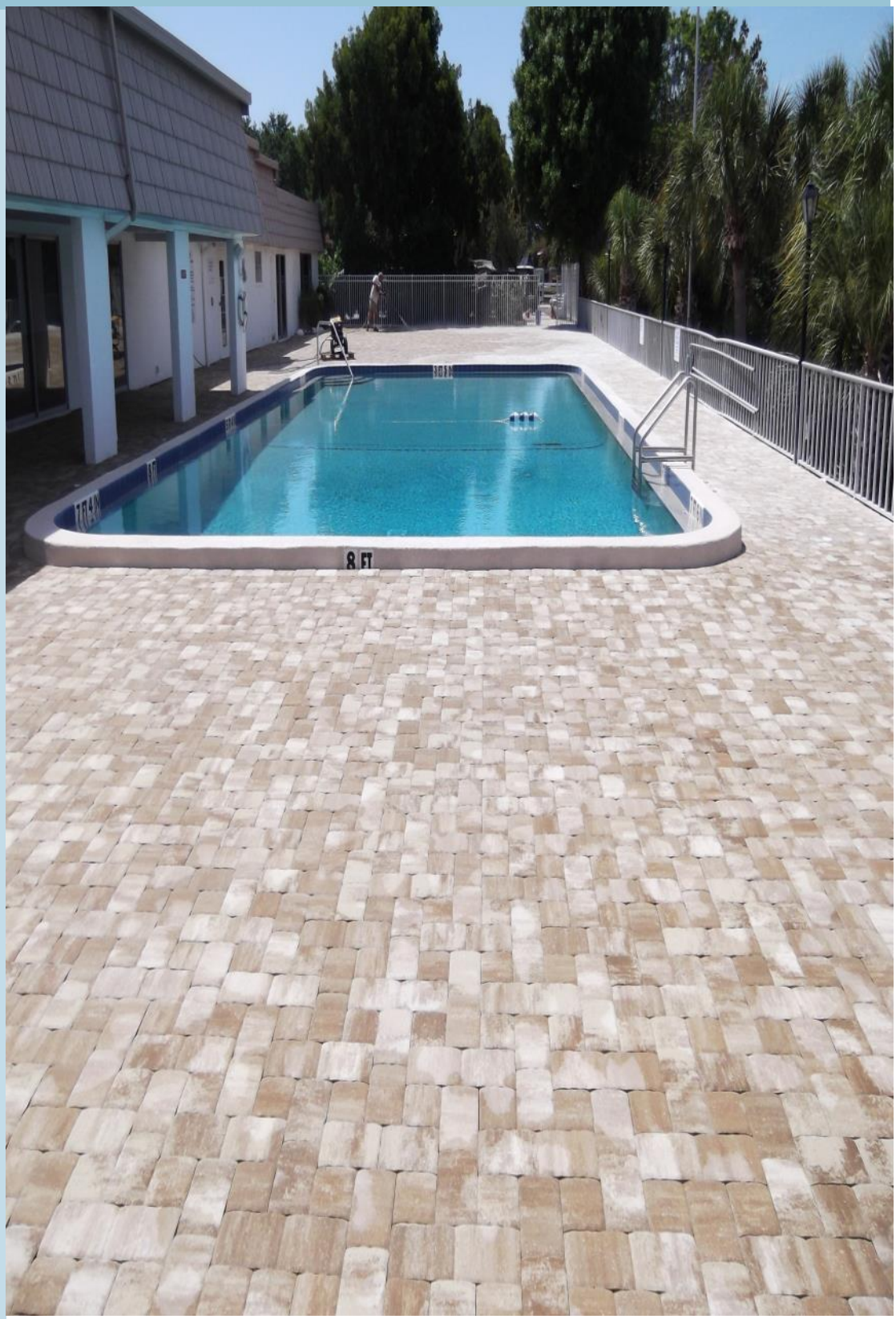
News & Views

MARCH, 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

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MARCH

Treasurers Report - February

I. Review of December 2025 Statements
   A. Under Assets there is $27,075 of roof deductible payments by SRV that need to be billed to owners.
   B. There were overpayments and credits for water bills that belonged to 2024 that were booked to 2025 in error that was reclassed into December 31st, 2024, by the auditor in co-ordination with SRV Treasurer and RM.
   C. Operation Revenue for 2025 actual was $3,221 less than projected due to interest income and application fees not meeting expected.
   D. Operation Expenses of note:
      a. Backflow checks and repairs continue to be an issue where we exceeded budget.
      b. Pool repairs exceeded budgeted amounts by almost $3k
      c. Cable TV and phone far exceeded budget by $18k because of extraordinary fees and continue a steep climb as of January 2025. We are looking hard at the contract.
      d. Administrative Expenses exceeded Budgeted by $7k due to misc. admin fees, bank fees and coupon books, copier lease costs that did not have an affiliated budget.
      e. Despite the income not being as much as budgeted and the previously mentioned items exceeding budget, because of other itemized expenses not being as much as projected our total expenses for operations were less than budgeted in the areas of water, electric, professional fees, insurance (due to sink hole coverage refund) all contributed to a net surplus of $138K.
   E. Replacement Fund items of note:
      a. Interest income of $4k that was not captured with a projected budget.
      b. Expenses of note:
         i. Marina Docks at $199k
         ii. Painting of $32K that was actually an expense in 2024 but not paid until 2025 but should have been accrued in 2024
         iii. PVC fencing of $39K
         iv. Shuffleboard improvements of $5,500
      c. Overall, for Reserves we had Revenue of $343,888 and expenses of $288,816 netting a positive of $55k.

II. Comparison of 2025 to 2024

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a. Operating Fund balance 2024 $1,673,622 2025 $1,824,171 increase of $150k
b. Reserves Fund balance 2024 $1,140,657 2025 $1,196,429 increase of $55,772

III. Upcoming expenditures and impacts



Happy St. Patrick's Day

Strathmore Riverside Villas Association, Inc.

Detailed Balance Sheet - Accrual

	(1) Operating Fund	(2) Replacement Fund	All Funds
	As of 12/31/2024	As of 12/31/2024	As of 12/31/2024
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - First Citizens Operating	95,688.25	0.00	95,688.25
Cash - Centennial	100,004.23	0.00	100,004.23
Cash - Centennial Op Sweep	96,784.65	0.00	96,784.65
Cash - First Citizens Sweep ICS Operating	911,562.78	0.00	911,562.78
Cash - Operating Petty Cash	150.00	0.00	150.00
Due to Insurance Sinking Fund	(1,185,272.08)	0.00	(1,185,272.08)
Due to Roofing Deductible Collections	(1,341,767.01)	0.00	(1,341,767.01)
Cash - First Citizens Replacement	0.00	100,004.25	100,004.25
Cash - First Citizens Repl Sweep ICS	0.00	667,887.70	667,887.70
Liberty Bank Res CD*5869 12/13/25 2.956%	0.00	109,623.15	109,623.15
Liberty Bank Res CD*5877 12/13/25 2.956%	0.00	109,623.15	109,623.15
Cash - Bank Ozarks Repl	0.00	153,210.48	153,210.48
Insurance Sinking Fund	1,185,272.08	0.00	1,185,272.08
Roofing Deductible Collections	1,341,767.01	0.00	1,341,767.01
Accounts Receivable	123,228.12	0.00	123,228.12
Insurance Assessments AR	3,910.15	0.00	3,910.15
Allowance for Bad Debts	(5,300.00)	0.00	(5,300.00)
Prepaid Insurance	347,001.95	0.00	347,001.95
Interfund Assets (Liabilities)	(308.00)	308.00	0.00
Total Current Assets	1,672,722.13	1,140,656.73	2,813,378.86
Other Assets			
Deposits - Utility	900.00	0.00	900.00
Total Other Assets	900.00	0.00	900.00
TOTAL ASSETS	**1,673,622.13**	**1,140,656.73**	**2,814,278.86**
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	(15,633.02)	0.00	(15,633.02)
Prepaid Assessments	47,199.84	0.00	47,199.84
Deferred Cable Incentive	28,691.00	0.00	28,691.00
Other Accrued Expenses	87,417.05	0.00	87,417.05
Insurance Claim	(13,475.00)	0.00	(13,475.00)
Security Deposits	2,500.00	0.00	2,500.00
Deferred Revenue - Deck Resurfacing	0.00	11,379.01	11,379.01
Deferred Revenue - Pool Equipment Building	0.00	60,637.70	60,637.70
Deferred Revenue - Pool Heater	0.00	2,271.80	2,271.80
Deferred Revenue - Exercise Equipment	0.00	1,290.31	1,290.31
Deferred Revenue - Maint Equip/Bldg/Shed/Roof	0.00	6,064.16	6,064.16

Unaudited

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Deferred Revenue - Shuffleboard	0.00	1,078.08	1,078.08
Deferred Revenue - Clubhouse HVAC	0.00	21,487.25	21,487.25
Deferred Revenue - Clubhouse Roof	0.00	4,717.34	4,717.34
Deferred Revenue - Clubhouse Improvements	0.00	22,963.60	22,963.60
Deferred Revenue - Painting	0.00	49,339.42	49,339.42
Deferred Revenue - Clubhouse Sauna	0.00	5,301.00	5,301.00
Deferred Revenue - Asphalt Paving	0.00	463,069.68	463,069.68
Deferred Revenue - Creek House Remodel/Furnishings/Roof	0.00	3,800.99	3,800.99
Deferred Revenue - Seawall	0.00	172,698.26	172,698.26
Deferred Revenue - Irrigation System	0.00	11,518.46	11,518.46
Deferred Revenue - Marina Docks	0.00	143,014.91	143,014.91
Deferred Revenue - Utility Cart	0.00	9,096.63	9,096.63
Deferred Revenue - Surveillance System	0.00	10,470.96	10,470.96
Deferred Revenue - Water Lines	0.00	97,634.92	97,634.92
Deferred Revenue - Interest	0.00	42,309.04	42,309.04
Client Payables Collection Notice	125.00	0.00	125.00
Client Payables NSF	(25.00)	0.00	(25.00)
Total Current Liabilities	136,799.87	1,140,143.52	1,276,943.39
TOTAL LIABILITIES	136,799.87	1,140,143.52	1,276,943.39
FUND BALANCES			
Prior Years Surplus (Deficit)	807,210.72	0.00	807,210.72
YTD Net Surplus (Deficit)	729,611.54	513.21	730,124.75
TOTAL FUND BALANCES	1,536,822.26	513.21	1,537,335.47
TOTAL LIABILITIES AND FUND BALANCES	**1,673,622.13**	**1,140,656.73**	**2,814,278.86**

Strathmore Riverside Villas Association, Inc.

Detailed Balance Sheet - Accrual

	(1) Operating Fund	(2) Replacement Fund	All Funds
	As of 12/31/2025	As of 12/31/2025	As of 12/31/2025
	Actual	Actual	Actual
ASSETS			
Current Assets			
Cash - First Citizens Operating	95,563.63	0.00	95,563.63
Cash - Centennial	15,465.71	0.00	15,465.71
Cash - First Citizens Sweep ICS Operating	1,356,166.82	0.00	1,356,166.82
Cash - Deposits in Transit	30.00	0.00	30.00
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	723,200.47	723,200.47
Liberty Bank Res CD*5869 12/13/25 2.956%	0.00	109,623.15	109,623.15
Liberty Bank Res CD*5877 12/13/25 2.956%	0.00	109,623.15	109,623.15
Cash - Bank Ozarks Repl	0.00	153,978.29	153,978.29
Accounts Receivable	64,814.98	0.00	64,814.98
Accounts Receivable - Unbilled Roof Assessment	27,075.00	0.00	27,075.00
Allowance for Bad Debts	(15,200.00)	0.00	(15,200.00)
Prepaid Insurance	279,205.32	0.00	279,205.32
Total Current Assets	1,823,271.46	1,196,429.31	3,019,700.77
Other Assets			
Deposits - Utility	900.00	0.00	900.00
Total Other Assets	900.00	0.00	900.00
TOTAL ASSETS	**1,824,171.46**	**1,196,429.31**	**3,020,600.77**
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	29,320.40	0.00	29,320.40
Prepaid Assessments	54,622.28	0.00	54,622.28
Other Current Liabilities	2,000.00	0.00	2,000.00
Deferred Cable Incentive	28,691.00	0.00	28,691.00
Other Accrued Expenses	79,673.79	700.00	80,373.79
Insurance Claim	1,451.03	0.00	1,451.03
Security Deposits	2,500.00	0.00	2,500.00
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

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Deferred Revenue - Pool Heater	0.00	6,143.80	6,143.80
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	6,342.33	6,342.33
Deferred Revenue - Utility Cart	0.00	11,080.63	11,080.63
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	4,062.37	4,062.37
Client Payables Collection Notice	(5.00)	0.00	(5.00)
Client Payables NSF	10.00	0.00	10.00
Client Payables Attorney Referral	225.00	0.00	225.00
Total Current Liabilities	198,488.50	1,195,916.10	1,394,404.60
TOTAL LIABILITIES	198,488.50	1,195,916.10	1,394,404.60
FUND BALANCES			
Prior Years Surplus (Deficit)	1,486,822.26	513.21	1,487,335.47
YTD Net Surplus (Deficit)	138,860.70	0.00	138,860.70
TOTAL FUND BALANCES	1,625,682.96	513.21	1,626,196.17
TOTAL LIABILITIES AND FUND BALANCES	**1,824,171.46**	**1,196,429.31**	**3,020,600.77**

Strathmore Riverside Villas Association, Inc.

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

Replacement Fund

	Month Ending 12/31/2025				YTD 12/31/2025				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Revenues											
Assessments											
Assessment Allocation											
Aluminum Fence/Handrails	62.50	62.50	0.00	0%	500.00	750.00	(250.00)	(33%)	750.00	250.00	33%
Asphalt Paving	9,538.50	9,538.50	0.00	0%	114,462.00	114,462.00	0.00	0%	114,462.00	0.00	0%
Clubhouse Improvements	243.13	243.13	0.00	0%	3,072.64	2,918.00	154.64	5%	2,918.00	(154.64)	(5%)
Clubhouse Mansard	38.63	38.63	0.00	0%	309.25	464.00	(154.75)	(33%)	464.00	154.75	33%
Clubhouse Restrooms	162.50	162.50	0.00	0%	1,300.00	1,950.00	(650.00)	(33%)	1,950.00	650.00	33%
Clubhouse Roof	409.38	409.38	0.00	0%	4,913.00	4,913.00	0.00	0%	4,913.00	0.00	0%
Clubhouse Sauna	40.00	40.00	0.00	0%	1,130.00	480.00	650.00	135%	480.00	(650.00)	(135%)
Creek House HVAC	83.37	83.37	0.00	0%	666.68	1,000.00	(333.32)	(33%)	1,000.00	333.32	33%
Creek House Roof	130.25	130.25	0.00	0%	1,042.00	1,563.00	(521.00)	(33%)	1,563.00	521.00	33%
Day Docks along Seawall	212.50	212.50	0.00	0%	1,700.00	2,550.00	(850.00)	(33%)	2,550.00	850.00	33%
Deck Resurfacing	135.13	135.13	0.00	0%	1,622.00	1,622.00	0.00	0%	1,622.00	0.00	0%
Exercise Equipment	279.63	279.63	0.00	0%	3,356.00	3,356.00	0.00	0%	3,356.00	0.00	0%
Irrigation System	440.63	440.63	0.00	0%	5,288.00	5,288.00	0.00	0%	5,288.00	0.00	0%
Maint Equip/Shed Building/Roof	3.00	3.00	0.00	0%	36.00	36.00	0.00	0%	36.00	0.00	0%
Marina Docks	5,115.75	5,115.75	0.00	0%	61,389.00	61,389.00	0.00	0%	61,389.00	0.00	0%
Painting - 1194.1	6,305.13	6,305.13	0.00	0%	75,662.00	75,662.00	0.00	0%	75,662.00	0.00	0%
Painting - 1194.2	151.62	151.62	0.00	0%	1,819.00	1,819.00	0.00	0%	1,819.00	0.00	0%
Painting - 1194.3	310.00	310.00	0.00	0%	3,720.00	3,720.00	0.00	0%	3,720.00	0.00	0%
Painting - 1194.4	193.75	193.75	0.00	0%	3,391.32	2,325.00	1,066.32	46%	2,325.00	(1,066.32)	(46%)
Painting - 1194.5	53.00	53.00	0.00	0%	424.00	636.00	(212.00)	(33%)	636.00	212.00	33%
Pool Equipment	305.62	305.62	0.00	0%	2,444.68	3,667.00	(1,222.32)	(33%)	3,667.00	1,222.32	33%
Pool Heater(1) - 1123.1	322.63	322.63	0.00	0%	5,549.64	3,872.00	1,677.64	43%	3,872.00	(1,677.64)	(43%)
Pool Well Pumps	113.87	113.87	0.00	0%	910.68	1,366.00	(455.32)	(33%)	1,366.00	455.32	33%
PVC Fence	613.62	613.62	0.00	0%	8,013.00	7,363.00	650.00	9%	7,363.00	(650.00)	(9%)
Seawall	1,637.25	1,637.25	0.00	0%	20,497.00	19,647.00	850.00	4%	19,647.00	(850.00)	(4%)
Shuffleboard	179.50	179.50	0.00	0%	2,154.00	2,154.00	0.00	0%	2,154.00	0.00	0%
Surveillance System	100.00	100.00	0.00	0%	800.00	1,200.00	(400.00)	(33%)	1,200.00	400.00	33%
Utility Cart 1	165.37	165.37	0.00	0%	1,984.00	1,984.00	0.00	0%	1,984.00	0.00	0%
Water Lines	945.87	945.87	0.00	0%	11,350.00	11,350.00	0.00	0%	11,350.00	0.00	0%
TOTAL Assessment Allocation	28,292.13	28,292.13	0.00	0%	339,505.89	339,506.00	(0.11)	0%	339,506.00	0.11	0%
TOTAL Assessments	28,292.13	28,292.13	0.00	0%	339,505.89	339,506.00	(0.11)	0%	339,506.00	0.11	0%

Unaudited

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Strathmore Riverside Villas Association, Inc.

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

Replacement Fund

	Month Ending 12/31/2025				YTD 12/31/2025				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Other Income											
Interest Income	600.25	0.00	600.25	100%	4,382.33	0.00	4,382.33	100%	0.00	(4,382.33)	0%
TOTAL Other Income	600.25	0.00	600.25	100%	4,382.33	0.00	4,382.33	100%	0.00	(4,382.33)	0%
TOTAL Revenues	28,892.38	28,292.13	600.25	2%	343,888.22	339,506.00	4,382.22	1%	339,506.00	(4,382.22)	(1%)
Expenses											
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Creekhouse Remodel/Furnishing/Roof	0.00	0.00	0.00	0%	6,935.00	0.00	(6,935.00)	(100%)	0.00	(6,935.00)	0%
Marina Docks	78,318.00	0.00	(78,318.00)	(100%)	199,136.58	0.00	(199,136.58)	(100%)	0.00	(199,136.58)	0%
Painting - 1194.6	0.00	0.00	0.00	0%	32,431.10	0.00	(32,431.10)	(100%)	0.00	(32,431.10)	0%
PVC Fence	0.00	0.00	0.00	0%	39,337.82	0.00	(39,337.82)	(100%)	0.00	(39,337.82)	0%
Seawall	0.00	0.00	0.00	0%	3,175.00	0.00	(3,175.00)	(100%)	0.00	(3,175.00)	0%
Shuffleboard	0.00	0.00	0.00	0%	5,500.00	0.00	(5,500.00)	(100%)	0.00	(5,500.00)	0%
Surveillance System	0.00	0.00	0.00	0%	2,300.14	0.00	(2,300.14)	(100%)	0.00	(2,300.14)	0%
TOTAL Capital Expenditures	78,318.00	0.00	(78,318.00)	(100%)	288,815.64	0.00	(288,815.64)	(100%)	0.00	(288,815.64)	0%
TOTAL Capital Expenditures (Non-capitalized)	78,318.00	0.00	(78,318.00)	(100%)	288,815.64	0.00	(288,815.64)	(100%)	0.00	(288,815.64)	0%
Transfer to Reserves & Other Expenses											
Transfer to Deferred Revenues	(49,425.62)	0.00	49,425.62	100%	55,072.58	0.00	(55,072.58)	(100%)	0.00	(55,072.58)	0%
TOTAL Transfer to Reserves & Other Expenses	(49,425.62)	0.00	49,425.62	100%	55,072.58	0.00	(55,072.58)	(100%)	0.00	(55,072.58)	0%
TOTAL Expenses	28,892.38	0.00	(28,892.38)	(100%)	343,888.22	0.00	(343,888.22)	(100%)	0.00	(343,888.22)	0%
NET SURPLUS (DEFICIT)	0.00	28,292.13	(28,292.13)	(100%)	0.00	339,506.00	(339,506.00)	(100%)	339,506.00	339,506.00	100%

Unaudited

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Strathmore Riverside Villas Association, Inc.

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

Operating Fund

	Month Ending 12/31/2025				YTD 12/31/2025				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	211,008.00	211,008.00	0.00	0%	2,532,102.00	2,532,096.00	6.00	0%	2,532,096.00	(6.00)	0%
TOTAL Regular Assessments	211,008.00	211,008.00	0.00	0%	2,532,102.00	2,532,096.00	6.00	0%	2,532,096.00	(6.00)	0%
Assessment Allocation											
Reserve Allocations	(28,292.13)	(28,294.56)	2.43	0%	(339,505.89)	(339,506.56)	0.67	0%	(339,506.56)	(0.67)	0%
TOTAL Assessment Allocation	(28,292.13)	(28,294.56)	2.43	0%	(339,505.89)	(339,506.56)	0.67	0%	(339,506.56)	(0.67)	0%
TOTAL Assessments	182,715.87	182,713.44	2.43	0%	2,192,596.11	2,192,589.44	6.67	0%	2,192,589.44	(6.67)	0%
Other Income											
Administrative Fee-Lease/Renter Transfer Income	0.00	337.00	(337.00)	(100%)	0.00	4,000.00	(4,000.00)	(100%)	4,000.00	4,000.00	100%
Advertising	0.00	0.00	0.00	0%	1,100.00	0.00	1,100.00	100%	0.00	(1,100.00)	0%
Application Fees	600.00	0.00	600.00	100%	6,409.00	0.00	6,409.00	100%	0.00	(6,409.00)	0%
Creekhouse Income	2,000.00	2,000.00	0.00	0%	24,000.00	24,000.00	0.00	0%	24,000.00	0.00	0%
Interest Income	622.08	837.00	(214.92)	(26%)	7,255.58	10,000.00	(2,744.42)	(27%)	10,000.00	2,744.42	27%
Marina Slip Fee	0.00	3,472.00	(3,472.00)	(100%)	34,384.00	41,664.00	(7,280.00)	(17%)	41,664.00	7,280.00	17%
Miscellaneous Income	330.00	313.00	17.00	5%	1,960.90	3,800.00	(1,839.10)	(48%)	3,800.00	1,839.10	48%
Prior Year Surplus	4,163.00	4,163.00	0.00	0%	50,000.00	50,000.00	0.00	0%	50,000.00	0.00	0%
Penalties and Interest	0.00	0.00	0.00	0%	126.50	0.00	126.50	100%	0.00	(126.50)	0%
Insurance Claim Income	0.00	0.00	0.00	0%	5,000.00	0.00	5,000.00	100%	0.00	(5,000.00)	0%
TOTAL Other Income	7,715.08	11,122.00	(3,406.92)	(31%)	130,235.98	133,464.00	(3,228.02)	(2%)	133,464.00	3,228.02	2%
TOTAL Revenues	190,430.95	193,835.44	(3,404.49)	(2%)	2,322,832.09	2,326,053.44	(3,221.35)	0%	2,326,053.44	3,221.35	0%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Backflow Check Irrigation	700.00	491.63	(208.37)	(42%)	7,227.00	5,900.00	(1,327.00)	(22%)	5,900.00	(1,327.00)	(22%)
Grounds Contract	16,964.72	16,250.00	(714.72)	(4%)	203,761.64	195,000.00	(8,761.64)	(4%)	195,000.00	(8,761.64)	(4%)
Irrigation System: Maint./Irrigation Contract	860.54	1,587.00	726.46	46%	4,340.55	19,000.00	14,659.45	77%	19,000.00	14,659.45	77%
Lawn & Grounds Supplies	1,285.11	400.00	(885.11)	(221%)	4,146.07	4,800.00	653.93	14%	4,800.00	653.93	14%
Mulch/Ground Cover	1,100.00	1,837.00	737.00	40%	23,156.22	22,000.00	(1,156.22)	(5%)	22,000.00	(1,156.22)	(5%)
Plants/Shrubs/Trees	4,607.51	750.00	(3,857.51)	(514%)	12,371.74	9,000.00	(3,371.74)	(37%)	9,000.00	(3,371.74)	(37%)

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Strathmore Riverside Villas Association, Inc.

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

Operating Fund

	Month Ending 12/31/2025				YTD 12/31/2025				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Sod Replacement	11,935.00	1,587.00	(10,348.00)	(652%)	21,250.50	19,000.00	(2,250.50)	(12%)	19,000.00	(2,250.50)	(12%)
Tree Trimming/Removal	2,750.00	4,000.00	1,250.00	31%	46,685.03	48,000.00	1,314.97	3%	48,000.00	1,314.97	3%
TOTAL Landscape Maintenance	40,202.88	26,902.63	(13,300.25)	(49%)	322,938.75	322,700.00	(238.75)	0%	322,700.00	(238.75)	0%
Pool Operating Expenses											
Pool Contract/Repairs/Supplies	1,648.73	500.00	(1,148.73)	(230%)	8,534.07	6,000.00	(2,534.07)	(42%)	6,000.00	(2,534.07)	(42%)
Pool Permits	0.00	0.00	0.00	0%	400.35	0.00	(400.35)	(100%)	0.00	(400.35)	0%
TOTAL Pool Operating Expenses	1,648.73	500.00	(1,148.73)	(230%)	8,934.42	6,000.00	(2,934.42)	(49%)	6,000.00	(2,934.42)	(49%)
Maintenance											
A/C Service/Maint	0.00	213.00	213.00	100%	3,667.00	2,600.00	(1,067.00)	(41%)	2,600.00	(1,067.00)	(41%)
Backflow Non Irrigation	0.00	291.63	291.63	100%	1,910.00	3,500.00	1,590.00	45%	3,500.00	1,590.00	45%
Creekhouse Expense	0.00	250.00	250.00	100%	182.04	3,000.00	2,817.96	94%	3,000.00	2,817.96	94%
General Maintenance	711.88	1,663.00	951.12	57%	11,778.64	20,000.00	8,221.36	41%	20,000.00	8,221.36	41%
Ground Erosion Control	0.00	663.00	663.00	100%	7,857.00	8,000.00	143.00	2%	8,000.00	143.00	2%
Hurricane Expenses	(31,023.97)	0.00	31,023.97	100%	0.00	0.00	0.00	0%	0.00	0.00	0%
Maintenance Equipment	0.00	87.00	87.00	100%	319.84	1,000.00	680.16	68%	1,000.00	680.16	68%
TOTAL Common Area Maintenance	(30,312.09)	3,167.63	33,479.72	>999%	25,714.52	38,100.00	12,385.48	33%	38,100.00	12,385.48	33%
Repair & Maint - Amenity Center											
Clubhouse Maint/Repair	6,606.04	0.00	(6,606.04)	(100%)	6,606.04	0.00	(6,606.04)	(100%)	0.00	(6,606.04)	0%
Clubhouse Utilities	680.03	1,087.00	406.97	37%	11,386.91	13,000.00	1,613.09	12%	13,000.00	1,613.09	12%
Exercise Equipement Maintenance Agreement	0.00	63.00	63.00	100%	481.35	800.00	318.65	40%	800.00	318.65	40%
TOTAL Building Expenses	7,286.07	1,150.00	(6,136.07)	(534%)	18,474.30	13,800.00	(4,674.30)	(34%)	13,800.00	(4,674.30)	(34%)
Repairs/Maint - Rec. Fields & Equip.											
Rec. Facility Maint. & Supplies	1,949.06	538.00	(1,411.06)	(262%)	5,233.63	6,500.00	1,266.37	19%	6,500.00	1,266.37	19%
TOTAL Repairs/Maint - Rec. Fields & Equip.	1,949.06	538.00	(1,411.06)	(262%)	5,233.63	6,500.00	1,266.37	19%	6,500.00	1,266.37	19%
Exterminating											
Pest Control	104.00	72.00	(32.00)	(44%)	2,375.00	820.00	(1,555.00)	(190%)	820.00	(1,555.00)	(190%)
TOTAL Exterminating	104.00	72.00	(32.00)	(44%)	2,375.00	820.00	(1,555.00)	(190%)	820.00	(1,555.00)	(190%)
Telephone											
Cable TV	16,458.91	16,527.00	68.09	0%	213,959.64	198,258.00	(15,701.64)	(8%)	198,258.00	(15,701.64)	(8%)
Telephone	847.37	618.00	(229.37)	(37%)	9,565.66	7,350.00	(2,215.66)	(30%)	7,350.00	(2,215.66)	(30%)
TOTAL Telephone	17,306.28	17,145.00	(161.28)	(1%)	223,525.30	205,608.00	(17,917.30)	(9%)	205,608.00	(17,917.30)	(9%)

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Strathmore Riverside Villas Association, Inc.

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

Operating Fund

	Month Ending 12/31/2025				YTD 12/31/2025				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Water and Wastewater											
Sewer	19,650.53	26,507.00	6,856.47	26%	247,173.58	318,084.00	70,910.42	22%	318,084.00	70,910.42	22%
Water	15,594.26	10,857.00	(4,737.26)	(44%)	120,405.33	130,284.00	9,878.67	8%	130,284.00	9,878.67	8%
TOTAL Water and Wastewater	35,244.79	37,364.00	2,119.21	6%	367,578.91	448,368.00	80,789.09	18%	448,368.00	80,789.09	18%
Electricity											
Electric	750.76	1,000.00	249.24	25%	8,986.44	12,000.00	3,013.56	25%	12,000.00	3,013.56	25%
Electric - Maintenance Shed	32.74	38.00	5.26	14%	425.58	500.00	74.42	15%	500.00	74.42	15%
TOTAL Electricity	783.50	1,038.00	254.50	25%	9,412.02	12,500.00	3,087.98	25%	12,500.00	3,087.98	25%
TOTAL Direct Operating Expenses	74,213.22	87,877.26	13,664.04	16%	984,186.85	1,054,396.00	70,209.15	7%	1,054,396.00	70,209.15	7%
General and Administrative Expenses											
Professional Fees											
Accounting	4,000.00	647.00	(3,353.00)	(518%)	12,225.00	7,775.00	(4,450.00)	(57%)	7,775.00	(4,450.00)	(57%)
Legal	3,785.50	3,163.00	(622.50)	(20%)	16,464.75	38,000.00	21,535.25	57%	38,000.00	21,535.25	57%
TOTAL Professional Fees	7,785.50	3,810.00	(3,975.50)	(104%)	28,689.75	45,775.00	17,085.25	37%	45,775.00	17,085.25	37%
Bad Debts											
Allowance for BD Adjustment	(1,700.00)	0.00	1,700.00	100%	9,900.00	0.00	(9,900.00)	(100%)	0.00	(9,900.00)	0%
Bad Debt Expense	(1.09)	1,250.00	1,251.09	100%	4,082.24	15,000.00	10,917.76	73%	15,000.00	10,917.76	73%
TOTAL Bad Debts	(1,701.09)	1,250.00	2,951.09	236%	13,982.24	15,000.00	1,017.76	7%	15,000.00	1,017.76	7%
Bank Charges											
Bank Charges	35.00	0.00	(35.00)	(100%)	35.00	0.00	(35.00)	(100%)	0.00	(35.00)	0%
TOTAL Bank Charges	35.00	0.00	(35.00)	(100%)	35.00	0.00	(35.00)	(100%)	0.00	(35.00)	0%
Homeowner Communications											
News & Views Compilation	175.00	134.00	(41.00)	(31%)	1,925.00	1,575.00	(350.00)	(22%)	1,575.00	(350.00)	(22%)
Website	0.00	0.00	0.00	0%	288.00	0.00	(288.00)	(100%)	0.00	(288.00)	0%
TOTAL Homeowner Communications	175.00	134.00	(41.00)	(31%)	2,213.00	1,575.00	(638.00)	(41%)	1,575.00	(638.00)	(41%)
Insurance											
General, Property & Liability	55,396.50	77,589.00	22,192.50	29%	902,577.02	931,024.00	28,446.98	3%	931,024.00	28,446.98	3%
TOTAL Insurance	55,396.50	77,589.00	22,192.50	29%	902,577.02	931,024.00	28,446.98	3%	931,024.00	28,446.98	3%
Contracted Services											
Management Contract	1,753.50	1,759.00	5.50	0%	21,042.00	21,042.00	0.00	0%	21,042.00	0.00	0%
RM Other Fees	623.24	837.00	213.76	26%	5,474.16	10,000.00	4,525.84	45%	10,000.00	4,525.84	45%
TOTAL Contracted Services	2,376.74	2,596.00	219.26	8%	26,516.16	31,042.00	4,525.84	15%	31,042.00	4,525.84	15%

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Strathmore Riverside Villas Association, Inc.

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

Operating Fund

	Month Ending 12/31/2025				YTD 12/31/2025				Budget		
	$ Actual	$ Budget	$ Variance	Var %	$ Actual	$ Budget	$ Variance	Var %	$ Annual	$ Remaining	Rem %
Administrative											
Background Check	773.50	250.00	(523.50)	(209%)	4,779.18	3,000.00	(1,779.18)	(59%)	3,000.00	(1,779.18)	(59%)
Bank Fees & Coupon Books	1,650.00	0.00	(1,650.00)	(100%)	1,820.00	0.00	(1,820.00)	(100%)	0.00	(1,820.00)	0%
Copier Lease	508.35	0.00	(508.35)	(100%)	1,313.33	0.00	(1,313.33)	(100%)	0.00	(1,313.33)	0%
Directory	0.00	213.00	213.00	100%	1,477.60	2,600.00	1,122.40	43%	2,600.00	1,122.40	43%
Fees, Dues, License	1,389.00	87.00	(1,302.00)	(>999%)	2,778.00	1,000.00	(1,778.00)	(178%)	1,000.00	(1,778.00)	(178%)
Miscellaneous Admin	407.45	0.00	(407.45)	(100%)	2,775.56	0.00	(2,775.56)	(100%)	0.00	(2,775.56)	0%
Office Supplies, Postage, ETC	253.01	1,663.00	1,409.99	85%	18,791.51	20,000.00	1,208.49	6%	20,000.00	1,208.49	6%
TOTAL Administrative Expenses	4,981.31	2,213.00	(2,768.31)	(125%)	33,735.18	26,600.00	(7,135.18)	(27%)	26,600.00	(7,135.18)	(27%)
Compensation											
Contract Labor	9,876.57	5,578.00	(4,298.57)	(77%)	71,496.07	66,980.00	(4,516.07)	(7%)	66,980.00	(4,516.07)	(7%)
Contract Services	9,790.05	5,712.00	(4,078.05)	(71%)	70,144.21	68,500.00	(1,644.21)	(2%)	68,500.00	(1,644.21)	(2%)
Contract Taxes/Insurance	3,126.78	3,164.00	37.22	1%	28,750.45	37,935.00	9,184.55	24%	37,935.00	9,184.55	24%
TOTAL Compensation	22,793.40	14,454.00	(8,339.40)	(58%)	170,390.73	173,415.00	3,024.27	2%	173,415.00	3,024.27	2%
TOTAL General and Administrative Expenses	91,842.36	102,046.00	10,203.64	10%	1,178,139.08	1,224,431.00	46,291.92	4%	1,224,431.00	46,291.92	4%
TOTAL Operating Expenses	166,055.58	189,923.26	23,867.68	13%	2,162,325.93	2,278,827.00	116,501.07	5%	2,278,827.00	116,501.07	5%
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Pool Well Pumps	865.00	0.00	(865.00)	(100%)	865.00	0.00	(865.00)	(100%)	0.00	(865.00)	0%
TOTAL Capital Expenditures	865.00	0.00	(865.00)	(100%)	865.00	0.00	(865.00)	(100%)	0.00	(865.00)	0%
TOTAL Capital Expenditures (Non-capitalized)	865.00	0.00	(865.00)	(100%)	865.00	0.00	(865.00)	(100%)	0.00	(865.00)	0%
Transfer to Reserves & Other Expenses											
Income Tax Expense	0.00	1,250.00	1,250.00	100%	11,000.00	15,000.00	4,000.00	27%	15,000.00	4,000.00	27%
Real Estate Tax	0.00	528.00	528.00	100%	9,780.46	6,325.00	(3,455.46)	(55%)	6,325.00	(3,455.46)	(55%)
Maintenance sinking fund	0.00	1,663.00	1,663.00	100%	0.00	20,000.00	20,000.00	100%	20,000.00	20,000.00	100%
TOTAL Transfer to Reserves & Other Expenses	0.00	3,441.00	3,441.00	100%	20,780.46	41,325.00	20,544.54	50%	41,325.00	20,544.54	50%
TOTAL Expenses	166,920.58	193,364.26	26,443.68	14%	2,183,971.39	2,320,152.00	136,180.61	6%	2,320,152.00	136,180.61	6%
NET SURPLUS (DEFICIT)	23,510.37	471.18	23,039.19	>999%	138,860.70	5,901.44	132,959.26	>999%	5,901.44	(132,959.26)	(>999%)

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Strathmore Riverside Villas Association Inc.

REGULAR MEETING OF THE BOARD OF DIRECTORS
January 22, 2026 – 9:30 A.M. SRV CLUBHOUSE
MINUTES

1. CALL TO ORDER: 9:30 A.M. by President Marcia Drake-Lawson
2. PLEDGE OF ALLIGIANCE
3. ROLL CALL
4. DETERMINATION OF QUORUM: Marcia Drake – Lawson, Mitch Wyant, Arlene Johnson, Larry Gill, Carl Shepherd, Julie Micheletti, Rolo Miles and Jennifer Royer were present. Mike Cavallo was present via Zoom. A quorum was established. Also present was Sarah Daley, LCAM representing RealManage, Sarasota.
RULES OF ORDER: Established with Community members present.
5. APPROVAL OF MINUTES:

A. Board of Directors Meeting – Organizational Meeting Minutes, ***Jennifer Royer motioned to approve the Organizational Meeting Minutes from the December 11, 2025, Board Meeting, seconded by Arlene Johnson, all in favor, motion passed unanimously.***
Board Meeting Minutes, ***Larry Gill motioned to approve the Board Meeting Minutes from December 11, 2025, Board Meeting, seconded by Julie Micheletti, all in favor, motion passed unanimously.***

6. Presidents Report: Marcia Drake- Lawson, report attached.
7. Vice Presidents Report: Mitch Wyant, nothing to report.
8. Secretary's Report: Arlene Johnson, report attached.
9. Treasurers Report: Jennifer Royer briefly discussed the understated water and sewer expenses for 2025, noting that RealManage is aware of the issue and is actively working on clarifying how these expenses were reported in the financial statements. RealManage is currently reviewing the reporting process to ensure future statements accurately reflect all utility costs.

Also noted, the 2026 Replacement Fund Budget reflects an expense line item for a 2nd Utility Cart with a balance of $7,000.00. A 2019 Utility Cart was personally purchased by Jennifer Royer in the amount of $4,280.00 on her credit card. Carl Shepherd suggested SRV acquire this Utility Cart. Jennifer Royer also stated if SRV did not want to acquire the Utility Cart she would sell it.

10. Community Association report: Sarah Daley report attached.
11. Building Report: Mitch Wyant, nothing to report.
12. Clubhouse Report: Julie Micheletti, report attached.
13. Grounds Report: Mike Cavallo, nothing to report.
14. Safety Report: Larry Gill, report attached.
15. Social Committee Report: Rolo Miles, report attached. ***The Social Committee was left off original agenda. Motion was made by Larry Gill, seconded by Mitch Wyant to add to the agenda. All in favor, motion passed.***
16. Audit Report: Carl Shepherd will Audit the office petty cash and have reporting by the February 26, 2026, Board Meeting. Audit Committee will consist of Elaine Robichaud and Kim Schebel.

17. Unfinished Business:

A. Code of Conduct Document Signing

Continued on following page

Continued from previous page

Strathmore Riverside Villas Association Inc.

All Board Members have signed the Code of Conduct. Code of Conduct signed documents were given to Sarah Daley, LCAM.

17. New Business

A. **Symbiont Proposals –**
1. Symbiont Annual Maintenance Agreement - $900.00
2. Symbiont Pool Heater #2 - $5247.66
3. Symbiont Pump Starter Box - $399.00

Mitch Wyant made a motion to accept all three proposals to not exceed $6,600.00, seconded by Carl Shepherd. All in favor, motion passed unanimously.

B. **V322 Modification Form to Extend Rear Patio Slab**
Mitch Wyant made a motion to table review of V322 Modification Form till the February 26, 2026, Board Meeting, seconded by Jennifer Royer. All in favor, motion passed unanimously.

C. **Approval of Committee Members –** Committee Member Approval tabled till all committees are established. During this time Committees can be established without approval.

D. **Board Approval for $3,000.00 to continue updating the camera surveillance system for 2026.**
Larry Gill made a motion* for $3,000.00 to continue updating the camera surveillance system for 2026 *seconded by Jennifer Royer, all in favor, motion passed unanimously.

E. ***Larry Gill made a motion to add to the agenda the purchase of a 2nd utility cart for the Association that was purchased by Jennifer Royer in the amount of $4,280.00 to also include $100.00 reimbursable to Bob Robbins for trailering the utility cart to SRV, seconded by Carl Shepherd. All in favor, motion passed unanimously.***
Please see additional comments under Treasurer's Report.

***18.* Owner Questions –** Owners were permitted to ask questions with a three-minute time limit.

19. **Adjournment** - ***Marcia Drake – Lawson made a motion to adjourn meeting, all in favor, meeting adjourned 11:48 A.M.***

Respectfully submitted,
Sarah Daley

Strathmore Riverside Villas Association Inc.

SPECIAL MEETING OF THE BOARD OF DIRECTORS
February 5, 2026 – 2:00 P.M. SRV CLUBHOUSE
MINUTES

1. CALL TO ORDER: 2:00 P.M. by President Marcia Drake-Lawson
2. PLEDGE OF ALLIGIANCE
3. ROLL CALL
4. DETERMINATION OF QUORUM: Marcia Drake – Lawson, Mitch Wyant, Arlene Johnson, Larry Gill, Carl Shepherd, Julie Micheletti, and Jennifer Royer were present. Mike Cavallo and Rolo Miles were present via Zoom. A quorum was established. Also present was Sarah Daley, LCAM representing RealManage, Sarasota.
RULES OF ORDER: Established with Community members present.

5. Unfinished Business:

A. Replacement of Two Pool Heaters Proposal
Symbiont Services Corp – $22,722.00

Mitch Wyant made a motion to approve the attached proposal for the replacement of pool heater#1 and pool heater#2 to not exceed $24,000.00. All in favor, motion passed unanimously.

1. Marcia Drake -Lawson – Yes
2. Arlene Johnson – Yes
3. Jennifer Royer – Yes
4. Julie Micheletti – Yes
5. Mitch Wyant – Yes
6. Carl Shepherd – Yes
7. Larry Gill – Yes
8. Rolo Miles – Yes
9. Mike Cavallo - Yes

18. **Owner Questions** – Owners were permitted to ask questions with a three-minute time limit.

19. **Adjournment** - ***Marcia Drake – Lawson made a motion to adjourn meeting, all in favor, meeting adjourned 2:10 P.M.***

Respectfully submitted,
Sarah Daley

Sarah Daley CAM Report – February 2026

On February 17th a questionnaire announcement went out regarding Clubhouse Usage and Aesthetics. I will be sending out the questionnaire again later this afternoon. If you haven't filled it out, please do so. The Clubhouse Committee would love to hear your feedback. We've had about 45 respondents so far. Also, I have paper copies in my office if you would like to submit your responses via a paper copy.

Also on February 8th, Sarasota County issued a "Modified Phase II" Severe Water Shortage Order, limiting lawn irrigation to one day per week through July 1, 2026. TruScapes has changed all time clocks to follow this order. If you see your irrigation system coming on more than once per week, please notify the office so I may get it corrected.

TruScapes was onsite last week to complete the monthly irrigation inspection. There were close to 200 irrigation heads flagged for repairs or head changes. Lance has completed all repairs and head replacements.

Respectfully submitted,

Sarah Daley, LCAM

Sales and Rental Committee February Report

February was a much slower month than January. I hope it picks up now that we are getting warmer weather!

Following are the Orientation Interviews:

February 17 C type villa ($170,000) orientation was held by Sandy and Bob with new owners Alice & Sergio Gaviria. We welcome these new owners to our community.

February 18 an orientation was held by Sandy and Linda with a new renter who plans to be a full-time resident at an H style villa ($1750/Month). We also welcome our new renters.

See all these new folks at our various clubhouse activities.

Submitted by Sandy Needles
Sales and Rental Committee

LAST QUARTER 2025 INTERNAL AUDIT REPORT: SOCIAL COMMITTEE; ISSUED on February 26, 2026

2025 Liberty Bank statements for the Social Committee (Account ending in 1573) were examined by the SRV Audit Committee. These reviews included the months of September, October, November and December of 2025.

These bank statements showed that there was no activity in October, because the revenue obtained from the Halloween Party could not be deposited until November 3rd. Bank balance on October 31st was $3,562.87. In November and December various functions were held and the year-end balance on the bank statement is $4,129.79. However, because the New Years Eve party was on 12/31, there is/was a profit of $303.00 in transit awaiting the January bank statements. This brings the actual YEAR END BALANCE to $4,432.79. On 12/31/24 the balance on the bank statement was $2,875.75, so the Social Committee has improved profitability to enhance future events.

The Audit Committee thanks Rolo Miles for compiling ideas to host great parties. Most especially, we wish to acknowledge all the members of the Social Committee. We know how hard you work to plan, prepare and execute some very large fun-filled events. Most attendees do not realize how much work is involved. Just taking down a party after it is over is daunting.....all those tablecloths that you take home, wash, dry, fold and return neatly for the next event is not seen by many but so appreciated. Deepest thanks!

Respectively Submitted,

Julie Micheletti

Chairwoman, Audit Committee 2025

LIBRARY REPORT
March 2026

Will this cold weather ever stop??? I think we are due for some good 'ole Florida warmth!

Another kind of slow month for reading at SRV. We had 30 Hardbound books and 53 Paperbacks checked out or returned. Many donations were older than our cut-off date which we donated to Goodwill.

We hope you all increase those numbers this month!

Happy Reading,

Jerry Stuenkel, JoAnn Stout, Georgene Zechman

Safety Committee Report
February 2026

The Safety Committee is pleased to announce we have had a quiet month since our last report. One solicitor was asked to leave our property recently by two of our residents who followed them and made sure that person actually left our property.

The upgrade to our surveillance camera system continues and the committee wants to once again thank Rob Dressler for his work and expertise with this project. His volunteerism is saving our association thousands of dollars.

The project to switch our clubhouse and pool gate entrances away from a key entry to an electronic entry system is underway. In the last meeting it was identified that this project will progress in several phases. The two doors in the hallway that goes from the parking lot to the pool will be part of phase one with the installation of automatic door openers for handicap entry and exit. We will add one more handicap parking space near this entrance to accommodate residents. As a reminder the clubhouse and pool gates will be locked during the day starting Monday March 2nd. Please bring your owner's key to access the pool or clubhouse after this date. We also ask that doors or gates are not propped open or left unlatched after entry.

Additionally, the community street sign upgrade is also underway. Our projected schedule will have this project completed by the end of the year. All street signs and posts will be replaced and upgraded and will add more visibility for delivery companies and delivery services to find your villas.

Thank you,

Larry Gill
Safety Committee Director



January 26, 2026

CLUBHOUSE COMMITTEE REPORT, Julie Micheletti, Committee Chair

Possible Clubhouse Changes: The Committee accomplished the following within the past month:

- Inventoried 80% of the Clubhouse
- Started developing blueprint diagrams/floor plans of existing facility, and
- Sent out a "Constant Contact" survey to unit owners to gather information about desired clubhouse changes.

We have 45-50 responses from the survey. This is being followed up with a phone call to folks who did not have a chance to respond electronically. The questions are available outside the office. Feel free to take the questions home and answer them by Thursday March 3rd. Leave your answers in an envelope under Sarah's door in the office. The data will then be compiled and tallied and we will then call a Town Meeting to discuss findings.

Reminder: Please ask visitors to try to remember to put chairs back the way they are supposed to be around the patio tables near the pool.

Update on snacks and water. There has been an honor system in place for snacks and water that is supposed to be self-sustaining. That is, snacks and water are replaced with the money used to pay for them. If people take and do not pay, we have less money with which to provide the service. Snacks and water have not been provided recently because the money to pay for them was running out. Some members who routinely use the clubhouse and who were paying asked that we give the program a second shot. We took a small sum of money out of petty cash and will give it one more try, locating the snacks more centrally and improving the signage regarding payment. If we find that the honor system is still not working, I will recommend to the BOD that the program be discontinued permanently.

SRV News & Views – Social Committee Update

SRV's social calendar has been heating up! Recent highlights included a fun bowling social hosted by Art and Joyce Showalter, lively bingo gatherings, and a fantastic Valentine's Day pancake breakfast complete with mimosas thanks to Rob Dressler and his crew. We also enjoyed a terrific Country Western party organized by BJ Dunham.

Coming up soon:

- February 27: Fashion Show hosted by Harriet Marek and Candy Woelk
- February 28: Live music with "Those One Guys," hosted by former resident Candy Bender
- March 4: Sip & Paint with resident artist Chris Boyle
- March 5: Sip & Dip hosted by Kathy Kelly and Jeanne Schmidt
- March 7: Ice Cream Social hosted by Paula Powell

It's shaping up to be a busy and exciting month, with even more events being added. Be sure to keep an eye on the updated community calendars so you don't miss out.

A quick reminder: Kathy Kelly is now managing the SRV calendar. If you have an event to add or need to make changes, please contact her directly.

While I'll be a bit less available as I begin a full-time captain's position, SRV is fortunate to have an amazing group of organizers and volunteers keeping the fun going strong. If you've ever thought about hosting an event or activity, now is the perfect time to jump in — we'd love to have you!





Country Western Dinner Dance

Feb 19th Dinner 6 -7:00pm, Dancing 7:30 -9:30pm



Country Western Dinner Dance













Country Western Dinner Dance













Join us for the Ice Cream Social!



March 7th from 6:00 – 9:00pm

Old Fashioned Ice Cream from Detwilers
Locally made from Yoder's Southern Creamery in Sarasota

Enjoy a bowl of vanilla with many yummy choices of toppings while enjoying time with friends and neighbors.

50/50 for prizes. Trivia with John Srp with prizes for the winning tables.
Music will entertain us while eating and playing.

Don't miss out on this fun opportunity to start the Spring Season!

Ticket Sales – Sunday Feb 22nd 10:00 – 12:00 and Saturday Feb 28th from 10-12:00pm Tickets are $10.

Hosted by: Paula Powell and Committee


Strathmore Riverside Villas
BORIS
LIVE POOLSIDE!
Weather Permitting
Moves Inside if Bad Weather
MARCH 10TH • 6:00 PM
Playing for Tips
50/50 Drawing!
BYOB / BYO Snacks
TICKET


SRV
COMMUNITY
RUMMAGE
SALE!
=2700 River Bluff Parkway=
SARASOTA, FLORIDA 34231
SATURDAY, MARCH 28th
10:00AM-3:00PM
RAIN OR SHINE!
Hot Dogs & Beverages
Available for Purchase!

March 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 6:30pm Hand & Foot	2 10:00am Chair Exercise 10:00am Mahjong 4:00pm Aerobics 6:30pm Euchre 6:30pm Rummi-kub	3 6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	4 10:00am Shuffleboard 4:00pm Aerobics 6:30pm Sip N Paint Party - Host Chris Boyle 7:00pm Poker - Any and all are welcome	5 5:00pm Sip N Dip - Host Kathy Kelley 6:30pm Pay Me & Pass the Ace	6 10:00am Chair Exercise 4:00pm Aerobics 6:30pm Pinochle	7 6:00pm Ice Cream Social - Hosts - Paula Powell
8 6:30pm Hand & Foot	9 10:00am Chair Exercise 10:00am Mahjong 4:00pm Aerobics 6:30pm Euchre 6:30pm Rummi-kub	10 10:00am Grounds Committee Meeting 1:00pm Boat Club Lunch & Meeting - Lido Key Beach Picnic 6:00pm Boris - Host Danny Hooks 6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	11 10:00am Shuffleboard 4:00pm Aerobics 7:00pm Poker - Any and all are welcome	12 6:30pm Pay Me & Pass the Ace	13 10:00am Chair Exercise 4:00pm Aerobics 6:30pm Bingo - Hosts Art & Joyce Showalter 6:30pm Pinochle	14 Pancake Breakfast - Rob Dressler
15 6:30pm Hand & Foot	16 10:00am Chair Exercise 10:00am Mahjong 4:00pm Aerobics 6:30pm Euchre 6:30pm Rummi-kub	17 Pub Crawl - Host - Rolo 10:00am Boat Club - U.S. Coast Guard training "Suddenly in Command" 6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	18 10:00am Shuffleboard 4:00pm Aerobics 7:00pm Poker - Any and all are welcome	19 6:30pm Pay Me & Pass the Ace	20 10:00am Chair Exercise 4:00pm Aerobics 6:30pm Pinochle	21 10:00am Shuffleboard Playoffs
22 6:30pm Hand & Foot	23 10:00am Chair Exercise 10:00am Mahjong 4:00pm Aerobics 6:30pm Euchre 6:30pm Rummi-kub	24 7:00am Boat Club - Hookem & Cookem Fishing Charter on the Miss Venice, 465 N. Tamiami Trail, Venice FL 6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	25 11:30am Shuffleboard Luncheon 4:00pm Aerobics 7:00pm Poker - Any and all are welcome	26 9:30am Board Meeting 6:30pm Pay Me & Pass the Ace 6:30pm Pool Party - Host - BJ - Robert & Wolfie Singing	27 10:00am Chair Exercise 4:00pm Aerobics 6:30pm Pinochle	28 Yard Sale (Tag Sale) - Maria Nasca, Host
29 6:30pm Hand & Foot	30 10:00am Chair Exercise 10:00am Mahjong 4:00pm Aerobics 6:30pm Euchre 6:30pm Rummi-kub	31 6:30pm Bridge 6:30pm Game Night 6:30pm Mexican Train Dominos	1 4:00pm Aerobics 7:00pm Poker - Any and all are welcome	2 5:00pm Sip N Dip - Host Kathy Kelley 6:30pm Pay Me & Pass the Ace	3 10:00am Chair Exercise 4:00pm Aerobics 6:30pm Pinochle	4

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