



Financial Report Package

January 2026

Prepared for

The Riverview Association, Inc.

By

All Florida Services Management



Balance Sheet - Operating

The Riverview Association, Inc.

End Date: 01/31/2026

Assets

10-1012-00	Cadence Bank - Operating MM XXXX	\$126,929.99	
10-1014-00	American Momentum Bank- OPER - XXXX	54,023.05	
12-1206-00	American Momentum Bank - RES - XXXX	100,036.14	
14-1410-00	A/R Maintenance	53,342.59	
Total Assets:			\$334,331.77

Liabilities & Equity

20-2010-00	Prepaid Assessments	14,461.68	
24-2400-00	Reserve Fund - General	147,142.61	
30-3010-00	Prior Year Surplus	81,127.02	
	Net Income Gain / Loss	91,600.46	\$91,600.46
Total Liabilities & Equity:			\$334,331.77



Income Statement - Operating

The Riverview Association, Inc.

01/01/2026 to 01/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
40-4010-00 Assessment Income	\$ 109,333.99	\$ 28,646.08	\$ 80,687.91	\$109,333.99	\$ 28,646.08	\$ 80,687.91	\$343,753.00
40-4011-00 Assessment Income parking	-	208.33	(208.33)	-	208.33	(208.33)	2,500.00
43-4375-00 Interest Income - Reserves	12.74	-	12.74	12.74	-	12.74	-
70-7000-00 Reserve Contribution	-	3,826.42	(3,826.42)	-	3,826.42	(3,826.42)	45,917.00
70-7011-00 Reserve contribution parking	-	230.75	(230.75)	-	230.75	(230.75)	2,769.00
Total OPERATING INCOME	\$ 109,346.73	\$ 32,911.58	\$ 76,435.15	\$109,346.73	\$ 32,911.58	\$ 76,435.15	\$394,939.00
OPERATING EXPENSE							
40-5020-00 Legal / Professional Fees	-	458.33	458.33	-	458.33	458.33	5,500.00
50-5000-00 Insurance	7,288.40	6,250.00	(1,038.40)	7,288.40	6,250.00	(1,038.40)	75,000.00
50-5004-00 Insurance Parking	-	208.33	208.33	-	208.33	208.33	2,500.00
50-5024-00 Interest Paid Finance Insurance	-	291.67	291.67	-	291.67	291.67	3,500.00
50-5030-00 Accounting / Audit / Dues	-	500.00	500.00	-	500.00	500.00	6,000.00
50-5031-00 Tax Preparation	-	125.00	125.00	-	125.00	125.00	1,500.00
50-5048-00 Office Expense	-	233.33	233.33	-	233.33	233.33	2,800.00
50-5053-00 Website	-	70.83	70.83	-	70.83	70.83	850.00
50-5076-00 Licenses & Permits	-	133.33	133.33	-	133.33	133.33	1,600.00
50-5090-00 Management Fee	1,750.00	1,750.00	-	1,750.00	1,750.00	-	21,000.00
53-5310-00 Electricity	552.68	708.33	155.65	552.68	708.33	155.65	8,500.00
53-5312-00 Water/ Sewer	-	3,750.00	3,750.00	-	3,750.00	3,750.00	45,000.00
53-5314-00 Cable / Internet	3,426.30	3,500.00	73.70	3,426.30	3,500.00	73.70	42,000.00
53-5316-00 Pest Control	792.00	198.00	(594.00)	792.00	198.00	(594.00)	2,376.00
53-5318-00 Telephone	-	166.67	166.67	-	166.67	166.67	2,000.00
55-5510-00 maintenance/handyman Svcs	2,360.00	2,083.33	(276.67)	2,360.00	2,083.33	(276.67)	25,000.00
55-5512-00 Common Area - Repair	-	500.00	500.00	-	500.00	500.00	6,000.00
55-5515-00 Intercom System	-	125.00	125.00	-	125.00	125.00	1,500.00
60-6010-00 Building - Repair /Maintenance	1,156.89	1,005.67	(151.22)	1,156.89	1,005.67	(151.22)	12,068.00
60-6012-00 Janitorial Service	420.00	953.33	533.33	420.00	953.33	533.33	11,440.00
60-6013-00 Janitorial supplies	-	41.67	41.67	-	41.67	41.67	500.00
60-6017-00 Fire alarm & Extinguisher inspection	-	79.17	79.17	-	79.17	79.17	950.00
60-6018-00 Elevator Maintenance	-	583.33	583.33	-	583.33	583.33	7,000.00
60-6020-00 Elevator Repairs	-	41.67	41.67	-	41.67	41.67	500.00
60-6021-00 Unit Repairs	-	625.00	625.00	-	625.00	625.00	7,500.00
60-6024-00 Plumbing Repairs	-	333.33	333.33	-	333.33	333.33	4,000.00
60-6025-00 Appliance Purchase and Repair	-	125.00	125.00	-	125.00	125.00	1,500.00
60-6030-00 Appraisal/Wind Mitigation	-	166.67	166.67	-	166.67	166.67	2,000.00
65-6510-00 Lawn / Landscaping Contract	-	139.08	139.08	-	139.08	139.08	1,669.00
65-6513-00 Landscape Supplies	-	375.00	375.00	-	375.00	375.00	4,500.00
65-6570-00 Special Project 1	-	833.33	833.33	-	833.33	833.33	10,000.00
65-6571-00 Special Project 2	-	833.33	833.33	-	833.33	833.33	10,000.00
65-6572-00 Contingency Build	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
65-6575-00 Roof repairs	-	416.67	416.67	-	416.67	416.67	5,000.00
69-6910-00 Reserve Contribution	-	4,057.17	4,057.17	-	4,057.17	4,057.17	48,686.00
Total OPERATING EXPENSE	\$ 17,746.27	\$ 32,911.57	\$ 15,165.30	\$ 17,746.27	\$ 32,911.57	\$ 15,165.30	\$394,939.00
Net Income:	\$ 91,600.46	\$ 0.01	\$ 91,600.45	\$ 91,600.46	\$ 0.01	\$ 91,600.45	\$ 0.00



10966055

Date 4/30/2026 ~ Page 1 of 8
Primary Account Acct Ending 3462
Enclosures 21

The Riverview Association Inc.
Operating Account
c/o All Florida Services Management
2831 Ringling Blvd. Suite 101A
Sarasota FL 34237

wherever you go, we're as close as your smartphone. Access your AMB accounts just about anywhere, anytime. Visit americanmomentum.bank or call us at 866-530-BANK (2265) for more information about our mobile banking solution.

CHECKING ACCOUNTS

Account Title	The Riverview Association Inc. Operating Account		
Association Checking		Number of Enclosures	21
Account Number	Acct Ending 3462	Statement Dates	4/01/26 thru 4/30/26
Previous Balancing	168,176.81	Number of Days in this Statement	30
13 Deposits	209,777.06	Average Ledger	216,687.05
23 Checks/Debits	141,507.15	Average Collected	211,235.74
Service Charges	.00		
Interest Paid	.00		
Current Balance	236,446.72		

Deposits and Other Credits

Date	Description	Amount
4/02	ASSN DUES THERIVERVIEWA462 CCD OFFSET	6,010.60
4/02	ASSN DUES THERIVERVIEWA462 WEB	10,662.83
4/02	ASSN DUES THERIVERVIEWA462 PPD OFFSET	23,891.66
4/06	Deposit	34,237.89
4/08	ASSN DUES THERIVERVIEWA462 WEB	3,647.85
4/09	Deposit	19,437.37



The Riverview Association Inc.
 Operating Account
 c/o All Florida Services Management
 2831 Ringling Blvd. Suite 101A
 Sarasota FL 34237

Association Checking Acct Ending 3462 (Continued)

Deposits and Other Credits

Date	Description	Amount
4/20	Deposit	6,412.82
4/20	Deposit	8,258.83
4/20	Deposit	11,942.17
4/20	Deposit	12,660.33
4/20	Deposit	28,706.27
4/20	Deposit	29,623.81
4/22	Deposit	14,284.63

Debits and Other Withdrawals

Date	Description	Amount
4/02	IPFSPMTFLS IPFS877-674-3076 CCD 289359	7,288.40-
4/09	Chargeback Item 1002	7,375.08-
4/16	BILL PAY FRONTIER COMMUNI CCD 10487144471	152.12-
4/20	SPECTRUM SPECTRUM PPD 7667247	3,274.02-
4/21	J2864 RCUR NATURZONE PEST PPD CZ10000RC4M9C TRN*1*CZ10000RC4M9C\ RMR*IK*NATURZONE PEST\ J2864 RCUR NATURZONE PEST	198.00-
4/21	PPD CZ10000RC4NXC	198.00-



The Riverview Association Inc.
 Operating Account
 c/o All Florida Services Management
 2831 Ringling Blvd. Suite 101A
 Sarasota FL 34237

Association Checking Acct Ending 3462 (Continued)

Debits and Other Withdrawals

Date	Description	Amount
4/21	TRN*1*CZ10000RC4NXC\ RMR*IK*NATURZONE PEST\ ELEC PYMT FPL DIRECT DEBIT PPD 6060735906 PPDA	499.12-
4/24	Chargeback Item 469	3,647.68-
4/27	VENDOR PAY THERIVERVIEWA46R CCD OFFSET	1,795.00-
4/27	VENDOR PAY THERIVERVIEWA46R CCD OFFSET	1,795.00-
4/27	VENDOR PAY THERIVERVIEWA46R CCD OFFSET	3,500.00-

Summary by Check Number

4/03	5293	884.00	4/15	5360	104,946.80
4/20	5294	884.00	4/07	5362*	440.00
4/10	5346*	420.00	4/21	5365*	240.00
4/06	5354*	760.00	4/21	5366	420.00
4/21	5358*	210.00	4/13	5368*	595.00
4/07	5359	1,645.93	4/16	5369	339.00

* Indicates Break in Check Order Sequence

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
4/01	168,176.81	4/03	200,569.50	4/07	231,961.46
4/02	201,453.50	4/06	234,047.39	4/08	235,609.31



The Riverview Association Inc.
 Operating Account
 c/o All Florida Services Management
 2831 Ringling Blvd. Suite 101A
 Sarasota FL 34237

Association Checking Acct Ending 3462 (Continued)

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
4/09	247,671.60	4/16	141,218.68	4/24	243,536.72
4/10	247,251.60	4/20	234,664.89	4/27	236,446.72
4/13	246,656.60	4/21	232,899.77		
4/15	141,709.80	4/22	247,184.40		

Initiating ACH, wire or bill pay payments through AMB's online banking or mobile banking app? Help us keep your accounts safe by remembering to verify payment instructions received via email with a phone call to the receiving party.



Credit **\$14284.63**
Date/Time: 4/22/2026 2:44 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$14284.63

Amount \$14,284.63 Date 4/22/2026

Credit **\$14284.63**
Date/Time: 4/22/2026 2:44 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$14284.63

Date 4/22/2026 Back

Credit **\$12660.33**
Date/Time: 4/20/2026 2:44 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$12660.33

Amount \$12,660.33 Date 4/20/2026

Credit **\$12660.33**
Date/Time: 4/20/2026 2:44 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$12660.33

Date 4/20/2026 Back

Credit **\$8258.83**
Date/Time: 4/20/2026 2:44 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$8258.83

Amount \$8,258.83 Date 4/20/2026

Credit **\$8258.83**
Date/Time: 4/20/2026 2:44 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$8258.83

Date 4/20/2026 Back

Credit **\$28706.27**
Date/Time: 4/20/2026 2:44 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$28706.27

Amount \$28,706.27 Date 4/20/2026

Credit **\$28706.27**
Date/Time: 4/20/2026 2:44 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$28706.27

Date 4/20/2026 Back

Credit **\$6412.82**
Date/Time: 4/20/2026 2:44 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$6412.82

Amount \$6,412.82 Date 4/20/2026

Credit **\$6412.82**
Date/Time: 4/20/2026 2:44 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$6412.82

Date 4/20/2026 Back

Credit **\$29623.81**
Date/Time: 4/20/2026 2:44 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$29623.81

Amount \$29,623.81 Date 4/20/2026

Credit **\$29623.81**
Date/Time: 4/20/2026 2:44 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$29623.81

Date 4/20/2026 Back



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Credit **\$11942.17**
Date/Time: 4/20/2026 2:44 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$11942.17

Amount \$11,942.17 Date 4/20/2026

Credit **\$11942.17**
Date/Time: 4/20/2026 2:44 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$11942.17

Date 4/20/2026 Back

Credit **\$19437.37**
Date/Time: 4/9/2026 2:43 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$19437.37

Amount \$19,437.37 Date 4/9/2026

Credit **\$19437.37**
Date/Time: 4/9/2026 2:43 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$19437.37

Date 4/9/2026 Back

Credit **\$34237.89**
Date/Time: 4/6/2026 2:45 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$34237.89

Amount \$34,237.89 Date 4/6/2026

Credit **\$34237.89**
Date/Time: 4/6/2026 2:45 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$34237.89

Date 4/6/2026 Back

American Momentum Bank Fort Myers, FL

The Riverview Association, Inc. (TRVA)
c/o All Florida Services Management, Inc.
2831 Ringling Blvd., Ste. 101A
Sarasota, FL 34237

Check Number: 5293

PAY Eight Hundred Eighty-Four And 00/100 Dollars

DATE 04/02/2026 AMOUNT ****\$884.00

TO THE ORDER OF Inca Millworks
5443 Peaceful Creek Cove
Bradenton, FL 34203

Memo: 3-20-4-2

Maryout Kennedy
Authorized Signature

⑈000005293⑈ ⑆063118025⑆718000033462⑆ ⑆0000088400⑆

Ck# 5293 Amt \$884.00 4/3/2026

⑈000005293⑈ ⑆063118025⑆718000033462⑆ ⑆0000088400⑆

ItemNum=000040156756-BusDt=04/02/26-RINum=>082807273<-StartTm=12:34:30 PM
Bf=1801-Tid=5

RINum=082807273
BranchName=BRADENTON PERDIA-Tid=5
BusDt=04/02/26-ItemNum=000040156756-StartTm=12:34:30 PM

Check 5293 Back

American Momentum Bank Fort Myers, FL

The Riverview Association, Inc. (TRVA)
c/o All Florida Services Management, Inc.
2831 Ringling Blvd., Ste. 101A
Sarasota, FL 34237

Check Number: 5294

PAY Eight Hundred Eighty-Four And 00/100 Dollars

DATE 04/16/2026 AMOUNT ****\$884.00

TO THE ORDER OF Inca Millworks
5443 Peaceful Creek Cove
Bradenton, FL 34203

Memo: 4-3-4-6

Maryout Kennedy
Authorized Signature

⑈000005294⑈ ⑆063118025⑆718000033462⑆ ⑆0000088400⑆

Ck# 5294 Amt \$884.00 4/20/2026

⑈000005294⑈ ⑆063118025⑆718000033462⑆ ⑆0000088400⑆

ItemNum=000040158029-BusDt=04/17/26-RINum=>082907273<-StartTm=12:55:10 PM
Bf=1801-Tid=5

RINum=082907273
BranchName=BRADENTON PERDIA-Tid=5
BusDt=04/17/26-ItemNum=000040158029-StartTm=12:55:10 PM

Check 5294 Back

American Momentum Bank Fort Myers, FL

The Riverview Association, Inc. (TRVA)
c/o All Florida Services Management, Inc.
2831 Ringling Blvd., Ste. 101A
Sarasota, FL 34237

Check Number: 5346

PAY Four Hundred Twenty And 00/100 Dollars

DATE 04/03/2026 AMOUNT ****\$420.00

TO THE ORDER OF Mary A. Greene
8011 41st Avenue E.
Bradenton, FL 34211

Memo: Invoice: 2026 0321-0403

Maryout Kennedy
Authorized Signature

⑈000005346⑈ ⑆063118025⑆718000033462⑆ ⑆0000042000⑆

Ck# 5346 Amt \$420.00 4/10/2026

⑈000005346⑈ ⑆063118025⑆718000033462⑆ ⑆0000042000⑆

6143020737

Maryout Kennedy

check 5346 Back



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The Riverview Association, Inc. (TRVA)
c/o All Florida Services Management, Inc.
2831 Ringling Blvd., Ste. 101A
Sarasota, FL 34237

Check Number: 5354

PAY Seven Hundred Sixty And 00/100 Dollars

DATE 04/03/2026

AMOUNT ****\$760.00

TO THE ORDER OF David White

Memo: Invoice: 20260403

Margaret Kennedy
Authorized Signature

⑆000005354⑆ ⑆063116025⑆ ⑆18000033462⑆ ⑆0000076000⑆

Ck# 5354 Amt \$760.00 4/6/2026

Morgan Chase Bank 040304 158226 960890090147

Handwritten signature: David White

check 5354 Back

The Riverview Association, Inc. (TRVA)
c/o All Florida Services Management, Inc.
2831 Ringling Blvd., Ste. 101A
Sarasota, FL 34237

Check Number: 5358

PAY Two Hundred Ten And 00/100 Dollars

DATE 04/04/2026

AMOUNT ****\$210.00

TO THE ORDER OF Mary A. Greene
8011 41st Avenue E.
Bradenton, FL 34211

Memo: Invoice: 202604two extra day

Margaret Kennedy
Authorized Signature

⑆000005358⑆ ⑆063116025⑆ ⑆18000033462⑆ ⑆0000021000⑆

Ck# 5358 Amt \$210.00 4/21/2026

6143024305

Handwritten signature: Mary A. Greene

check 5358 Back

The Riverview Association, Inc. (TRVA)
c/o All Florida Services Management, Inc.
2831 Ringling Blvd., Ste. 101A
Sarasota, FL 34237

Check Number: 5359

PAY One Thousand, Six Hundred Forty-Five And 03/100 Dollars

DATE 04/04/2026

AMOUNT ****\$1,645.93

TO THE ORDER OF Mike Palladino

Memo: Invoice: CC Reimb

Margaret Kennedy
Authorized Signature

⑆000005359⑆ ⑆063116025⑆ ⑆18000033462⑆ ⑆0000164593⑆

Ck# 5359 Amt \$1,645.93 4/7/2026

Handwritten signature: Mike Palladino

Stamp: Please Refer to the Back of this Check for the Amount of the Payment

check 5359 Back

The Riverview Association, Inc. (TRVA)
c/o All Florida Services Management, Inc.
2831 Ringling Blvd., Ste. 101A
Sarasota, FL 34237

Check Number: 5360

PAY One Hundred Four Thousand, Nine Hundred Forty-Six And 80/100 Dollars

DATE 04/04/2026

AMOUNT ****\$104,946.80

TO THE ORDER OF Right Way Elevator
9790 18th Street N
St. Petersburg, FL 33716

Memo: Invoice: elevator

Margaret Kennedy
Authorized Signature

⑆000005360⑆ ⑆063116025⑆ ⑆18000033462⑆ ⑆0010494680⑆

Ck# 5360 Amt \$104,946.80 4/15/2026

For Deposit Only - JPMBC

check 5360 Back

The Riverview Association, Inc. (TRVA)
c/o All Florida Services Management, Inc.
2831 Ringling Blvd., Ste. 101A
Sarasota, FL 34237

Check Number: 5362

PAY Four Hundred Forty And 00/100 Dollars

DATE 04/04/2026

AMOUNT ****\$440.00

TO THE ORDER OF Mike Vandenberg

Memo: Invoice: 2026042326

Margaret Kennedy
Authorized Signature

⑆000005362⑆ ⑆063116025⑆ ⑆18000033462⑆ ⑆0000044000⑆

Ck# 5362 Amt \$440.00 4/7/2026

Stamp: Please Refer to the Back of this Check for the Amount of the Payment

Handwritten signature: Mike Vandenberg

check 5362 Back

The Riverview Association, Inc. (TRVA)
c/o All Florida Services Management, Inc.
2831 Ringling Blvd., Ste. 101A
Sarasota, FL 34237

Check Number: 5365

PAY Two Hundred Forty And 00/100 Dollars

DATE 04/18/2026

AMOUNT ****\$240.00

TO THE ORDER OF Mary A. Greene
8011 41st Avenue E.
Bradenton, FL 34211

Memo: Invoice: 20260418

Margaret Kennedy
Authorized Signature

⑆000005365⑆ ⑆063116025⑆ ⑆18000033462⑆ ⑆0000024000⑆

Ck# 5365 Amt \$240.00 4/21/2026

6143024304

Handwritten signature: Mary A. Greene

check 5365 Back



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MOMENTUM BANK®

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

American Momentum Bank Fort Myers, FL
The Riverview Association, Inc. (TRVA)
c/o All Florida Services Management, Inc.
2831 Ringling Blvd, Ste. 101A
Sarasota, FL 34237

Check Number: 5366

PAY Four Hundred Twenty And 00/100 Dollars

DATE 04/20/2026

AMOUNT ****\$420.00

TO THE ORDER OF Mary A. Greene
8011 41st Avenue E.
Bradenton, FL 34211

Memo: Invoice: 20262004

Mary A. Greene
Authorized Signature

⑆000005366⑆ ⑆063116025⑆718000033462⑆ ⑆000004200⑆

Ck# 5366 Amt \$420.00 4/21/2026

THE REVERSE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

6143024306

Mary A. Greene

check 5366 Back

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

The Riverview Association, Inc. (TRVA)
c/o All Florida Services Management, Inc.
2831 Ringling Blvd, Ste. 101A
Sarasota, FL 34237

Check Number: 5368

Five Hundred Ninety-Five And 00/100 Dollars

DATE 04/10/2026

AMOUNT ****\$595.00

TO THE ORDER OF David White

Mary A. Greene
Authorized Signature

⑆000005368⑆ ⑆063116025⑆718000033462⑆

Ck# 5368 Amt \$595.00 4/13/2026

THE REVERSE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

JPMorgan Chase Bank 041002 158228 960890107265

David White

check 5368 Back

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

The Riverview Association, Inc. (TRVA)
c/o All Florida Services Management, Inc.
2831 Ringling Blvd, Ste. 101A
Sarasota, FL 34237

Check Number: 5369

Three Hundred Thirty-Nine And 00/100 Dollars

DATE 04/14/2026

AMOUNT ****\$339.00

TO THE ORDER OF David White

Mary A. Greene
Authorized Signature

⑆000005369⑆ ⑆063116025⑆718000033462⑆

Ck# 5369 Amt \$339.00 4/16/2026

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JPMorgan Chase Bank 041502 158228 960890124807

David White

check 5369 Back



10965431

Date 4/30/2026 Page 1 of 1
Primary Account Acct Ending 9553
Enclosures

The Riverview Association Inc.
Reserve Account
c/o All Florida Services Management
2831 Ringling Blvd. Suite 101A
Sarasota FL 34237

wherever you go, we're as close as your smartphone. Access your AMB accounts just about anywhere, anytime. Visit americanmomentum.bank or call us at 866-530-BANK (2265) for more information about our mobile banking solution.

CHECKING ACCOUNTS

Account Title The Riverview Association Inc.
Reserve Account

Association Money Market		Number of Enclosures	0
Account Number	Acct Ending 9553	Statement Dates	4/01/26 thru 4/30/26
Previous Balancing	100,060.38	Number of Days in this Statement	30
Deposits	.00	Average Ledger	100,060.38
Checks/Debits	.00	Average Collected	100,060.38
Service Charges	.00	Interest Earned	12.33
Interest Paid	12.33	Annual Percentage Yield Earned	0.15%
Current Balance	100,072.71	2026 Interest Paid	49.31

Deposits and Other Credits

Date	Description	Amount
4/30	Interest Deposit	12.33

Daily Balance Summary

Date	Balance	Date	Balance
4/01	100,060.38	4/30	100,072.71

Initiating ACH, wire or bill pay payments through AMB's online banking or mobile banking app? Help us keep your accounts safe by remembering to verify payment instructions received via email with a phone call to the receiving party.



THE RIVERVIEW ASSOCIATION INC
 ATTN ALL FLORIDA SERVICES MANAGEMENT INC
 OPERATING ACCOUNT
 1400 1ST AVE W
 BRADENTON FL 34205-7544

E0/0

1

STATEMENT DATE
 04/30/26
 ACCOUNT NUMBER
 *****399

INFOLINE 1-888-797-7711

CADENCE BANK IS NOW PART OF THE HUNTINGTON NATIONAL BANK

* * * * * CHECKING ACCOUNT SUMMARY * * * * *

PREVIOUS BALANCE	126,929.99	AVERAGE BALANCE	
+ 0 CREDITS	.00	126,929	
- 0 DEBITS	.00	YTD INTEREST PAID	
- SERVICE CHARGES	.00	.00	
+ INTEREST PAID	.00		
ENDING BALANCE	126,929.99		

DAYS IN PERIOD 30

* * * * * DAILY BALANCE SUMMARY * * * * *

DATE.....BALANCE	DATE.....BALANCE	DATE.....BALANCE
03/31 126929.99		

0101010

THANK YOU FOR BANKING WITH US

THIS SECTION IS PROVIDED TO HELP YOU BALANCE YOUR BANK STATEMENT.			
FROM _____		TO _____ 20__	
CHECKS OUTSTANDING - NOT CHARGED TO ACCOUNT			
NO.	\$		
		BALANCE SHOWN ON THIS STATEMENT	\$ _____ CHECKBOOK BALANCE \$ _____
		ADD DEPOSITS NOT CREDITED	\$ _____ DEDUCT SERVICE CHARGES \$ _____
			\$ _____
			\$ _____
		SUBTOTAL	\$ _____ SUBTOTAL \$ _____
		DEDUCT OUTSTANDING CHECKS	\$ _____ ADD INTEREST CREDITED \$ _____
		RECONCILED STATEMENT BALANCE	\$ _____ UPDATED CHECKBOOK BALANCE \$ _____
TOTAL	\$		

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS:

Direct telephone inquiries to 1-888-797-7711 (TOLL FREE) or write us at Customer Service, 2910 West Jackson St., Tupelo, MS 38801 as soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- (1) Tell us your name and account number.
- (2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- (3) Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we may recredit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR CREDIT LINE BILL:

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us (on a separate sheet) at Customer Service, 2910 West Jackson St., Tupelo, MS 38801 as soon as possible. We must hear from you no later than 60 days after we sent you the first bill on which the error or problem appeared. You can telephone us TOLL FREE at 1-888-797-7711, but doing so will not preserve your rights. In your letter, give us the following information.

- (1) Your name and account number.
- (2) The dollar amount of the suspected error.
- (3) Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

Explanation of CREDIT LINE'S AVERAGE DAILY BALANCE

We figure the FINANCE CHARGE on your account by applying the periodic rate to the "AVERAGE DAILY BALANCE", including current transactions. To get the "AVERAGE DAILY BALANCE" we take the beginning balance of your account each day and add any new advances and subtract any payments, credits and unpaid finance charges. This gives us the daily balance. Then, we add up all the daily balances of the billing cycle divide the total by the number of days in the billing cycle. This gives us "THE AVERAGE DAILY BALANCE".



Bank Account Reconciliation

The Riverview Association, Inc.

American Momentum Bank OP3462 (End: 01/31/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
01/10/2025		Awning Works, Inc.		5185	(\$871.20)
10/02/2025		Inca Millworks		5234	(\$884.00)
12/21/2025		Stephen R. Dye, Esq.		5317	(\$1,305.00)
01/31/2026		Flawless Interiors by Laz		5321	(\$650.00)
01/31/2026		Inca Millworks		5320	(\$296.00)
				Total Uncleared	(\$4,006.20)

American Momentum Bank OP3462 Summary

Ending Account Balance:	\$	54,023.05
Uncleared Items:	(\$	4,006.20)
Adjusted Balance:	\$	58,029.25
Bank Ending Balance:	\$	58,029.25
Difference:	\$	-



Bank Account Reconciliation

The Riverview Association, Inc.

American Momentum Bank Reserve 9553 (End: 01/31/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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American Momentum Bank Reserve 9553 Summary

Ending Account Balance:	\$ 100,036.14
Uncleared Items:	\$-
Adjusted Balance:	\$ 100,036.14
Bank Ending Balance:	\$ 100,036.14
Difference:	\$-



Bank Account Reconciliation

The Riverview Association, Inc.

Cadence - MM 3363 (End: 01/31/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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Cadence - MM 3363 Summary

Ending Account Balance:	\$ -
Uncleared Items:	\$-
Adjusted Balance:	\$ -
Bank Ending Balance:	\$ -
Difference:	\$-



Bank Account Reconciliation

The Riverview Association, Inc.

Cadence Operating - 7399 (End: 01/31/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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Cadence Operating - 7399 Summary

Ending Account Balance:	\$ 126,929.99
Uncleared Items:	\$-
Adjusted Balance:	\$ 126,929.99
Bank Ending Balance:	\$ 126,929.99
Difference:	\$-