



Financial Report Package

February 2026

Prepared for

The Riverview Association, Inc.

By

All Florida Services Management



Balance Sheet - Operating

The Riverview Association, Inc.

End Date: 02/28/2026

Assets

10-1012-00	Cadence Bank - Operating MM XXXX	\$126,929.99
10-1014-00	American Momentum Bank- OPER - XXXX	184,738.10
12-1206-00	American Momentum Bank - RES - XXXX	100,047.64
14-1410-00	A/R Maintenance	64,454.38

Total Assets: \$476,170.11

Liabilities & Equity

20-2010-00	Prepaid Assessments	13,370.02
24-2400-00	Reserve Fund - General	147,142.61
30-3010-00	Prior Year Surplus	81,127.02

Net Income Gain / Loss	<u>234,530.46</u>	<u>\$234,530.46</u>
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Total Liabilities & Equity: \$476,170.11



Income Statement - Operating

The Riverview Association, Inc.

From 02/01/2026 to 02/28/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
40-4010-00 Assessment Income	\$ 172,540.55	\$28,646.08	\$ 143,894.47	\$281,874.54	\$ 57,292.16	\$224,582.38	\$ 343,753.00
40-4011-00 Assessment Income parking	-	208.33	(208.33)	-	416.66	(416.66)	2,500.00
43-4340-00 Application Fees	150.00	-	150.00	150.00	-	150.00	-
43-4375-00 Interest Income - Reserves	11.50	-	11.50	24.24	-	24.24	-
70-7000-00 Reserve Contribution	-	3,826.42	(3,826.42)	-	7,652.84	(7,652.84)	45,917.00
70-7011-00 Reserve contribution parking	-	230.75	(230.75)	-	461.50	(461.50)	2,769.00
Total OPERATING INCOME	\$ 172,702.05	\$32,911.58	\$ 139,790.47	\$282,048.78	\$ 65,823.16	\$216,225.62	\$ 394,939.00
OPERATING EXPENSE							
40-5020-00 Legal / Professional Fees	-	458.33	458.33	-	916.66	916.66	5,500.00
50-5000-00 Insurance	7,288.40	6,250.00	(1,038.40)	14,576.80	12,500.00	(2,076.80)	75,000.00
50-5004-00 Insurance Parking	-	208.33	208.33	-	416.66	416.66	2,500.00
50-5024-00 Interest Paid Finance Insurance	-	291.67	291.67	-	583.34	583.34	3,500.00
50-5030-00 Accounting / Audit / Dues	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
50-5031-00 Tax Preparation	-	125.00	125.00	-	250.00	250.00	1,500.00
50-5048-00 Office Expense	-	233.33	233.33	-	466.66	466.66	2,800.00
50-5053-00 Website	45.00	70.83	25.83	45.00	141.66	96.66	850.00
50-5076-00 Licenses & Permits	-	133.33	133.33	-	266.66	266.66	1,600.00
50-5090-00 Management Fee	1,750.00	1,750.00	-	3,500.00	3,500.00	-	21,000.00
53-5310-00 Electricity	677.69	708.33	30.64	1,230.37	1,416.66	186.29	8,500.00
53-5312-00 Water/ Sewer	-	3,750.00	3,750.00	-	7,500.00	7,500.00	45,000.00
53-5314-00 Cable / Internet	3,426.14	3,500.00	73.86	6,852.44	7,000.00	147.56	42,000.00
53-5316-00 Pest Control	-	198.00	198.00	792.00	396.00	(396.00)	2,376.00
53-5318-00 Telephone	-	166.67	166.67	-	333.34	333.34	2,000.00
55-5510-00 maintenance/handyman Svcs	2,889.00	2,083.33	(805.67)	5,249.00	4,166.66	(1,082.34)	25,000.00
55-5512-00 Common Area - Repair	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
55-5515-00 Intercom System	-	125.00	125.00	-	250.00	250.00	1,500.00
60-6010-00 Building - Repair /Maintenance	11,175.82	1,005.67	(10,170.15)	12,332.71	2,011.34	(10,321.37)	12,068.00
60-6012-00 Janitorial Service	2,520.00	953.33	(1,566.67)	2,940.00	1,906.66	(1,033.34)	11,440.00
60-6013-00 Janitorial supplies	-	41.67	41.67	-	83.34	83.34	500.00
60-6017-00 Fire alarm & Extinguisher inspection	-	79.17	79.17	-	158.34	158.34	950.00
60-6018-00 Elevator Maintenance	-	583.33	583.33	-	1,166.66	1,166.66	7,000.00
60-6020-00 Elevator Repairs	-	41.67	41.67	-	83.34	83.34	500.00
60-6021-00 Unit Repairs	-	625.00	625.00	-	1,250.00	1,250.00	7,500.00
60-6024-00 Plumbing Repairs	-	333.33	333.33	-	666.66	666.66	4,000.00
60-6025-00 Appliance Purchase and Repair	-	125.00	125.00	-	250.00	250.00	1,500.00
60-6030-00 Appraisal/Wind Mitigation	-	166.67	166.67	-	333.34	333.34	2,000.00
65-6510-00 Lawn / Landscaping Contract	-	139.08	139.08	-	278.16	278.16	1,669.00
65-6513-00 Landscape Supplies	-	375.00	375.00	-	750.00	750.00	4,500.00
65-6570-00 Special Project 1	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
65-6571-00 Special Project 2	-	833.33	833.33	-	1,666.66	1,666.66	10,000.00
65-6572-00 Contingency Build	-	1,250.00	1,250.00	-	2,500.00	2,500.00	15,000.00
65-6575-00 Roof repairs	-	416.67	416.67	-	833.34	833.34	5,000.00
69-6910-00 Reserve Contribution	-	4,057.17	4,057.17	-	8,114.34	8,114.34	48,686.00
Total OPERATING EXPENSE	\$ 29,772.05	\$32,911.57	\$ 3,139.52	\$ 47,518.32	\$ 65,823.14	\$ 18,304.82	\$ 394,939.00



Income Statement - Operating

The Riverview Association, Inc.

From 02/01/2026 to 02/28/2026

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Net Income:	<u>\$142,930.00</u>	<u>\$0.01</u>	<u>\$142,929.99</u>	<u>\$234,530.46</u>	<u>\$0.02</u>	<u>\$234,530.44</u>	<u>\$0.00</u>



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
 02/28/26
 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 28

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

DATE.....BALANCE	DATE.....BALANCE	DATE.....BALANCE
01/31 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".



AMERICAN
MOMENTUM BANK®

4830 W. Kennedy Blvd.
Suite 200
Tampa, FL 33609
(866) 530-BANK (2265)

10800709

Date 2/27/2026 ~ Page 1 of 7
Primary Account Acct Ending 3462
Enclosures 23

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	23
Account Number	Acct Ending 3462	Statement Dates	2/02/26 thru 3/01/26
Previous Balancing	58,029.25	Number of Days in this Statement	28
12 Deposits	160,487.10	Average Ledger	158,114.29
21 Checks/Debits	31,676.87	Average Collected	153,347.32
Service Charges	.00		
Interest Paid	.00		
Current Balance	186,839.48		

Deposits and Other Credits

Date	Description	Amount
2/02	Deposit	28,303.58
2/03	ASSN DUES THERIVERVIEWA462	6,966.20
	PPD	
	OFFSET	
2/04	ASSN DUES THERIVERVIEWA462	7,329.18
	WEB	
2/05	Deposit	67,286.92
2/06	ASSN DUES THERIVERVIEWA462	7,295.70
	WEB	
2/10	ASSN DUES THERIVERVIEWA462	3,695.82
	WEB	
2/23	Deposit	150.00



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)

Deposits and Other Credits

Date	Description	Amount
2/23	Deposit	3,662.00
2/23	Deposit	5,064.36
2/23	Deposit	6,780.38
2/23	Deposit	11,343.60
2/23	Deposit	12,609.36

Debits and Other Withdrawals

Date	Description	Amount
2/03	VENDOR PAY THERIVERVIEWA46R CCD	1,795.00-
2/03	OFFSET IPFSPMTFLS IPFS877-674-3076 CCD	7,288.40-
2/11	289359 Jill & Sam Hershfield TRVA303 63116020001818	3,695.82-
2/18	No Account/Unable to Locate AC BILL PAY FRONTIER COMMUNI CCD	152.12-
2/20	10314790891 SPECTRUM SPECTRUM PPD	3,274.02-
2/23	7192691 ELEC PYMT FPL DIRECT DEBIT PPD	677.69-
	6060735906 PPDA	



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)

Summary by Check Number

2/09	5289	884.00	2/23	5325	296.00
2/23	5290	884.00	2/18	5326	2,100.00
2/02	5317*	1,305.00	2/18	5327	650.27
2/04	5320*	296.00	2/17	5328	288.03
2/09	5321	650.00	2/17	5329	968.39
2/18	5322	2,375.00	2/23	5331*	858.00
2/12	5323	825.00	2/25	5334*	167.13
2/13	5324	2,247.00			

* Indicates Break in Check Order Sequence

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
2/02	85,027.83	2/09	162,992.43	2/17	158,664.01
2/03	82,910.63	2/10	166,688.25	2/18	153,386.62
2/04	89,943.81	2/11	162,992.43	2/20	150,112.60
2/05	157,230.73	2/12	162,167.43	2/23	187,006.61
2/06	164,526.43	2/13	159,920.43	2/25	186,839.48

American Momentum Bank will never ask you for your online banking password or secure access code. We'll also never ask you to transfer money to yourself as a way to resolve fraud. Questions? Contact Customer Care at (866) 530-2265.



Credit		\$3662.00	
Date/Time: 2/23/2026 2:44 PM			
Comment: Virtual Deposit Ticket			
American Momentum Bank The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$3662.00

Amount \$3,662.00 Date 2/23/2026

Credit		\$3662.00	
Date/Time: 2/23/2026 2:44 PM			
Comment: Virtual Deposit Ticket			
American Momentum Bank The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$3662.00

Date 2/23/2026 Back

Credit		\$11343.60	
Date/Time: 2/23/2026 2:44 PM			
Comment: Virtual Deposit Ticket			
American Momentum Bank The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$11343.60

Amount \$11,343.60 Date 2/23/2026

Credit		\$11343.60	
Date/Time: 2/23/2026 2:44 PM			
Comment: Virtual Deposit Ticket			
American Momentum Bank The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$11343.60

Date 2/23/2026 Back

Credit		\$6780.38	
Date/Time: 2/23/2026 2:44 PM			
Comment: Virtual Deposit Ticket			
American Momentum Bank The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$6780.38

Amount \$6,780.38 Date 2/23/2026

Credit		\$6780.38	
Date/Time: 2/23/2026 2:44 PM			
Comment: Virtual Deposit Ticket			
American Momentum Bank The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$6780.38

Date 2/23/2026 Back

Credit		\$5064.36	
Date/Time: 2/23/2026 2:44 PM			
Comment: Virtual Deposit Ticket			
American Momentum Bank The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$5064.36

Amount \$5,064.36 Date 2/23/2026

Credit		\$5064.36	
Date/Time: 2/23/2026 2:44 PM			
Comment: Virtual Deposit Ticket			
American Momentum Bank The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$5064.36

Date 2/23/2026 Back

Credit		\$12609.36	
Date/Time: 2/23/2026 2:44 PM			
Comment: Virtual Deposit Ticket			
American Momentum Bank The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$12609.36

Amount \$12,609.36 Date 2/23/2026

Credit		\$12609.36	
Date/Time: 2/23/2026 2:44 PM			
Comment: Virtual Deposit Ticket			
American Momentum Bank The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$12609.36

Date 2/23/2026 Back

Credit		\$150.00	
Date/Time: 2/23/2026 2:44 PM			
Comment: Virtual Deposit Ticket			
American Momentum Bank The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$150.00

Amount \$150.00 Date 2/23/2026

Credit		\$150.00	
Date/Time: 2/23/2026 2:44 PM			
Comment: Virtual Deposit Ticket			
American Momentum Bank The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$150.00

Date 2/23/2026 Back

Credit **\$67286.92**
Date/Time: 2/5/2026 2:46 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$67286.92

Amount \$67,286.92 Date 2/5/2026

Credit **\$67286.92**
Date/Time: 2/5/2026 2:46 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$67286.92

Date 2/5/2026 Back

Credit **\$28303.58**
Date/Time: 2/2/2026 2:50 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$28303.58

Amount \$28,303.58 Date 2/2/2026

Credit **\$28303.58**
Date/Time: 2/2/2026 2:50 PM

Comment: Virtual Deposit Ticket

American Momentum Bank
The Riverview Association, Inc.

R/T	Account	TC	Amount
063118025	718000033462	5	\$28303.58

Date 2/2/2026 Back

THIS FACE OF THIS DOCUMENT IS RECORDED IN BACKGROUND 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: 5289

PAY DATE
Eight Hundred Eighty-Four And 00/100 Dollars 02/05/2026 AMOUNT
****\$884.00

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

Memo: 1-23-2-6

⑆000005289⑆ ⑆063118025⑆ ⑆18000033462⑆ ⑆0000088400⑆

Ck# 5289 Amt \$884.00 2/9/2026

-ItemNum=000138723841-BusDt=02/06/26-RINum=>082907273<-StarTm= 2:28:50 PM
Br=1801-TrID=6

-RINum=082907273<-
BranchName=BRADENTON PERIODIA TrID=6
BusDt=02/05/26-ItemNum=000138723841-StartTm= 2:28:50 PM

Check 5289 Back

THIS FACE OF THIS DOCUMENT IS RECORDED IN BACKGROUND 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: 5290

PAY DATE
Eight Hundred Eighty-Four And 00/100 Dollars 02/19/2026 AMOUNT
****\$884.00

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

Memo: 2-6-2-19

⑆000005290⑆ ⑆063118025⑆ ⑆18000033462⑆ ⑆0000088400⑆

Ck# 5290 Amt \$884.00 2/23/2026

-ItemNum=000028914203-BusDt=02/20/26-RINum=>082907273<-StarTm=12:19:47 PM
Br=1801-TrID=4

-RINum=082907273<-
BranchName=BRADENTON PERIODIA TrID=4
BusDt=02/20/26-ItemNum=000028914203-StartTm=12:19:47 PM

Check 5290 Back

THIS FACE OF THIS DOCUMENT IS RECORDED IN BACKGROUND 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: 5317

PAY DATE
One Thousand, Three Hundred Five And 00/100 Dollars 12/21/2025 AMOUNT
****\$1,305.00

TO THE ORDER OF Authorized Signatures
Stephen R. Dye, Esq.
1206 Manatee Avenue West
Bradenton, FL 34205

Memo: Invoice: 1001435 30591.0000

⑆000005317⑆ ⑆063118025⑆ ⑆18000033462⑆ ⑆0000130500⑆

Ck# 5317 Amt \$1,305.00 2/2/2026

-RINum=082907273<-
BranchName=BRADENTON PERIODIA TrID=6
BusDt=01/30/26-ItemNum=00018405188-StartTm= 4:23:21 PM

Check 5317 Back

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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: 5320

PAY DATE
Two Hundred Ninety-Six And 00/100 Dollars 01/31/2026 AMOUNT
****\$296.00

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

Memo: Invoice: 0034 2026 0126

⑆000005320⑆ ⑆063118025⑆ ⑆18000033462⑆ ⑆0000029600⑆

Ck# 5320 Amt \$296.00 2/4/2026

-ItemNum=000138723026-BusDt=02/03/26-RINum=>082907273<-StarTm=12:39:31 PM
Br=1801-TrID=6

-RINum=082907273<-
BranchName=BRADENTON PERIODIA TrID=6
BusDt=02/03/26-ItemNum=000138723026-StartTm=12:39:31 PM

check 5320 Back



AMERICAN MOMENTUM BANK®

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

Check Number: 5321

PAY Six Hundred Fifty And 00/100 Dollars

DATE 01/31/2026

AMOUNT *****550.00

TO THE ORDER OF Flawless Interiors by Laz

Memo: Invoice: 814 2026 01 20

Maryann Kennedy
Authorized Signature

⑆00005321⑆ ⑆0631160254718000033462⑆ ⑆0000055000⑆

Ck# 5321 Amt \$650.00 2/9/2026

For Deposit Only - JPMC

⑆00005321⑆ ⑆0631160254718000033462⑆ ⑆0000055000⑆

check 5321 Back

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

Check Number: 5322

PAY Two Thousand, Three Hundred Seventy-Five And 00/100 Dollars

DATE 02/10/2026

AMOUNT *****2,375.00

TO THE ORDER OF Premier Plumbers
8026 S Tamiami Trail
Sarasota, FL 34231

Memo: Invoice: 879110000 2026 70286

Maryann Kennedy
Authorized Signature

⑆00005322⑆ ⑆0631160254718000033462⑆ ⑆0000237500⑆

Ck# 5322 Amt \$2,375.00 2/18/2026

For Deposit Only - JPMC

⑆00005322⑆ ⑆0631160254718000033462⑆ ⑆0000237500⑆

check 5322 Back

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

Check Number: 5323

PAY Eight Hundred Twenty-Five And 00/100 Dollars

DATE 02/11/2026

AMOUNT *****825.00

TO THE ORDER OF David White

Memo: Invoice: 20260211

Maryann Kennedy
Authorized Signature

⑆00005323⑆ ⑆0631160254718000033462⑆ ⑆0000082500⑆

Ck# 5323 Amt \$825.00 2/12/2026

For Deposit Only - JPMC

⑆00005323⑆ ⑆0631160254718000033462⑆ ⑆0000082500⑆

check 5323 Back

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

Check Number: 5324

PAY Two Thousand, Two Hundred Forty-Seven And 00/100 Dollars

DATE 02/11/2026

AMOUNT *****2,247.00

TO THE ORDER OF Flawless Interiors by Laz

Memo: Invoice: 103

Maryann Kennedy
Authorized Signature

⑆00005324⑆ ⑆0631160254718000033462⑆ ⑆0000224700⑆

Ck# 5324 Amt \$2,247.00 2/13/2026

For Deposit Only - JPMC

⑆00005324⑆ ⑆0631160254718000033462⑆ ⑆0000224700⑆

check 5324 Back

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

Check Number: 5325

PAY Two Hundred Ninety-Six And 00/100 Dollars

DATE 02/16/2026

AMOUNT *****296.00

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

Memo: Invoice: 6035

Maryann Kennedy
Authorized Signature

⑆00005325⑆ ⑆0631160254718000033462⑆ ⑆0000029600⑆

Ck# 5325 Amt \$296.00 2/23/2026

For Deposit Only - JPMC

⑆00005325⑆ ⑆0631160254718000033462⑆ ⑆0000029600⑆

ItemNum=000028914204-BusDl=02/20/26-RtNum=082907273-StartTr=12:19:47 PM
Br=1801-TriD=6

RtNum=082907273-
BranchName=BRADENTON PERDIA-TriD=4
BusDl=02/20/26-ItemNum=000028914204-StartTr=12:19:47 PM

check 5325 Back

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

Check Number: 5326

PAY Two Thousand, One Hundred And 00/100 Dollars

DATE 02/18/2026

AMOUNT *****2,100.00

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

Memo: Invoice: 1227-220

Maryann Kennedy
Authorized Signature

⑆00005326⑆ ⑆0631160254718000033462⑆ ⑆0000210000⑆

Ck# 5326 Amt \$2,100.00 2/18/2026

For Deposit Only - JPMC

⑆00005326⑆ ⑆0631160254718000033462⑆ ⑆0000210000⑆

1582792671

Maryann

check 5326 Back



AMERICAN
MOMENTUM BANK®

4830 W. Kennedy Blvd.
Suite 200
Tampa, FL 33609
(866) 530-BANK (2265)

10800018

Date 2/27/2026 ~ 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	2/02/26 thru 3/01/26
Previous Balancing	100,036.14	Number of Days in this Statement	28
Deposits	.00	Average Ledger	100,036.14
Checks/Debits	.00	Average Collected	100,036.14
Service Charges	.00	Interest Earned	11.50
Interest Paid	11.50	Annual Percentage Yield Earned	0.15%
Current Balance	100,047.64	2026 Interest Paid	24.24

Deposits and Other Credits

Date	Description	Amount
2/28	Interest Deposit	11.50

Daily Balance Summary

Date	Balance	Date	Balance
2/02	100,036.14	2/28	100,047.64

American Momentum Bank will never ask you for your online banking password or secure access code. We'll also never ask you to transfer money to yourself as a way to resolve fraud. Questions? Contact Customer Care at (866) 530-2265.





Bank Account Reconciliation

The Riverview Association, Inc.

American Momentum Bank OP3462 (End: 02/28/2026)

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)
02/16/2026		Flawless Interiors by Laz		5332	(\$2,247.00)
02/24/2026		Dave Beddow		5335	(\$550.00)
02/24/2026		Mary A. Greene		5333	(\$420.00)
02/27/2026		David White		5336	(\$825.00)
				Total Uncleared	(\$5,797.20)

American Momentum Bank OP3462 Summary

Ending Account Balance:	\$	181,042.28
Uncleared Items:	(\$	5,797.20)
<hr/>		
Adjusted Balance:	\$	186,839.48
Bank Ending Balance:	\$	186,839.48
<hr/>		
Difference:	\$	-



Bank Account Reconciliation

The Riverview Association, Inc.

American Momentum Bank Reserve 9553 (End: 02/28/2026)

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

Ending Account Balance:	\$ 100,047.64
Uncleared Items:	\$-
Adjusted Balance:	\$ 100,047.64
Bank Ending Balance:	\$ 100,047.64
Difference:	\$-



Bank Account Reconciliation

The Riverview Association, Inc.

Cadence - MM 3363 (End: 02/28/2026)

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: 02/28/2026)

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:	\$-