# News & Views

## APRIL, 2026 NEWSLETTER

2700 RIVERBLUFF PKWY, SARASOTA FL 34231

## Strathmore Riverside Villas

A 55+ Community




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

Board Members

| | |
|---|---|
| President | Marcia Drake Lawson (2026 TL) |
| Vice President | 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 McDermott |
| 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 |

# In This Issue


| | |
|---|---|
| 1 | SRV Marina |
| 2 | Index |
| 3 | President's Report |
| 4 - 5 | Board of Directors Meeting Minutes |
| 5 | Treasurers Report |
| 6 - 16 | SRV Revenue and Expenses Reports |
| 17 | Safety Committee Report |
| 18 | Library Report |
| 19 | Social Committee Report |
| 19 | Sales & Rental Committee Repot |
| 20 | Clubhouse Committee Report |
| 21 - 26 | Clubhouse Renovation |
| 27 | Shuffleboard Results |
| 28 | The Missing Links |
| 29 | Monthly Calendar |
| 30 - 32 | Advertisers |




APRIL

## March President's Report

My report will be brief this month since I had my shoulder replaced and still not functioning with both hands and arms.

Thank you all for the kind thoughts, prayers, cards, meals and flowers! Your consideration is appreciated more than you know!

Thank you to two special people who stepped in and went over and above to help an owner who was trying to deal with an overwhelming situation. Their kindness and specific experience have been a tremendous asset to this owner!

Sarah really stepped up in my absence and her assistance was greatly appreciated!

Unfortunately, we have need of 3 people to serve on fining committee for things in violation of our Rule and Regulations, Bylaws and / or Declarations. The committee will not include any Board members and will only act when issues are brought to them by our Legal committee.

The Board is working diligently to find ways to reduce our expenses! One of our largest expenses is water. The irrigation system uses (potable water) drinking water and goes through the sewer bills as well. This generates a large portion of our monthly water bills. Over the coming months, different settings for the irrigation system will be tested to see if we can see a reduction in the bills. One way will be to turn the system off during rainy season (June), etc. so we can track any reduction in bills.

The fact that we are in severe drought has helped since the County has said we can only water once a week instead of twice.

Thank you all for sharing your time and providing input for us. If you have ideas or suggestions, we appreciate hearing them! It's great when someone not only complains but provides solutions to those complaints.

Marcia Drake-Lawson

**STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.**
**A RESIDENTIAL COMMUNITY FOR PERSONS 55 YEARS OF AGE OR OLDER**
C/O RealManage of Sarasota, Inc.
2700 Riverbluff Parkway Sarasota, FL 34231
Phone: (941) 922-8188 Fax: (941) 927-9849

**Join Zoom Meeting**
**https://zoom.us/j/95828312171?pwd=ReGJQynuR8mW8ZXz8Rexlen75W5BFG.1**
**Meeting ID: 958 2831 2171**
**Passcode: 256386**

**AGENDA**

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

**AGENDA**

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Determination of Quorum**
5. **Approval of Minutes** – Board Meeting Minutes 02.26.26
6. **President's Report** – Marcia Lawson
7. **Vice President's Report** – Mitch Wyant
8. **Secretary's Report** – Arlene Johnson
9. **Treasurer's Report** – Jennifer Royer
10. **Community Association Report** – Sarah Daley
11. **Building Report** - Mitch Wyant
12. **Grounds Report** – Mike Cavallo
13. **Safety Report** – Larry Gill
14. **Audit Report** – Carl Shepherd
15. **Clubhouse Report** – Julie Micheletti
16. **Social Committee Report-** Rolo Miles
17. **Sales, Lease and Rental Committee** – Sandy Needles

18. **New Business**
    - **A.** Handrail Replacement Across from Clubhouse – Mitch Wyant
    - **B.** Legal Committee Approval, Jonathan Tell
    - **C.** Replacement of Clubhouse Refrigerator
    - **D.** Discussion of Morton Easement and Implications for Strathmore

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Riverside Villas, Association

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

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

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

**19. Owner Questions / Comments**

**20. Adjournment**

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## Treasurer's Report:

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

# Strathmore Riverside Villas Association, Inc.

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

*Operating Fund*

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

Unaudited

Return to Table of Contents

# Strathmore Riverside Villas Association, Inc.

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

*Operating Fund*

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

Unaudited

Return to Table of Contents

## Strathmore Riverside Villas Association, Inc.

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

*Operating Fund*

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

Unaudited

Return to Table of Contents

## Strathmore Riverside Villas Association, Inc.

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

*Operating Fund*

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

Unaudited

Return to Table of Contents

# Strathmore Riverside Villas Association, Inc.

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

*Replacement Fund*

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

Unaudited

Return to Table of Contents

# Strathmore Riverside Villas Association, Inc.

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

*Operating Fund*

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

Unaudited

Return to Table of Contents

## Strathmore Riverside Villas Association, Inc.

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

*Operating Fund*

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

Unaudited

Return to Table of Contents

## Strathmore Riverside Villas Association, Inc.

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

*Operating Fund*

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

Unaudited

Return to Table of Contents

## Strathmore Riverside Villas Association, Inc.

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

*Operating Fund*

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

Unaudited

Return to Table of Contents

# Strathmore Riverside Villas Association, Inc.

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

*Replacement Fund*

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

Unaudited

Return to Table of Contents

## Strathmore Riverside Villas Association, Inc.

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

*Replacement Fund*

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

Unaudited



Return to Table of Contents

# Safety Committee Report
## March 2026

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

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

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

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

Thank you.

Larry Gill
Safety Director

**LIBRARY REPORT**
**April 2026**

Another slower month in the library!! Guess people are enjoying the warmer weather and not reading as much. It's still good to see some of you enjoying the books.

59 Hardbacks and 53 paperbacks were borrowed/donated this last month.

| HARDBOUND | PAPERBACK |
|---|---|
| Flynn. Denied access. 2025 | Adams. Beg, Borrow, Steal. |
| 2025 | |
| Jance. Den of inquiry, 2024 | |
| Higgins. Look on the Bright Side/ 2024 | |
| Box. Battle Mountain. 2025 | |

KEEP ON READING!!

Jerry Stuenkel, JoAnn Stout, Georgene Zechman



# SRV Social Committee Monthly Board Report
# March 2026

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

## Recent Events Recap

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

## Upcoming Events

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

## Volunteer Opportunities

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

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

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

---

# Sales and Lease Committee March 2026

## Sandy Needles

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

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

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

March 20, 2026

CLUBHOUSE COMMITTEE REPORT, Julie Micheletti, Committee Chair

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

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

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

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

Respectfully Submitted,

Julie Micheletti, Chairperson



Replacement for handrail at ramp across the clubhouse

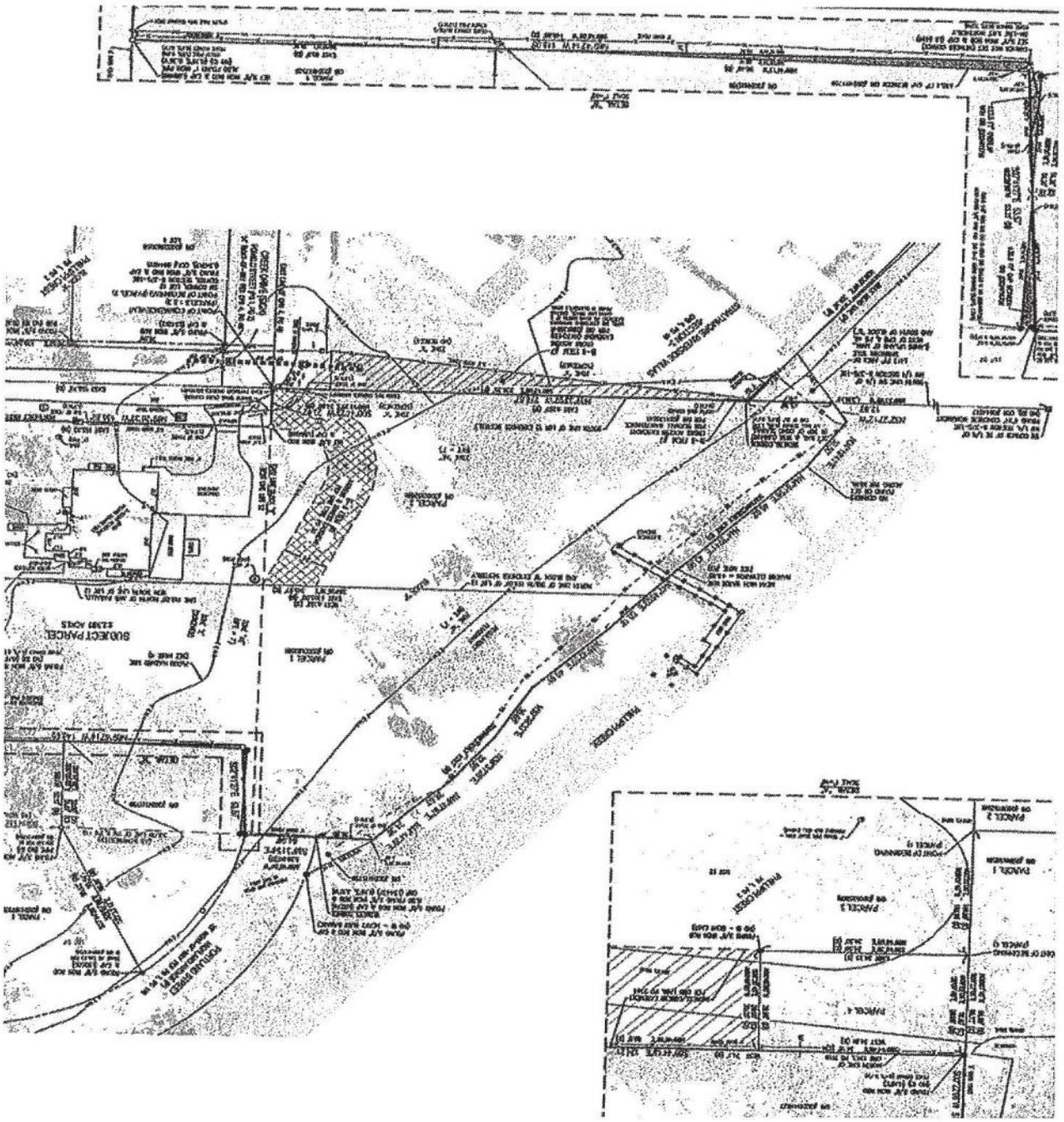


The handrail at the ramp across from the clubhouse is old, also it has been hit on the parking side several times by vehicles. It is becoming unstable and it is not repairable at this time. I suggest we replace it with the style of fence shown above.

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

Lance and I will install.

Cost not to exceed $800.00.



## STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.

2700 Riverbluff Parkway / Sarasota, FL 34231 / Srv2700@comcast.net/ Fax: 941-927-9849

Subject: *REQUEST TO MODIFY CONDOMINIUM PROPERTY* /Villa # 306

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

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

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

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

Respectfully submitted this 9 day of February 2026

UNIT#V-306 ADDRESS: 2307 Waterbluff Place

PHONE# 9896808222 EMAIL ADDRESS: dleinberger@gmail.com

OWNER NAME: Dale Leinberger (PRINT NAME) Dale Leinberger (SIGNATURE)

040122

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

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

***REQUEST TO MODIFY CONDOMINIUM PROPERTY*** /Villa# _____
**Request Dated:**

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

| Required changes, if any: |
|---|
| |

By Order of the Board of Directors/ Building Committee:

Project Approved by_____ 20_____
NAME DATE

Project Completion Inspection by_____ 20_____
NAME DATE

040122

## STRATHMORE RIVERSIDE VILLAS ASSOCIATION, INC.

2700 Riverbluff Parkway/ Sarasota, FL 34231 / Srv2700@comcast.net/ Fax: 941-927-9849

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

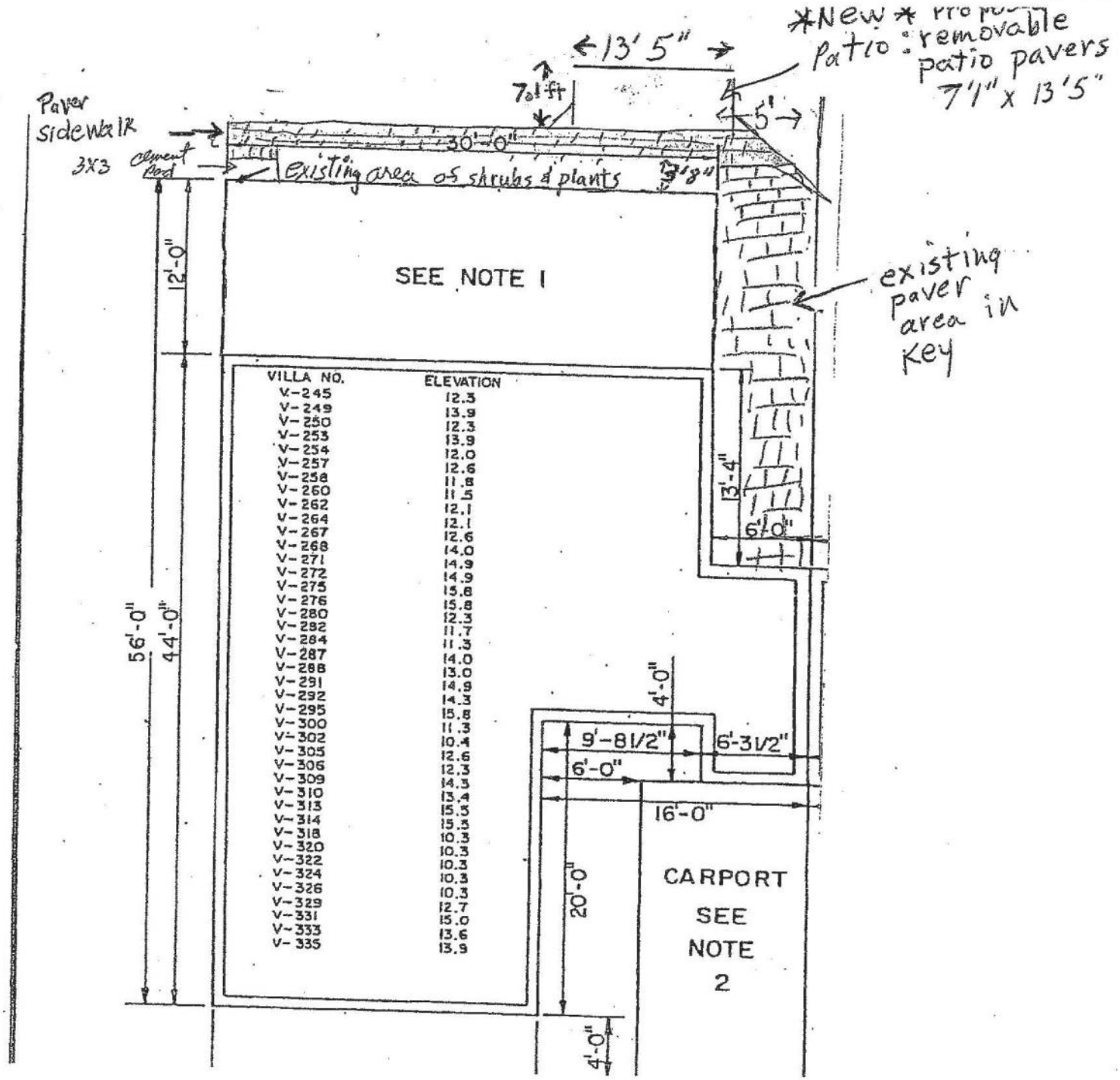
Having submitted a Strathmore Riverside Villas Association, Inc. (SRV) *REQUEST TO MODIFY CONDOMINIUM PROPERTY,* the Owner will abide by the following policies set forth by the Board of Directors:

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

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

Owner Dale Lemberger (Signature) V-306 (Villa #) 2-9-2026 (Date)

040122






Return to Table of Contents

The 2026 Shuffleboard season has come to an end with Jean Moore - the Women's Champ, defeating Loren Hoch – the Men's Champ, in the final match. It was a well fought battle! Congratulations Jean & Loren!!

Sixty residents participated in the 10-week league. It culminated with an exciting Play-Off between the top 8 women & men. There were cheers, laughter, and applause that were carried into the Awards Luncheon last Wednesday. Again, we congratulate our winners and 16 qualifiers!

Many, many thanks to ALL that help and support SRV Shuffleboard!

SPECIAL THANKS to MARIA NASCA for creating and supplying the 2026 Shufflers Logo and T-shirts!!



# SNOWBIRDS, BEFORE YOU GO, COME SEE THE

## THE MISSING LINKS

## THEY PLAY 50'S & 60'S & 70'S MUSIC AND THEY SOUND JUST LIKE THE ORIGINALS.




SRV CLUBHOUSE

APRIL 9, 2026

6:30 TO 9:30 P.M.

WE WILL SUPPLY

A VARIETY OF SNACKS

TICKET SALE:

$15.00 EACH

AT THE CLUBHOUSE

FRIDAY, APRIL 3, 2026, 11 - 1 PM

SATURDAY, APRIL 4, 2026, 1 - 3 P.M.

B Y O B & SETUPS

# April 2026

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|---|---|---|---|---|---|
| 29<br>6:30pm Hand & Foot | 30<br>10:00am Chair Exercise<br>10:00am Mahjong<br>4:00pm Aerobics<br>6:30pm Euchre<br>6:30pm Rummi-kub | 31<br>6:30pm Bridge<br>6:30pm Game Night<br>6:30pm Mexican Train Dominos | 1<br>4:00pm Aerobics<br>7:00pm Poker - Any and all are welcome | 2<br>5:00pm Sip N Dip - Host Kathy Kelley<br>6:30pm Pay Me & Pass the Ace | 3<br>10:00am Chair Exercise<br>4:00pm Aerobics<br>6:30pm Pinochle | 4 |
| 5<br>6:30pm Hand & Foot | 6<br>10:00am Chair Exercise<br>10:00am Mahjong<br>4:00pm Aerobics<br>6:30pm Euchre<br>6:30pm Rummi-kub | 7<br>6:30pm Bridge<br>6:30pm Game Night<br>6:30pm Mexican Train Dominos | 8<br>4:00pm Aerobics<br>7:00pm Poker - Any and all are welcome | 9<br>Farewell Party with The Missing Links Band<br>6:30pm Pay Me & Pass the Ace | 10<br>10:00am Chair Exercise<br>4:00pm Aerobics<br>6:30pm Bingo - Hosts Art & Joyce Showalter<br>6:30pm Pinochle | 11 |
| 12<br>6:30pm Hand & Foot | 13<br>10:00am Chair Exercise<br>10:00am Mahjong<br>4:00pm Aerobics<br>6:30pm Euchre<br>6:30pm Rummi-kub | 14<br>10:00am Grounds Committee Meeting<br>1:00pm Boat Club Luncheon & Meeting<br>6:30pm Bridge<br>6:30pm Game Night<br>6:30pm Mexican Train Dominos | 15<br>4:00pm Aerobics<br>7:00pm Poker - Any and all are welcome | 16<br>6:30pm Pay Me & Pass the Ace | 17<br>10:00am Chair Exercise<br>4:00pm Aerobics<br>6:30pm Pinochle | 18 |
| 19<br>6:30pm Hand & Foot | 20<br>10:00am Chair Exercise<br>10:00am Mahjong<br>4:00pm Aerobics<br>6:30pm Euchre<br>6:30pm Rummi-kub | 21<br>6:30pm Bridge<br>6:30pm Game Night<br>6:30pm Mexican Train Dominos | 22<br>4:00pm Aerobics<br>7:00pm Poker - Any and all are welcome | 23<br>9:30am Board Meeting<br>6:30pm Pay Me & Pass the Ace | 24<br>10:00am Chair Exercise<br>4:00pm Aerobics<br>6:30pm Pinochle | 25 |
| 26<br>6:30pm Hand & Foot | 27<br>10:00am Chair Exercise<br>10:00am Mahjong<br>4:00pm Aerobics<br>6:30pm Euchre<br>6:30pm Rummi-kub | 28<br>6:30pm Bridge<br>6:30pm Game Night<br>6:30pm Mexican Train Dominos | 29<br>4:00pm Aerobics<br>7:00pm Poker - Any and all are welcome | 30<br>6:30pm Pay Me & Pass the Ace | 1<br>10:00am Chair Exercise<br>4:00pm Aerobics<br>6:30pm Pinochle | 2<br>Kentucky Derby Party - Horse Race - Hosts - Showalters |

Return to Table of Contents

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