News & Views

MAY, 2026 NEWSLETTER

2700 RIVERBLUFF PKWY, SARASOTA FL 34231

Strathmore Riverside Villas

A 55+ Community



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Board Members

President	Marcia Drake Lawson (2026 TL)
Vice President	Mitch Wyant (2026 TL)
Secretary	Arlene Johnson (2027 TL)
Treasurer	Jennifer Royer (2026 TL)
♦Directors	♦ Larry Gill (2027 TL)
	♦ Rolo Miles (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	Mitch Wyant
Calendar	Sarah Daley - Office
CAM	Sarah Daley
Clubhouse	Julie Michelette
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	Rolo Miles
Property Manager	Real Manage
Public Relations	To Be Determined
Sales, Lease & Rental	Sandy Needles
Safety	Larry Gill
Social	Rolo Miles
Website	Sarah Daley & Arlene Johnson
Office (941) 922-8188	Sarah Daley

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MAY

President Report – 4/23/26

Reminders:

Please remember the speed limit in SRV is 15mph. Too many of us seem to be breaking that rule and causing close calls with people walking.

Please put any yard waste out on Tuesday evening. Pickup happens very early on Wednesday mornings. We'd like to eliminate Lance having to pick yard waste up other days. Thank you!

The Ian claim is still hanging with Citizens dragging their feet and not having details in place yet. It's hard to understand since they had engineers out here multiple times! The trial is still set for October. I'm scheduled to be deposed on Tuesday but have not received final confirmation of it.

Please remember you can hand water your plants and yard. As you know we can only water once a week between the hours of 8:00pm and 4:00am. This will be happening on Saturday nights.

The Board normally takes a break from June through August. Last year we ended up having to schedule meetings because some things couldn't wait. We will probably be doing that again this summer. As usual, we will make you aware of any meetings.

Marcia Drake-Lawson

Strathmore Riverside Villas Association, Inc.

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

Operating Fund, Replacement Fund

	Month Ending 03/31/2026				YTD 03/31/2026				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%	730,800.00	730,800.00	0.00	0%	2,923,200.00	2,192,400.00	75%
TOTAL Regular Assessments	243,600.00	243,600.00	0.00	0%	730,800.00	730,800.00	0.00	0%	2,923,200.00	2,192,400.00	75%
TOTAL Assessments	243,600.00	243,600.00	0.00	0%	730,800.00	730,800.00	0.00	0%	2,923,200.00	2,192,400.00	75%
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	150.00	417.00	(267.00)	(64%)	1,200.00	1,251.00	(51.00)	(4%)	5,000.00	3,800.00	76%
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%	8,000.00	6,000.00	2,000.00	33%	24,000.00	16,000.00	67%
Interest Income	767.79	500.00	267.79	54%	2,086.94	1,500.00	586.94	39%	6,000.00	3,913.06	65%
Marina Slip Fee	1,070.88	3,248.00	(2,177.12)	(67%)	35,764.88	9,744.00	26,020.88	267%	38,976.00	3,211.12	8%
Miscellaneous Income	340.00	83.00	257.00	310%	1,169.39	249.00	920.39	370%	1,000.00	(169.39)	(17%)
Finance Fees	0.00	0.00	0.00	0%	4,476.04	0.00	4,476.04	100%	0.00	(4,476.04)	0%
Interest Income	296.94	0.00	296.94	100%	817.88	0.00	817.88	100%	0.00	(817.88)	0%
TOTAL Other Income	4,625.61	6,248.00	(1,622.39)	(26%)	53,865.13	18,744.00	35,121.13	187%	74,976.00	21,110.87	28%
TOTAL Revenues	248,225.61	249,848.00	(1,622.39)	(1%)	784,665.13	749,544.00	35,121.13	5%	2,998,176.00	2,213,510.87	74%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Backflow Check Irrigation	0.00	503.75	503.75	100%	800.00	1,511.25	711.25	47%	6,045.00	5,245.00	87%
Grounds Contract	17,812.96	17,265.38	(547.58)	(3%)	53,438.88	51,796.14	(1,642.74)	(3%)	207,184.53	153,745.65	74%
Irrigation System: Maint./Irrigation Contract	0.00	1,596.02	1,596.02	100%	2,732.20	4,788.06	2,055.86	43%	19,152.25	16,420.05	86%
Lawn & Grounds Supplies	163.19	403.21	240.02	60%	745.73	1,209.63	463.90	38%	4,838.46	4,092.73	85%
Mulch/Ground Cover	1,588.50	1,848.02	259.52	14%	2,577.45	5,544.06	2,966.61	54%	22,176.29	19,598.84	88%
Plants/Shrubs/Trees	632.34	756.01	123.67	16%	837.81	2,268.03	1,430.22	63%	9,072.12	8,234.31	91%
Sod Replacement	0.00	1,596.02	1,596.02	100%	0.00	4,788.06	4,788.06	100%	19,152.25	19,152.25	100%
Tree Trimming/Removal	7,110.00	4,032.05	(3,077.95)	(76%)	7,110.00	12,096.15	4,986.15	41%	48,384.64	41,274.64	85%
TOTAL Landscape Maintenance	27,306.99	28,000.46	693.47	2%	68,242.07	84,001.38	15,759.31	19%	336,005.54	267,763.47	80%
Pool Operating Expenses											
Pool Contract/Repairs/Supplies	260.99	504.01	243.02	48%	1,071.88	1,512.03	440.15	29%	6,048.08	4,976.20	82%

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Strathmore Riverside Villas Association, Inc.

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

Operating Fund, Replacement Fund

	Month Ending 03/31/2026				YTD 03/31/2026				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Pool Permits	0.00	50.45	50.45	100%	0.00	151.35	151.35	100%	605.34	605.34	100%
TOTAL Pool Operating Expenses	260.99	554.46	293.47	53%	1,071.88	1,663.38	591.50	36%	6,653.42	5,581.54	84%
Maintenance											
A/C Service/Maint	0.00	415.81	415.81	100%	0.00	1,247.43	1,247.43	100%	4,989.67	4,989.67	100%
Backflow Non Irrigation	0.00	294.00	294.00	100%	500.00	882.00	382.00	43%	3,528.05	3,028.05	86%
Creekhouse Expense	0.00	252.00	252.00	100%	55.00	756.00	701.00	93%	3,024.04	2,969.04	98%
General Maintenance	120.00	1,680.02	1,560.02	93%	2,395.70	5,040.06	2,644.36	52%	20,160.27	17,764.57	88%
Ground Erosion Control	0.00	840.01	840.01	100%	0.00	2,520.03	2,520.03	100%	10,080.13	10,080.13	100%
Maintenance Equipment	0.00	84.00	84.00	100%	0.00	252.00	252.00	100%	1,008.01	1,008.01	100%
TOTAL Common Area Maintenance	120.00	3,565.84	3,445.84	97%	2,950.70	10,697.52	7,746.82	72%	42,790.17	39,839.47	93%
Repair & Maint - Amenity Center											
Clubhouse Maint/Repair	775.00	840.01	65.01	8%	775.00	2,520.03	1,745.03	69%	10,080.13	9,305.13	92%
Clubhouse Utilities	1,137.68	1,092.01	(45.67)	(4%)	3,389.09	3,276.03	(113.06)	(3%)	13,104.17	9,715.08	74%
Exercise Equipement Maintenance Agreement	0.00	67.17	67.17	100%	0.00	201.51	201.51	100%	806.00	806.00	100%
TOTAL Building Expenses	1,912.68	1,999.19	86.51	4%	4,164.09	5,997.57	1,833.48	31%	23,990.30	19,826.21	83%
Repairs/Maint - Rec. Fields & Equip.											
Rec. Facility Maint. & Supplies	48.14	546.01	497.87	91%	729.76	1,638.03	908.27	55%	6,552.09	5,822.33	89%
TOTAL Repairs/Maint - Rec. Fields & Equip.	48.14	546.01	497.87	91%	729.76	1,638.03	908.27	55%	6,552.09	5,822.33	89%
Exterminating											
Pest Control	104.00	686.50	582.50	85%	209.25	2,059.50	1,850.25	90%	8,238.00	8,028.75	97%
TOTAL Exterminating	104.00	686.50	582.50	85%	209.25	2,059.50	1,850.25	90%	8,238.00	8,028.75	97%
Telephone											
Cable TV	17,145.76	16,653.89	(491.87)	(3%)	35,006.39	49,961.67	14,955.28	30%	199,846.70	164,840.31	82%
Telephone	832.82	617.41	(215.41)	(35%)	2,527.55	1,852.23	(675.32)	(36%)	7,408.90	4,881.35	66%
TOTAL Telephone	17,978.58	17,271.30	(707.28)	(4%)	37,533.94	51,813.90	14,279.96	28%	207,255.60	169,721.66	82%
Water and Wastewater											
Sewer	17,641.30	26,976.33	9,335.03	35%	66,293.78	80,928.99	14,635.21	18%	323,715.91	257,422.13	80%
Water	8,300.25	10,733.54	2,433.29	23%	31,387.51	32,200.62	813.11	3%	128,802.47	97,414.96	76%
TOTAL Water and Wastewater	25,941.55	37,709.87	11,768.32	31%	97,681.29	113,129.61	15,448.32	14%	452,518.38	354,837.09	78%
Electricity											
Electric	789.85	1,008.01	218.16	22%	2,369.55	3,024.03	654.48	22%	12,096.16	9,726.61	80%

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Strathmore Riverside Villas Association, Inc.

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

Operating Fund, Replacement Fund

	Month Ending 03/31/2026				YTD 03/31/2026				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Electric - Maintenance Shed	38.34	42.00	3.66	9%	114.58	126.00	11.42	9%	504.01	389.43	77%
TOTAL Electricity	828.19	1,050.01	221.82	21%	2,484.13	3,150.03	665.90	21%	12,600.17	10,116.04	80%
TOTAL Direct Operating Expenses	74,501.12	91,383.64	16,882.52	18%	215,067.11	274,150.92	59,083.81	22%	1,096,603.67	881,536.56	80%
General and Administrative Expenses											
Professional Fees											
Accounting	0.00	973.36	973.36	100%	0.00	2,920.08	2,920.08	100%	11,680.35	11,680.35	100%
Auditing	0.00	646.16	646.16	100%	0.00	1,938.48	1,938.48	100%	7,753.95	7,753.95	100%
Legal	0.00	3,392.35	3,392.35	100%	0.00	10,177.05	10,177.05	100%	40,708.23	40,708.23	100%
Operational Reserves	0.00	1,211.55	1,211.55	100%	0.00	3,634.65	3,634.65	100%	14,538.65	14,538.65	100%
TOTAL Professional Fees	0.00	6,223.42	6,223.42	100%	0.00	18,670.26	18,670.26	100%	74,681.18	74,681.18	100%
Bad Debts											
Allowance for BD Adjustment	(2,500.00)	0.00	2,500.00	100%	(12,900.00)	0.00	12,900.00	100%	0.00	12,900.00	100%
Bad Debt Expense	0.00	2,423.11	2,423.11	100%	960.70	7,269.33	6,308.63	87%	29,077.31	28,116.61	97%
TOTAL Bad Debts	(2,500.00)	2,423.11	4,923.11	203%	(11,939.30)	7,269.33	19,208.63	264%	29,077.31	41,016.61	141%
Homeowner Communications											
News & Views Compilation	185.00	132.30	(52.70)	(40%)	555.00	396.90	(158.10)	(40%)	1,587.62	1,032.62	65%
Website	0.00	80.77	80.77	100%	0.00	242.31	242.31	100%	969.24	969.24	100%
TOTAL Homeowner Communications	185.00	213.07	28.07	13%	555.00	639.21	84.21	13%	2,556.86	2,001.86	78%
Insurance											
General, Property & Liability	55,396.50	76,283.91	20,887.41	27%	166,189.50	228,851.73	62,662.23	27%	915,406.93	749,217.43	82%
TOTAL Insurance	55,396.50	76,283.91	20,887.41	27%	166,189.50	228,851.73	62,662.23	27%	915,406.93	749,217.43	82%
Contracted Services											
Management Contract	1,823.64	1,767.55	(56.09)	(3%)	5,470.92	5,302.65	(168.27)	(3%)	21,210.62	15,739.70	74%
RM Other Fees	423.42	840.01	416.59	50%	1,281.60	2,520.03	1,238.43	49%	10,080.13	8,798.53	87%
TOTAL Contracted Services	2,247.06	2,607.56	360.50	14%	6,752.52	7,822.68	1,070.16	14%	31,290.75	24,538.23	78%
Administrative											
Background Check	129.00	364.08	235.08	65%	334.00	1,092.24	758.24	69%	4,369.00	4,035.00	92%
Bank Fees & Coupon Books	10.00	8.40	(1.60)	(19%)	70.00	25.20	(44.80)	(178%)	100.79	30.79	31%
Copier Lease	400.09	102.03	(298.06)	(292%)	800.18	306.09	(494.09)	(161%)	1,224.40	424.22	35%
Fees, Dues, License	0.00	169.33	169.33	100%	0.00	507.99	507.99	100%	2,032.00	2,032.00	100%
Miscellaneous Administrative	178.58	141.75	(36.83)	(26%)	697.48	425.25	(272.23)	(64%)	1,701.00	1,003.52	59%
Office Supplies, Postage, ETC	425.80	1,680.02	1,254.22	75%	1,375.68	5,040.06	3,664.38	73%	20,160.27	18,784.59	93%

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Strathmore Riverside Villas Association, Inc.

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

Operating Fund, Replacement Fund

	Month Ending 03/31/2026				YTD 03/31/2026				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
TOTAL Administrative Expenses	1,143.47	2,465.61	1,322.14	54%	3,277.34	7,396.83	4,119.49	56%	29,587.46	26,310.12	89%
Compensation											
Contract Labor	5,128.00	5,591.11	463.11	8%	15,792.00	16,773.33	981.33	6%	67,093.36	51,301.36	76%
Contract Services	5,500.00	5,544.07	44.07	1%	16,500.00	16,632.21	132.21	1%	66,528.88	50,028.88	75%
Contract Taxes/Insurance	1,747.72	3,377.42	1,629.70	48%	5,405.56	10,132.26	4,726.70	47%	40,528.98	35,123.42	87%
Labor OT	84.00	338.83	254.83	75%	168.00	1,016.49	848.49	83%	4,065.97	3,897.97	96%
Service OT	0.00	121.16	121.16	100%	0.00	363.48	363.48	100%	1,453.87	1,453.87	100%
TOTAL Compensation	12,459.72	14,972.59	2,512.87	17%	37,865.56	44,917.77	7,052.21	16%	179,671.06	141,805.50	79%
TOTAL General and Administrative Expenses	68,931.75	105,189.27	36,257.52	34%	202,700.62	315,567.81	112,867.19	36%	1,262,271.55	1,059,570.93	84%
TOTAL Operating Expenses	143,432.87	196,572.91	53,140.04	27%	417,767.73	589,718.73	171,951.00	29%	2,358,875.22	1,941,107.49	82%
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Clubhouse HVAC-5 ton serial #3016C32475 1112.1	0.00	875.00	875.00	100%	0.00	2,625.00	2,625.00	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	2,625.00	2,625.00	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	12,501.00	12,501.00	100%	50,000.00	50,000.00	100%
Marina Docks	0.00	0.00	0.00	0%	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	16,341.00	16,341.00	100%	65,368.00	65,368.00	100%
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	0.00	833.00	833.00	100%	0.00	2,499.00	2,499.00	100%	10,000.00	10,000.00	100%
Signs	1,200.36	417.00	(783.36)	(188%)	1,451.22	1,251.00	(200.22)	(16%)	5,000.00	3,548.78	71%
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	1,200.36	12,614.00	11,413.64	90%	30,530.99	37,842.00	7,311.01	19%	151,368.00	120,837.01	80%
TOTAL Capital Expenditures (Non-capitalized)	1,200.36	12,614.00	11,413.64	90%	30,530.99	37,842.00	7,311.01	19%	151,368.00	120,837.01	80%
Transfer to Reserves & Other Expenses											
Income Tax Expense	0.00	80.77	80.77	100%	0.00	242.31	242.31	100%	969.23	969.23	100%
Real Estate Tax	0.00	726.93	726.93	100%	0.00	2,180.79	2,180.79	100%	8,723.19	8,723.19	100%
Transfer to Deferred Revenues	45,800.58	33,540.00	(12,260.58)	(37%)	110,398.89	100,620.00	(9,778.89)	(10%)	402,478.00	292,079.11	73%
TOTAL Transfer to Reserves & Other Expenses	45,800.58	34,347.70	(11,452.88)	(33%)	110,398.89	103,043.10	(7,355.79)	(7%)	412,170.42	301,771.53	73%

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Strathmore Riverside Villas Association, Inc.

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

Operating Fund, Replacement Fund

	Month Ending 03/31/2026				YTD 03/31/2026				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
TOTAL Expenses	190,433.81	243,534.61	53,100.80	22%	558,697.61	730,603.83	171,906.22	24%	2,922,413.64	2,363,716.03	81%
NET SURPLUS (DEFICIT)	57,791.80	6,313.39	51,478.41	815%	225,967.52	18,940.17	207,027.35	>999%	75,762.36	(150,205.16)	(198%)

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Operations YTD

Operations	March Allocation 2026	March Expenditures 2026	March 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	1,511.25	800.00	711.25
Grounds Contract	17,265.38	17,812.96	(547.58)	51,796.13	53,438.88	(1,642.75)
Irrigation System:	1,596.02		1,596.02	4,788.06	2,732.20	2,055.86
Lawn & Grounds Supplies	403.21	163.19	240.02	1,209.62	745.73	463.89
Mulch/Ground Cover	1,848.02	1,588.50	259.52	5,544.07	2,577.45	2,966.62
Plants/Shrubs/Trees	756.01	632.34	123.67	2,268.03	837.81	1,430.22
Sod Replacement	1,596.02		1,596.02	4,788.06	-	4,788.06
Tree Trimming/Removal	4,032.05	7,110.00	(3,077.95)	12,096.16	7,110.00	4,986.16
Pool Contract/Repairs/Supplies	504.01	260.99	243.02	1,512.02	1,071.88	440.14
Pool Permits	50.44		50.44	151.33	-	151.33
A/C Service/Maint	415.81		415.81	1,247.42	-	1,247.42
Backflow Non Irrigation	294.00		294.00	882.01	500.00	382.01
Creekhouse Expense	252.00		252.00	756.01	55.00	701.01
General Maintenance	1,680.02	120.00	1,560.02	5,040.07	2,395.70	2,644.37
Ground Erosion Control	840.01		840.01	2,520.03	-	2,520.03
Maintenance Equipment	84.00		84.00	252.00	-	252.00
Repair & Maint -Clubhouse	840.01	775.00	65.01	2,520.03	775.00	1,745.03
Clubhouse Utilities	1,092.01	1,137.68	(45.67)	3,276.03	3,389.09	(113.06)
Exercise Equipement	67.17		67.17	201.51	-	201.51
Rec. Facility Maint. & Supplies	546.01	48.14	497.87	1,638.03	729.76	908.27

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Operations	March Allocation 2026	March Expenditures 2026	March Surplus (Deficit)	YTD Allocation	YTD OPS Expenses	YTD Surplus (deficit)
Exterminating	-		-	-	-	-
Pest Control	686.50	104.00	582.50	2,059.50	209.25	1,850.25
Telephone	617.41	832.82	(215.41)	1,852.23	1,727.61	124.62
Cable TV	16,653.89	17,145.76	(491.87)	49,961.67	35,806.33	14,155.34
Sewer	26,976.33	17,641.30	9,335.03	80,928.99	66,293.78	14,635.21
Water	10,733.54	8,300.25	2,433.29	32,200.62	31,387.51	813.11
Electric	1,008.01	789.85	218.16	3,024.03	2,369.55	654.48
Electric - Maintenance Shed	42.00	38.34	3.66	126.00	114.58	11.42
General and Administrative	-		-	-	-	-
Professional Fees	-		-	-	-	-
Accounting	973.36		973.36	2,920.08	-	2,920.08
Audit	646.16		646.16	1,938.48	-	1,938.48
Legal	3,392.35		3,392.35	10,177.05	-	10,177.05
Bad Debts	-		-	-	-	-
Allowance for BD Adjustment	(484.62)	(2,500.00)	2,015.38	(1,453.86)	(12,900.00)	11,446.14
Bad Debt Expense	2,423.11		2,423.11	7,269.33	960.70	6,308.63
Homeowner Communications	-		-	-	-	-
News & Views Compilation	132.30	185.00	(52.70)	396.90	555.00	(158.10)
Website	80.77		80.77	242.31	-	242.31
General, Property & Liability	76,283.91	55,396.50	20,887.41	228,851.73	166,189.50	62,662.23
Contracted Services	-		-	-	-	-

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Operations	March Allocation 2026	March Expenditures 2026	March Surplus (Deficit)	YTD Allocation	YTD OPS Expenses	YTD Surplus (deficit)
Management Contract	1,767.55	1,823.64	(56.09)	5,302.65	5,470.92	(168.27)
RM Other Fees	840.01	423.42	416.59	2,520.03	1,281.60	1,238.43
Administrative	-		-	-	-	-
Background Check	364.08	129.00	235.08	1,092.24	334.00	758.24
Bank Fees & Coupon Books	8.40	10.00	(1.60)	25.20	70.00	(44.80)
Copier Lease	102.03	400.09	(298.06)	306.09	800.18	(494.09)
Directory	-		-	-	-	-
Fees, Dues, License	169.33		169.33	507.99	-	507.99
Miscellaneous Administrative	141.75	178.58	(36.83)	425.25	697.48	(272.23)
Office Supplies, Postage, Etc.	1,680.02	425.80	1,254.22	5,040.06	1,375.68	3,664.38
Compensation	-		-	-	-	-
Contract Labor	5,591.11	5,128.00	463.11	16,773.33	15,792.00	981.33
Contract Services	5,544.07	5,500.00	44.07	16,632.21	16,500.01	132.20
Labor OT	338.83	84.00	254.83	1,016.49	168.00	848.49
Service OT	121.16		121.16	363.48	-	363.48
Contract Taxes/Insurance	3,377.42	1,747.72	1,629.70	10,132.26	5,405.55	4,726.71
Income Tax Expense	80.77		80.77	242.31	-	242.31
Real Estate Tax	726.93		726.93	2,180.79	-	2,180.79
Operation Reserves	1,211.55		1,211.55	3,634.65	-	3,634.65
	196,895.99	143,432.87	53,463.12	590,687.97	417,767.73	172,920.24

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Reserves YTD

GENERAL RESERVES	BEGINNING BALANCE	January EXPENDITURES	February EXPENDITURES	March EXPENDITURES	YTD ASSESSMENTS Allocated	YTD Capital EXPENDITURES	YTD Capital Surplus
ASSET	46,023	2026	2026	2026	2026	2026	(Defecit)
Reserve Interest					$ 817.88	$ -	$ 817.88
Clubhouse						$ -	$ -
Clubhouse Improvements	$ 25,882.00					$ -	$ 25,882.00
Clubhouse Restrooms	$ 2,743.00				$ 181.05	$ -	$ 2,924.05
Clubhouse HVAC-5 ton serial #3016C32475	$ 707.00				$ 2,443.13	$ -	$ 3,150.13
Clubhouse HVAC-5 ton serial#1518C37238	$ 3,013.00				$ 933.92	$ -	$ 3,946.92
Clubhouse HVAC-5 ton serial#4815C96520	$ 707.00				$ 2,443.13	$ -	$ 3,150.13
Clubhouse HVAC 2.5 ton serial#2217A68786	$ -				$ 1,871.08	$ -	$ 1,871.08
Clubhouse Sauna	$ 305.00				$ 326.30	$ -	$ 631.30
Clubhouse Roof	$ 9,630.00				$ 1,737.61	$ -	$ 11,367.61
Clubhouse Mansard	$ 464.00				$ 177.93	$ -	$ 641.93
Recreation					$ -	$ -	$ -
Pool Well Pumps	$ 1,366.00		$ 281.77		$ 340.70	$ 281.77	$ 1,424.93
Pool Equipment	$ 3,666.00				$ 452.77	$ -	$ 4,118.77
Pool Heaters (1)	$ 3,550.00		$ 11,361.00		$ 173.39	$ 11,361.00	$ (7,637.61)
Pool Heaters (2)	$ 2,594.00		$ 11,361.00		$ 918.38	$ 11,361.00	$ (7,848.63)
Deck Resurfacing	$ 13,001.00				$ 986.79	$ -	$ 13,987.79
Pool Equipment Building	$ 62,457.00				$ -	$ -	$ 62,457.00
Shuffleboard	$ (468.00)				$ 964.73	$ -	$ 496.73
Exercise equipment	$ 4,646.00				$ 486.56	$ -	$ 5,132.56

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GENERAL RESERVES	BEGINNING BALANCE	January EXPENDITURES	February EXPENDITURES	March EXPENDITURES	ASSESSMENTS Allocated	Capital EXPENDITURES	Capital Surplus
ASSET	46,023	2026	2026	2026	2026	2026	(Defecit)
Creek House					$ -	$ -	$ -
Creek House Roof	$ 1,563.00				$ 261.72	$ -	$ 1,824.72
Creekhouse HVAC	$ 1,000.00				$ 231.66	$ -	$ 1,231.66
Creek House Interior updates	$ (216.00)				$ 1,007.18	$ -	$ 791.18
Surveillance System and Safety					$ -	$ -	$ -
Monitoring Equipment	$ (2,000.00)				$ 2,120.56	$ -	$ 120.56
PVC Fence	$ (21,503.82)				$ 2,541.75	$ -	$ (18,962.07)
Aluminium Fence	$ -				$ 1,317.55	$ -	$ 1,317.55
Improvement to secure Entrances and Exits to	$ -				$ 12,500.00	$ -	$ 12,500.00
Seawall Components					$ -	$ -	$ -
Seawall	$ 189,595.00				$ 3,334.77	$ -	$ 192,929.77
Seawall Posts and cables	$ -				$ 2,494.77	$ -	$ 2,494.77
Handrails	$ -				$ 623.69	$ -	$ 623.69
Day Docks Along Seawall	$ 2,550.00				$ 996.87	$ -	$ 3,546.87
Marina					$ -	$ -	$ -
Marina Docks	$ (20,596.00)	$ 1,796.00			$ 2,042.34	$ 1,796.00	$ (20,349.66)
Marina Pilings					$ -	$ -	$ -
Roads and Parking					$ -	$ -	$ -
Asphalt Paving	$ 577,532.00				$ 61,488.18	$ -	$ 639,020.18
Asphalt Marking	$ -				$ -	$ -	$ -
Signs	$ -		$ 250.86	$ 1,200.36	$ 1,568.75	$ 1,451.22	$ 117.53
Water					$ -	$ -	$ -
Water Lines	$ 104,854.00				$ 3,330.41	$ -	$ 108,184.41
Irrigation System	$ 16,806.00				$ 413.31	$ -	$ 17,219.31
Alternative Watering	$ -				$ 14,469.69	$ -	$ 14,469.69

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Misc					$ -	$ -	$ -
Painting	$ 31,250.25				$ 8,511.57	$ -	$ 39,761.82
Painting	$ 26,785.93				$ 735.71	$ -	$ 27,521.64
Painting	$ 22,321.61				$ (44.27)	$ -	$ 22,277.34
Painting	$ 17,857.29				$ (94.51)	$ -	$ 17,762.78
Painting	$ 13,392.96				$ (15.93)	$ -	$ 13,377.03
Painting	$ 8,928.64				$ 81.75	$ -	$ 9,010.39
Painting	$ 4,464.32				$ 173.71	$ -	$ 4,638.03
Utilty Cart 1	$ 11,081.00				$ (254.53)	$ -	$ 10,826.47
Utility Cart 2	$ -	$ 4,280.00			$ 1,746.34	$ 4,280.00	$ (2,533.66)
Maint Equip/Shed Building/Roof	$ (1,400.00)				$ 4,091.43	$ -	$ 2,691.43
	$1,118,529.18	**$ 6,076.00**	**$ 23,254.63**	**$ 1,200.36**	**$ 140,929.80**	**$ 30,530.99**	**$1,228,927.99**
Actual Assesment Allocation		**$ (549.97)**	**$ 47,253.94**	**$ (0.03)**			
Deferred Revenue		**$ 40,341.24**	**$ 24,257.02**	**$ 45,800.55**			**$ 110,398.89**
							$ 1,228,928.07

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SRV Balance Sheet as of 03/31/26

Strathmore Riverside Villas Association, Inc.

Detailed Balance Sheet - Accrual

	(1) Operating Fund	(2) Replacement Fund	All Funds
	As of 03/31/2026	As of 03/31/2026	As of 03/31/2026
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - First Citizens Operating	100,076.32	0.00	100,076.32
Cash - Centennial	68,941.67	0.00	68,941.67
Cash - First Citizens Sweep ICS Operating	1,721,847.45	0.00	1,721,847.45
Cash - Deposits in Transit	100.00	0.00	100.00
Cash - Operating Petty Cash	150.00	0.00	150.00
Cash - First Citizens Replacement	0.00	100,004.25	100,004.25
Cash - First Citizens Repl Sweep ICS	0.00	826,468.32	826,468.32
Liberty Bank Res CD*5869 12/13/25 2.956%	0.00	109,623.15	109,623.15
Liberty Bank Res CD*5877 12/13/25 2.956%	0.00	109,623.15	109,623.15
Cash - Bank Ozarks Repl	0.00	100,000.00	100,000.00
Accounts Receivable	16,860.99	0.00	16,860.99
Accounts Receivable - Unbilled Roof Assessment	27,075.00	0.00	27,075.00
Allowance for Bad Debts	(2,300.00)	0.00	(2,300.00)
Prepaid Expenses	400.09	0.00	400.09
Prepaid Insurance	113,507.82	0.00	113,507.82
Total Current Assets	2,046,659.34	1,245,718.87	3,292,378.21
Other Assets			
Deposits - Utility	900.00	0.00	900.00
Total Other Assets	900.00	0.00	900.00
TOTAL ASSETS	**2,047,559.34**	**1,245,718.87**	**3,293,278.21**

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LIABILITIES AND FUND BALANCES

LIABILITIES

Current Liabilities

Accounts Payable	14,815.83	0.00	14,815.83
Prepaid Assessments	63,269.07	0.00	63,269.07
Other Current Liabilities	628.00	0.00	628.00
Deferred Cable Incentive	28,691.00	0.00	28,691.00
Other Accrued Expenses	29,843.51	0.00	29,843.51
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	138,660.78	138,660.78
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

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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	5,393.46	5,393.46
Client Payables Collection Notice	(702.50)	0.00	(702.50)
Client Payables NSF	10.00	0.00	10.00
Client Payables Attorney Referral	225.00	0.00	225.00
Total Current Liabilities	140,730.94	1,306,128.20	1,446,859.14
TOTAL LIABILITIES	140,730.94	1,306,128.20	1,446,859.14

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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)	225,967.52	0.00	225,967.52
TOTAL FUND BALANCES	1,906,828.40	(60,409.33)	1,846,419.07
TOTAL LIABILITIES AND FUND BALANCES	**2,047,559.34**	**1,245,718.87**	**3,293,278.21**

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Secretary's Report
April 2026

I wanted to make note that many owners have started or will soon be leaving to head back to their hometowns for the summer/early fall. We sincerely thank you all for your time, dedication, and contributions to SRV. Our schedules were jam packed with so many different activities and look forward to you returning to start all over again.

For all of us that stay year round, we will hold the fort down and continue the Comradery with more fun times.

Here's to safe travels to all!

Respectively submitted,

Arlene Johnson
Strathmore Riverside Villas
2026 Secretary



SRV Board Report
April 2026

The end of the snowbird season is upon us—but it certainly went out with a bang.

Recent Events Recap

1. Pool Party with Robert & Wolfie – Hosted by BJ Dunham
2. Sip & Dip – Hosted by Kathy Kelley and Jean Schmidt
3. Farewell Party featuring The Missing Links – Hosted by Elaine Robichard
4. Bingo Night – Hosted by Art and Joyce Showalter

Upcoming Volunteer Opportunities

1. Kentucky Derby Party – May 2 (Host Needed)
2. Memorial Day Party (Host Needed)
3. Labor Day Party (Host Needed)

Contact: Rolo Miles – 812-243-1369 | rolomiles@yahoo.com

Summary: Strong finish to the season with excellent participation and successful events.

April 23, 2026

CLUBHOUSE COMMITTEE REPORT, Julie Micheletti, Committee Chair

Possible Clubhouse Changes: A well-attended Townhall Meeting was held on March 31st to share the results of the clubhouse survey questionnaire and to solicit information. The meeting was productive because owners shared ideas and some were new, such as putting a focus on acoustics in the main area of the clubhouse.

In addition to acoustics, neighbors seemed to agree that generally the library and the gym need attention and that the entertainment space needs to be enlarged

Progress : We cannot move forward to the design suggestion stage until after the existing schematic floor plan is complete which is very time consuming to do. In the interim, we are going to form some very focused sub-committees. This is needed because the project is very large. These Sub -committees will focus on:

- Potential Inventory Reduction
- Library (action steps for what to do with items that are not books)
- Visual/Space Planning
- Gym/ Equipment
- IT/Acoustics
- Garage Sale or "Give-aways"

The Committee is also coming up with a list of ideas of changes we can make in the near distant future that do not rely on structural changes.

Refrigerator: The new refrigerator is to be delivered on Aril 20th. A good suggestion was made to move the fridge in the back up to replace the existing broken one, but unfortunately its size was too big.

Update on snacks and water. Should be restocked the week of April 20th and a new sign posted near them.

LIBRARY REPORT

May 2026

This past month has been another slow one in the library. I guess everyone is enjoying the outdoors and are at the pool!

44 hardbound books and 55 paperbacks were either borrowed or donated. However, in that number were many newer books,

HARDBACKS	PAPERBACKS
Feehan. Dark Joy. 2026.	Warren. The Unexpected Diva. 2025.
Patterson. The Writer. 2025.	Fortune. One Cold Summer. 2025.
	Gilmore. The Strawberry Patch Pancake House. 2025
	Score. Mistakes were Made. 2026.
	Hazelwood. Two Can Play. 2025.
	Jimenez, Say You Will Remember.
	Dell. Mistletoe in Texas. 2025
	Yates. Undone, 2025.

New artwork has been displayed on top of the book shelving. Come check them out!

For all you Snowbirds we wish you a good summer. For those of us who will be here all summer we wish you continued reading!!

Jerry Stuenkel, JoAnn Stout, Georgene Zechman



Sales and Lease Committee Report for April 2026

On April 6, 2026, and April 9, 2026, the following Orientation Interviews took place for:

Villa style A for $225,500

Villa style C for $275,000

We are happy to welcome new owner Paul Furr and new owners Ron & Linda Dolzel!

On April 7, 2026, an Orientation Interview took place to Lease

Villa style A for $2200/mo.

A hearty welcome to Lydia and Crystal Brost. Mother and Daughter!

Submitted by Sandy Needles



Safety Committee Report
April 2026

I am happy to report that there has been an arrest of the person responsible for the theft of three E-bikes from the SRV property. Sarasota Sheriff Department made an arrest of a woman believed responsible for both thefts. Her boyfriend is a person of interest as an accomplice, but has not been arrested. Two of the three E-bikes stolen have been recovered and returned to their owners. The third E-bike is still missing and presumed sold by the people responsible. I believe that the SRV surveillance video provided to the Sheriff's Department aided with the recovery of these E-bikes.

We again ask for everyone's help with keeping our pool gates and our Clubhouse doors closed and locked after entry and when leaving. The pool gates have been found open and unlocked and recently two sliding glass doors in the clubhouse and the exit door through the kitchen were found unlocked late at night. Even though we have an alarm system for intruders, please do not make it easy for someone who does not belong here to enter our pool or Clubhouse areas.

Work continues on our surveillance camera system upgrade. The cameras we had on back order recently came back into stock and we were able to purchase these upgraded cameras. Rob Dressler is working on getting these cameras installed. They should be up and working soon.

The new street sign project continues with one of the new style signs up at Parkway A. There has been a small delay on receiving some of the new signs, but they are expected to be delivered this week. After those are received the street signs in Section 2 & 3 should be up shortly after. Section 1 is expected to be completed this summer.

We have received a quote for the Automatic door openers for our pool hallway doors. We are working with the installer and manufacturer to schedule the work. Once we return the signed quote to them they will do a second site visit to discuss the options available to us and power requirements they will need, the type and location of entry card reader sensors, and exit sensors. After all the details are worked out we will receive the final quote and contract to proceed with the project. Start time would be 3 – 5 weeks after the contract is signed. They will return later to program the system and sensors to run off our system. Final completion of this project will most likely be this fall.

Thank you.

Larry Gill Safety Director

Join us for Sip N Dip

A new twist beginning May 7th

We would like to celebrate all birthdays at Sip N Dip each month beginning with May and continuing each month.

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! (P.S. Is your birthday coming up in May?)

Thursday, May 7th from 5:00 – 7:00pm

Bring a dish to share and your favorite beverage.

Your Hosts: Kathy Kelley and Jeanne Schmitt



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