Balance Sheet

As of June 30, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Construction Account	20,561.94
Insurance Deductible Escrow	25,025.82
Operating 5062	72,896.40
Reserve Account	63,889.37
Total Bank Accounts	\$182,373.53
Other Current Assets	
Lowes Preload Card	250.00
Total Other Current Assets	\$250.00
Total Current Assets	\$182,623.53
Other Assets	
Bookkeeping Deposit	500.00
Total Other Assets	\$500.00
TOTAL ASSETS	\$183,123.53
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
HOA Equity	8,536.07
Retained Earnings	93,007.59
Net Income	81,579.87
Total Equity	\$183,123.53
TOTAL LIABILITIES AND EQUITY	\$183,123.53

Profit and Loss

	TOTAL
Income	
Condominium Questionnaire	150.00
Ordinary Income	780.00
Operating Account Income	
Association Dues	89,403.00
Total Operating Account Income	89,403.00
Reserve Account Income	
Interest Income	516.71
Total Reserve Account Income	516.71
Total Ordinary Income	90,699.71
Special Assessment Income	
2023 Special Assessment	7,140.00
2024 Special Assessment	39,425.00
Total Special Assessment Income	46,565.00
Unapplied Cash Payment Income	3,401.00
Total Income	\$140,815.71
GROSS PROFIT	\$140,815.71
Expenses	
Bank Service Charges	109.50
Legal & Professional Fees	
Bookkeeping	4,046.64
Legal Fees	6,894.75
Total Legal & Professional Fees	10,941.39
Merchant Fee	23.45
Operating Account Expense	
Insurance Expense	10,663.30
AFI- Business Key Policy	17.58
AFI- Property	4,730.69
AFI - Non Profit Liability	33.75
Total AFI- Property	4,764.44
Total Insurance Expense	15,445.32
Landscaping and Groundskeeping	
Snow Removal	
Snow Removal - L& B Services	2,700.00
Total Snow Removal	2,700.00
Total Landscaping and Groundskeeping	2,700.00
Office Expenses	577.93
Postage and Delivery	140.22
Total Office Expenses	718.15

Profit and Loss

	TOTAL
Professional Fees	
Tax Preparation	130.00
Total Professional Fees	130.00
Reimbursed Expense	0.00
Repairs and Maintenance	
Lights	
EVO Electric	960.00
Total Lights	960.00
Plumbing	59.00
Rodent Control	573.00
Total Repairs and Maintenance	1,592.00
Utilities	2,118.07
Town of Estes Park	3,954.43
Electric-Town of EP	81.28
Water-Town of EP	667.65
Total Town of Estes Park	4,703.36
Trash-Waste Management	1,052.10
Wastewater-Upper Thompson Sani	19,462.50
Total Utilities	27,336.03
Total Operating Account Expense	47,921.50
Tax	240.00
Total Expenses	\$59,235.84
NET OPERATING INCOME	\$81,579.87
NET INCOME	\$81,579.87

Profit and Loss

June 2024

	TOTAL
Income	
Condominium Questionnaire	150.00
Ordinary Income	
Operating Account Income	
Association Dues	15,103.00
Total Operating Account Income	15,103.00
Reserve Account Income	
Interest Income	267.78
Total Reserve Account Income	267.78
Total Ordinary Income	15,370.78
Special Assessment Income	
2024 Special Assessment	31,540.00
Total Special Assessment Income	31,540.00
Unapplied Cash Payment Income	-542.00
Total Income	\$46,518.78
GROSS PROFIT	\$46,518.78
Expenses	
Bank Service Charges	38.00
Legal & Professional Fees	
Bookkeeping	2,206.25
Legal Fees	1,312.50
Total Legal & Professional Fees	3,518.75
Merchant Fee	-114.91
Operating Account Expense	
Insurance Expense	2,335.80
Repairs and Maintenance	
Rodent Control	135.00
Total Repairs and Maintenance	135.00
Utilities	
Town of Estes Park	779.96
Trash-Waste Management	524.25
Total Utilities	1,304.21
Total Operating Account Expense	3,775.01
Total Expenses	\$7,216.85
NET OPERATING INCOME	\$39,301.93
NET INCOME	\$39,301.93

2024 Budget Comparison

		TO	TAL	
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Condominium Questionnaire	150.00		150.00	
Ordinary Income	780.00		780.00	
Operating Account Income				
Association Dues	89,403.00		89,403.00	
Total Operating Account Income	89,403.00		89,403.00	
Reserve Account Income				
Interest Income	516.71		516.71	
Total Reserve Account Income	516.71		516.71	
Total Ordinary Income	90,699.71		90,699.71	
Special Assessment Income				
2023 Special Assessment	7,140.00		7,140.00	
2024 Special Assessment	39,425.00		39,425.00	
Total Special Assessment Income	46,565.00		46,565.00	
Unapplied Cash Payment Income	3,401.00		3,401.00	
Total Income	\$140,815.71	\$0.00	\$140,815.71	0.00%
GROSS PROFIT	\$140,815.71	\$0.00	\$140,815.71	0.00%
Expenses				
Bank Service Charges	109.50		109.50	
Legal & Professional Fees				
Bookkeeping	4,046.64	5,100.00	-1,053.36	79.35 %
Legal Fees	6,894.75	2,000.00	4,894.75	344.74 %
Total Legal & Professional Fees	10,941.39	7,100.00	3,841.39	154.10 %
Merchant Fee	23.45		23.45	
Operating Account Expense				
Bank Fees-Operating Account		1,050.00	-1,050.00	
Computer and Internet Expenses		150.00	-150.00	
Government Entity Fees		50.00	-50.00	
Insurance Expense	10,663.30		10,663.30	
AFI- Business Key Policy	17.58	211.00	-193.42	8.33 %
AFI- Property	4,730.69	25,000.00	-20,269.31	18.92 %
AFI - Non Profit Liability	33.75	405.00	-371.25	8.33 %
Total AFI- Property	4,764.44	25,405.00	-20,640.56	18.75 %
Total Insurance Expense	15,445.32	25,616.00	-10,170.68	60.30 %
Landscaping and Groundskeeping				
Groundskeeping - L & B Services		6,000.00	-6,000.00	
Spring and Fall Cleanup		3,800.00	-3,800.00	
Total Groundskeeping - L & B Services		9,800.00	-9,800.00	
Snow Removal		10,000.00	-10,000.00	
Snow Removal - L& B Services	2,700.00		2,700.00	
Total Snow Removal	2,700.00	10,000.00	-7,300.00	27.00 %

2024 Budget Comparison

		TO	TAL	
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Sprinklers				
Backflow Testing and Repair		499.98	-499.98	
Startup and Shutdown		900.00	-900.00	
Total Sprinklers		1,399.98	-1,399.98	
Total Landscaping and Groundskeeping	2,700.00	21,199.98	-18,499.98	12.74 %
Office Expenses	577.93	300.00	277.93	192.64 %
Postage and Delivery	140.22		140.22	
Total Office Expenses	718.15	300.00	418.15	239.38 %
Other Expense		300.00	-300.00	
Professional Fees				
Financial Review		100.00	-100.00	
Tax Preparation	130.00	130.00	0.00	100.00 %
Total Professional Fees	130.00	230.00	-100.00	56.52 %
Reimbursed Expense	0.00		0.00	
Repairs and Maintenance				
Lights				
EVO Electric	960.00		960.00	
Total Lights	960.00		960.00	
Other		10,000.00	-10,000.00	
Paving		10,000.00	-10,000.00	
Plumbing	59.00		59.00	
Rodent Control	573.00		573.00	
Total Repairs and Maintenance	1,592.00	20,000.00	-18,408.00	7.96 %
Supplies		1,000.00	-1,000.00	
Utilities	2,118.07		2,118.07	
Town of Estes Park	3,954.43		3,954.43	
Electric-Town of EP	81.28	1,080.00	-998.72	7.53 %
Water-Town of EP	667.65	13,000.00	-12,332.35	5.14 %
Total Town of Estes Park	4,703.36	14,080.00	-9,376.64	33.40 %
Trash-Waste Management	1,052.10	7,000.00	-5,947.90	15.03 %
Wastewater-Upper Thompson Sani	19,462.50	39,450.00	-19,987.50	49.33 %
Total Utilities	27,336.03	60,530.00	-33,193.97	45.16 %
Total Operating Account Expense	47,921.50	130,425.98	-82,504.48	36.74 %
Тах	240.00		240.00	
otal Expenses	\$59,235.84	\$137,525.98	\$ -78,290.14	43.07 %
ET OPERATING INCOME	\$81,579.87	\$ -137,525.98	\$219,105.85	-59.32 %
IET INCOME	\$81,579.87	\$ -137,525.98	\$219,105.85	-59.32 %



Statement Ending 06/28/2024

Page 1 of 4

RETURN SERVICE REQUESTED

EAGLES LANDING CONDOMINIUM ASSOCIATION OPERATING PO BOX 206 ESTES PARK CO 80517-0206

Managing Your Accounts

Online Banking www.bankofcolorado.com

533 Big Thompson Ave Suite

Mailing Address 100

Estes Park, CO 80517

Phone 970-586-8185

Customer Service 1-800-227-7715



Summary of Accounts

Account TypeAccount NumberEnding BalanceFREE BUSINESS ACCOUNTXXXXXX5062\$73,031.40

FREE BUSINESS ACCOUNT-XXXXXX5062

Account Summary

 Date
 Description
 Amount

 06/01/2024
 Beginning Balance
 \$35,713.54

 12 Credit(s) This Period
 \$54,490.55

 12 Debit(s) This Period
 \$17,172.69

 06/28/2024
 Ending Balance
 \$73,031.40

Account Activity

Post Date	Description	Debits	Credits	Balance
06/01/2024	Beginning Balance			\$35,713.54
06/03/2024	DEPOSIT		\$3,750.00	\$39,463.54
06/03/2024	MERCH BNKCD NSD DEPOSIT 526490426883		\$110.41	\$39,573.95



THIS FORM IS PROVIDED TO HELP YOU BALANCE YOUR STATEMENT

NOT CHARGED TO ACCOUNT			BEFC	RE YOU'START-			
NO. \$			PLEASE BE SURE YOU HAVE ENTERED IN YOUR REGISTER ALL AUTOMATIC TRANSACTIONS SHOWN ON THE FRONT OF YOUR STATEMENT.				
			YOU SHOULD HAVE ADDE IF ANY OCCURRED: 1. Loan advances. 2. Credit memos. 3. Other automatic deposits. 4. Interest paid.	ED YOU SHOULD HAVE SUBTRACTED IF ANY OCCURRED: 1. Automatic loan payments. 2. Automatic savings transfers. 3. Service charges. 4. Debit memos. 5. Other automatic deductions and payments.			
			BALANCE SHOWN ON THIS STATEMENT	\$			
			ADD				
			DEPOSITS NOT SHOWN ON THIS STATEMENT (IF ANY)	\$			
			TOTAL	\$			
			SUBTRACT -				
			WITHDRAWALS OUTSTANDING	\$			
			BALANCE	\$			
			SHOULD AGREE WITH YOUR REGI	STER			

(IF ANY) SHOWN ON THIS STATEMENT. Please examine immediately and report if incorrect. If no reply is received within 60 days the account will be considered correct.

BALANCE AFTER DEDUCTING SERVICE CHARGE

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS (FOR CONSUMER ACCOUNTS ONLY)

Telephone or write us at the telephone number or address listed in the top right Managing Your Accounts Section of this statement 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.

Tell us your name and account number (if any).

TOTAL \$

- Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it 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 (5 business days for Visa® branded Debit Card point-of-sale transactions processed by Visa) to do this, we will credit 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.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you think there is an error on your statement, write to us at the address listed in the top right Managing Your Accounts Section of this statement. In your letter, give us the following information:

- Account information: Your name and account number.
- (2) Dollar amount: The dollar amount of the suspected error.(3) Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors in writing. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question. While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

FREE BUSINESS ACCOUNT-XXXXXX5062 (continued)

Account Activity (con	tinue	(b
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Post Date	Description	Debits	Credits	Balance
06/03/2024	MERCH BNKCD NSD DEPOSIT 526490426883		\$8,124.64	\$47,698.59
06/03/2024	CHECK # 3526	\$92.93		\$47,605.66
06/03/2024	BUSPREMFEE PINNBANK-BANK OF BUSINESS PREMIUM CHARGE	\$33.00		\$47,572.66
06/05/2024	MERCH BNKCD NSD DEPOSIT 526490426883		\$375.00	\$47,947.66
06/05/2024	EAGLES LANDING C AchCollect XXXXX9465		\$1,500.00	\$49,447.66
06/05/2024	TOWN OF ESTES PA UT BILL 000095870015720	\$36.02		\$49,411.64
06/05/2024	TOWN OF ESTES PA UT BILL 000095870008006	\$44.95		\$49,366.69
06/05/2024	TOWN OF ESTES PA UT BILL 000095870015368	\$155.87		\$49,210.82
06/05/2024	TOWN OF ESTES PA UT BILL 000095870008008	\$543.12		\$48,667.70
06/10/2024	TRANSFER TO SAVINGS XXXXXX7760	\$2,000.00		\$46,667.70
06/10/2024	DEPOSIT		\$30,716.00	\$77,383.70
06/10/2024	XX1752 VISA PURCHASE ROBERT H. FOSTER robert@robert CO OEFUQFH4 077581	\$1,312.50		\$76,071.20
06/11/2024	MERCH BNKCD NSD DEPOSIT 526490426883		\$154.50	\$76,225.70
06/11/2024	EAGLES LANDING C AchCollect XXXXX9465		\$375.00	\$76,600.70
06/11/2024	AchCollect EAGLES LANDING C May Dues		\$375.00	\$76,975.70
06/13/2024	EAGLES LANDING C AchCollect XXXXX9465		\$375.00	\$77,350.70
06/17/2024	Xfer 2024 SA funds rcvd in May Transfer To xxx5118	\$7,888.00		\$69,462.70
06/20/2024	DEPOSIT		\$8,260.00	\$77,722.70
06/20/2024	MERCH BNKCD NSD DEPOSIT 526490426883		\$375.00	\$78,097.70
06/20/2024	WASTE MANAGEMENT INTERNET 043000096670502	\$524.25		\$77,573.45
06/21/2024	STATE FARM RO 27 CPC-CLIENT 20 J XXXXXX5760	\$2,335.80		\$75,237.65
06/25/2024	CHECK # 3531	\$2,206.25		\$73,031.40
06/28/2024	Ending Balance			\$73,031.40

Checks Cleared

	Check Nbr	Date	Amount	Check Nbr	Date	Amount
_	3526	06/03/2024	\$92.93	3531*	06/25/2024	\$2,206.25

^{*} Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
06/03/2024	\$47,572.66	06/11/2024	\$76,975.70	06/20/2024	\$77,573.45
06/05/2024	\$48,667.70	06/13/2024	\$77,350.70	06/21/2024	\$75,237.65
06/10/2024	\$76,071.20	06/17/2024	\$69,462.70	06/25/2024	\$73,031.40

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



Statement Ending 06/28/2024

Page 1 of 4

RETURN SERVICE REQUESTED

EAGLES LANDING CONDOMINIUM ASSOCIATION SPECIAL ASSESSMENT PO BOX 206 ESTES PARK CO 80517-0206

Managing Your Accounts

Online Banking www.bankofcolorado.com

533 Big Thompson Ave Suite

Mailing Address 100

Estes Park, CO 80517

Phone 970-586-8185

Customer Service 1-800-227-7715



Summary of Accounts

Account TypeAccount NumberEnding BalanceFREE BUSINESS ACCOUNTXXXXXX5118\$20,561.94

FREE BUSINESS ACCOUNT-XXXXXX5118

Account Summary

 Date
 Description
 Amount

 06/01/2024
 Beginning Balance
 \$12,673.94

 1 Credit(s) This Period
 \$7,888.00

 0 Debit(s) This Period
 \$0.00

 06/28/2024
 Ending Balance
 \$20,561.94

Account Activity

Post Date	Description	Debits	Credits	Balance
06/01/2024	Beginning Balance			\$12,673.94
06/17/2024	Xfer 2024 SA funds rcvd in May Transfer From xxx5062		\$7,888.00	\$20,561.94
06/28/2024	Ending Balance			\$20,561.94



THIS FORM IS PROVIDED TO HELP YOU BALANCE YOUR STATEMENT

	VALS OUTSTANDIN		BEFC	DRE YOU START-
NO.	RGED TO ACCOUN	N I		AVE ENTERED IN YOUR REGISTER ALL NS SHOWN ON THE FRONT OF YOUR
			YOU SHOULD HAVE ADDI IF ANY OCCURRED: 1. Loan advances. 2. Credit memos. 3. Other automatic deposits. 4. Interest paid.	 YOU SHOULD HAVE SUBTRACTED IF ANY OCCURRED: 1. Automatic loan payments. 2. Automatic savings transfers. 3. Service charges. 4. Debit memos. 5. Other automatic deductions and payments.
			BALANCE SHOWN ON THIS STATEMENT	\$
			ADD	
			DEPOSITS NOT SHOWN ON THIS STATEMENT (IF ANY)	\$
			TOTAL	\$
			SUBTRACT -	
			WITHDRAWALS OUTSTANDING	\$
			BALANCE	\$
			SHOULD AGREE WITH YOUR REG	ISTER

(IF ANY) SHOWN ON THIS STATEMENT. Please examine immediately and report if incorrect. If no reply is received within 60 days the account will be considered correct.

BALANCE AFTER DEDUCTING SERVICE CHARGE

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS (FOR CONSUMER ACCOUNTS ONLY)

Telephone or write us at the telephone number or address listed in the top right Managing Your Accounts Section of this statement 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.

Tell us your name and account number (if any).

TOTAL \$

- Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it 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 (5 business days for Visa® branded Debit Card point-of-sale transactions processed by Visa) to do this, we will credit 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.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

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- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

FREE BUSINESS ACCOUNT-XXXXXXX5118 (continued)

Daily Balances

 Date
 Amount

 06/17/2024
 \$20,561.94

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

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Statement Ending 06/28/2024

Page 1 of 4

RETURN SERVICE REQUESTED

EAGLES LANDING CONDOMINIUM ASSOCIATION 1010 S SAINT VRAIN AVE UNIT B6 ESTES PARK CO 80517-7469

Managing Your Accounts

Online Banking www.bankofcolorado.com

533 Big Thompson Ave Suite

Mailing Address 100

Estes Park, CO 80517

Phone 970-586-8185

Customer Service 1-800-227-7715



Summary of Accounts

Account TypeAccount NumberEnding BalanceBUSINESS SAVINGSXXXXXX9382\$25,025.82

BUSINESS SAVINGS-XXXXXX9382

Account Su	ımmary		Interest Summary	
Date	Description	Amount	Description	Amount
05/13/2024	Beginning Balance	\$0.00	Interest Earned From 05/13/2024 Throu	ugh 06/28/2024
	2 Credit(s) This Period	\$25,030.82	Annual Percentage Yield Earned	1.26%
	1 Debit(s) This Period	\$5.00	Interest Days	47
06/28/2024	Ending Balance	\$25,025.82	Interest Earned	\$30.82
			Interest Paid This Period	\$30.82
			Interest Paid Year-to-Date	\$30.82
			Minimum Balance	\$25,000.00
			Average Ledger Balance	\$19,148.93
			Average Available Balance	\$19,148.93



THIS FORM IS PROVIDED TO HELP YOU BALANCE YOUR STATEMENT

	VALS OUTSTANDIN		BEFC	DRE YOU START-
NO.	RGED TO ACCOUN	N I		AVE ENTERED IN YOUR REGISTER ALL NS SHOWN ON THE FRONT OF YOUR
			YOU SHOULD HAVE ADDI IF ANY OCCURRED: 1. Loan advances. 2. Credit memos. 3. Other automatic deposits. 4. Interest paid.	 YOU SHOULD HAVE SUBTRACTED IF ANY OCCURRED: 1. Automatic loan payments. 2. Automatic savings transfers. 3. Service charges. 4. Debit memos. 5. Other automatic deductions and payments.
			BALANCE SHOWN ON THIS STATEMENT	\$
			ADD	
			DEPOSITS NOT SHOWN ON THIS STATEMENT (IF ANY)	\$
			TOTAL	\$
			SUBTRACT -	
			WITHDRAWALS OUTSTANDING	\$
			BALANCE	\$
			SHOULD AGREE WITH YOUR REG	ISTER

(IF ANY) SHOWN ON THIS STATEMENT. Please examine immediately and report if incorrect. If no reply is received within 60 days the account will be considered correct.

BALANCE AFTER DEDUCTING SERVICE CHARGE

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Tell us your name and account number (if any).

TOTAL \$

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

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- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

BUSINESS SAVINGS-XXXXXX9382 (continued)

Account Activity

Post Date	Description	Debits	Credits	Balance
05/13/2024	Beginning Balance			\$0.00
05/24/2024	Transfer from Res to Ins Res per Dianne EM on 0524 Transfer From xxx7760		\$25,000.00	\$25,000.00
06/28/2024	INTEREST		\$30.82	\$25,030.82
06/28/2024	PAPER STATEMENT FEE	\$5.00		\$25,025.82
06/28/2024	Ending Balance			\$25,025.82

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

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