) or Kathy Kelley (cronoguk@gmail.com) know your birthday month, and we'll recognize you at Sip N Dip.

Let's celebrate together!

## Thursday, June 4th from 5:00 – 7:00pm

**Bring a dish to share and your favorite beverage.**

***Your Hosts: Kathy Kelley and Jeanne Schmitt***

**Strathmore Riverside Villas**

# June 2026

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|---|---|---|---|---|---|
| 31<br>**6:30pm Hand & Foot** | 1<br>10:00am Chair Exercise<br>10:00am Mahjong<br>4:00pm Aerobics<br>6:30pm Euchre<br>6:30pm Rummi-kub | 2<br>6:30pm Game Night<br>6:30pm Mexican Train Dominos | 3<br>4:00pm Aerobics | 4<br>**5:00pm Sip N Dip - Host Kathy Kelley**<br>6:30pm Pay Me & Pass the Ace | 5<br>10:00am Chair Exercise<br>4:00pm Aerobics<br>6:30pm Pinochle | 6 |
| 7<br>**6:30pm Hand & Foot** | 8<br>10:00am Chair Exercise<br>10:00am Mahjong<br>4:00pm Aerobics<br>6:30pm Euchre<br>6:30pm Rummi-kub | 9<br>**10:00am Grounds Committee Meeting**<br>6:30pm Game Night<br>6:30pm Mexican Train Dominos | 10<br>4:00pm Aerobics | 11<br>6:30pm Pay Me & Pass the Ace | 12<br>10:00am Chair Exercise<br>4:00pm Aerobics<br>**6:30pm Bingo - Hosts Art & Joyce Showalter**<br>6:30pm Pinochle | 13 |
| 14<br>**6:30pm Hand & Foot** | 15<br>10:00am Chair Exercise<br>10:00am Mahjong<br>4:00pm Aerobics<br>6:30pm Euchre<br>6:30pm Rummi-kub | 16<br>6:30pm Game Night<br>6:30pm Mexican Train Dominos | 17<br>4:00pm Aerobics | 18<br>6:30pm Pay Me & Pass the Ace | 19<br>10:00am Chair Exercise<br>**10:30am Book Club - May Book - November Road by Lou Berney**<br>4:00pm Aerobics<br>6:30pm Pinochle | 20 |
| 21<br>**6:30pm Hand & Foot** | 22<br>10:00am Chair Exercise<br>10:00am Mahjong<br>4:00pm Aerobics<br>6:30pm Euchre<br>6:30pm Rummi-kub | 23<br>6:30pm Game Night<br>6:30pm Mexican Train Dominos | 24<br>4:00pm Aerobics | 25<br>**9:30am Board Meeting**<br>6:30pm Pay Me & Pass the Ace | 26<br>10:00am Chair Exercise<br>4:00pm Aerobics<br>6:30pm Pinochle | 27 |
| 28<br>**6:30pm Hand & Foot** | 29<br>10:00am Chair Exercise<br>10:00am Mahjong<br>4:00pm Aerobics<br>6:30pm Euchre<br>6:30pm Rummi-kub | 30<br>6:30pm Game Night<br>6:30pm Mexican Train Dominos | 1<br>4:00pm Aerobics | 2<br>**5:00pm Sip N Dip - Host Kathy Kelley**<br>6:30pm Pay Me & Pass the Ace | 3<br>10:00am Chair Exercise<br>4:00pm Aerobics<br>6:30pm Pinochle | 4 |



Return to Table of Contents

Disclaimer: SRV *News & Views* advertising provides residents with options when choosing a service provider. We do not endorse any of these advertisers. It is up to each individual home owner to check references, the Better Business Bureau and the Florida Licensing Board when hiring any contractor or business person.


PROFESSIONAL PLUMBING & DESIGN, INC.

CELEBRATING 40 YEARS IN BUSINESS




A COMPANY YOU CAN TRUST

Fully licensed, Bonded & Insured

100% Satisfaction Guaranteed

Family Owned and Operated Since 1985

Better Business Bureau A+ Rated

Non-Commission Employees

Non-Franchise Company

YOUR FULL SERVICE PLUMBER

Residential, Commercial & Industrial Service

Drain Cleaning, Milling, Jetting & Video Inspection

Water Softening/Filtration

Drain Leak Locating by Smoke Testing

No-Dig Drain Pipe Lining

Re-piping of Water & Drain Lines




NEED A PLUMBER?

Call The Professionals!

(941) 355-5400

www.ProPlumbingDesign.com

LICENSED - BONDED - INSURED License #CFC057045



BILL'S WINDOW CLEANING

CALL BILL @ 941-228-8177

*Serving SRV since 1992*

*Licensed & Insured*





Now welcoming new patients!
DR. MINDY WARD
With REED
CONCIERGE MEDICINE
• Snowbird Special Available
• Home Visits Offered
• Unrushed, One-on-One Care
Call to learn more or schedule a consultation
941-541-8025
Whether you're here seasonally or year-round, enjoy truly personalized healthcare with Dr. Mindy Ward.

