



W4945 County Road ES
Elkhorn, WI 53121-3969
262-723-6030 Office
262-723-7869 Fax
willowrunrv@gmail.com
www.willowrunrv.com

RV Condominium Association

Disclosure Materials

Willow Run Condominium Association

W4945 County Road ES

Elkhorn, WI 53121

Seller Unit _____
New Owner Name _____
Address _____

THESE ARE THE LEGAL DOCUMENTS COVERING YOUR RIGHTS AND RESPONSIBILITIES AS A CONDOMINIUM OWNER. IF YOU DO NOT UNDERSTAND ANY PROVISIONS CONTAINED IN THEM YOU SHOULD OBTAIN PROFESSIONAL ADVICE.

THESE DISCLOSURE MATERIALS GIVEN TO YOU AS REQUIRE BY LAW MAY, WITH THE EXCEPTION OF THE EXECUTIVE SUMMARY, BE RELIED UPON AS CORRECT AND BINDING. FOR A COMPLETE UNDERSTANDING OF THE EXECUTIVE SUMMARY CONSULT THE DISCLOSURE DOCUMENTS TO WHICH A PARTICULAR EXECUTIVE SUMMARY STATEMENT PERTAINS. ORAL STATEMENTS MAY NOT BE LEGALLY BINDING.

YOU MAY AT ANY TIME WITHIN 5 BUSINESS DAYS FOLLOWING RECEIPT OF THESE DOCUMENTS, OR FOLLOWING NOTICE OF ANY MATERIAL CHANGES IN THESE DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE. IF THE SELLER DELIVERS LESS THAN ALL OF THE DOCUMENTS REQUIRED, YOU HAVE 5 BUSINESS DAYS FOLLOWING RECEIPT OF THE DOCUMENTS TO CANCEL IN WRITING THE CONTRACT OF SALE OR, IF THE SELLER DELIVERS A COVER SHEET AND INDEX, TO DELIVER A WRITTEN REQUEST FOR ANY MISSING DOCUMENTS. SEE THE INDEX, IF ANY, FOLLOWING THIS INFORMATION TO DETERMINE IF DOCUMENTS ARE MISSING. IF YOU TIMELY DELIVER A WRITTEN REQUEST FOR MISSING DOCUMENT, YOU MAY, AT ANY TIME WITHIN 5 BUSINESS DAYS FOLLOWING THE EARLIER OF EITHER THE RECEIPT OF THE REQUESTED DOCUMENTS OR THE SELLER'S DEADLINE TO DELIVER THE REQUESTED DOCUMENTS, CANCEL IN WRITING THE CONTRACT OF SALE AND RECEIVE A FULL REFUND OF ANY DEPOSITS MADE. YOU HAVE NO FURTHER RIGHT TO CANCEL THE CONTRACT OF SALE BASED ON THE DOCUMENTS UNLESS DOCUMENTS ARE MATERIALLY CHANGED.

Index for Sale of Property Disclosure Material

This is to be given to buyer no later than fifteen (15) days prior to closing by the seller.

1. Executive Summary
2. Declaration/Bylaws
3. Articles of Incorporation
4. Employment Contract
5. Annual Operating Budget
6. Leases-NA
7. Expansion plan-NA
8. Floor map-Park Map (Unit floor map-NA)

1. Executive Summary (see page 3)
2. Declaration, bylaws, and Rules and Regulations located on our website (www.willowrunrv.com) on the home page.
3. Incorporation documents included in the above.
4. Contracts- Maintenance (see page 4)
5. Operating budget for FY 2023 (see page 5). Monthly dues are \$95.00/month for all 12 months. Water is the only utility included in the monthly assessment. The remainder of services are the responsibility of the unit owner. Assessments can be paid monthly, quarterly, or annually. They are paid to Willow Run Condominium Association, P.O. Box 566, Elkhorn, Wisconsin 53121. The clubhouse can be rented out for private functions subject to limitations. Certain restrictions apply. (See Rules and Regulations)
6. NA at this time
7. The condominium is fully developed. No units will be added.
8. The map of the property is on page 6 The Common elements include the septic fields, tennis courts, basketball court, small fishing lake, two lakes that have a public section and private sections, clubhouse, playground, volleyball court, adult pool, kiddie pool and public wifi in the clubhouse. This is a campground and a condominium association. See the owner for camper on the property.

EXECUTIVE SUMMARY

This Executive Summary highlights some of the information that prospective condominium buyers are most interested in learning as well as some of the information that they should consider when contemplating the purchase of a condominium unit. The following sections either briefly summarize pertinent information by answering the questions asked, direct prospective buyers to specific sections of the condominium disclosure materials that discuss each topic in detail (at the □ icon) or may be completed to both summarize the information and refer to the condominium documents. *This summary, however, is not intended to replace the buyer's review of the condominium declaration, bylaws and other condominium disclosure materials nor is it a substitute for a professional review of the condominium documents.*

Condominium Name: Willow Run RV Condominium Association, Inc.

How is the condominium association managed?

- What is the name of the condominium association? Willow Run RV Condominium Association, Inc.
- What is the association's mailing address? P.O. Box 566, Elkhorn, WI 53121
- How is the association managed?
 - By the unit owners (self-managed)
 - By a management agent or company
 - By the declarant (developer) or the declarant's management company
- Whom should I contact for more information about the condominium and the association? Board of Directors (Management agent/company or other available contact person)
- What is the address, phone number, fax number, website & e-mail address for association management or the contact person? W4945 County Road ES, Elkhorn, WI 53121; phone: 262-723-6030; fax: 262-723-7869; website: www.willowrunrv.com; Board of Directors
- For specific information about the management of this association, see The campground is managed by the Association's Board of Directors, a panel of five persons elected by the Association. Each director is elected for a two-year term with no term limits. The Board of Directors may make additional rules, regulations and policies, as described in the Bylaws, for the benefit of all owners.

What are the parking arrangements at this condominium?

- Number of parking spaces assigned to each unit? A recreational vehicle and parking on parking on Unit.
- How many outside? Parking on Unit lot

- How many inside? 0 [check all that apply]
 - Common element (use of the parking area)
 - Limited common element
 - Included as part of the unit
 - Separate nonvoting units
 - Depends on individual transaction
- Do I have to pay any extra parking fees (include separate maintenance charges, if any)?
 - No
 - Yes, in the amount of \$ _____ per _____
 - Other: If using the parking area, the Board may charge a fee.
- Are parking assignments reserved or designated on the plat or in the condominium documents?
 - No
 - Yes - Where? Plat
- Are parking spaces assigned to a unit by deed?
 - No
 - Yes
- Can parking spaces be transferred between unit owners?
 - No
 - Yes
- What parking is available for visitors? On Unit lot or designated parking area.
- What are the parking restrictions at this condominium? Each unit may be occupied by a single recreational vehicle. The unit owner is responsible for obtaining all necessary county and township zoning and/or building permits when introducing a recreational vehicle or other structure/addition to his unit. All additions and/or improvements must also be approved by the Board of Directors. All vehicles in the campground must be in operating condition. Golf carts may be used, but must obey posted speed limits and be driven only by persons of a qualifying age for a driver's license. Motorcycles may be used for ingress and egress only. Bicycles, scooters, watercraft and other recreational items of mobility may be used but must be powered by human energy only.
- For specific information about the parking of this condominium, see Declaration, Article IV, 3(c), Article VI, D(10-11); Rules & Regulations, PARKING

May I have any pets at this condominium?

- Are pets allowed: No Yes
- If yes, what kinds of pets are allowed? Dogs, cats and other household pets.
- What are some of the major restrictions and limitations on pets? The unit owner is responsible for the collection and disposal of his pet's waste on his unit, another unit and the common element. Pets are not permitted within 50 feet of the Clubhouse, pool area, playground, or tennis, volleyball or basketball courts.
- For specific information about the condominium pet rules, see Declaration, Article VI, B(5); Rules & Regulations, PETS

May I rent my condominium unit?

- Are unit rentals allowed? No Yes
- If yes, what are the major limitations and restrictions on unit rentals? Only during the camping season of April 15 through October 15.
- For specific information about renting units at this condominium, see Rules & Regulations, CAMPING SEASON and RENTALS

Does this condominium have any special amenities and features?

- Does this condominium have any special amenities and features? No Yes
- If yes, what are the major amenities and features? Clubhouse, swimming pool, tennis courts, volleyball court, basketball court, horseshoe pits, memorial garden, laundry, library and common grounds.
- Are unit owners obligated to join or make additional payments for any amenity associated with the condominium, such as an athletic club or golf course?
 - No
 - Yes - What is the cost? \$ _____
- For specific information about special amenities, see Declaration, Article III, I, Article VI, D, Rules & Regulations.

What are my maintenance and repair responsibilities for my unit?

- A Unit Owner must maintain and repair Owner is responsible for his unit including cutting the grass.
- For specific information about unit maintenance and repairs, see Declaration, Article V, 9(h); Article VI, B(13); Rules & Regulations, EXTERIOR OF UNITS

Who is responsible for maintaining, repairing and replacing the common elements and limited common elements?

- Common elements maintenance, repair and replacement is performed as follows: By the Association
- How are repairs and replacements of the common elements funded?
 - Unit owner assessments
 - Reserve funds
 - Both
 - Other: _____
- For specific information about common element maintenance, repairs and replacements see Declaration, Article V, 9(f), (h-i)
- How are repairs and replacements of the limited common elements funded?
 - Unit owner assessments
 - Reserve funds
 - Both
 - Other (specify): _____
- Limited common element maintenance, repairs and replacement is performed as follows: By the Unit Owners. Declaration, Article V, 9(f)

Does the condominium association maintain reserve funds for the repair and replacement of the common elements? Yes No Is there a Statutory Reserve Account? Yes No

- For specific information about this condominium's reserve funds for repairs and replacements, see Declaration, Article V, B

* Reserve Account balance: \$191,893.39, as of the date this Executive Summary was prepared.

How are condominium fees paid for on the developer's new units that have not yet been sold to a purchaser?

- Is the developer's obligation to pay fees for unsold units different than the obligation of new unit purchasers to pay fees on their units?

Not applicable (no developer-owned units)

No

Yes - In what way? _____

- Are there any special provisions for the payment of assessment fees that apply only during the developer control period?

No

Yes--Describe these provisions: _____

- For specific information about condominium fees during the developer control period, see N/A

Has the declarant (developer) reserved the right to expand this condominium in the future?

- Has the declarant reserved the right to expand? No Yes

- If yes, how many additional units may be added through expansion? N/A

- When does the expansion end? It has ended

- Who will manage the condominium during the expansion period? N/A

- For specific information about condominium expansion fees, see N/A

May I alter my unit or enclose any limited common elements:

- Describe the rules, restrictions and procedures for altering a unit: refer to the condominium documents for specifics

- Describe the rules, restrictions and procedures for enclosing limited common elements: Not allowed

- For specific information about unit alterations and limited common element enclosures, see Declaration, Article VI, C

Can any of 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, by laws and other condominium documents if the required votes are obtained. Some of these changes may alter your legal rights and responsibilities with regard to your condominium unit.

- For specific information about condominium document amendment procedures and requirements, see Declaration, Article V, C, Article XI(10)

Other restrictions or features (optional): _____

Does the Association have the right of first purchase:

- No
- Yes

Does the Association charge a transfer fee:

- No
- Yes. If so, how much? _____

Does the Association charge a disclosure material fee:

- No
- Yes. If so, how much? The actual cost of furnishing the information or \$50.00, whichever is less pursuant to Sec. 703.20(2)(a) Wis. Stat.

Does the Association charge a payoff statement fee?

- No, for one payoff statement issued within a two-month period.
- Yes. If so, how much? \$ _____
- Other (specify): Pursuant to Wis. Stats. Sec. 703.335(4), for each additional payoff requested during that two month period there is a \$25.00 charge.

This Executive Summary was prepared on June 29, 2018 (insert date)

By: Attorney Lydia J. Chartre (state name and title or position).

Note: A Statutory Reserve Account is a specific type of reserve account established under Wis. Stat. § 703.163 to be used for the repair and replacement of the common elements in a residential condominium (optional for a small condominium with less than 13 units or a mixed-use condominium with residential and non-residential units). In a new condominium, the developer initially decides whether to have a statutory reserve account, but after the declarant control period ends, the association may opt-in or opt-out of a statutory reserve account with the written consent of a majority of the unit votes. Existing condominiums must establish a statutory reserve account by May 1, 2006 unless the association elects to not establish the account by the written consent of a majority of the unit votes. Condominiums may also have other reserve fund accounts used for the repair and replacement of the common elements that operate apart from §703.163.

30-0
1
1

WILLOW RUN R.V. CONDOMINIUM
ASSOCIATION OF ELKHORN, INC
RESERVE ACCOUNT
PO BOX 566
ELKHORN WI 53121

10181681-0388

Please join us for our Member Appreciation Day on Friday, July 27th,
3pm-6pm. Stop by our Elkhorn or Silver Lake branch for free food and
free fun.

BUSINESS MONEY MKT ACCOUNT

MINIMUM BALANCE 191,824.54 LAST STATEMENT 05/31/18 217,594.42
2 CREDITS 3,853.85
1 DEBITS 29,554.88
THIS STATEMENT 06/29/18 191,893.39

DEPOSITS
REF #.....DATE.....AMOUNT REF #.....DATE.....AMOUNT REF #.....DATE.....AMOUNT
06/06 3,785.00

OTHER CREDITS
DESCRIPTION DATE AMOUNT
INTEREST 06/29 68.85

CHECKS
CHECK #..DATE.....AMOUNT CHECK #..DATE.....AMOUNT CHECK #..DATE.....AMOUNT
1018 06/26 29,554.88

INTEREST
AVERAGE LEDGER BALANCE: 216,650.29 INTEREST EARNED: 68.85
INTEREST PAID THIS PERIOD: 68.85 DAYS IN PERIOD: 29
INTEREST PAID 2018: 453.61 ANNUAL PERCENTAGE YIELD EARNED: .40%

*** CONTINUED ***



10181681-002564-01/02-0-0-0



PROPERTY SUPERINTENDENT SERVICES CONTRACT

CONTRACT/JOB PROFILE: FIRST-LINE PROVIDER OF SERVICE AND SUPERVISION FOR LAWN CUTTING, BUILDINGS, GROUNDS, POOL, WATER AND SEPTIC SYSTEM MAINTENANCE.

DESCRIPTION

Services to include but not limited to planning, organizing, directing, coordinating and accomplishing all common ground lawn cutting, landscaping, normal grounds keeping, swimming pool, water, septic system maintenance and general road repair/maintenance including normal maintenance of all Willow Run equipment used to provide said services. Other services include planting and maintaining ornamental trees, shrubs, flowers, lawn seeding or sod, and applying fertilizers, pesticides, and other chemicals surrounding normal aesthetic necessities as authorized by the Maintenance Director of the Willow Run Board to any and all common grounds. May also coordinate any contracted activities of workers engaged in any sub-contracted maintenance and similar activities necessary in annual grounds, building, swimming pool, water, septic and road maintenance. Will recommend to the Board of Directors personnel to be hired or dismissed. This contractor reports directly to the Maintenance Director of the Willow Run Board.

Contract Expectations of work performance including but not limited to:

Provide grounds keeping which includes grass cutting, trimming, snow plowing and supervision of services performed by person/s employed by Willow Run.

Schedules work for grounds keeping employees/contractors according to weather conditions, availability of equipment, and seasonal limitations. Will directly supervise all Willow Run employees/contractors outside of office.

Works closely with lifeguards to ensure that appropriate staff is available during operational hours of the pool. Works closely with all lifeguards to ensure that all lifeguards are appropriately trained. Is available to the lifeguards on as needed basis.

Inspect and advise if water, septic system, pumping stations, drain fields and swimming pool are in normal operating condition at all times. Coordinate if necessary for any contract repairs or service. Must be available to provide assistance for emergency response in the event that water, septic system, swimming pool or any other grounds related issues that requires immediate attention.

Document any possible violations of by-laws and/or rule book violations. This is done in conjunction with the Maintenance Director and/or the Board of Directors.

Spot checks completed work of outside contractors for Willow Run Condominium Association projects to improve quality of service and to ensure ongoing quality and

aesthetics that all work performed meets or exceeds Board of Directors and Willow Run community acceptance.

Suggests changes in work procedures and orders corrective work done.
Makes recommendations to the Maintenance Director and/or Board of Directors for needed changes, upgrades, etc.

Prepares work activity, schedule and personnel reports for park employees/contractors.

Must observe ongoing work to ascertain if work is being performed according to instructions and will be completed on time.

Must determine work priority, crew and equipment requirements, and assigns workers tasks, such as planting, fertilizing, irrigating, and mowing.

Directs and assists workers engaged in maintenance and repair of equipment such as power mower and any other Willow Run equipment used in the process to do necessary work, using hand tools and power tools.

Mixes and prepares spray and dust solutions, and directs application of fertilizer, insecticide, and fungicide.

Must have ongoing communication with Maintenance Director and/or Board of Directors to develop plans and schedules for maintenance and improvement of grounds for current and future improvements.

Trains workers in tasks, such as transplanting, pruning trees and shrubs, caring for turf and maintenance of equipment used.

Assists in monitoring employee time records, and records daily work performed.

Tours entire property to inspect conditions and monitor water, septic system and swimming pool on a timely regular basis.

Assists park employees/contractors in performing work when completion is critical.

Obtain training as necessary for pool maintenance with Board approval at Willow Run expense.

JOB CHARACTERISTICS

Supervising, Guiding, Directing and Motivating Subordinates	Provides supervision, guidance and direction to subordinates, including setting performance standards and monitoring subordinates.
Coordinating Work and Activities of Others	Coordinating members of a work group to accomplish tasks.
Making Decisions and Solving Problems	Combining, evaluating, and reasoning with information and data to make decisions and solve problems. These processes involve making decisions about the relative importance of information and choosing the best solution.
Getting Information Needed to Do the Job	Observing, receiving, and otherwise obtaining information from all relevant sources when necessary.
Monitor Processes, Material, Surroundings	Monitoring and reviewing information from materials, events, or the environment, often to detect problems or to find out when things are finished.
Communicating With Other Workers	Providing information to Board of Directors, fellow workers, and subordinates. This information can be exchanged face-to-face, in writing, or via telephone/electronic transfer.
Supervising and Scheduling Work and Activities	Scheduling events, programs, activities, as well as the work of others.
Estimating Needed Characteristics	Estimating the Characteristics of Materials, Products, Events, or Information: Estimating sizes, distances, and quantities, or determining time, costs, resources, or materials needed to perform a work activity.
Establishing and Maintaining Relationships Organizing, Planning, and Prioritizing	Developing constructive and cooperative working relationships with others. Developing plans to accomplish work, and prioritizing and organizing one's own work with assistance from Board of Directors.
Teaching Others	Identifying educational needs, developing formal training programs or classes, and teaching or instructing others.

JOB CHARACTERISTICS CONTINUED

Communicating With Persons Outside The Organization	Communicating with persons outside the association, representing the association to lot owners, the public, government, and other external sources. This information can be exchanged face-to-face, in writing, or via telephone/electronic transfer. May require board of director authorization.
Inspecting Equipment, Structures, Material	Inspecting or diagnosing equipment, structures, or materials to identify the causes of errors or other problems or defects. Devise method to correct if at all possible.
Judging Qualities of Things, Service, People	Making judgments about or assessing the value, importance, or quality of things or people.

KNOWLEDGE, SKILLS AND ABILITIES

Management of Personnel Resources	Motivating, developing, and directing people as they work, identifying the best people for the job
Coordination	Adjusting actions in relation to others actions
Time Management	Managing one's own time and the time of others
Active Listening	Listening to what other people are saying and asking questions as appropriate
Speaking	Talking to others to effectively convey information
Problem Identification	Identifying the nature of problems
Implementation Planning	Developing approaches for implementing an idea
Judgment and Decision Making	Weighing the relative costs and benefits of a potential action
Instructing	Teaching others how to do something
Product Inspection	Inspecting and evaluating the quality of products
Mathematics	Using mathematics to solve problems
Reading Comprehension	Understanding written sentences and paragraphs in work related documents
Identification of Key Causes	Identifying what must be changed to achieve a goal

PROPERTY MAINTENANCE SERVICES provider must provide copy from insurance carrier showing appropriate liability coverage. If deemed not appropriate coverage service payments will be held until appropriate proof of coverage can be provided.

Although this document is of detail, common sense must always prevail. If unclear of any responsibility or task it is the contractor's sole responsibility to seek appropriate direction from the Maintenance Director of the Willow Run Board when in doubt. In emergency situations any Board Member may be utilized. Any meetings/communication with any governmental agency requires involvement with no less than the Maintenance Director of the Willow Run Board. Negligence of any type will not be tolerated and will be grounds for immediate termination of contract.

1

Contract will be in effect August 1st, 2023 through July 31st, 2024. The amount of contracted services will be \$59,514.00 to be paid in 26 bi-weekly payments in the amount of \$2289.00.

ACCEPTED:

Ed Plante 7/27/2023

Ed Plante / Contractor

James Rea 7/27/2023

James Rea / Willow Run Board
President

P.O. Box 942
Elkhorn, Wisconsin 53121

Preventative Maintenance Activities

- Servicing the pool heater
- All HVAC equipment will be serviced once a year
- All mechanical equipment will be maintained once a year
- Batteries for remotes for A/C in the clubhouse changed every year before the start of the season
- Thermostat batteries changed every year before the start of the season
- Plow truck started twice a month in the summer, and inspected/serviced every September
- Check basement to ensure the space is ready to serve as a storm shelter, including checking the EM light and general lighting before the season starts, and monthly thereafter
- Deep cleaning bathrooms before the start of the season
- Deep cleaning the clubhouse before the start of the season
- Power wash the concrete around the clubhouse and pool once a year when the pool is closed
- Keep a census of people in the park during the off season
- Power wash the tennis courts in the spring

2023 Budget

5

Ordinary Income/Expense
INCOME

4000 Dues and Reserve Payments	286140	
4030 Gate cards and openers	500	1000
4051 Laundry	2000	
4070 Club House Rental	600	500
4090 Fees/Fines, Late & Financial	2000	
4102 Miscellaneous Income	250	
4101 Social Activities	250	500
4101a Club House Fund	2000	500
4101e Office Fund	300	
4103 Willow Run Clothing, etc.	100	
4104 Mailbox	0	
4110 Girlfriend's Account	0	
Total Income	294140	1900
Transfer to Reserve	45180	
Income balance	248960	248960

EXPENSE

6103 Willow Run Clothing, etc	0	
6105 Social Activities	1500	5000
6110 Advertising	0	
6120 Bank Service Charges	0	
6174 Mailboxes	0	
6175 Gate Cards & Openers	500	
6176 Grounds Beautification	2500	
Tree loss 6176		1000
6180 Insurance	15000	
6180 Insurance - other	2500	
6530 Liability Insurance	12000	
Total Insurance		19000
6225 Janitorial Supplies	0	
6227 Liens and Filing Fees	0	1000
6228 Fuel Purchases	2250	
6230 Licenses and Permits	750	
6240 Maintenance		
6246 Maintenance Other/tennis	500	
6241 Pool Repairs & Supplies	20000	
6242 Building, Office and Garage	500	
6242a clubhouse enhancement	1000	
6243 Playground	1000	500
6244 Equipment Purchase	1000	
6247c Park Contract	57770	
6445 Lake, Beach/Aerators	5000	
Total Maintenance		89770
6260 Miscellaneous	0	
6270 Professional Fees		
6280 Legal Fees	5000	500
6271 Advisory Fees	0	
6565 Accounting	11000	
Total Professional Fees		16000

2023 Budget

6300 Repairs & Maintenance Supplies		
6301 Maintenance Supplies	4000	
6303 Repairs & Maintenance supplies other	0	
6330 Equipment Repairs & other	0	
6340 Building Repairs/Clubhouse	0	
Total Repairs & Maintenance Supplies	4000	4000
6415 Telephone	0	
6390 Utilities		
6390 Other		8830
6400 Gas & Electric	14000	
6410 Water	27000	
6411 Garbage Disposal	7230	
Total Utilities	48230	
6560 Payroll Expenses		
6561 Lifeguards	19600	
6562 Maintenance	12700	
6563 Activities Coordinator	0	
6564 Office/Board Liaison	9360	
6610 Payroll Taxes	4300	
Total Payroll Expenses	45960	
6575 Repairs and Maintenance		
6575 R & M Other		7000
6576 Septic Fields	3000	
6577 Water System	500	
6578 Roads	12000	
Total Repairs and Maintenance	15500	
6580 Office Expenses		
6265 Postage	500	
6581 Office Supplies	800	
6582 Maintenance/Equipment	1300	
Total Office Expenses	2600	
Total Expenses		241060
Net Income from Operations		1150
6600 Taxes		
6620 Property Taxes	2500	
6630 Sales Tax	100	
6640 Federal Tax	300	
Total Taxes	2900	
Taxes Subtracted	250	
Total Expenses		247960
Less Interest Income		
Total Distribution	1000	
		248960

SEPTIC FIELD

Lake

Lake

SEPTIC FIELD

BOAT TRAILER and PARKING

DUMPSTER

Parking

Basketball Courts

RV

Fishing Pond

Club House

Pool

Parking

Playground

High School

Parking

High School

Parking

High School

Parking

High School

Parking

High School

Parking

High School

Parking

High School

Parking

High School

Parking

High School

Parking

High School

Parking

High School

Parking

High School

Parking

High School

Parking

High School

Parking

High School

Parking

High School

Parking

6

To Whitewater

To Elkhorn

100 W 22nd Street

County Hwy. 58

To Janesville

