

**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/96256518597?pwd=EiB4gTpaZU0DR6a6WUY1scngNzwO8E.1>

Meeting ID: 962 5651 8597

Passcode: 787399

AGENDA

April 23, 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 03.26.26**
- 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. Google Workspace Subscription to Include Secured Business Emails – 2TB \$14.00 per Month or Save 16% Annually with 1 Year**

Commitment.

B. Water Resource Committee Approval

1. Jennifer Royer
2. Larry Gill
3. Bill Stieber
4. Harold Hassinger
5. Steve Salemi
6. Art Showalter
7. John Calia

19. Owner Questions / Comments

20. Adjournment

Secretary's Report
April 2026

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

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

Here's too safe travels to all!

Respectively submitted,

Arlene Johnson
Strathmore Riverside Villas
2026 Secretary

Strathmore Riverside Villas Association, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)
Operating Fund, Replacement Fund

	Month Ending 03/31/2026				YTD 03/31/2026				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	243,600.00	243,600.00	0.00	0%	730,800.00	730,800.00	0.00	0%	2,923,200.00	2,192,400.00	75%
TOTAL Regular Assessments	243,600.00	243,600.00	0.00	0%	730,800.00	730,800.00	0.00	0%	2,923,200.00	2,192,400.00	75%
TOTAL Assessments	243,600.00	243,600.00	0.00	0%	730,800.00	730,800.00	0.00	0%	2,923,200.00	2,192,400.00	75%
Other Income											
Late Payment Charges	0.00	0.00	0.00	0%	250.00	0.00	250.00	100%	0.00	(250.00)	0%
Application Fees	150.00	417.00	(267.00)	(64%)	1,200.00	1,251.00	(51.00)	(4%)	5,000.00	3,800.00	76%
Clubhouse Rental Income	0.00	0.00	0.00	0%	100.00	0.00	100.00	100%	0.00	(100.00)	0%
Creekhouse Income	2,000.00	2,000.00	0.00	0%	8,000.00	6,000.00	2,000.00	33%	24,000.00	16,000.00	67%
Interest Income	767.79	500.00	267.79	54%	2,086.94	1,500.00	586.94	39%	6,000.00	3,913.06	65%
Marina Slip Fee	1,070.88	3,248.00	(2,177.12)	(67%)	35,764.88	9,744.00	26,020.88	267%	38,976.00	3,211.12	8%
Miscellaneous Income	340.00	83.00	257.00	310%	1,169.39	249.00	920.39	370%	1,000.00	(169.39)	(17%)
Finance Fees	0.00	0.00	0.00	0%	4,476.04	0.00	4,476.04	100%	0.00	(4,476.04)	0%
Interest Income	296.94	0.00	296.94	100%	817.88	0.00	817.88	100%	0.00	(817.88)	0%
TOTAL Other Income	4,625.61	6,248.00	(1,622.39)	(26%)	53,865.13	18,744.00	35,121.13	187%	74,976.00	21,110.87	28%
TOTAL Revenues	248,225.61	249,848.00	(1,622.39)	(1%)	784,665.13	749,544.00	35,121.13	5%	2,998,176.00	2,213,510.87	74%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Backflow Check Irrigation	0.00	503.75	503.75	100%	800.00	1,511.25	711.25	47%	6,045.00	5,245.00	87%
Grounds Contract	17,812.96	17,265.38	(547.58)	(3%)	53,438.88	51,796.14	(1,642.74)	(3%)	207,184.53	153,745.65	74%
Irrigation System: Maint./Irrigation Contract	0.00	1,596.02	1,596.02	100%	2,732.20	4,788.06	2,055.86	43%	19,152.25	16,420.05	86%
Lawn & Grounds Supplies	163.19	403.21	240.02	60%	745.73	1,209.63	463.90	38%	4,838.46	4,092.73	85%
Mulch/Ground Cover	1,588.50	1,848.02	259.52	14%	2,577.45	5,544.06	2,966.61	54%	22,176.29	19,598.84	88%
Plants/Shrubs/Trees	632.34	756.01	123.67	16%	837.81	2,268.03	1,430.22	63%	9,072.12	8,234.31	91%
Sod Replacement	0.00	1,596.02	1,596.02	100%	0.00	4,788.06	4,788.06	100%	19,152.25	19,152.25	100%
Tree Trimming/Removal	7,110.00	4,032.05	(3,077.95)	(76%)	7,110.00	12,096.15	4,986.15	41%	48,384.64	41,274.64	85%
TOTAL Landscape Maintenance	27,306.99	28,000.46	693.47	2%	68,242.07	84,001.38	15,759.31	19%	336,005.54	267,763.47	80%
Pool Operating Expenses											
Pool Contract/Repairs/Supplies	260.99	504.01	243.02	48%	1,071.88	1,512.03	440.15	29%	6,048.08	4,976.20	82%

Unaudited

Strathmore Riverside Villas Association, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)
Operating Fund, Replacement Fund

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

Unaudited

Strathmore Riverside Villas Association, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)
Operating Fund, Replacement Fund

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

Unaudited

Strathmore Riverside Villas Association, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)
Operating Fund, Replacement Fund

	Month Ending 03/31/2026				YTD 03/31/2026				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
TOTAL Administrative Expenses	1,143.47	2,465.61	1,322.14	54%	3,277.34	7,396.83	4,119.49	56%	29,587.46	26,310.12	89%
Compensation											
Contract Labor	5,128.00	5,591.11	463.11	8%	15,792.00	16,773.33	981.33	6%	67,093.36	51,301.36	76%
Contract Services	5,500.00	5,544.07	44.07	1%	16,500.00	16,632.21	132.21	1%	66,528.88	50,028.88	75%
Contract Taxes/Insurance	1,747.72	3,377.42	1,629.70	48%	5,405.56	10,132.26	4,726.70	47%	40,528.98	35,123.42	87%
Labor OT	84.00	338.83	254.83	75%	168.00	1,016.49	848.49	83%	4,065.97	3,897.97	96%
Service OT	0.00	121.16	121.16	100%	0.00	363.48	363.48	100%	1,453.87	1,453.87	100%
TOTAL Compensation	12,459.72	14,972.59	2,512.87	17%	37,865.56	44,917.77	7,052.21	16%	179,671.06	141,805.50	79%
TOTAL General and Administrative Expenses	68,931.75	105,189.27	36,257.52	34%	202,700.62	315,567.81	112,867.19	36%	1,262,271.55	1,059,570.93	84%
TOTAL Operating Expenses	143,432.87	196,572.91	53,140.04	27%	417,767.73	589,718.73	171,951.00	29%	2,358,875.22	1,941,107.49	82%
Capital Expenditures (Non-capitalized)											
Capital Expenditures											
Clubhouse HVAC-5 ton serial #3016C32475 1112.1	0.00	875.00	875.00	100%	0.00	2,625.00	2,625.00	100%	10,500.00	10,500.00	100%
Clubhouse HVAC-5 ton serial#4815C96520 1112.3	0.00	875.00	875.00	100%	0.00	2,625.00	2,625.00	100%	10,500.00	10,500.00	100%
Improvement to secure Entrances and Exits to common Areas	0.00	4,167.00	4,167.00	100%	0.00	12,501.00	12,501.00	100%	50,000.00	50,000.00	100%
Marina Docks	0.00	0.00	0.00	0%	2,077.77	0.00	(2,077.77)	(100%)	0.00	(2,077.77)	0%
Painting 1194.1	0.00	5,447.00	5,447.00	100%	0.00	16,341.00	16,341.00	100%	65,368.00	65,368.00	100%
Pool Heater (1) - 1123.1	0.00	0.00	0.00	0%	11,361.00	0.00	(11,361.00)	(100%)	0.00	(11,361.00)	0%
Pool Heater (2) - 1123.2	0.00	0.00	0.00	0%	11,361.00	0.00	(11,361.00)	(100%)	0.00	(11,361.00)	0%
Seawall Posts and Cables	0.00	833.00	833.00	100%	0.00	2,499.00	2,499.00	100%	10,000.00	10,000.00	100%
Signs	1,200.36	417.00	(783.36)	(188%)	1,451.22	1,251.00	(200.22)	(16%)	5,000.00	3,548.78	71%
Utility Cart 2 - 1198.2	0.00	0.00	0.00	0%	4,280.00	0.00	(4,280.00)	(100%)	0.00	(4,280.00)	0%
TOTAL Capital Expenditures	1,200.36	12,614.00	11,413.64	90%	30,530.99	37,842.00	7,311.01	19%	151,368.00	120,837.01	80%
TOTAL Capital Expenditures (Non-capitalized)	1,200.36	12,614.00	11,413.64	90%	30,530.99	37,842.00	7,311.01	19%	151,368.00	120,837.01	80%
Transfer to Reserves & Other Expenses											
Income Tax Expense	0.00	80.77	80.77	100%	0.00	242.31	242.31	100%	969.23	969.23	100%
Real Estate Tax	0.00	726.93	726.93	100%	0.00	2,180.79	2,180.79	100%	8,723.19	8,723.19	100%
Transfer to Deferred Revenues	45,800.58	33,540.00	(12,260.58)	(37%)	110,398.89	100,620.00	(9,778.89)	(10%)	402,478.00	292,079.11	73%
TOTAL Transfer to Reserves & Other Expenses	45,800.58	34,347.70	(11,452.88)	(33%)	110,398.89	103,043.10	(7,355.79)	(7%)	412,170.42	301,771.53	73%

Unaudited

Strathmore Riverside Villas Association, Inc.

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

Operating Fund, Replacement Fund

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

Unaudited

Operations YTD

Operations	March	March	March	YTD	YTD	YTD
	Allocation	Expenditures	Surplus	Allocation	OPS	Surplus
	2026	2026	(Deficit)		Expenses	(deficit)
Expenses						
Operating Expenses						
Direct Operating Expenses						
Landscape Maintenance:						
Backflow Check Irrigation	503.75		503.75	1,511.25	800.00	711.25
Grounds Contract	17,265.38	17,812.96	(547.58)	51,796.13	53,438.88	(1,642.75)
Irrigation System:	1,596.02		1,596.02	4,788.06	2,732.20	2,055.86
Lawn & Grounds Supplies	403.21	163.19	240.02	1,209.62	745.73	463.89
Mulch/Ground Cover	1,848.02	1,588.50	259.52	5,544.07	2,577.45	2,966.62
Plants/Shrubs/Trees	756.01	632.34	123.67	2,268.03	837.81	1,430.22
Sod Replacement	1,596.02		1,596.02	4,788.06	-	4,788.06
Tree Trimming/Removal	4,032.05	7,110.00	(3,077.95)	12,096.16	7,110.00	4,986.16
Pool Contract/Repairs/Supplies	504.01	260.99	243.02	1,512.02	1,071.88	440.14
Pool Permits	50.44		50.44	151.33	-	151.33
A/C Service/Maint	415.81		415.81	1,247.42	-	1,247.42
Backflow Non Irrigation	294.00		294.00	882.01	500.00	382.01
Creekhouse Expense	252.00		252.00	756.01	55.00	701.01
General Maintenance	1,680.02	120.00	1,560.02	5,040.07	2,395.70	2,644.37
Ground Erosion Control	840.01		840.01	2,520.03	-	2,520.03
Maintenance Equipment	84.00		84.00	252.00	-	252.00
Repair & Maint -Clubhouse	840.01	775.00	65.01	2,520.03	775.00	1,745.03
Clubhouse Utilities	1,092.01	1,137.68	(45.67)	3,276.03	3,389.09	(113.06)
Exercise Equipment	67.17		67.17	201.51	-	201.51
Rec. Facility Maint. & Supplies	546.01	48.14	497.87	1,638.03	729.76	908.27

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

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

Reserves YTD

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

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

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

SRV Balance Sheet as of 03/31/26

Strathmore Riverside Villas Association, Inc.
Detailed Balance Sheet - Accrual

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

LIABILITIES AND FUND BALANCES

LIABILITIES

Current Liabilities

Accounts Payable	14,815.83	0.00	14,815.83
Prepaid Assessments	63,269.07	0.00	63,269.07
Other Current Liabilities	628.00	0.00	628.00
Deferred Cable Incentive	28,691.00	0.00	28,691.00
Other Accrued Expenses	29,843.51	0.00	29,843.51
Insurance Claim	1,451.03	0.00	1,451.03
Security Deposits	2,500.00	0.00	2,500.00
Deferred Revenue-Pooled Reserves	0.00	138,660.78	138,660.78
Deferred Revenue - Day Docks Along Seawall	0.00	2,550.00	2,550.00
Deferred Revenue - Creekhouse HVAC	0.00	1,000.00	1,000.00
Deferred Revenue - Pool Equipment	0.00	3,667.00	3,667.00
Deferred Revenue - Clubhouse Mansard	0.00	463.89	463.89
Deferred Revenue - Clubhouse Restrooms	0.00	1,950.00	1,950.00
Deferred Revenue - Creekhouse Roof	0.00	1,563.00	1,563.00
Deferred Revenue - Creekhouse Appliances	0.00	636.00	636.00

Deferred Revenue - Deck Resurfacing	0.00	13,001.01	13,001.01
Deferred Revenue - Pool Equipment Building	0.00	62,456.70	62,456.70
Deferred Revenue - Pool Heater	0.00	(16,578.20)	(16,578.20)
Deferred Revenue - Exercise Equipment	0.00	4,646.31	4,646.31
Deferred Revenue - Maint Equip/Bldg/Shed/Roof	0.00	6,100.16	6,100.16
Deferred Revenue - Shuffleboard	0.00	558.08	558.08
Deferred Revenue - Clubhouse HVAC	0.00	25,207.25	25,207.25
Deferred Revenue - Clubhouse Roof	0.00	9,630.34	9,630.34
Deferred Revenue - Clubhouse Improvements	0.00	25,881.60	25,881.60
Deferred Revenue - Painting	0.00	92,570.32	92,570.32
Deferred Revenue - Clubhouse Sauna	0.00	5,781.00	5,781.00
Deferred Revenue - Asphalt Paving	0.00	577,531.68	577,531.68
Deferred Revenue - Creek House Remodel/Furnishings/Roof	0.00	498.99	498.99
Deferred Revenue - Seawall	0.00	189,170.26	189,170.26
Deferred Revenue - Aluminum Fence/Handrails	0.00	750.00	750.00
Deferred Revenue - Irrigation System	0.00	16,806.46	16,806.46
Deferred Revenue - PVC Fence	0.00	2,340.86	2,340.86
Deferred Revenue - Marina Docks	0.00	4,264.56	4,264.56
Deferred Revenue - Utility Cart	0.00	6,800.63	6,800.63
Deferred Revenue - Surveillance System	0.00	12,475.14	12,475.14
Deferred Revenue - Water Lines	0.00	108,984.92	108,984.92
Deferred Revenue - Pool Well Pumps	0.00	1,366.00	1,366.00
Deferred Revenue - Interest	0.00	5,393.46	5,393.46
Client Payables Collection Notice	(702.50)	0.00	(702.50)
Client Payables NSF	10.00	0.00	10.00
Client Payables Attorney Referral	225.00	0.00	225.00
Total Current Liabilities		<u>140,730.94</u>	<u>1,306,128.20</u>
TOTAL LIABILITIES		<u>140,730.94</u>	<u>1,446,859.14</u>

FUND BALANCES

Fund Transfers

Prior Years Surplus (Deficit)

YTD Net Surplus (Deficit)

TOTAL FUND BALANCES

TOTAL LIABILITIES AND FUND BALANCES

53,978.29	(53,978.29)	0.00
1,626,882.59	(6,431.04)	1,620,451.55
225,967.52	0.00	225,967.52
<u>1,906,828.40</u>	<u>(60,409.33)</u>	<u>1,846,419.07</u>
<u>2,047,559.34</u>	<u>1,245,718.87</u>	<u>3,293,278.21</u>

Safety Committee Report April 2026

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

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

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

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

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

Thank you.

Larry Gill Safety Director

April 23, 2026

CLUBHOUSE COMMITTEE REPORT, Julie Micheletti, Committee Chair

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

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

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

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

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

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

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

SRV Board Report

April 2026

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

Recent Events Recap

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

Upcoming Volunteer Opportunities

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

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

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