



# **Financial Report Package**

**March 2026**

**Prepared for**

**The Riverview Association, Inc.**

**By**

**All Florida Services Management**



**Balance Sheet - Operating**

The Riverview Association, Inc.

End Date: 03/31/2026

**Assets**

10-1012-00	Cadence Bank - Operating MM XXXX	\$126,929.99
10-1014-00	American Momentum Bank- OPER - XXXX	190,313.27
12-1206-00	American Momentum Bank - RES - XXXX	100,060.38
14-1410-00	A/R Maintenance	27,170.23

**Total Assets:** \$444,473.87

**Liabilities & Equity**

20-2010-00	Prepaid Assessments	64,248.54
24-2400-00	Reserve Fund - General	147,142.61
30-3010-00	Prior Year Surplus	81,127.02
	Net Income Gain / Loss	<u>151,955.70</u>

\$151,955.70

**Total Liabilities & Equity:** \$444,473.87



## Income Statement - Operating

The Riverview Association, Inc.

From 03/01/2026 to 03/31/2026

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
40-4010-00 Assessment Income	\$ -	\$28,646.08	(\$ 28,646.08)	\$281,874.54	\$ 85,938.24	\$195,936.30	\$ 343,753.00
40-4011-00 Assessment Income parking	-	208.33	( 208.33)	-	624.99	( 624.99)	2,500.00
43-4340-00 Application Fees	-	-	-	150.00	-	150.00	-
43-4375-00 Interest Income - Reserves	12.74	-	12.74	36.98	-	36.98	-
70-7000-00 Reserve Contribution	-	3,826.42	( 3,826.42)	-	11,479.26	( 11,479.26)	45,917.00
70-7011-00 Reserve contribution parking	-	230.75	( 230.75)	-	692.25	( 692.25)	2,769.00
<b>Total OPERATING INCOME</b>	<b>\$ 12.74</b>	<b>\$32,911.58</b>	<b>(\$ 32,898.84)</b>	<b>\$282,061.52</b>	<b>\$ 98,734.74</b>	<b>\$183,326.78</b>	<b>\$ 394,939.00</b>
<b>OPERATING EXPENSE</b>							
40-5020-00 Legal / Professional Fees	-	458.33	458.33	-	1,374.99	1,374.99	5,500.00
50-5000-00 Insurance	7,288.40	6,250.00	( 1,038.40)	21,865.20	18,750.00	( 3,115.20)	75,000.00
50-5004-00 Insurance Parking	-	208.33	208.33	-	624.99	624.99	2,500.00
50-5024-00 Interest Paid Finance Insurance	-	291.67	291.67	-	875.01	875.01	3,500.00
50-5030-00 Accounting / Audit / Dues	-	500.00	500.00	-	1,500.00	1,500.00	6,000.00
50-5031-00 Tax Preparation	-	125.00	125.00	-	375.00	375.00	1,500.00
50-5048-00 Office Expense	-	233.33	233.33	-	699.99	699.99	2,800.00
50-5053-00 Website	-	70.83	70.83	45.00	212.49	167.49	850.00
50-5076-00 Licenses & Permits	-	133.33	133.33	-	399.99	399.99	1,600.00
50-5090-00 Management Fee	-	1,750.00	1,750.00	3,500.00	5,250.00	1,750.00	21,000.00
53-5310-00 Electricity	588.43	708.33	119.90	1,818.80	2,124.99	306.19	8,500.00
53-5312-00 Water/ Sewer	-	3,750.00	3,750.00	-	11,250.00	11,250.00	45,000.00
53-5314-00 Cable / Internet	3,426.14	3,500.00	73.86	10,278.58	10,500.00	221.42	42,000.00
53-5316-00 Pest Control	198.00	198.00	-	990.00	594.00	( 396.00)	2,376.00
53-5318-00 Telephone	-	166.67	166.67	-	500.01	500.01	2,000.00
55-5510-00 maintenance/handyman Svcs	4,343.00	2,083.33	( 2,259.67)	9,592.00	6,249.99	( 3,342.01)	25,000.00
55-5512-00 Common Area - Repair	-	500.00	500.00	-	1,500.00	1,500.00	6,000.00
55-5515-00 Intercom System	-	125.00	125.00	-	375.00	375.00	1,500.00
60-6010-00 Building - Repair /Maintenance	22,997.35	1,005.67	( 21,991.68)	35,330.06	3,017.01	( 32,313.05)	12,068.00
60-6012-00 Janitorial Service	798.42	953.33	154.91	3,738.42	2,859.99	( 878.43)	11,440.00
60-6013-00 Janitorial supplies	-	41.67	41.67	-	125.01	125.01	500.00
60-6017-00 Fire alarm & Extinguisher inspection	-	79.17	79.17	-	237.51	237.51	950.00
60-6018-00 Elevator Maintenance	-	583.33	583.33	-	1,749.99	1,749.99	7,000.00
60-6020-00 Elevator Repairs	226.85	41.67	( 185.18)	226.85	125.01	( 101.84)	500.00
60-6021-00 Unit Repairs	-	625.00	625.00	-	1,875.00	1,875.00	7,500.00
60-6024-00 Plumbing Repairs	42,720.91	333.33	( 42,387.58)	42,720.91	999.99	( 41,720.92)	4,000.00
60-6025-00 Appliance Purchase and Repair	-	125.00	125.00	-	375.00	375.00	1,500.00
60-6030-00 Appraisal/Wind Mitigation	-	166.67	166.67	-	500.01	500.01	2,000.00
65-6510-00 Lawn / Landscaping Contract	-	139.08	139.08	-	417.24	417.24	1,669.00
65-6513-00 Landscape Supplies	-	375.00	375.00	-	1,125.00	1,125.00	4,500.00
65-6570-00 Special Project 1	-	833.33	833.33	-	2,499.99	2,499.99	10,000.00
65-6571-00 Special Project 2	-	833.33	833.33	-	2,499.99	2,499.99	10,000.00
65-6572-00 Contingency Build	-	1,250.00	1,250.00	-	3,750.00	3,750.00	15,000.00
65-6575-00 Roof repairs	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
69-6910-00 Reserve Contribution	-	4,057.17	4,057.17	-	12,171.51	12,171.51	48,686.00
<b>Total OPERATING EXPENSE</b>	<b>\$ 82,587.50</b>	<b>\$32,911.57</b>	<b>(\$ 49,675.93)</b>	<b>\$130,105.82</b>	<b>\$ 98,734.71</b>	<b>(\$ 31,371.11)</b>	<b>\$ 394,939.00</b>



**Income Statement - Operating**

The Riverview Association, Inc.

From 03/01/2026 to 03/31/2026

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Net Income:	<u>(\$82,574.76)</u>	<u>\$0.01</u>	<u>(\$82,574.77)</u>	<u>\$151,955.70</u>	<u>\$0.03</u>	<u>\$151,955.67</u>	<u>\$0.00</u>



AMERICAN  
MOMENTUM BANK®

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

10878558

Date 3/31/2026	Page 1 of 8
Primary Account	Acct Ending 3462
Enclosures	26

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](http://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	26
Account Number	Acct Ending 3462	Statement Dates	3/02/26 thru 3/31/26
Previous Balancing	186,839.48	Number of Days in this Statement	30
9 Deposits	81,463.91	Average Ledger	182,309.04
28 Checks/Debits	100,126.58	Average Collected	178,951.75
Service Charges	.00		
Interest Paid	.00		
Current Balance	168,176.81		

### Deposits and Other Credits

Date	Description	Amount
3/06	Deposit	65.00
3/06	Deposit	18,361.29
3/09	Deposit	4,667.35
3/11	ASSN DUES THERIVERVIEWA462 WEB	9,826.26
3/17	ASSN DUES THERIVERVIEWA462 WEB	3,670.82
3/25	Deposit	25,124.31
3/26	Deposit	3,661.83
3/30	Deposit	13,756.25
3/31	ASSN DUES THERIVERVIEWA462 WEB	2,330.80





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
3/02	ACH KINGS III OF AME CCD 465241	226.85-
3/03	IPFSPMTFLS IPFS877-674-3076 CCD 289359	7,288.40-
3/13	Yoke Serres TRVA704 63116020001321	9,826.26-
3/18	Insufficient Funds Jill & Sam Hershfield TRVA303 63116020001209	3,670.82-
3/19	No Account/Unable to Locate AC BILL PAY FRONTIER COMMUNI CCD 10403929911	152.12-
3/20	SPECTRUM SPECTRUM PPD 7097487	3,274.02-
3/23	J2833 RCUR NATURZONE PEST PPD CZ10000Q5NZGC	198.00-
3/24	TRN*1*CZ10000Q5NZGC\ RMR*IK*NATURZONE PEST\ ELEC PYMT FPL DIRECT DEBIT PPD 6060735906 PPDA	588.43-



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

3/09	5291	884.00	3/13	5341	13,625.00
3/20	5292	884.00	3/16	5342	760.00
3/06	5332*	2,247.00	3/18	5343	295.00
3/09	5333	420.00	3/19	5344	420.00
3/03	5335*	550.00	3/19	5345	378.42
3/02	5336	825.00	3/16	5349*	2,117.99
3/05	5337	6,160.60	3/23	5350	760.00
3/06	5338	300.00	3/31	5351	41,620.91
3/06	5339	133.76	3/27	5352	1,100.00
3/09	5340	660.00	3/30	5353	760.00

\* Indicates Break in Check Order Sequence

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
3/02	185,787.63	3/16	173,734.52	3/25	191,908.84
3/03	177,949.23	3/17	177,405.34	3/26	195,570.67
3/05	171,788.63	3/18	173,439.52	3/27	194,470.67
3/06	187,534.16	3/19	172,488.98	3/30	207,466.92
3/09	190,237.51	3/20	168,330.96	3/31	168,176.81
3/11	200,063.77	3/23	167,372.96		
3/13	176,612.51	3/24	166,784.53		

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.



<b>Credit</b>		<b>\$13756.25</b>	
Date/Time: 3/30/2026 2:44 PM			
Comment: Virtual Deposit Ticket			
<b>American Momentum Bank</b> The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$13756.25

Amount \$13,756.25 Date 3/30/2026

<b>Credit</b>		<b>\$13756.25</b>	
Date/Time: 3/30/2026 2:44 PM			
Comment: Virtual Deposit Ticket			
<b>American Momentum Bank</b> The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$13756.25

Date 3/30/2026 Back

<b>Credit</b>		<b>\$3661.83</b>	
Date/Time: 3/26/2026 2:43 PM			
Comment: Virtual Deposit Ticket			
<b>American Momentum Bank</b> The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$3661.83

Amount \$3,661.83 Date 3/26/2026

<b>Credit</b>		<b>\$3661.83</b>	
Date/Time: 3/26/2026 2:43 PM			
Comment: Virtual Deposit Ticket			
<b>American Momentum Bank</b> The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$3661.83

Date 3/26/2026 Back

<b>Credit</b>		<b>\$25124.31</b>	
Date/Time: 3/25/2026 2:44 PM			
Comment: Virtual Deposit Ticket			
<b>American Momentum Bank</b> The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$25124.31

Amount \$25,124.31 Date 3/25/2026

<b>Credit</b>		<b>\$25124.31</b>	
Date/Time: 3/25/2026 2:44 PM			
Comment: Virtual Deposit Ticket			
<b>American Momentum Bank</b> The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$25124.31

Date 3/25/2026 Back

<b>Credit</b>		<b>\$4667.35</b>	
Date/Time: 3/9/2026 2:44 PM			
Comment: Virtual Deposit Ticket			
<b>American Momentum Bank</b> The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$4667.35

Amount \$4,667.35 Date 3/9/2026

<b>Credit</b>		<b>\$4667.35</b>	
Date/Time: 3/9/2026 2:44 PM			
Comment: Virtual Deposit Ticket			
<b>American Momentum Bank</b> The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$4667.35

Date 3/9/2026 Back

<b>Credit</b>		<b>\$65.00</b>	
Date/Time: 3/6/2026 2:43 PM			
Comment: Virtual Deposit Ticket			
<b>American Momentum Bank</b> The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$65.00

Amount \$65.00 Date 3/6/2026

<b>Credit</b>		<b>\$65.00</b>	
Date/Time: 3/6/2026 2:43 PM			
Comment: Virtual Deposit Ticket			
<b>American Momentum Bank</b> The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$65.00

Date 3/6/2026 Back

<b>Credit</b>		<b>\$18361.29</b>	
Date/Time: 3/6/2026 2:43 PM			
Comment: Virtual Deposit Ticket			
<b>American Momentum Bank</b> The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$18361.29

Amount \$18,361.29 Date 3/6/2026

<b>Credit</b>		<b>\$18361.29</b>	
Date/Time: 3/6/2026 2:43 PM			
Comment: Virtual Deposit Ticket			
<b>American Momentum Bank</b> The Riverview Association, Inc.			
R/T	Account	TC	Amount
063118025	718000033462	5	\$18361.29

Date 3/6/2026 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: 5291

PAY Eight Hundred Eighty-Four And 00/100 Dollars

DATE 03/09/2026

AMOUNT \*\*\*\$884.00

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

Memo: 2-20-3-4

*Margaret Kennedy*  
Authorized Signature

⑆00000529⑆ ⑆063116025⑆ 718000033462⑆ ⑆0000088400⑆

Ck# 5291 Amt \$884.00 3/9/2026

ItemNum=000040150932-BusDt=03/06/26-RINum=>082907273<-StartTm=11:27:43 AM  
Br=1801-TriQ=5

⑆RNum=082907273⑆  
BranchName=BRADENTON PERIODIA.TXCHS  
BusDt=03/06/26-ItemNum=00040150932-StartTm=11:27:43 AM

PAY TO THE ORDER OF  
AMERICAN MOMENTUM BANK  
C/O ALL FLORIDA SERVICES  
MANAGEMENT, INC.  
2831 RINGLING BLVD, STE. 101A  
SARASOTA, FL 34237

Check 5291 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: 5292

PAY Eight Hundred Eighty-Four And 00/100 Dollars

DATE 03/19/2026

AMOUNT \*\*\*\$884.00

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

Memo: 3-6-3-19

*Margaret Kennedy*  
Authorized Signature

⑆00000529⑆ ⑆063116025⑆ 718000033462⑆ ⑆0000088400⑆

Ck# 5292 Amt \$884.00 3/20/2026

ItemNum=000138731488-BusDt=03/19/26-RINum=>082907273<-StartTm=11:57:44 AM  
Br=1801-TriQ=5

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BranchName=BRADENTON PERIODIA.TXCHS  
BusDt=03/19/26-ItemNum=000138731488-StartTm=11:57:44 AM

PAY TO THE ORDER OF  
AMERICAN MOMENTUM BANK  
C/O ALL FLORIDA SERVICES  
MANAGEMENT, INC.  
2831 RINGLING BLVD, STE. 101A  
SARASOTA, FL 34237

check 5292 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: 5332

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

DATE 02/19/2026

AMOUNT \*\*\*\$2,247.00

TO THE ORDER OF Flawless Interiors by Laz

Memo: Invoice: 103 2026 02 11

*Margaret Kennedy*  
Authorized Signature

⑆00000533⑆ ⑆063116025⑆ 718000033462⑆ ⑆0000224700⑆

Ck# 5332 Amt \$2,247.00 3/6/2026

For Deposit Only - JPMC

⑆RNum=082907273⑆  
BranchName=BRADENTON PERIODIA.TXCHS  
BusDt=02/19/26-ItemNum=00000533-StartTm=11:57:44 AM

PAY TO THE ORDER OF  
AMERICAN MOMENTUM BANK  
C/O ALL FLORIDA SERVICES  
MANAGEMENT, INC.  
2831 RINGLING BLVD, STE. 101A  
SARASOTA, FL 34237

Check 5332 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: 5333

PAY Four Hundred Twenty And 00/100 Dollars

DATE 02/24/2026

AMOUNT \*\*\*\$420.00

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

Memo: Invoice: 2021903

*Margaret Kennedy*  
Authorized Signature

⑆00000533⑆ ⑆063116025⑆ 718000033462⑆ ⑆0000042000⑆

Ck# 5333 Amt \$420.00 3/9/2026

6143029583

⑆RNum=082907273⑆  
BranchName=BRADENTON PERIODIA.TXCHS  
BusDt=02/24/26-ItemNum=00000533-StartTm=11:57:44 AM

PAY TO THE ORDER OF  
AMERICAN MOMENTUM BANK  
C/O ALL FLORIDA SERVICES  
MANAGEMENT, INC.  
2831 RINGLING BLVD, STE. 101A  
SARASOTA, FL 34237

Check 5333 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: 5335

PAY Five Hundred Fifty And 00/100 Dollars

DATE 02/24/2026

AMOUNT \*\*\*\$550.00

TO THE ORDER OF Dave Beddow  
1400 Barcarota Ave  
Bradenton, FL 34205

Memo: Invoice: 72623

*Margaret Kennedy*  
Authorized Signature

⑆00000533⑆ ⑆063116025⑆ 718000033462⑆ ⑆0000055000⑆

Ck# 5335 Amt \$550.00 3/3/2026

⑆RNum=082907273⑆  
BranchName=BRADENTON PERIODIA.TXCHS  
BusDt=02/24/26-ItemNum=00000533-StartTm=11:57:44 AM

PAY TO THE ORDER OF  
AMERICAN MOMENTUM BANK  
C/O ALL FLORIDA SERVICES  
MANAGEMENT, INC.  
2831 RINGLING BLVD, STE. 101A  
SARASOTA, FL 34237

Check 5335 Back

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: 5336

PAY Eight Hundred Twenty-Five And 00/100 Dollars

DATE 02/27/2026

AMOUNT \*\*\*\$825.00

TO THE ORDER OF David White

Memo: Invoice: 20260227

*Margaret Kennedy*  
Authorized Signature

⑆00000533⑆ ⑆063116025⑆ 718000033462⑆ ⑆0000082500⑆

Ck# 5336 Amt \$825.00 3/2/2026

JPMorgan Chase Bank 022702 158228 960890124143

⑆RNum=082907273⑆  
BranchName=BRADENTON PERIODIA.TXCHS  
BusDt=02/27/26-ItemNum=00000533-StartTm=11:57:44 AM

PAY TO THE ORDER OF  
AMERICAN MOMENTUM BANK  
C/O ALL FLORIDA SERVICES  
MANAGEMENT, INC.  
2831 RINGLING BLVD, STE. 101A  
SARASOTA, FL 34237

check 5336 Back



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

Check Number: 5343

PAY Two Hundred Ninety-Five And 00/100 Dollars

DATE 03/14/2026 AMOUNT \*\*\*\*\$295.00

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

Memo: Invoice: 202603extra

*Maryout Kennedy*  
Authorized Signature

⑆000005343⑆ ⑆063116025⑆ ⑆18000033462⑆ ⑆0000029500⑆

Ck# 5343 Amt \$295.00 3/18/2026

MemNum=000040152870-BusD=03/17/26-RtNum=>062907273<-StartTm=11:56:29 AM  
B=1801-140D-5

⑆000005343⑆ ⑆063116025⑆ ⑆18000033462⑆ ⑆0000029500⑆

PAID TO THE ORDER OF  
BANK OF AMERICA  
NATIONAL ASSOCIATION  
100 WALL STREET  
NEW YORK, NY 10038

⑆000005343⑆ ⑆063116025⑆ ⑆18000033462⑆ ⑆0000029500⑆

check 5343 Back

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

Check Number: 5344

PAY Four Hundred Twenty And 00/100 Dollars

DATE 03/14/2026 AMOUNT \*\*\*\*\$420.00

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

Memo: Invoice: 2026 03-07 to 03-20

*Maryout Kennedy*  
Authorized Signature

⑆000005344⑆ ⑆063116025⑆ ⑆18000033462⑆ ⑆0000042000⑆

Ck# 5344 Amt \$420.00 3/19/2026

3288276953

*Mary Greene*

check 5344 Back

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

Check Number: 5345

PAY Three Hundred Seventy-Eight And 42/100 Dollars

DATE 03/14/2026 AMOUNT \*\*\*\*\$378.42

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

Memo: Invoice: Insurance/MaryGreene

*Maryout Kennedy*  
Authorized Signature

⑆000005345⑆ ⑆063116025⑆ ⑆18000033462⑆ ⑆0000037842⑆

Ck# 5345 Amt \$378.42 3/19/2026

3288276952

*Mary Greene*

check 5345 Back

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

Check Number: 5349

PAY Two Thousand, One Hundred Seventeen And 99/100 Dollars

DATE 03/14/2026 AMOUNT \*\*\*\*\$2,117.99

TO THE ORDER OF Mike Palladino

Memo: Invoice: 20260322

*Maryout Kennedy*  
Authorized Signature

⑆000005349⑆ ⑆063116025⑆ ⑆18000033462⑆ ⑆0000211799⑆

Ck# 5349 Amt \$2,117.99 3/16/2026

⑆000005349⑆ ⑆063116025⑆ ⑆18000033462⑆ ⑆0000211799⑆

⑆000005349⑆ ⑆063116025⑆ ⑆18000033462⑆ ⑆0000211799⑆

check 5349 Back

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

Check Number: 5350

PAY Seven Hundred Sixty And 00/100 Dollars

DATE 03/20/2026 AMOUNT \*\*\*\*\$760.00

TO THE ORDER OF David White

Memo: Invoice: 20260623

*Maryout Kennedy*  
Authorized Signature

⑆000005350⑆ ⑆063116025⑆ ⑆18000033462⑆ ⑆0000076000⑆

Ck# 5350 Amt \$760.00 3/23/2026

⑆000005350⑆ ⑆063116025⑆ ⑆18000033462⑆ ⑆0000076000⑆

⑆000005350⑆ ⑆063116025⑆ ⑆18000033462⑆ ⑆0000076000⑆

check 5350 Back

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

Check Number: 5351

PAY Forty-One Thousand, Six Hundred Twenty And 91/100 Dollars

DATE 03/24/2026 AMOUNT \*\*\*\*\$41,620.91

TO THE ORDER OF Blueworks, Inc  
14305 49th Street North, Suite 11  
Clearwater, FL 33762

Memo: Invoice: 1695

*Maryout Kennedy*  
Authorized Signature

⑆000005351⑆ ⑆063116025⑆ ⑆18000033462⑆ ⑆0004162091⑆

Ck# 5351 Amt \$41,620.91 3/31/2026

Seq: 1  
Dep: 029393  
Date: 03/31/26

⑆000005351⑆ ⑆063116025⑆ ⑆18000033462⑆ ⑆0004162091⑆

⑆000005351⑆ ⑆063116025⑆ ⑆18000033462⑆ ⑆0004162091⑆

check 5351 Back



# AMERICAN MOMENTUM BANK®

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

Check Number: 5352

PAY One Thousand, One Hundred And 00/100 Dollars

DATE 03/24/2026 AMOUNT \*\*\*\*\$1,100.00

TO THE ORDER OF Blueworks, Inc  
14605 49th Street North, Suite 11  
Clearwater, FL 33762

Memo: Invoice: 1588

*Margaret Kennedy*  
Authorized Signature

⑆000005352⑆ ⑆0631160254⑆ ⑆18000033462⑆ ⑆0000110000⑆

Ck# 5352 Amt \$1,100.00 3/27/2026

Seq: 1  
Dep: 029311  
Date: 03/26/26

⑆000005352⑆ ⑆0631160254⑆ ⑆18000033462⑆ ⑆0000110000⑆

MPORGANCHASEBANK 032704 158228 96089009578

FOR DEPOSIT ONLY  
MICROFILMED ONLY  
3/27/2026

check 5352 Back

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

Check Number: 5353

PAY Seven Hundred Sixty And 00/100 Dollars

DATE 03/27/2026 AMOUNT \*\*\*\*\$760.00

TO THE ORDER OF David White

Memo: Invoice: 20280327

*Margaret Kennedy*  
Authorized Signature

⑆000005353⑆ ⑆0631160254⑆ ⑆18000033462⑆ ⑆0000076000⑆

Ck# 5353 Amt \$760.00 3/30/2026

MPORGANCHASEBANK 032704 158228 96089009578

FOR DEPOSIT ONLY  
MICROFILMED ONLY  
3/30/2026

check 5353 Back



AMERICAN  
MOMENTUM BANK®

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

10877978

Date 3/31/2026 ~ 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](http://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	3/02/26 thru 3/31/26
Previous Balancing	100,047.64	Number of Days in this Statement	30
Deposits	.00	Average Ledger	100,047.64
Checks/Debits	.00	Average Collected	100,047.64
Service Charges	.00	Interest Earned	12.33
Interest Paid	12.74	Annual Percentage Yield Earned	0.15%
Current Balance	100,060.38	2026 Interest Paid	36.98

### Deposits and Other Credits

Date	Description	Amount
3/31	Interest Deposit	12.74

### Daily Balance Summary

Date	Balance	Date	Balance
3/02	100,047.64	3/31	100,060.38

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  
 03/31/26  
 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 31

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

DATE.....BALANCE	DATE.....BALANCE	DATE.....BALANCE
02/28 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 \$ _____
<b>TOTAL</b>	<b>\$</b>		

**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: 03/31/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
<b>Uncleared Items</b>					
01/10/2025		Awning Works, Inc.		5185	(\$871.20)
10/02/2025		Inca Millworks		5234	(\$884.00)
03/31/2026		Deposit from batch 9643	9643 - ACH Payment	112	\$23,891.66
				<b>Total Uncleared</b>	<b>\$22,136.46</b>

**American Momentum Bank OP3462 Summary**

Ending Account Balance:	\$	190,313.27
Uncleared Items:	\$	22,136.46
<hr/>		
Adjusted Balance:	\$	168,176.81
Bank Ending Balance:	\$	168,176.81
<hr/>		
Difference:	\$	-



# Bank Account Reconciliation

The Riverview Association, Inc.

American Momentum Bank Reserve 9553 (End: 03/31/2026)

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

Ending Account Balance:	\$ 100,060.38
Uncleared Items:	\$-
Adjusted Balance:	\$ 100,060.38
Bank Ending Balance:	\$ 100,060.38
Difference:	\$-



# Bank Account Reconciliation

The Riverview Association, Inc.  
Cadence - MM 3363 (End: 03/31/2026)

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: 03/31/2026)

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:	\$-