

Executive Summary 2026

The Owners Association of Park Place Condominiums Inc.

PO Box 80231

Saukville WI 53080

Physical Address 691,693,695,697,699 W. Dekora St. Saukville, WI 53080

E-mail parkplacesville@gmail.com

How is the association managed? Self-Managed.

- **Year project originally built: 2002**
 - **Total number of units in the entire project: 40**
 - **Number of completed units: 40**
 - **Number of sold units: 40**
 - **Number of owner occupied units: 33**
 - **Number of rented units: 7**
1. **Does any single entity owner own more than 10% of the total units? NO**
 2. **Are all the units and common areas complete and not subject to additional phasing? YES**
 3. **Does the project contain commercial space over 25%? NO**
 4. **Is the project an apartment to condominium conversion? NO**
 5. **Is the homeowners association currently a party to any litigation or lawsuit? NO**
 6. **Has control of the HOA been turned over to the unit purchasers? YES, as of 03/01/2006**
 7. **Are more than 15% of the condo fee payments two or more months delinquent? NO**
 8. **What are the monthly fees per unit? Currently \$175.00 per month.**
 9. **Does association have the right of first refusal? NO**
 10. **Is association FHA approved? NO**

PARKING

- **What are the parking arrangements at this condominium? Two (2) in garage and two (2) behind garage perpendicular to garage door.**
- **Is there a parking fee?: NO**
- **For specific information about parking see: R&R Index is Parking**

PETS

- **May I have any pets at this condominium? YES one (1) Dog OR two (2) cats**
- **What are the restrictions and limitations on pets? No pet may leave the Unit unless leashed or carried. Also, breed restrictions are found in the R&R. (see index "Pets")**

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UNIT RENTAL

- **May I rent my unit?** YES, limitations can be found in the R&R see index "Rentals"
- **What are the major restrictions and limitations on unit rentals?** Tenants must adhere to the rules and regulations of the condo association at all times. The rules and regulations must be incorporated into any lease or rental agreement between owner and tenant. Unit owner is responsible for fines incurred by tenant. A copy of current lease must be on file with the Board of Directors within 72 hours of occupation by renter. See R&R for all limitations.

Does this condominium have any special amenities and features? NO

What are my maintenance and repair responsibilities for my unit? See condominium R&R Index pages

Who is responsible for maintaining; repairing and replacing the common elements? Park Place Association

How are repairs and replacements of common elements funded? By Condo Fees & Reserve Amounts

Does the condominium association maintain reserve funds for the repair and replacement of the common elements? YES

May I alter my unit? Yes Inside owner unit only. Door and window replacements are the responsibility of the owner and MUST HAVE PRIOR BOARD APPROVAL.

Does the condominium association pay my water bill? NO, each unit has a meter (see outside closet unit A)

Can any of the condominium materials be amended in a way that might affect my rights and responsibilities? YES, Wisconsin law allows the unit owners to amend the condominium declaration, bylaws and other condominium documents if the required votes are obtained. The Board of Directors can create and/or amend Rules & Regulations.

What is the seller requirement to the association? Seller must supply the name and contact information to the Board of Directors.

When and how dues are paid? Dues are paid monthly, or in any combination of months. Partial dues are not allowed. Payable on the first (1st). Late and \$25.00 fine added if paid after the fifth (5th) day of the month. Mail dues to PO Box 80231, Saukville Wi 53080. Direct deposit is available, please email to the board for needed bank information.

Dues for unit 691E are paid thru 9-30-26 and next due on 10-1-26

Current Month End Budget is attached

Whom should I contact for more information about the Association?

Signature: Carol Champagne Secretary/Treas Date: 8-26-26

E-mail address: parkplacesville@gmail.com

2:55 PM

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08/11/26

Profit & Loss Budget vs. Actual

Cash Basis

January through July 2026

	Jan - Jul 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
50000 · Unit Owner Dues	49,533.75	49,000.00	533.75	101.1%
50100 · Document Fees	50.00			
50200 · Fines and Fees	100.00			
Total Income	49,683.75	49,000.00	683.75	101.4%
Expense				
63300 · Insurance Expense	8,627.78	7,292.50	1,335.28	118.3%
63500 · Common Area Expenses	619.16	845.81	-226.65	73.2%
63700 · Landscaping and Snow Removal	21,392.20	21,000.00	392.20	101.9%
68100 · Disposal	5,829.72	5,950.00	-120.28	98.0%
68500 · Electricity	1,354.87	1,516.69	-161.82	89.3%
68600 · Water	1,134.83	1,125.00	9.83	100.9%
68700 · Administrative Expenses	1,377.66	1,312.50	65.16	105.0%
68800 · Tax Expenses	2,683.00			
Total Expense	43,019.22	39,042.50	3,976.72	110.2%
Net Ordinary Income	6,664.53	9,957.50	-3,292.97	66.9%
Other Income/Expense				
Other Income				
70000 · Reserve				
70100 · Reserve Receipts				
70125 · Dues - Reserve	12,941.25	10,150.00	2,791.25	127.5%
70175 · Interest	78.05			
70180 · Interest - CDs	5,745.38			
Total 70100 · Reserve Receipts	18,764.68	10,150.00	8,614.68	184.9%
70500 · Reserve Expenditures				
70540 · Unbudgeted Misc. Expenses	-2,500.00			
Total 70500 · Reserve Expenditures	-2,500.00			
Total 70000 · Reserve	16,264.68	10,150.00	6,114.68	160.2%
Total Other Income	16,264.68	10,150.00	6,114.68	160.2%
Net Other Income	16,264.68	10,150.00	6,114.68	160.2%
Net Income	22,929.21	20,107.50	2,821.71	114.0%