

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

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

AGENDA

September 24, 2026 – 9:30 A.M. - SRV CLUBHOUSE

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Determination of Quorum**
- 5. Approval of Minutes** – Board Meeting Minutes 05/28/26, 06/11/26, 07/09/26, 07/20/26, 08/03/26, and 09/03/26
- 6. President's Report** – Marcia Lawson
- 7. Secretary's Report** – Arlene Johnson
- 8. Treasurer's Report** – Jennifer Royer
 1. August Financial Review
 - A. Review of Operations
 - B. Review of Reserves
 - C. August 2026 Balance Sheet
 2. RealManage Administrative Fees
 3. Finance Committee Meeting, Friday September 25, 2026
- 9. Community Association Report** – Sarah Daley
- 10. Building Report** – Frank Guerrero
- 11. Grounds Report** – Mike Cavallo
- 12. Safety Report** – Larry Gill
- 13. Audit Report** – Carl Shepherd
- 14. Clubhouse Report** – Julie Micheletti
- 15. Sales, Lease and Rental Committee** – Sandy Needles
- 16. Unfinished Business**
 - A. Marina and Pool Electrical Update
- 17. New Business**
 - A. Approval of CPA: Tyack CPA & Company
 - B. SRV Marina Seawall
 - C. Roof Inspection – Carl Shepherd
- 18. Adjournment**

Please note: Zoom will not be set up for this meeting. To stay in accordance with Florida Statute 718, all meetings conducted by video conferencing must be recorded and maintained. The recording of this meeting may not consistently produce audio that can be heard throughout the recording.

Operations	2026 Annual Contribution	2026 Monthly Allocation
Backflow Check Irrigation	6,045.00	503.75
Grounds Contract	207,184.53	17,265.38
Irrigation System: Maint./Irrigation Contract	19,152.25	1,596.02
Lawn & Grounds Supplies	4,838.46	403.21
Mulch/Ground Cover	22,176.29	1,848.02
Plants/Shrubs/Trees	9,072.12	756.01
Sod Replacement	19,152.25	1,596.02
Tree Trimming/Removal	48,384.64	4,032.05
Pool Contract/Repairs/Supplies	6,048.08	504.01
Pool Permits	605.34	50.44
A/C Service/Maint	4,989.67	415.81
Backflow Non Irrigation	3,528.05	294.00
Creekhouse Expense	3,024.04	252.00
General Maintenance	20,160.27	1,680.02
Ground Erosion Control	10,080.13	840.01
Maintenance Equipment	1,008.01	84.00
Repair & Maint -Clubhouse	10,080.13	840.01
Clubhouse Utilities	13,104.17	1,092.01
Exercise Equipement Maintenance Agreement	806.00	67.17
Rec. Facility Maint. & Supplies	6,552.09	546.01
Pest Control	8,238.00	686.50
Cable TV	199,846.70	16,653.89
Telephone	7,408.90	617.41
Sewer	323,715.91	26,976.33
Water	128,802.47	10,733.54
Electric	12,096.16	1,008.01
Electric - Maintenance Shed	504.01	42.00
Accounting	11,680.35	973.36
Audit	7,753.95	646.16
Legal	40,708.23	3,392.35
Allowance for BD Adjustment	(5,815.46)	(484.62)
Bad Debt Expense	29,077.31	2,423.11
News & Views Compilation	1,587.62	132.30
Website	969.24	80.77
General, Property & Liability	915,406.93	76,283.91
Management Contract	21,210.62	1,767.55
RM Other Fees	10,080.13	840.01
Background Check	4,369.00	364.08
Bank Fees & Coupon Books	100.79	8.40
Copier Lease	1,224.40	102.03
Fees, Dues, License	2,032.00	169.33
Miscellaneous Administrative	1,701.00	141.75

Office Supplies, Postage, Etc.	20,160.27	1,680.02
Contract Labor	67,093.36	5,591.11
Contract Services	66,528.88	5,544.07
Labor OT	4,065.97	338.83
Service OT	1,453.87	121.16
Contract Taxes/Insurance	40,528.98	3,377.42
Income Tax Expense	969.23	80.77
Real Estate Tax	8,723.19	726.93
Operation Reserves	14,538.65	1,211.55
	2,362,752.18	196,896.01
	586.00	

Reserves		
Clubhouse Improvements	\$ -	-
Clubhouse Restrooms	\$ 724.18	60.35
Clubhouse HVAC-5 ton serial #3016C32475	\$ 9,772.53	814.38
Clubhouse HVAC-5 ton serial#1518C37238	\$ 3,735.67	311.31
Clubhouse HVAC-5 ton serial#4815C96520	\$ 9,772.53	814.38
Clubhouse HVAC 2.5 ton serial#2217A68786	\$ 7,484.32	623.69
Clubhouse Sauna	\$ 1,305.18	108.77
Clubhouse Roof	\$ 6,950.44	579.20
Clubhouse Mansard	\$ 711.72	59.31
Pool Well Pumps	\$ 1,362.81	113.57
Pool Equipment	\$ 1,811.09	150.92
Pool Heaters (1)	\$ 693.55	57.80
Pool Heaters (2)	\$ 3,673.50	306.13
Deck Resurfacing	\$ 3,947.17	328.93
Shuffleboard	\$ 3,858.92	321.58
Exercise equipment	\$ 1,946.23	162.19
Creek House Roof	\$ 1,046.88	87.24
Creekhouse HVAC	\$ 926.63	77.22
Creek House Interior updates	\$ 4,028.70	335.73
Monitoring Equipment	\$ 8,482.23	706.85
PVC Fence	\$ 10,167.06	847.25
Aluminium Fence	\$ 5,270.21	439.18
Improvement to secure Entrances and Exits to common Areas	\$ 50,000.00	4,166.67
Seawall	\$ 13,339.14	1,111.59
Seawall Posts and cables	\$ 9,979.09	831.59
Handrails	\$ 2,494.77	207.90
Day Docks Along Seawall	\$ 3,987.48	332.29
Marina Docks	\$ 8,169.42	680.78
Asphalt Paving	\$ 245,952.72	20,496.06
Signs	\$ 6,275.00	522.92
Water Lines	\$ 13,321.65	1,110.14
Irrigation System	\$ 1,653.25	137.77
Alternative Watering	\$ 57,878.74	4,823.23
Painting	\$ 34,046.28	2,837.19

Painting	\$	2,942.83	245.24
Painting	\$	(177.07)	(14.76)
Painting	\$	(378.04)	(31.50)
Painting	\$	(63.75)	(5.31)
Painting	\$	326.98	27.25
Painting	\$	694.82	57.90
Utility Cart 1	\$	(1,018.12)	(84.84)
Utility Cart 2	\$	6,985.37	582.11
Maint Equip/Shed Building/Roof	\$	16,365.71	1,363.81
		560,447.84	46,703.99
		139.00	

Strathmore Riverside Villas Association, Inc.

Detailed Balance Sheet - Accrual

	(1) Operating Fund	(2) Replacement Fund	All Funds
	As of	As of	As of
	08/31/2026	08/31/2026	08/31/2026
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
ASSETS			
Current Assets			
Cash - First Citizens Operating	97,539.84	0.00	97,539.84
Cash - Centennial	68,539.66	0.00	68,539.66
Cash - First Citizens Sweep ICS Operating	1,340,272.56	0.00	1,340,272.56
Cash - Deposits in Transit	1,485.00	0.00	1,485.00
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	1,047,707.05	1,047,707.05
Liberty Bank Res CD X1362 @ 2.95% 08/21/2026	0.00	229,436.37	229,436.37
Cash - Bank Ozarks 8 mth Repl CD x4482 @ 4.10% 04/21/2027	0.00	102,301.63	102,301.63
Accounts Receivable	18,071.49	0.00	18,071.49
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	674,451.20	0.00	674,451.20
Interfund Assets (Liabilities)	2,262.69	(2,262.69)	0.00
Total Current Assets	2,227,647.44	1,477,186.61	3,704,834.05
Other Assets			
Deposits - Utility	900.00	0.00	900.00
Total Other Assets	900.00	0.00	900.00
TOTAL ASSETS	2,228,547.44	1,477,186.61	3,705,734.05
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	11,589.50	5,500.00	17,089.50
Prepaid Assessments	73,833.86	0.00	73,833.86
Deferred Cable Incentive	14,117.53	0.00	14,117.53
Other Accrued Expenses	17,994.95	0.00	17,994.95
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	350,316.59	350,316.59
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

Unaudited

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	19,705.39	19,705.39
Client Payables Collection Notice	(727.50)	0.00	(727.50)
Client Payables NSF	(25.00)	0.00	(25.00)
Client Payables Attorney Referral	225.00	0.00	225.00
Total Current Liabilities	120,959.37	1,537,595.94	1,658,555.31
TOTAL LIABILITIES	120,959.37	1,537,595.94	1,658,555.31
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)	426,727.19	0.00	426,727.19
TOTAL FUND BALANCES	2,107,588.07	(60,409.33)	2,047,178.74
TOTAL LIABILITIES AND FUND BALANCES	2,228,547.44	1,477,186.61	3,705,734.05

Document Date	Post Date	Document Number	Description	Source Type	Debit	Credit	Balance
01/15/2026	01/15/2026	ONSITE-2026BM1-STRATRIV	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE 401k % Match Paid 1/15 Paycheck: 12/23-1/7 Period -Admin Fee	AP Bill	0.96		0.96
01/15/2026	01/15/2026	ONSITE-2026BM1-STRATRIV	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Holiday Paid 1/15 Paycheck: 12/23-1/7 Period -Admin Fee	AP Bill	26.65		27.61
01/15/2026	01/15/2026	ONSITE-2026BM1-STRATRIV	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone Allowance Paid 1/15 Paycheck: 12/23-1/7 Period -Admin Fee	AP Bill	0.79		28.40
01/15/2026	01/15/2026	ONSITE-2026BM1-STRATRIV	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Regular Paid 1/15 Paycheck: 12/23-1/7 Period -Admin Fee	AP Bill	69.60		98.00
01/15/2026	01/15/2026	ONSITE-2026BM1-STRATRIV	Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Holiday Paid 1/15 Paycheck: 12/23-1/7 Period -Admin Fee	AP Bill	26.88		124.88
01/15/2026	01/15/2026	ONSITE-2026BM1-STRATRIV	Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Paid Time Off Paid 1/15 Paycheck: 12/23-1/7 Period -Admin Fee	AP Bill	8.96		133.84
01/15/2026	01/15/2026	ONSITE-2026BM1-STRATRIV	Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Regular Paid 1/15 Paycheck: 12/23-1/7 Period -Admin Fee	AP Bill	71.68		205.52
01/15/2026	01/15/2026	ONSITE-2026BM1-STRATRIV	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone Allowance Paid 1/15 Paycheck: 12/23-1/7 Period	AP Bill	22.50		228.02
01/31/2026	01/31/2026	ONSITE-2026BM2-STRATRIV	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE 401k % Match Paid 1/30 Paycheck: 1/8-1/22 Period -Admin Fee	AP Bill	0.96		228.98
01/31/2026	01/31/2026	ONSITE-2026BM2-STRATRIV	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Holiday Paid 1/30 Paycheck: 1/8-1/22 Period -Admin Fee	AP Bill	8.88		237.86
01/31/2026	01/31/2026	ONSITE-2026BM2-STRATRIV	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone Allowance Paid 1/30 Paycheck: 1/8-1/22 Period	AP Bill	22.50		260.36
01/31/2026	01/31/2026	ONSITE-2026BM2-STRATRIV	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone Allowance Paid 1/30 Paycheck: 1/8-1/22 Period -Admin Fee	AP Bill	0.79		261.15
01/31/2026	01/31/2026	ONSITE-2026BM2-STRATRIV	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Regular Paid 1/30 Paycheck: 1/8-1/22 Period -Admin Fee	AP Bill	87.37		348.52
01/31/2026	01/31/2026	ONSITE-2026BM2-STRATRIV	Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Paid Time Off Paid 1/30 Paycheck: 1/8-1/22 Period -Admin Fee	AP Bill	8.96		357.48
01/31/2026	01/31/2026	ONSITE-2026BM2-STRATRIV	Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Regular Paid 1/30 Paycheck: 1/8-1/22 Period -Admin Fee	AP Bill	68.60		426.08
02/15/2026	02/15/2026	ONSITE-2026BM3-STRATRIV	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE 401k % Match Paid 2/15 Paycheck: 1/23-2/7 Period -Admin Fee	AP Bill	0.96		427.04
02/15/2026	02/15/2026	ONSITE-2026BM3-STRATRIV	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone Allowance Paid 2/15 Paycheck: 1/23-2/7 Period	AP Bill	22.50		449.54
02/15/2026	02/15/2026	ONSITE-2026BM3-STRATRIV	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone Allowance Paid 2/15 Paycheck: 1/23-2/7 Period -Admin Fee	AP Bill	0.79		450.33

02/15/2026	02/15/2026	ONSITE-2026BM3- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Regular Paid	AP Bill	96.25	546.58	
		STRATRIV 2/15 Paycheck: 1/23-2/7 Period -Admin Fee				
02/15/2026	02/15/2026	ONSITE-2026BM3- Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Company	AP Bill	8.96	555.54	
		STRATRIV Awarded Gift PTO Paid 2/15 Paycheck: 1/23-2/7 Period -Admin Fee				
02/15/2026	02/15/2026	ONSITE-2026BM3- Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Regular Paid	AP Bill	89.60	645.14	
		STRATRIV 2/15 Paycheck: 1/23-2/7 Period -Admin Fee				
02/15/2026	02/15/2026	ONSITE-2026BM3- Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Weighted	AP Bill	0.84	645.98	
		STRATRIV Overtime Paid 2/15 Paycheck: 1/23-2/7 Period -Admin Fee				
02/28/2026	02/28/2026	ONSITE-2026BM4- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE 401k %	AP Bill	0.96	646.94	
		STRATRIV Match Paid 2/27 Paycheck: 2/8-2/22 Period -Admin Fee				
02/28/2026	02/28/2026	ONSITE-2026BM4- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone	AP Bill	22.50	669.44	
		STRATRIV Allowance Paid 2/27 Paycheck: 2/8-2/22 Period				
02/28/2026	02/28/2026	ONSITE-2026BM4- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone	AP Bill	0.79	670.23	
		STRATRIV Allowance Paid 2/27 Paycheck: 2/8-2/22 Period -Admin Fee				
02/28/2026	02/28/2026	ONSITE-2026BM4- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Regular Paid	AP Bill	96.25	766.48	
		STRATRIV 2/27 Paycheck: 2/8-2/22 Period -Admin Fee				
02/28/2026	02/28/2026	ONSITE-2026BM4- Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Regular Paid	AP Bill	89.60	856.08	
		STRATRIV 2/27 Paycheck: 2/8-2/22 Period -Admin Fee				
02/28/2026	02/28/2026	ONSITE-2026BM4- Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Weighted	AP Bill	2.10	858.18	
		STRATRIV Overtime Paid 2/27 Paycheck: 2/8-2/22 Period -Admin Fee				432.10
03/15/2026	03/15/2026	ONSITE-2026BM5- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE 401k %	AP Bill	0.96	859.14	
		STRATRIV Match Paid 03/13 Paycheck: 02/23 - 03/07 Period -Admin Fee				
03/15/2026	03/15/2026	ONSITE-2026BM5- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone	AP Bill	22.50	881.64	
		STRATRIV Allowance Paid 03/13 Paycheck: 02/23 - 03/07 Period				
03/15/2026	03/15/2026	ONSITE-2026BM5- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone	AP Bill	0.79	882.43	
		STRATRIV Allowance Paid 03/13 Paycheck: 02/23 - 03/07 Period -Admin Fee				
03/15/2026	03/15/2026	ONSITE-2026BM5- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Regular Paid	AP Bill	96.25	978.68	
		STRATRIV 03/13 Paycheck: 02/23 - 03/07 Period -Admin Fee				
03/15/2026	03/15/2026	ONSITE-2026BM5- Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Company	AP Bill	8.96	987.64	
		STRATRIV Awarded Gift PTO Paid 03/13 Paycheck: 02/23 - 03/07 Period -Admin Fee				
03/15/2026	03/15/2026	ONSITE-2026BM5- Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Regular Paid	AP Bill	80.92	1,068.56	
		STRATRIV 03/13 Paycheck: 02/23 - 03/07 Period -Admin Fee				
03/15/2026	03/15/2026	ONSITE-2026BM5- Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Weighted	AP Bill	0.84	1,069.40	
		STRATRIV Overtime Paid 03/13 Paycheck: 02/23 - 03/07 Period -Admin Fee				
03/31/2026	03/31/2026	ONSITE-2026BM6- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE 401k %	AP Bill	0.96	1,070.36	
		STRATRIV Match Paid 03/31 Paycheck: 03/08 - 03/22 Period -Admin Fee				
03/31/2026	03/31/2026	ONSITE-2026BM6- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Paid Time	AP Bill	26.65	1,097.01	
		STRATRIV Off Paid 03/31 Paycheck: 03/08 - 03/22 Period -Admin Fee				

03/31/2026	03/31/2026	ONSITE-2026BM6- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone	AP Bill	22.50	1,119.51	
		STRATRIV Allowance Paid 03/31 Paycheck: 03/08 - 03/22 Period				
03/31/2026	03/31/2026	ONSITE-2026BM6- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone	AP Bill	0.79	1,120.30	
		STRATRIV Allowance Paid 03/31 Paycheck: 03/08 - 03/22 Period -Admin Fee				
03/31/2026	03/31/2026	ONSITE-2026BM6- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Regular Paid	AP Bill	69.60	1,189.90	
		STRATRIV 03/31 Paycheck: 03/08 - 03/22 Period -Admin Fee				
03/31/2026	03/31/2026	ONSITE-2026BM6- Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Regular Paid	AP Bill	89.60	1,279.50	
		STRATRIV 03/31 Paycheck: 03/08 - 03/22 Period -Admin Fee				
03/31/2026	03/31/2026	ONSITE-2026BM6- Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Weighted	AP Bill	2.10	1,281.60	
		STRATRIV Overtime Paid 03/31 Paycheck: 03/08 - 03/22 Period -Admin Fee				423.42
04/15/2026	04/15/2026	ONSITE-2026BM7- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE 401k %	AP Bill	0.96	1,282.56	
		STRATRIV Match Paid 04/15 Paycheck: 03/23 - 04/07 Period -Admin Fee				
04/15/2026	04/15/2026	ONSITE-2026BM7- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone	AP Bill	22.50	1,305.06	
		STRATRIV Allowance Paid 04/15 Paycheck: 03/23 - 04/07 Period				
04/15/2026	04/15/2026	ONSITE-2026BM7- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone	AP Bill	0.79	1,305.85	
		STRATRIV Allowance Paid 04/15 Paycheck: 03/23 - 04/07 Period -Admin Fee				
04/15/2026	04/15/2026	ONSITE-2026BM7- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Regular Paid	AP Bill	96.25	1,402.10	
		STRATRIV 04/15 Paycheck: 03/23 - 04/07 Period -Admin Fee				
04/15/2026	04/15/2026	ONSITE-2026BM7- Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Regular Paid	AP Bill	106.96	1,509.06	
		STRATRIV 04/15 Paycheck: 03/23 - 04/07 Period -Admin Fee				
04/30/2026	04/30/2026	ONSITE-2026BM8- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE 401k %	AP Bill	0.96	1,510.02	
		STRATRIV Match Paid 04/30 Paycheck: 04/08 - 04/22 Period -Admin Fee				
04/30/2026	04/30/2026	ONSITE-2026BM8- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone	AP Bill	22.50	1,532.52	
		STRATRIV Allowance Paid 04/30 Paycheck: 04/08 - 04/22 Period				
04/30/2026	04/30/2026	ONSITE-2026BM8- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone	AP Bill	0.79	1,533.31	
		STRATRIV Allowance Paid 04/30 Paycheck: 04/08 - 04/22 Period -Admin Fee				
04/30/2026	04/30/2026	ONSITE-2026BM8- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Regular Paid	AP Bill	96.25	1,629.56	
		STRATRIV 04/30 Paycheck: 04/08 - 04/22 Period -Admin Fee				
04/30/2026	04/30/2026	ONSITE-2026BM8- Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Regular Paid	AP Bill	98.56	1,728.12	
		STRATRIV 04/30 Paycheck: 04/08 - 04/22 Period -Admin Fee				446.52
05/15/2026	05/15/2026	ONSITE-2026BM9- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE 401k %	AP Bill	0.96	1,729.08	
		STRATRIV Match Paid 05/15 Paycheck: 04/23 - 05/07 Period -Admin Fee				
05/15/2026	05/15/2026	ONSITE-2026BM9- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone	AP Bill	0.79	1,729.87	
		STRATRIV Allowance Paid 05/15 Paycheck: 04/23 - 05/07 Period -Admin Fee				
05/15/2026	05/15/2026	ONSITE-2026BM9- Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Regular Paid	AP Bill	96.25	1,826.12	
		STRATRIV 05/15 Paycheck: 04/23 - 05/07 Period -Admin Fee				
05/15/2026	05/15/2026	ONSITE-2026BM9- Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Regular Paid	AP Bill	98.84	1,924.96	
		STRATRIV 05/15 Paycheck: 04/23 - 05/07 Period -Admin Fee				

05/31/2026	05/31/2026	ONSITE- 2026BM10-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE 401k % Match Paid 05/29 Paycheck: 05/08 - 05/22 Period -Admin Fee	AP Bill	0.96	1,925.92	392.70
05/31/2026	05/31/2026	ONSITE- 2026BM10-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone Allowance Paid 05/29 Paycheck: 05/08 - 05/22 Period -Admin Fee	AP Bill	0.79	1,926.71	
05/31/2026	05/31/2026	ONSITE- 2026BM10-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Regular Paid 05/29 Paycheck: 05/08 - 05/22 Period -Admin Fee	AP Bill	96.25	2,022.96	
05/31/2026	05/31/2026	ONSITE- 2026BM10-	Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Paid Time Off Paid 05/29 Paycheck: 05/08 - 05/22 Period -Admin Fee	AP Bill	8.96	2,031.92	
05/31/2026	05/31/2026	ONSITE- 2026BM10-	Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Regular Paid 05/29 Paycheck: 05/08 - 05/22 Period -Admin Fee	AP Bill	88.48	2,120.40	
05/31/2026	05/31/2026	ONSITE- 2026BM10-	Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Weighted Overtime Paid 05/29 Paycheck: 05/08 - 05/22 Period -Admin Fee	AP Bill	0.42	2,120.82	
06/15/2026	06/15/2026	ONSITE- 2026BM11-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE 401k % Match Paid 06/15 Paycheck: 05/23 - 06/07 Period -Admin Fee	AP Bill	0.96	2,121.78	
06/15/2026	06/15/2026	ONSITE- 2026BM11-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Holiday Paid 06/15 Paycheck: 05/23 - 06/07 Period -Admin Fee	AP Bill	8.88	2,130.66	
06/15/2026	06/15/2026	ONSITE- 2026BM11-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone Allowance Paid 06/15 Paycheck: 05/23 - 06/07 Period -Admin Fee	AP Bill	0.79	2,131.45	
06/15/2026	06/15/2026	ONSITE- 2026BM11-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Regular Paid 06/15 Paycheck: 05/23 - 06/07 Period -Admin Fee	AP Bill	87.37	2,218.82	
06/15/2026	06/15/2026	ONSITE- 2026BM11-	Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Holiday Paid 06/15 Paycheck: 05/23 - 06/07 Period -Admin Fee	AP Bill	8.96	2,227.78	
06/15/2026	06/15/2026	ONSITE- 2026BM11-	Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Regular Paid 06/15 Paycheck: 05/23 - 06/07 Period -Admin Fee	AP Bill	80.92	2,308.70	
06/15/2026	06/15/2026	ONSITE- 2026BM11-	Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Weighted Overtime Paid 06/15 Paycheck: 05/23 - 06/07 Period -Admin Fee	AP Bill	0.84	2,309.54	
06/30/2026	06/30/2026	ONSITE- 2026BM12-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE 401k % Match Paid 06/30 Paycheck: 06/08 - 06/22 Period -Admin Fee	AP Bill	7.70	2,317.24	
06/30/2026	06/30/2026	ONSITE- 2026BM12-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE ER Surest FA8000 Paid 06/30 Paycheck: 06/08 - 06/22 Period -Admin Fee	AP Bill	38.20	2,355.44	
06/30/2026	06/30/2026	ONSITE- 2026BM12-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone Allowance Paid 06/30 Paycheck: 06/08 - 06/22 Period	AP Bill	22.50	2,377.94	
06/30/2026	06/30/2026	ONSITE- 2026BM12-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone Allowance Paid 06/30 Paycheck: 06/08 - 06/22 Period -Admin Fee	AP Bill	3.38	2,381.32	
06/30/2026	06/30/2026	ONSITE- 2026BM12-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Regular Paid 06/30 Paycheck: 06/08 - 06/22 Period -Admin Fee	AP Bill	770.00	3,151.32	
06/30/2026	06/30/2026	ONSITE- 2026BM12-	Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Paid Time Off Paid 06/30 Paycheck: 06/08 - 06/22 Period -Admin Fee	AP Bill	71.68	3,223.00	

06/30/2026	06/30/2026	ONSITE- 2026BM12-	Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Regular Paid	AP Bill	620.48	3,843.48	1,722.66
			06/30 Paycheck: 06/08 - 06/22 Period -Admin Fee				
07/15/2026	07/15/2026	ONSITE- 2026BM13-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE 401k %	AP Bill	7.70	3,851.18	
			Match Paid 07/15 Paycheck: 06/23 - 07/07 Period -Admin Fee				
07/15/2026	07/15/2026	ONSITE- 2026BM13-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Holiday Paid	AP Bill	71.08	3,922.26	
			07/15 Paycheck: 06/23 - 07/07 Period -Admin Fee				
07/15/2026	07/15/2026	ONSITE- 2026BM13-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone	AP Bill	3.38	3,925.64	
			Allowance Paid 07/15 Paycheck: 06/23 - 07/07 Period -Admin Fee				
07/15/2026	07/15/2026	ONSITE- 2026BM13-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Regular Paid	AP Bill	698.92	4,624.56	
			07/15 Paycheck: 06/23 - 07/07 Period -Admin Fee				
07/15/2026	07/15/2026	ONSITE- 2026BM13-	Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Holiday Paid	AP Bill	71.68	4,696.24	
			07/15 Paycheck: 06/23 - 07/07 Period -Admin Fee				
07/15/2026	07/15/2026	ONSITE- 2026BM13-	Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Regular Paid	AP Bill	701.12	5,397.36	
			07/15 Paycheck: 06/23 - 07/07 Period -Admin Fee				
07/31/2026	07/31/2026	ONSITE- 2026BM14-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE 401k %	AP Bill	27.50	5,424.86	
			Match Paid 07/31 Paycheck: 07/08 - 07/22 Period				
07/31/2026	07/31/2026	ONSITE- 2026BM14-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE 401k %	AP Bill	7.70	5,432.56	
			Match Paid 07/31 Paycheck: 07/08 - 07/22 Period -Admin Fee				
07/31/2026	07/31/2026	ONSITE- 2026BM14-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone	AP Bill	3.38	5,435.94	
			Allowance Paid 07/31 Paycheck: 07/08 - 07/22 Period -Admin Fee				
07/31/2026	07/31/2026	ONSITE- 2026BM14-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Regular Paid	AP Bill	770.00	6,205.94	
			07/31 Paycheck: 07/08 - 07/22 Period -Admin Fee				
07/31/2026	07/31/2026	ONSITE- 2026BM14-	Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Regular Paid	AP Bill	788.48	6,994.42	
			07/31 Paycheck: 07/08 - 07/22 Period -Admin Fee				
07/31/2026	07/31/2026	ONSITE- 2026BM14-	Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Weighted	AP Bill	3.36	6,997.78	3,154.30
			Overtime Paid 07/31 Paycheck: 07/08 - 07/22 Period -Admin Fee				
08/15/2026	08/14/2026	ONSITE- 2026BM15-	Bill - RealManage LLC - 08-15 Payroll	AP Bill	2,607.45	9,605.23	
08/31/2026	08/31/2026	ONSITE- 2026BM16-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE 401k %	AP Bill	8.01	9,613.24	
			Match Paid 08/31 Paycheck: 08/08 - 08/22 Period -Admin Fee				
08/31/2026	08/31/2026	ONSITE- 2026BM16-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE ER Surest	AP Bill	38.20	9,651.44	
			FA8000 Paid 08/31 Paycheck: 08/08 - 08/22 Period -Admin Fee				
08/31/2026	08/31/2026	ONSITE- 2026BM16-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone	AP Bill	22.50	9,673.94	
			Allowance Paid 08/31 Paycheck: 08/08 - 08/22 Period				
08/31/2026	08/31/2026	ONSITE- 2026BM16-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Phone	AP Bill	3.38	9,677.32	
			Allowance Paid 08/31 Paycheck: 08/08 - 08/22 Period -Admin Fee				
08/31/2026	08/31/2026	ONSITE- 2026BM16-	Bill - RealManage LLC - Monthly Onsite Billing: DALEY, SARAH ANNE Regular Paid	AP Bill	800.80	10,478.12	
			08/31 Paycheck: 08/08 - 08/22 Period -Admin Fee				

08/31/2026	08/31/2026	ONSITE-	Bill - RealManage LLC - Monthly Onsite Billing: STRAHORN, LANCE V Regular Paid	AP Bill	745.47	11,223.59	
		2026BM16-	08/31 Paycheck: 08/08 - 08/22 Period -Admin Fee				4,225.81
					11,223.59	- 11,223.59	8,616.14

[illegible]

1194.5	3650	Painting	2030	7	5	#REF!	13393	(63.75)			13329	#REF!	#REF!	\$ (63.88)	\$ (5.32)
1194.6	3650	Painting	2031	7	6	#REF!	8929	326.98			9256	#REF!	#REF!	\$ 327.67	\$ 27.31
1194.7	3650	Painting	2031	7	7	#REF!	4464	694.82			5159	#REF!	#REF!	\$ 696.28	\$ 58.02
1198.1	3855	Utility Cart 1	2019	10	4	7000	11081	(1,018.12)			10063	-3063	(765.72)	\$ (1,020.25)	\$ (85.02)
1198.2		Utility Cart 2	2026	10	10	4280	0	6,985.37		4280	2705	1575	157.46	\$ 7,000.00	\$ 583.33
1199	3530	Maint Equip/Shed Building/Roof	2027	27	1	15000	-1400	16,365.71		5500	14966	34	34.29	\$16,400.00	\$ 1,366.67
						#REF!	1,118,529	560,447.82	-	41,152	1,643,325	#REF!	#REF!		\$46,607.34
													#REF!		
							46704								
* Data per Staebler Reserve Study for the Fiscal Year 2026 provided in April 2025 unless otherwise noted.															

182,901.00

1,368,968.00 1,745,355.00 376,387.00
559,288.00

2026 Total Assets Replacement costs #REF!
2027 Total Assets Replacement costs #REF!
2028 Total Assets Replacement costs #REF!

			BEGINNING	August	August	YTD	YTD	YTD	
			BALANCE	Allocation	EXPENDITURES	Allocated	EXPENDITURES	Capital Surplus	Annualized Allotment
NEW ACCT#	OLD ACCT#	ASSET	46,023	2026	2026	2026	2026	(Defecit)	
1020.19	3890	Reserve Interest		1466.63		\$ 3,751.12	\$ -	\$ 3,751.12	
1100		Clubhouse					\$ -		
1110	3690	Clubhouse Improvements	\$ 25,882.00			\$ -	\$ -	\$ 25,882.00	\$ 25,882.00 \$ 25,882.00
1111	3695	Clubhouse Restrooms	\$ 2,743.00	\$ 60.35		\$ 482.79	\$ -	\$ 3,225.79	724.18 \$ 3,467.18 \$ 3,467.18
1112.1	3670	Clubhouse HVAC-5 ton serial #3016C32475	\$ 707.00	\$ 814.38		\$ 6,515.02	\$ -	\$ 7,222.02	9,772.53 \$ 10,479.53 \$ 10,479.53
1112.2	3670	Clubhouse HVAC-5 ton serial#1518C37238	\$ 3,013.00	\$ 311.31		\$ 2,490.45	\$ -	\$ 5,503.45	3,735.67 \$ 6,748.67 \$ 6,748.67
1112.3	3670	Clubhouse HVAC-5 ton serial#4815C96520	\$ 707.00	\$ 814.38		\$ 6,515.02	\$ -	\$ 7,222.02	9,772.53 \$ 10,479.53 \$ 10,479.53
1112.4	3670	Clubhouse HVAC 2.5 ton serial#2217A68786	\$ -	\$ 623.69		\$ 4,989.55	\$ -	\$ 4,989.55	7,484.32 \$ 7,484.32 \$ 7,484.32
1113	1035	Clubhouse Sauna	\$ 305.00	\$ 108.77		\$ 870.12	\$ -	\$ 1,175.12	1,305.18 \$ 1,610.18 \$ 1,610.18
1115	3680	Clubhouse Roof	\$ 9,630.00	\$ 579.20		\$ 4,633.63	\$ -	\$ 14,263.63	6,950.44 \$ 16,580.44 \$ 16,580.44
1116	1038	Clubhouse Mansard	\$ 464.00	\$ 59.31		\$ 474.48	\$ -	\$ 938.48	711.72 \$ 1,175.72 \$ 1,175.72
1120		Recreation		\$ -		\$ -	\$ -	\$ -	\$ - \$ - \$ -
1121	1031	Pool Well Pumps	\$ 1,366.00	\$ 113.57		\$ 908.54	\$ -	\$ 2,274.54	1,362.81 \$ 2,728.81 \$ 2,728.81
1122	1032	Pool Equipment	\$ 3,666.00	\$ 150.92		\$ 1,207.39	\$ -	\$ 4,873.39	1,811.09 \$ 5,477.09 \$ 5,477.09
1123.1	3620	Pool Heaters (1)	\$ 3,550.00	\$ 57.80		\$ 462.37	\$ 11,361.00	\$ (7,348.63)	693.55 \$ 4,243.55 \$ (7,117.45)
1123.2	3620	Pool Heaters (2)	\$ 2,594.00	\$ 306.13		\$ 2,449.00	\$ 11,361.00	\$ (6,318.00)	3,673.50 \$ 6,267.50 \$ (5,093.50)
1124	3610	Deck Resurfacing	\$ 13,001.00	\$ 328.93		\$ 2,631.45	\$ -	\$ 15,632.45	3,947.17 \$ 16,948.17 \$ 16,948.17
1125	3615	Pool Equipment Building	\$ 62,457.00	\$ -		\$ -	\$ 1,778.66	\$ 60,678.34	- \$ 62,457.00 \$ 60,678.34
1126	3635	Shuffleboard	\$ (468.00)	\$ 321.58		\$ 2,572.61	\$ -	\$ 2,104.61	3,858.92 \$ 3,390.92 \$ 3,390.92
1127	3625	Exercise equipment	\$ 4,546.00	\$ 162.19		\$ 1,297.49	\$ -	\$ 5,943.49	1,946.23 \$ 6,592.23 \$ 6,592.23
1130		Creek House		\$ -		\$ -	\$ -	\$ -	\$ - \$ - \$ -
1131	1036	Creek House Roof	\$ 1,563.00	\$ 87.24		\$ 697.92	\$ -	\$ 2,260.92	1,046.88 \$ 2,609.88 \$ 2,609.88
1133	1038	Creekhouse HVAC	\$ 1,000.00	\$ 77.22		\$ 617.75	\$ -	\$ 1,617.75	926.63 \$ 1,926.63 \$ 1,926.63
1135	3810	Creek House Interior updates	\$ (216.00)	\$ 335.73		\$ 2,685.80	\$ -	\$ 2,469.80	4,028.70 \$ 3,812.70 \$ 3,812.70
1140	1033	Surveillance System and Safety		\$ -		\$ -	\$ -	\$ -	\$ - \$ - \$ -
1141		Monitoring Equipment	\$ (2,000.00)	\$ 706.85		\$ 5,654.82	\$ 1,816.78	\$ 1,838.04	8,482.23 \$ 6,482.23 \$ 4,665.45
1145	3640	PVC Fence	\$ (21,503.82)	\$ 847.25		\$ 6,778.00	\$ -	\$ (14,725.82)	10,167.06 \$ (11,336.76) \$ (11,336.76)
1146	1034	Aluminium Fence	\$ -	\$ 439.18		\$ 3,513.47	\$ -	\$ 5,270.21	\$ 5,270.21 \$ 5,270.21
1147		Improvement to secure Entrances and Exits t	\$ -	\$ 4,166.67		\$ 33,333.33	\$ 2,262.69	\$ 31,070.64	50,000.00 \$ 50,000.00 \$ 47,737.31
1150		Seawall Components		\$ -		\$ -	\$ -	\$ -	\$ - \$ - \$ -
1151	3830	Seawall	\$ 189,595.00	\$ 1,111.59		\$ 8,892.72	\$ -	\$ 198,487.72	13,339.14 \$ 202,934.14 \$ 202,934.14
1152		Seawall Posts and cables	\$ -	\$ 831.59		\$ 6,652.73	\$ 75.35	\$ 6,577.38	9,979.09 \$ 9,979.09 \$ 9,903.74
1153		Handrails	\$ -	\$ 207.90		\$ 1,663.18	\$ -	\$ 1,663.18	2,494.77 \$ 2,494.77 \$ 2,494.77
1155	1039	Day Docks Along Seawall	\$ 2,550.00	\$ 332.29		\$ 2,658.32	\$ -	\$ 5,208.32	3,987.48 \$ 6,537.48 \$ 6,537.48
1160		Marina		\$ -		\$ -	\$ -	\$ -	\$ - \$ - \$ -
1161	3860	Marina Docks	\$ (20,596.00)	\$ 680.78		\$ 5,446.24	\$ 2,321.64	\$ (17,471.40)	8,169.42 \$ (12,426.58) \$ (14,748.22)
1163		Marina Pilings	\$ -	\$ -		\$ -	\$ -	\$ -	\$ - \$ - \$ -
1170		Roads and Parking		\$ -		\$ -	\$ -	\$ -	\$ - \$ - \$ -
1171	3650	Asphalt Paving	\$ 577,532.00	\$ 20,496.06		\$ 163,968.48	\$ -	\$ 741,500.48	245,952.72 \$ 823,484.72 \$ 823,484.72
1172		Asphalt Marking	\$ -	\$ -		\$ -	\$ -	\$ -	\$ - \$ - \$ -
1173		Signs	\$ -	\$ 522.92		\$ 4,183.33	\$ 7,138.06	\$ (2,954.73)	6,275.00 \$ 6,275.00 \$ (863.06)
1180		Water		\$ -		\$ -	\$ -	\$ -	\$ - \$ - \$ -
1184	3840	Water Lines	\$ 104,854.00	\$ 1,110.14		\$ 8,881.10	\$ 2,700.00	\$ 111,035.10	13,321.65 \$ 118,175.65 \$ 115,475.65
1186	3845	Irrigation System	\$ 16,806.00	\$ 137.77		\$ 1,102.17	\$ -	\$ 17,908.17	1,653.25 \$ 18,459.25 \$ 18,459.25
1187		Alternative Watering	\$ -	\$ 4,823.23		\$ 38,585.83	\$ 1,800.00	\$ 36,785.83	57,878.74 \$ 57,878.74 \$ 56,078.74
		Misc		\$ -		\$ -	\$ -	\$ -	\$ - \$ - \$ -
1194.1	3660	Painting	\$ 31,250.25	\$ 2,837.19		\$ 22,697.52	\$ -	\$ 53,947.77	34,046.28 \$ 65,296.53 \$ 65,296.53
1194.2	3660	Painting	\$ 26,785.93	\$ 245.24		\$ 1,961.89	\$ -	\$ 28,747.82	2,942.83 \$ 29,728.76 \$ 29,728.76

1194.3	3660	Painting	\$ 22,321.61	\$ (14.76)		\$ (118.05)	\$ -	\$ 22,203.56	(177.07)	\$ 22,144.54	\$ 22,144.54
1194.4	3660	Painting	\$ 17,857.29	\$ (31.50)		\$ (252.03)	\$ -	\$ 17,605.26	(378.04)	\$ 17,479.25	\$ 17,479.25
1194.5	3660	Painting	\$ 13,392.96	\$ (5.31)		\$ (42.48)	\$ -	\$ 13,350.48	(63.75)	\$ 13,329.21	\$ 13,329.21
1194.6	3660	Painting	\$ 8,928.64	\$ 27.25		\$ 217.99	\$ -	\$ 9,146.63	326.98	\$ 9,255.62	\$ 9,255.62
1194.7	3660	Painting	\$ 4,464.32	\$ 57.90		\$ 463.21	\$ -	\$ 4,927.53	694.82	\$ 5,159.14	\$ 5,159.14
1198.1	3865	Utility Cart 1	\$ 11,081.00	\$ (84.84)		\$ (678.75)	\$ -	\$ 10,402.25	(1,018.12)	\$ 10,062.88	\$ 10,062.88
1198.2		Utility Cart 2	\$ -	\$ 582.11		\$ 4,656.91	\$ 4,280.00	\$ 376.91	6,985.37	\$ 6,985.37	\$ 2,705.37
1199	3630	Maint Equip/Shed Building/Roof	\$ (1,400.00)	\$ 1,363.81	\$ 5,500.00	\$ 10,910.47	\$ 5,500.00	\$ 4,010.47	16,365.71	\$ 14,965.71	\$ 9,465.71
			\$ 1,118,529.18	\$ 46,703.97	\$ 5,500.00	\$ 377,382.90	\$ 52,395.18	\$ 1,443,516.90	560,447.82		
		Actual Assesment Allocation		\$ 46,704.00	\$ (0.03)						
		Deferred Revenue		\$ 42,669.63	\$ 42,669.60		\$ 324,987.72	\$ 243,421.54	\$ (81,566.18)		
* Data per Staebler Reserve Study for the Fiscal Year 2026 provided in April 2025 unless otherwise noted.										\$ 1,361,950.72	\$ (81,566.18)

\$ 1,626,581.82

\$ 1,678,977.00
377,382.90
\$ 1,301,594.10

Operations	August	August	August	YTD	YTD	YTD	
	Allocation	Expenditures	Surplus	Allocation	OPS	Surplus	
	2026	2026	(Deficit)		Expenses	(deficit)	
Expenses							
Operating Expenses							
Direct Operating Expenses							
Landscape Maintenance:				-			
Backflow Check Irrigation	503.75		503.75	4,030.00	800.00	3,230.00	
Grounds Contract	17,265.38	18,347.35	(1,081.97)	138,123.02	143,572.46	(5,449.44)	
Irrigation System:	1,596.02	572.90	1,023.12	12,768.17	5,170.72	7,597.45	
Lawn & Grounds Supplies	403.21	75.82	327.39	3,225.64	1,414.37	1,812.27	
Mulch/Ground Cover	1,848.02	14.67	1,833.35	14,784.20	2,667.56	12,116.64	
Plants/Shrubs/Trees	756.01	2,273.45	(1,517.44)	6,048.08	4,923.94	1,124.14	
Sod Replacement	1,596.02		1,596.02	12,768.17	-	12,768.17	
Tree Trimming/Removal	4,032.05	3,400.00	632.05	32,256.43	28,880.00	3,376.43	
Pool Contract/Repairs/Supplies	504.01	534.99	(30.98)	4,032.05	4,574.46	(542.41)	
Pool Permits	50.44		50.44	403.56	400.35	3.21	
A/C Service/Maint	415.81		415.81	3,326.44	-	3,326.44	
Backflow Non Irrigation	294.00		294.00	2,352.03	500.00	1,852.03	
Creekhouse Expense	252.00		252.00	2,016.03	370.18	1,645.85	
General Maintenance	1,680.02	8,425.13	(6,745.11)	13,440.18	16,381.61	(2,941.43)	
Ground Erosion Control	840.01		840.01	6,720.08	2,822.36	3,897.72	
Maintenance Equipment	84.00		84.00	672.00	-	672.00	
Repair & Maint -Clubhouse	840.01	307.76	532.25	6,720.08	2,850.47	3,869.61	
Clubhouse Utilities	1,092.01	953.18	138.83	8,736.08	5,996.35	2,739.73	-
Exercise Equipment	67.17		67.17	537.36	320.90	216.46	
Rec. Facility Maint. & Supplies	546.01	814.60	(268.59)	4,368.08	3,058.10	1,309.98	
Exterminating			-	-	-	-	
Pest Control	686.50	107.00	579.50	5,492.00	633.75	4,858.25	
Telephone	617.41	829.50	(212.09)	4,939.28	6,623.36	(1,684.08)	
Cable TV	16,653.89	17,146.31	(492.42)	133,231.12	120,711.78	12,519.34	
Sewer	26,976.33	29,278.75	(2,302.42)	215,810.64	151,895.77	63,914.87	

Operations	August	August	August	YTD	YTD	YTD	
	Allocation	Expenditures	Surplus	Allocation	OPS	Surplus	
	2026	2026	(Deficit)		Expenses	(deficit)	
Expenses							
Water	10,733.54	5,690.42	5,043.12	85,868.32	70,707.60	15,160.72	
Electric	1,008.01	789.85	218.16	8,064.08	8,466.87	(402.79)	
Electric - Maintenance Shed	42.00	39.15	2.85	336.00	309.70	26.30	
General and Administrative			-	-	-	-	
Professional Fees			-	-	-	-	
Accounting	973.36		973.36	7,786.88	-	7,786.88	
Audit	646.16		646.16	5,169.28	-	5,169.28	
Legal	3,392.35	3,115.00	277.35	27,138.80	12,427.00	14,711.80	
Bad Debts			-	-	-	-	
Allowance for BD Adjustment	(484.62)		(484.62)	(3,876.96)	(13,000.00)	9,123.04	
Bad Debt Expense	2,423.11	0.50	2,422.61	19,384.88	961.20	18,423.68	
Homeowner Communications			-	-	-	-	
News & Views Compilation	132.30	185.00	(52.70)	1,058.40	770.00	288.40	
Website	80.77		80.77	646.16	-	646.16	
General, Property & Liability	76,283.91	75,614.62	669.29	610,271.28	503,050.50	107,220.78	
Contracted Services			-	-	-	-	
Management Contract	1,767.55	1,823.64	(56.09)	14,140.40	14,589.12	(448.72)	
RM Other Fees	840.01	4,225.81	(3,385.80)	6,720.08	11,223.59	(4,503.51)	
Administrative			-	-	-	-	
Background Check	364.08	525.56	(161.48)	2,912.64	2,366.06	546.58	
Bank Fees & Coupon Books	8.40	10.20	(1.80)	67.20	170.40	(103.20)	
Copier Lease	102.03	416.21	(314.18)	816.24	3,281.33	(2,465.09)	
Directory			-	-	-	-	
Fees, Dues, License	169.33		169.33	1,354.64	100.00	1,254.64	
Miscellaneous Administrative	141.75	193.24	(51.49)	1,134.00	895.81	238.19	
Office Supplies, Postage, Etc.	1,680.02	987.29	692.73	13,440.16	7,780.13	5,660.03	
Compensation			-	-	-	-	
Contract Labor	5,591.11	7,309.76	(1,718.65)	44,728.88	45,245.76	(516.88)	

[illegible]

Safety Committee Report September 2026

The Safety Committee reports that the summer months have been uneventful. Recently two teenagers, who came to fish in our canals, were asked to leave our property. One left peacefully and quietly while the second felt entitled to be on our property and was less than happy to have been asked to leave. I want to thank Rob Dressler and his wife Mencia for their help removing these teenagers.

It appears that our 2026 Hurricane season will continue to be a quiet season with no hurricanes predicted. However, please remain prepared in case of a named storm. Have your Hurricane plans in place, including evacuation, supplies and preparing your villas and boats. SRV has a Hurricane guide available that was prepared just for our community by our SRV Hurricane Committee while Sarasota County has Hurricane guides available free to the public. The El Nino weather pattern that is keeping the storms away this season is forecasted to bring a wetter and cooler winter through the end of February 2027.

I was recently informed that an owner had a perceived solicitor talk with them about a roof inspection. Our community has strict rules of no trespassing and no soliciting. I learned about this event weeks after the fact. If you have a solicitor come to your villa or see someone who appears to not belong on our property, please inform the office or call the Safety Committee. Our property is posted and will ask these unwanted people to leave.

SRV has the new numbered blue and white Vehicle Identification Stickers available. About 40% of our owners have obtained the new stickers. We have discontinued the old green and white stickers and ask anyone who has not registered their vehicle(s) with the office to please do so. Each villa is allowed up to two vehicles and each vehicle is required to be registered with the office. The office also has visitor parking passes available when you have guests staying with you. Please see Sarah for vehicle sticker or pass needs.

Thank you.

Larry Gill
Safety Director

September 24, 2026

CLUBHOUSE COMMITTEE REPORT, Julie Micheletti, Committee Chair

Welcome back from what I hope was a fun summer for all!

Update on Routine Issues:

- Pool Upkeep: A number of months ago, Arlene Johnson showed me pool chairs and loungers which needed to be repaired or re-strapped. We found this expensive to do based on vendor input. Rolo Miles found pool chairs very similar to ours that were for sale on a web site called Facebook Marketplace and told me about it. The chairs were quite dirty with peeling paint but had the high-quality STONG straps. I paid \$50 for 11 chairs and brought them back to my villa where some friends of mine volunteered to help me clean and paint them. My sincere thanks to Rolo for the tip, to the folks who helped me clean and paint them, and to Rob Dressler, who ordered and installed the caps that ground the chairs and make them even on the bottom. We have a few chairs and two loungers which need to go to Waste Pro in October unless someone in the community wants them. The really deficient chairs/loungers are identifiable by a red ribbon Arlene tied around them. Many thanks to Arlene for her help! We have other marginally defective chairs/loungers that will need to be re-strapped, but are in good enough condition to take another season of use.
- Snacks in the Clubhouse: We have had good compliance with owners and visitors paying for snacks and water. When we ordered them, I did not realize that we did not need as many as we did, because there is a "best by" date of the end of July on the snack bags. After doing careful research I found out that this "best by" does NOT mean that the snacks are stale or rancid and need to be thrown away. This date is NOT an expiration date. Rather, the date represents "peak quality" and that there is nothing wrong with eating them if the bag is sealed for 2-3 months of the date of "best by" date on the bag. So, feel free to take whatever you want of what is left of the snacks at no charge. Whatever is left will be discarded shortly. We have ordered new snacks that we will charge for.

Clubhouse Renovations: Our architect, Will Allise, finished the schematic diagram of the first clubhouse redesign in August. We have it in hand and the Committee reviewed it. We plan to hold a meeting soon with the BOD and our fellow owners to explain the schematic, have it laminated and posted in the clubhouse. We will include potential acoustic and other IT related issues that need to be upgraded or implemented. We will also discuss alternative or additional plans for other potential design changes. Community and BOD input will drive any changes made to the schematic and these will be incorporated into the design. A second design could also be considered.

We will have another town meeting when most of the snowbirds are back here, probably to coincide with the annual meeting. Whatever the results are will drive the next steps, primarily obtaining other bids for things that the BOD thinks best to be done. NOTHING, in terms of our long-range design plan, will be finalized until we have the costs identified and are back in front of the BOD for a vote.

The Clubhouse Committee wishes to thank all the volunteers who have contributed their time to identify and reduce inventory. We are still reducing unneeded materials, which requires careful thought before we do. We error on the side of caution and set aside items that we need to get input on for a decision later on in the process.

Sales & Lease Committee Report for July 2026

An Orientation Interview was held on June 23, 2026 with new owners of Style C for \$350,000.

We are excited to welcome our new residents Kevin & Shelley Walter.

An Orientation Interview was held on June 29, 2026, for a new renter of Style E for \$2700/month.

Join me in welcoming David Wilging to our community.

An Orientation Interview was held on July 6, 2026, for new renters of Style C at \$1900/month.

We are glad to have Diann & Frank Wilson in our community.

These folks are great additions to our community. Say hello to them!

Submitted by Sandy Needles

Sales and Lease Committee Report for September 2026

An Orientation Interview was held on August 17, 2026, for an additional resident at villa style E. Welcome to our community, Ryan Parilli

An Orientation Interview was held on August 19, 2026, for a new renter of Style B villa for \$1,826/Month. We are glad to have Cesar Guzman as part of our community.

An Orientation Interview was held on August 25, 2026, for a new renter of Style B villa for \$1,000/Month. We welcome Butch Beyersdorf to our community.

An Orientation Interview was held August 28, 2026, for new owners of Style F villa for \$218,000, Welcome to Kelly & Garfield McQuaid.

Always nice to have new folks in our association.

Submitted by Sandy Needles



Members: American Institute of Certified Public Accountants • Florida Institute of Certified Public Accountants

July 23, 2026

Board of Directors and Management
Strathmore Riverside Villas Association, Inc.

We are pleased to confirm our understanding of the services we are to provide for Strathmore Riverside Villas Association, Inc. for the year ended December 31, 2025.

Audit Scope and Objectives

We will audit the financial statements of Strathmore Riverside Villas Association, Inc., which comprise the balance sheet as of December 31, 2025, and the related statements of revenues, expenses, and changes in fund balances and cash flows for the year then ended, and the disclosures (collectively, the "financial statements"). The financial statements will include supplementary information about future major repairs and replacements required by the Financial Accounting Standards Board (FASB). Although we will apply certain limited procedures with respect to the required supplementary information, we will not audit the information and will not express an opinion on it. Also, the following supplementary information accompanying the financial statements will be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America (GAAS), and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

- 1) Schedule of operating fund expenses.
- 2) Schedule of replacement fund activity.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinion about whether your financial statements are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such an opinion. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the Association or to acts by management or employees acting on behalf of the Association.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors,

fraudulent financial reporting, or misappropriation of assets that comes to our attention. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will obtain an understanding of the Association and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to you and those charged with governance internal control related matters that are required to be communicated under professional standards.

We have identified the following significant risk(s) of material misstatement as part of our audit planning:

- 1) Unauthorized transactions.
- 2) Unrecorded liabilities.
- 3) Revenue recognition.
- 4) Management override of controls.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Association's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and direct confirmation of certain assets and liabilities by correspondence with selected owners, customers, creditors, and financial institutions. Our procedures will not determine whether the funds designated for future major repairs and replacements are adequate to meet such future costs because such a determination is outside the scope of the engagement. We will also request written representations from your attorneys as part of the engagement and they may bill you for responding to this inquiry.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Other Services

We will prepare the Association's federal and state income tax returns for the year ended December 31, 2025 for the based on information provided by you. We will also prepare the financial statements of Strathmore Riverside Villas Association, Inc. in conformity with accounting principles generally accepted in the United States of America based on information provided by you.

We will perform the services in accordance with applicable professional standards, including the Statements on Standards for Tax Services issued by the American Institute of Certified Public Accountants. The other services are limited to the financial statement and tax services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities. We will advise management with regard to tax positions taken in the preparation of the tax return, but management must make all decisions with regard to those matters.

You agree to assume all management responsibilities for the tax services, financial statement preparation services, and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with accounting principles generally accepted in the United States of America. You are also responsible for making drafts of financial statements, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and

transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the Association from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the Association involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the Association received in communications from employees, former employees, regulators, or others. In addition, you are responsible for identifying and ensuring that the Association complies with applicable laws and regulations. You are responsible for the preparation of the required supplementary information about future major repairs and replacements. You are responsible for the preparation of the supplementary information in conformity with accounting principles generally accepted in the United States of America. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon.

With regard to publishing the financial statements on your website, you understand that websites are a means of distributing information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information on the website with the original document.

You are required to disclose the date through which subsequent events have been evaluated and whether that date is the date the financial statements were issued or were available to be issued. You agree that you will not date the subsequent event disclosure earlier than the date of your management representation letter.

Engagement Administration, Fees, and Other

We will schedule the engagement based in part on deadlines, working conditions, and the availability of your key personnel. We will plan the engagement based on the assumption that your personnel will cooperate and provide assistance by performing tasks such as preparing requested schedules, retrieving supporting documents, and preparing confirmations. If, for whatever reason, your personnel are unavailable to provide the necessary assistance in a timely manner, it may substantially increase the work we have to do to complete the engagement within the established deadlines, resulting in an increase in fees over our original fee estimate. We will not undertake any accounting services (including but not limited to reconciliation of accounts and preparation of requested schedules) without obtaining approval through a written change order or additional engagement letter for such additional work.

Andrew Tyack is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

Our audit engagement ends on delivery of our audit report. Any follow-up services that might be required will be a separate, new engagement. The terms and conditions of that new engagement will be governed by a new, specific engagement letter for that service.

We estimate that our fees for the audit and other services other than the preparation of the tax returns will range from \$8,500 to \$9,500 and \$400 for the preparation of the tax return (Form 1120-H). You will also be billed for travel and other out of pocket costs such as report reproduction, confirmations, word processing, postage, etc. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. Unexpected circumstances may include transactions such as special assessments, hurricane claims and expenses and other transactions that are of a non-recurring nature. If significant additional time is necessary, we will keep you informed of any problems we encounter and our fees will be adjusted accordingly. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and will not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed even if we have not issued our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

You may request that we perform additional services not addressed in this engagement letter. If this occurs, we will communicate with you concerning the scope of the additional services and the estimated fees. We also may issue a separate engagement letter covering the additional services. In the absence of any other written communication from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

Terms and Conditions. This engagement letter is subject to the standard Terms and Conditions Addendum of Tyack CPA & Company, LLC (the "Terms and Conditions"), a current copy of which is attached hereto, linked here tyackcpa.com, and incorporated herein by reference. In the event of any conflict between this engagement letter and the Terms and Conditions, this engagement letter shall control with respect to the specific scope of services, fees, and deliverables described herein; the Terms and Conditions shall control with respect to all other matters. The Terms and Conditions are subject to periodic revision. We will provide you with notice of any material changes to the Terms and Conditions, and the most current version is available

on our website at the link above. Your continued engagement of our services following receipt of any updated Terms and Conditions shall constitute your acceptance of such updates. By signing this engagement letter, you acknowledge that you have received, read, and agree to the Terms and Conditions.

Reporting

We will issue a written report upon completion of our audit of Strathmore Riverside Villas Association, Inc.'s financial statements. Our report will be addressed to the board of directors. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion or add an emphasis-of-matter paragraph, other-matter paragraph, or separate section to our auditor's report, or if necessary, withdraw from this engagement. If our opinion is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or withdraw from this engagement.

If circumstances occur related to the condition of your records, the availability of sufficient, appropriate audit evidence, or the existence of a significant risk of material misstatement of the financial statements caused by error, fraudulent financial reporting, or misappropriation of assets, which in our professional judgment prevent us from completing the audit or forming an opinion on the financial statements, we retain the right to take any course of action permitted by professional standards, including declining to express an opinion or issue a report, or withdrawing from the engagement.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,

Andrew Tyack

Andrew Tyack, CPA, CGMA
Tyack CPA & Company, LLC

Accepted:

Strathmore Riverside Villas Association, Inc.

Name and Title

Date



STANDARD TERMS AND CONDITIONS ADDENDUM

Effective Date: July 1, 2026

This Terms and Conditions Addendum ("Addendum") sets forth the standard terms and conditions applicable to all professional services provided by Tyack CPA & Company, LLC (the "Firm," "we," "us," or "our") to you (the "Client," "you," or "your"). This Addendum is incorporated by reference into each engagement letter between the Firm and the Client (each, an "Engagement Letter"). In the event of any conflict between an Engagement Letter and this Addendum, the Engagement Letter shall control with respect to the specific scope of services, fees, and deliverables described therein; this Addendum shall control with respect to all other matters.

1. Use of Technology-Assisted Tools.

You acknowledge and consent that, in performing services under any engagement, we may use artificial intelligence ("AI"), machine learning, automation, data extraction, research, drafting, summarization, analytical, and other technology-assisted tools, including tools provided by third-party software vendors (collectively, "Technology Tools"), to assist us in delivering services efficiently and accurately. We will use such Technology Tools only as an aid to our professional services and not as a substitute for our professional judgment, review, supervision, or responsibility for the work performed.

2. Confidentiality and Data Security.

We will take reasonable measures to protect the confidential information of you and your organization (collectively, "Confidential Information"), including limiting the Confidential Information provided to Technology Tools when appropriate, using available privacy and security settings, and evaluating whether third-party providers maintain appropriate confidentiality and data security safeguards consistent with applicable professional standards. Where we utilize Technology Tools provided by third-party vendors, we will use commercially reasonable efforts to select vendors that maintain data protection practices appropriate for the nature of the information being processed, including, where available, enterprise-grade or business-tier platforms that contractually commit to not using customer data for model training or improvement purposes. We will periodically review the data handling practices of such vendors and will notify you if we become aware of any material change in a vendor's data practices that could affect the confidentiality of your information.

3. Authorization to Disclose Information.

You authorize us to use and, when reasonably necessary, disclose your Confidential Information to third-party technology providers, subcontractors, and service providers solely for purposes of performing the services described in the applicable Engagement Letter, subject to applicable professional standards, laws, regulations, and our confidentiality obligations. This authorization shall remain in effect for the duration of the engagement and any subsequent engagements unless you notify us in writing that you wish to revoke or modify this authorization.

4. Limitations of Technology Tools.

You understand that Technology Tools, including AI-based tools, may produce incomplete, inaccurate, or otherwise unreliable results. We will exercise professional judgment in reviewing any output generated by Technology Tools before relying on it or incorporating it into deliverables and final work product. Notwithstanding our use of Technology Tools, we remain solely responsible for the professional services rendered under each engagement, and the use of such tools shall not diminish our professional obligations to you.

5. Evolving Technology and Regulatory Landscape.

The types of Technology Tools available and the regulatory landscape governing their use continue to evolve. We reserve the right to adopt new Technology Tools or discontinue the use of existing ones as we deem appropriate in the exercise of our professional judgment, provided that any such tools are used in a manner consistent with this Addendum and our professional obligations. If material changes occur in applicable laws, regulations, or professional standards governing the use of Technology Tools, we will update this Addendum accordingly and provide you with notice of any such changes.

6. Technology Tools Opt-Out.

If you do not wish for us to use Technology Tools in connection with the services provided under any engagement, please notify us in writing prior to the commencement of services. We will make reasonable efforts to accommodate such requests; however, please be aware that opting out of the use of Technology Tools may affect the scope, timing, or cost of our services.

7. Benchmarking and Comparative Analysis.

We regularly aggregate anonymized client data and perform a variety of analyses using that aggregated data, including cost comparison, performance indicator, and benchmarking analyses for community associations. Your acceptance of an Engagement Letter incorporating this Addendum will serve as your consent to our use of your organization's anonymized financial and operational data, including data from prior, current, and future fiscal periods, in performing and reporting on such analyses. This consent applies to financial data previously provided to us in connection with prior engagements, data provided during the current engagement, and data provided in connection with any future engagements with our Firm.

All data used in benchmarking analyses will be anonymized and de-identified prior to aggregation. No individual client, association, homeowner, or member will be identified in any benchmarking report or output. No aggregated benchmarking data will be published or disclosed if it contains information from fewer than ten (10) clients, in order to prevent the potential identification of any individual client or association.

We may share the results of these anonymized, aggregated benchmarking analyses with other clients and community associations for informational and comparative purposes. No individual client-specific data will be discernible from any shared benchmarking report.

This consent shall survive the termination or expiration of any engagement with respect to data previously provided to us and shall remain in effect unless and until you notify us in writing that you wish to revoke your consent prospectively. Any revocation of consent will apply only to data provided after the date of revocation; data previously anonymized and incorporated into aggregated benchmarking datasets will not be removed, as such data is no longer individually identifiable.

If you do not wish for your organization's data to be included in our benchmarking analyses, please notify us in writing at the time of your acceptance of the applicable Engagement Letter, and we will exclude your data from all future benchmarking activities.

8. Consent Under Section 7216.

Section 7216 of the Internal Revenue Code prohibits tax return preparers from disclosing or using tax return information for purposes other than preparing the return, except as authorized by the taxpayer. By signing an Engagement Letter incorporating this Addendum, you consent to (1) our disclosure of tax return information to third-party technology providers, including AI and other Technology Tools described in this Addendum, for purposes of assisting in tax return preparation; and (2) our use of tax return information in anonymized and aggregated form for the benchmarking analyses described in this Addendum. This consent complies with Treasury Regulation Section 301.7216-3. You may revoke this consent prospectively at any time by notifying us in writing.

9. Client Responsibilities.

You are responsible for providing us with accurate, complete, and timely information necessary for the performance of our services. You are also responsible for the accuracy and completeness of all information, documents, records, and data provided to us, including information provided through electronic means. Any failure to provide accurate or timely information may affect the quality, scope, and timing of our services. You agree to designate a qualified individual to serve as our primary contact and to ensure that all necessary approvals, authorizations, and decisions are communicated to us in a timely manner.

10. Fees, Billing, and Payment.

Fees for our services will be set forth in the applicable Engagement Letter. Unless otherwise specified, invoices are due and payable upon receipt. If payment is not received within thirty (30) days of the invoice date, we reserve the right to suspend our services and/or charge interest on overdue amounts at the rate of one and one-half percent (1.5%) per month, or the maximum rate permitted by applicable law, whichever is less. You agree to reimburse us for any reasonable out-of-pocket expenses incurred in connection with the engagement, including but not limited to travel, filing fees, technology costs, and third-party service fees. In the event of a dispute regarding fees, you agree to promptly notify us in writing, and the parties shall make good-faith efforts to resolve the dispute. Notwithstanding any fee dispute, you remain obligated to pay all undisputed amounts.

11. Limitation of Liability.

TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, THE FIRM'S TOTAL LIABILITY TO YOU FOR ANY AND ALL CLAIMS, DAMAGES, LOSSES, COSTS, AND EXPENSES ARISING OUT OF OR RELATING TO THE SERVICES PROVIDED UNDER ANY ENGAGEMENT LETTER SHALL NOT EXCEED THE TOTAL FEES PAID BY YOU TO THE FIRM FOR THE SPECIFIC ENGAGEMENT GIVING RISE TO THE CLAIM. THIS LIMITATION APPLIES REGARDLESS OF THE FORM OF ACTION, WHETHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, OR OTHERWISE.

12. Limitation of Damages.

NOTWITHSTANDING ANYTHING TO THE CONTRARY IN ANY ENGAGEMENT LETTER OR THIS ADDENDUM, THE FIRM SHALL NOT BE LIABLE FOR ANY LOST PROFITS, INDIRECT, SPECIAL, INCIDENTAL, PUNITIVE, CONSEQUENTIAL, OR SIMILAR DAMAGES OF ANY NATURE, EVEN IF WE HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, TO THE FULLEST EXTENT SUCH DAMAGES MAY BE LAWFULLY EXCLUDED.

13. Indemnification.

You agree to indemnify, defend, and hold harmless the Firm and its owners, partners, members, officers, directors, employees, agents, and assigns from and against any and all claims, liabilities, damages, costs, and expenses (including reasonable

attorneys' fees) arising from or attributable to (a) any misrepresentation by you or your failure to provide complete and accurate information; (b) any third-party claims to the extent such claims arise from your acts, omissions, or the information you provided to us; or (c) your breach of any provision of the applicable Engagement Letter or this Addendum. This indemnification obligation shall be proportional to your degree of fault and shall not extend to claims arising solely from the Firm's negligence or willful misconduct.

14. Dispute Resolution.

In the event of any dispute arising out of or relating to the services provided under any Engagement Letter or this Addendum, the parties agree to first attempt to resolve the dispute through good-faith negotiation. If the dispute cannot be resolved through negotiation within thirty (30) days, the parties agree to submit the dispute to mediation administered by a mutually agreed-upon mediator before pursuing any other form of dispute resolution. Each party shall bear its own costs of mediation, and the costs of the mediator shall be shared equally. No party may commence litigation or arbitration without first completing the mediation process described herein, except to seek injunctive or other equitable relief to prevent irreparable harm. This provision shall not apply to any dispute related to the Firm's billing and/or invoices.

15. Termination and Withdrawal.

Either party may terminate any engagement upon thirty (30) days' written notice to the other party. The Firm reserves the right to withdraw from any engagement immediately and without completing services if (a) the Client fails to pay fees when due; (b) the Client fails to provide information or cooperation necessary for the performance of services; (c) the Firm determines, in its professional judgment, that the Client's integrity or conduct is inconsistent with the Firm's professional obligations; (d) a conflict of interest arises that cannot be resolved; or (e) continued performance would require the Firm to act in violation of applicable laws, regulations, or professional standards. Upon termination or withdrawal, you shall be responsible for payment of all fees and expenses for services rendered through the effective date of termination.

16. Document Retention and Ownership.

We will return your original records and documents upon completion of the engagement or upon your written request. Our copies of your records and documents are not a substitute for your own records and do not mitigate your record retention obligations under any applicable laws or regulations. Workpapers, files, memoranda, and other documents created by the Firm in connection with the engagement are the property of the Firm and will remain under our control. We will maintain our workpapers in accordance with our firm's record retention policy and any applicable legal and regulatory requirements. Catastrophic events or physical deterioration may result in damage to or destruction of our records, causing records to be unavailable before the expiration of the retention period.

State, federal, and foreign regulators may request access to or copies of certain workpapers pursuant to applicable legal or regulatory requirements. Requests may also arise with respect to peer review, ethics investigations, or the sale of our accounting practice. If requested, access to such workpapers will be provided under the supervision of Firm personnel. We will consider requests for copies of workpapers and other items created by us in accordance with the AICPA Code of Professional Conduct.

17. Electronic Communication and Delivery.

You acknowledge and consent that we may communicate with you and deliver documents, including engagement letters, financial statements, tax returns, and other work product, via electronic means including email, client portals, and cloud-based platforms. Electronic communications are not guaranteed to be secure or error-free, and information transmitted electronically could be intercepted, corrupted, lost, delayed, or contain viruses. We will use commercially reasonable efforts to maintain the security of electronic communications, but we shall not be liable for any loss, damage, or expense arising from the use of electronic communication methods, except to the extent caused by our gross negligence or willful misconduct.

18. Use of Third-Party Service Providers and Subcontractors.

In the course of performing our services, we may engage third-party service providers, subcontractors, or specialists to assist with certain aspects of the engagement. We will take reasonable steps to ensure that any such third parties maintain appropriate confidentiality and data security protections consistent with our professional obligations.

19. Force Majeure.

Neither party shall be liable for any delay in performance or failure to perform its obligations under any Engagement Letter or this Addendum to the extent such delay or failure results from causes beyond the party's reasonable control, including but not limited to acts of God, natural disasters, pandemics, epidemics, government actions or orders, civil unrest, war, terrorism, fire, flood, power outages, internet or telecommunications failures, cyberattacks, or labor disputes. The affected party shall notify the other party in writing as soon as reasonably practicable and shall use reasonable efforts to mitigate the effects of the force majeure event.

20. Governing Law and Jurisdiction.

This Addendum and all Engagement Letters incorporating it shall be governed by and construed in accordance with the laws of the State of Florida, without giving effect to any choice or conflict of law provision or rule. Any disputes arising under this Addendum or any Engagement Letter shall be subject to the exclusive jurisdiction and venue of the courts located in Sarasota County, Florida, subject to the mediation requirements set forth in Section 14 above.

21. No Third-Party Beneficiaries.

The services provided under any Engagement Letter and this Addendum are intended solely for the benefit of the Client. No third party shall have any rights under or be entitled to rely upon any Engagement Letter, this Addendum, or any deliverable produced in connection with our services, unless we expressly agree otherwise in writing. We shall have no liability to any third party for any claims arising from or relating to our services.

22. Assignment.

Neither party may assign any rights or obligations under any Engagement Letter or this Addendum without the prior written consent of the other party, except that the Firm may assign its rights and obligations in connection with a merger, acquisition, or sale of all or substantially all of the Firm's assets or practice.

23. Entire Agreement and Amendments.

Each Engagement Letter, together with this Addendum, constitutes the entire agreement between the parties with respect to the services described therein and supersedes all prior or contemporaneous agreements, representations, warranties, and understandings relating to such services. This Addendum may be amended or updated by the Firm from time to time. We will provide you with notice of any material changes. Your continued engagement of our services following receipt of any updated Addendum shall constitute your acceptance of such updates.

24. Survivability.

The following sections of this Addendum shall survive the termination or expiration of any Engagement Letter: Section 2 (Confidentiality and Data Security), Section 7 (Benchmarking and Comparative Analysis), Section 8 (Consent Under Section 7216), Section 11 (Limitation of Liability), Section 12 (Limitation of Damages), Section 13 (Indemnification), Section 14 (Dispute Resolution), Section 16 (Document Retention and Ownership), Section 20 (Governing Law and Jurisdiction), Section 21 (No Third-Party Beneficiaries), and this Section 24 (Survivability).