

Strathmore Riverside Villas Association Inc.

REGULAR MEETING OF THE BOARD OF DIRECTORS

March 26, 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, Jennifer Royer, Mitch Wyant, Arlene Johnson, Larry Gill, Carl Shepherd, and Julie Micheletti were present. Mike Cavallo was present via Zoom. Rolo Miles, not present. 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 – Board Meeting minutes. *Jennifer Royer motioned to approve the Board Meeting Minutes from February 26, 2026, 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, nothing to report.

9. Treasurers Report: Jennifer Royer provided detailed financial reports showing surpluses in operations and reserves for January and February 2026, while highlighting discrepancies between her tracking and RealManage 's reporting that required corrections. Financial Reports attached.

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.

16. Audit Report: Carl Shepherd reported on the audit of the social and recreational activities noting positive financial outcomes with \$3,360.98 in the Social account and \$7,754.53 in the Rec/Shuffleboard account. It was also explained that the Social and Recreational bank accounts are not part of the operating budget. Proceeds collected from events go toward misc. items such as shuffleboard benches, firepit, grill etc. Carl Shepherd also recognized Kim Schebel, Elaine Robichaud, and Julie Micheletti for their hard work and dedication.

17. Sales, Lease and Rental Committee – Sandy Needles, report attached.

A motion was made by Larry Gill, seconded by Carl Shepherd to approve the Sales / Lease Committee report, all in favor, motion passed.

18. New Business

- A. Handrail Replacement Across from Clubhouse -

Strathmore Riverside Villas Association Inc.

Mitch Wyant made a motion to approve the replacement of the handrail across from the clubhouse to not exceed \$800.00, seconded by Carl Shepherd. All in favor, motion passed unanimously.

B. Legal Committee Approval , Jonathan Tell –

Jennifer Royer made a motion to have Jonthan Tell added as part of the Legal Committee, seconded by Larry Gill. All in favor, motion passed unanimously.

C. Replacement of Clubhouse Refrigerator – Addressed in Clubhouse Report.

D. Discussion of Morton Easement and Implications for Strathmore Riverside Villas, Inc. -

Jennifer Royer led the discussion of the problematic easement agreement with Peter Morton's estate that restricts access to a portion of the Associations property near the water, which creates liability issues for the Association and prevents the Association from using and also replacing a day dock that was damaged in 1988. Jennifer Royer and Larry Gill have also explored two potential solutions: negotiate with Sarasota County to transfer or sell easement or having the Army Corps of Engineering remove the silted – in land to restore access to the water. There was also a discussion whether a 66% owner vote would be required to authorize negotiations, with some owners stating that only final agreements would need such approval, while others believed negotiations themselves could proceed without a vote.

Carl Shepherd made a motion to allow Jennifer Royer and Larry Gill to proceed with negotiations on behalf of the association, seconded by Julie Micheletti. All in favor, motion passed.

E. Problems, Issues, and Concerns of the Community and Jerry McQuire's School of Management – The Board discussed a few Community issues.

1. Resolutions to problems
2. Recommendations / Potential solutions. When problems are reported Board Members should also propose solutions. Help us, help you.

F. V306 – Modification Form to Install Patio Behind Villa –

Jennifer Royer made a motion to approve the modification form for V306 to install patio behind villa, seconded by Arlene Johnson, all in favor, motion passed unanimously.

G. V177-Legal/Fining Third Vehicle –

Mitch Wyant made a motion to move forward with legal and fining procedures, seconded by Arlene Johnson. All in favor, motion passed.

Mitch Wyant made an amended motion to state V177 is in violation of third vehicle and to proceed with a hearing and during this time his right to utilize the amenities of Strathmore Riverside Villas be suspended, seconded by Larry Gill. All in favor, motion passed.

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

19. Adjournment – *Larry Gill made a motion to adjourn meeting, all in favor, meeting adjourned 11:27 A.M.*

Respectfully submitted,

Sarah Daley

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

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

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 Equipment Maintenance	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

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

Operating Fund

	Month Ending				YTD				Budget		
	01/31/2026				01/31/2026				\$ Annual	\$ Remaining	Rem %
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %			
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

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

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

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

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 Equipment 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

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

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

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

CAM Report

March 26, 2026

Starting in April, TruScapes will transition to a weekly mowing schedule.

Jatropha trees are scheduled to be hand pruned in April.

TruScapes is onsite today for weeding and plans to perform trimming services next week.

Mike Cavallo and Bob Robbins have recently added new flowers and applied mulch to the main entrance area.

Sam's Tree Service will continue trimming the palm trees, with completion expected by the end of June.

Respectfully Submitted,

Sarah Daley, LCAM

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

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 your 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 your 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

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.

