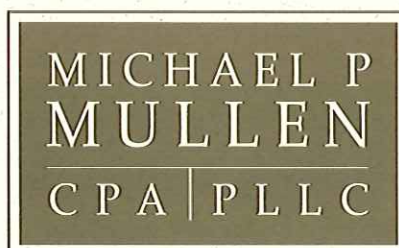


**THE JONATHAN ASSOCIATION, INC.**

**CHASKA, MINNESOTA**

**INDEPENDENT AUDITOR'S REPORT,  
FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION**

**FOR THE YEAR ENDED DECEMBER 31, 2015**



THE JONATHAN ASSOCIATION, INC.  
FOR THE YEAR ENDED DECEMBER 31, 2015

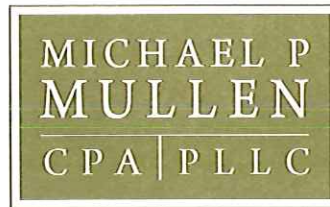
CONTENTS

	<u>PAGE</u>
INDEPENDENT AUDITOR'S REPORT	1
FINANCIAL STATEMENTS	
Balance Sheet	2
Statement of Revenue, Expenses and Changes in Fund Balance	3
Statement of Cash Flows	4
Notes to Financial Statements	5
SUPPLEMENTARY INFORMATION	
Supplementary Information on Future Major Repairs and Replacements	8



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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
The Jonathan Association, Inc.  
Chaska, Minnesota

We have audited the accompanying financial statements of The Jonathan Association, Inc., which comprise the balance sheet as of December 31, 2015, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of The Jonathan Association, Inc. as of December 31, 2015, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

### Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the supplementary information on future major repairs and replacements on pages 8-16 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

A handwritten signature in black ink, appearing to read "M. P. Mullen CPA, PLLC".

Michael P. Mullen, CPA, PLLC

Minneapolis, Minnesota  
February 1, 2016

CERTIFIED PUBLIC ACCOUNTANTS | LICENSED IN MINNESOTA, WISCONSIN AND FLORIDA  
FLORIDA LICENSED COMMUNITY ASSOCIATION MANAGER



THE JONATHAN ASSOCIATION, INC.

BALANCE SHEET

DECEMBER 31, 2015

	<u>OPERATING FUND</u>	<u>REPLACEMENT FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>			
Cash	\$ 484,521	\$ 152,286	\$ 636,807
Certificates of deposit		240,000	240,000
Assessments receivable-net	104,221		104,221
Prepaid expenses	7,120		7,120
Due from operating		21,000	21,000
Land	238,799		238,799
Property and equipment	155,442		155,442
Less accumulated depreciation	<u>(155,442)</u>		<u>(155,442)</u>
TOTAL ASSETS	\$ <u>834,661</u>	\$ <u>413,286</u>	\$ <u>1,247,947</u>
<u>LIABILITIES AND FUND BALANCE</u>			
LIABILITIES			
Accounts payable	\$ 6,328		\$ 6,328
Prepaid assessments	219,975		219,975
Due to replacement	<u>21,000</u>		<u>21,000</u>
TOTAL LIABILITIES	247,303		247,303
FUND BALANCE	<u>587,358</u>	\$ <u>413,286</u>	<u>1,000,644</u>
TOTAL LIABILITIES AND FUND BALANCE	\$ <u>834,661</u>	\$ <u>413,286</u>	\$ <u>1,247,947</u>

The accompanying notes are an integral  
part of these financial statements



THE JONATHAN ASSOCIATION, INC.

STATEMENT OF REVENUE, EXPENSES AND CHANGES IN FUND BALANCE

FOR THE YEAR ENDED DECEMBER 31, 2015

	OPERATING FUND	REPLACEMENT FUND	TOTAL
REVENUE			
Assessments	\$ 526,698	\$ 263,000	\$ 789,698
Other	15,765		15,765
Interest	27	347	374
Total Revenue	542,490	263,347	805,837
EXPENSES			
Management fees	39,360		39,360
Rubbish removal	4,097		4,097
Bad debts	39,717		39,717
Insurance	26,907		26,907
Utilities	13,177		13,177
Professional fees	42,977		42,977
Labor and related	126,491		126,491
Property taxes	13,865		13,865
Office and administrative	73,314		73,314
Lawn care and snow removal	149,593		149,593
Repair and maintenance	22,207		22,207
Replacement expenses		211,128	211,128
Total Expenses	551,705	211,128	762,833
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES	(9,215)	52,219	43,004
FUND BALANCE AT 12/31/14	596,573	361,067	957,640
FUND BALANCE AT 12/31/15	\$ 587,358	\$ 413,286	\$ 1,000,644

The accompanying notes are an integral  
part of these financial statements

THE JONATHAN ASSOCIATION, INC.  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2015

	OPERATING FUND	REPLACEMENT FUND	TOTAL
CASH FLOWS FROM OPERATING ACTIVITIES:			
Cash received from owners	\$ 532,677	\$ 263,000	\$ 795,677
Cash paid to providers	(529,805)	(211,128)	(740,933)
Interest received	27	347	374
Net cash provided by operating activities	<u>2,899</u>	<u>52,219</u>	<u>55,118</u>
CASH FLOWS FROM INVESTING ACTIVITIES:			
Purchase certificates of deposit		(240,000)	(240,000)
CASH FLOWS FROM FINANCING ACTIVITIES:			
Interfund borrowing	21,000	(21,000)	-
NET INCREASE (DECREASE) IN CASH	23,899	(208,781)	(184,882)
CASH AT BEGINNING OF YEAR	460,622	361,067	821,689
CASH AT END OF YEAR	<u>\$ 484,521</u>	<u>\$ 152,286</u>	<u>\$ 636,807</u>

The following schedule reconciles the excess (deficiency) of revenue over expenses to net cash provided by operating activities:

Excess (deficiency) of revenue over expenses	\$ (9,215)	\$ 52,219	\$ 43,004
Bad debts	39,717		39,717
Decrease in assessments receivable	26,417		26,417
Decrease in prepaid expenses	106		106
(Decrease) in accounts payable	(17,923)		(17,923)
(Decrease) in prepaid assessments	(36,203)		(36,203)
Total adjustments	<u>12,114</u>	<u>-</u>	<u>12,114</u>
Net cash provided by operating activities	<u>\$ 2,899</u>	<u>\$ 52,219</u>	<u>\$ 55,118</u>

The accompanying notes are an integral  
part of these financial statements

THE JONATHAN ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2015

NOTE 1 - ORGANIZATION

The Jonathan Association, Inc. (Association) is a Minnesota nonprofit corporation legally organized as a homeowners association. The Association was incorporated on June 2, 1971 and is responsible for maintaining and preserving the common property within the Jonathan New Town development.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Pervasiveness of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Fund Accounting

The Association's governing documents provide certain guidelines regarding its financial activities. Therefore, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds:

Operating Fund - This fund is used to account for the financial resources available for the general operations of the Association.

Replacement Fund - This fund is used to accumulate financial resources designated for future major repairs and replacements.

Interest earned

The Board's policy is for interest to remain in the fund in which it is earned.

Member Assessments

Association members are subject to either annual or monthly assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Any excess assessments at year-end are retained by the Association for use in future years.

Date of Management's Review

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through February 1, 2016, the date that the financial statements were available to be issued.



THE JONATHAN ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2015

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES continued

Cash and Certificates of Deposit

The Association maintains cash in checking and savings accounts. The Association also holds two certificates of deposit totaling \$240,000, with varying dates of maturity. Separate cash bank accounts are maintained for each fund. The Association considers all highly liquid investments with an original maturity of three months or less as cash.

Assessments Receivable

Assessments receivable at the balance sheet date totals \$180,160 and represents amounts due from unit owners. These past due balances include, but are not limited to, amounts for monthly assessments, late fees, legal collection fees and other various charges. Owner bankruptcy, unit foreclosure, conciliation court action and/or probate have contributed to the high delinquency amount.

As a result, the Board has established an allowance for doubtful accounts in the amount of \$75,939 that is netted against assessments receivable as shown on the Balance Sheet. The Association's policy is to charge a late fee, retain legal counsel and place liens on the property of homeowners whose assessments are delinquent. This may involve foreclosure on the property after other attempts of collection have failed.

Property and Equipment

The Association's policy is to capitalize all property and equipment to which it has title or other evidence of ownership with the exception of real property directly associated with the units.

Examples of capitalized property and equipment consists of common personal property and common real property to which it has title and that it can dispose of for cash while retaining the proceeds or that is used to generate significant cash flows from members on the basis of usage or from nonmembers.

Examples of property not capitalized consist of sidewalks, access roads, and greenbelts. Property and equipment acquired by the Association are recorded at cost and property contributed to the Association by the developer is recorded at estimated fair value at the date of contribution.



THE JONATHAN ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2015

NOTE 3 - INCOME TAXES

The Association is an exempt organization under Section 501(c)(4) of the Internal Revenue Code. Under that code the Association pays income taxes only on income generated from unrelated business activities. During the year, the Association did not have income from such activities. For the year ended December 31, 2015, the Association filed form 990.

The Association's tax returns for the past three years remain open for examination by taxing authorities.

NOTE 4 - FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association's governing documents contain provisions to accumulate funds for future major repairs and replacements. Accumulated funds, which aggregate \$413,286 at December 31, 2015, are generally not available for operating purposes.

In 2013, the Association hired an outside firm to update the study, which estimates the remaining useful lives for all of the components of common property and current estimates of costs of major repairs and replacements that may be required in the future. Estimates were determined based on industry information available to them, along with prior experience and inspection of the property.

The Association is funding for such major repairs and replacements over the estimated useful lives of the components based on the study's estimates of current replacement costs, considering amounts previously accumulated in the replacement fund. Actual expenditures, however, may vary from the estimated amounts and the variations may be material. Therefore, amounts accumulated in the replacement fund may or may not be adequate to meet future needs. If additional funds are needed, however, the Association has the right to pass special assessments or delay replacement or maintenance until funds are available. Special assessments require assent of two-thirds of the vote of each class of members. The effect on future assessments has not been determined at this time.

**SUPPLEMENTARY INFORMATION**

THE JONATHAN ASSOCIATION, INC.  
SUPPLEMENTARY INFORMATION ON  
FUTURE MAJOR REPAIRS AND REPLACEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2015

In 2013, the Association hired an outside firm to update the study, which estimates the remaining useful lives for all of the components of common property and current estimates of costs of major repairs and replacements that may be required in the future. Estimates were determined based on industry information available to them, along with prior experience and inspection of the property.

Estimated current replacement costs and estimated remaining useful lives have not been revised since the date of the study and do not take into account the effects of any expenditures or differences in the estimates.

The total replacement fund balance at December 31, 2015 is \$413,286. The board has not allocated the replacement fund balance to each component.

The attached schedule is based on the study and presents significant information about the components of common property.



## RESERVE EXPENDITURES

for  
The Jonathan  
Association  
Craska, Minnesota

## Evaluation Notes:

- 1) 1.5% is the estimated future inflation rate for estimating future replacement costs.  
2) FY 2013 is fiscal year beginning January 1 and ending December 31.

Line Item		Quantities: 30-Year Per Total	Units	Reserve Component Inventory	Estimated 1st Year of Replacement	Life Analysis, Years Useful Remaining	Unit Cost, \$	2013 Cost of Replacement per Phase, \$	Total Future Costs of Replacement, \$	(See Notes 1 & 2) RUL = 0 FY2013	1	2	3	4	5	6	7	8	9	10	11	12	2026	2027	2028	2029	2030	2031	2032	2033	
Chisago, Minnesota																															
Neighborhood #1 Elements																															
1	1	1	Each	Bus Shelter, Wood, Refurbishment	2027	to 20	14	3,000.00	3,000	3,904																					
2	7	7	Each	Mailbox Stations	2027	to 25	14	1,500.00	10,500	13,666																					
3	1	1	Each	Playground Equipment	2029	to 25	16	25,000.00	25,000	35,137																					
4	4	4	Each	Pond, Aeration, Paved	2020	to 15	7	6,000.00	6,000	34,433																					
5	1	1	Allowance	Signage, Entrance (replace wood with masonry)	2013	N/A	0	5,000.00	5,000	5,000	5,000																				
Neighborhood #2 Elements																															
6	1	1	Each	Mailbox Station	2026	to 25	23	2,400.00	2,400	3,700																					
7	1	1	Allowance	Signage, Entrance (replace wood with masonry)	2013	N/A	0	5,000.00	5,000	5,000	5,000																				
Neighborhood #3 Elements																															
8	1	1	Each	Mail Pavilion, Wood, Refurbishment	2027	to 20	14	3,000.00	3,000	3,904																					
9	8	8	Each	Mailboxes	2019	to 25	6	1,500.00	12,000	13,435																					
10	1	1	Allowance	Signage, Entrance (replace wood with masonry)	2013	N/A	0	5,000.00	5,000	5,000	5,000																				
Neighborhood #4 Elements																															
11	1	1	Each	Mail Pavilion, Wood, Refurbishment	2027	to 20	14	3,000.00	3,000	3,904																					
12	14	7	Each	Mailboxes	2017	to 25	4	1,500.00	10,500	29,444																					
13	2	1	Each	Mailboxes, Metal with Wood Frame	2017	to 25	4	2,400.00	2,400	6,731																					
14	1	1	Each	Playground Equipment	2030	to 25	17	25,500.00	25,500	36,229																					
15	1	1	Allowance	Signage, Entrance (replace wood with masonry)	2013	N/A	0	5,000.00	5,000	5,000	5,000																				
Neighborhood #5 Elements																															
16	1	1	Each	Mail Pavilion, Wood, Refurbishment	2027	to 20	14	3,000.00	3,000	3,904																					
17	10	5	Each	Mailboxes	2027	to 25	14	1,500.00	7,500	22,765																					
18	1	1	Each	Playground Equipment	2030	to 25	17	30,300.00	30,300	52,742																					
19	1	1	Allowance	Signage, Entrance (replace wood with masonry)	2013	N/A	0	5,000.00	5,000	5,000	5,000																				
Neighborhood #6																															
20	3,600	600	Square Yards	Asphalt Pavement, Basketball Court, Total Replacement	2015	to 20	2	24.00	14,400	115,185																					
21	3	3	Each	Mail Pavilions and Bus Shelters, Wood, Refurbishment	2027	to 20	14	3,000.00	9,000	11,713																					
22	5	5	Each	Mailbox Stations, Bawertin Court and Alexander Circle	2019	to 25	6	1,500.00	7,500	8,397																					
23	3	3	Each	Mailbox Stations, NH #6	2027	to 25	14	1,500.00	4,500	5,857																					
24	1	1	Each	Playground Equipment	2024	to 25	11	18,500.00	18,500	22,794																					
25	1	1	Allowance	Signage, Alexander Circle, Masonry, Refurbishment	2025	to 20	12	4,300.00	4,300	5,396																					
26	1	1	Allowance	Signage, Entrance (replace wood with masonry)	2014	N/A	1	5,000.00	5,000	5,095	5,095																				
Neighborhood #7 Elements																															
27	5	5	Each	Mail Pavilions, Wood, Refurbishment	2027	to 20	14	3,000.00	15,000	19,523																					
28	10	10	Each	Mailboxes	2015	to 25	2	1,500.00	27,000	72,917																					



Reserve Advisors, Inc.

**RESERVE EXPENDITURES**for  
The Jonathan  
Association  
Chaska, Minnesota**Exclusion Notes:**

- 1) 1.5% is the estimated future inflation rate for estimating future replacement costs.  
2) FY 2013 is fiscal year beginning January 1 and ending December 31.

Line Item	Quantities: 30-Year Total	Units	Reserve Component Inventory	Estimated 1st Year of Replacement	Life Analysis Years Useful Remaining	Unit Cost, \$	2013 Cost of Replacement per Phase, \$	Total Future Costs of Replacement, FY 2013	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
29	2	2 Each	Playground Equipment	2020	15 to 25	16	32,700.00	65,400	88,382																			
30	1	1 Allowance	Signage, Entrance (replace wood with masonry)	2014	N/A	1	5,000.00	5,000	5,095																			
<b>Neighborhood #8 Elements</b>																												
31	2	2 Each	Mail Pavilions, Wood, Refurbishment	2027	15 to 20	14	3,000.00	0,000	7,809																			
32	7	7 Each	Mailboxes	2019	15 to 25	8	1,500.00	10,500	11,755																			
33	1	1 Each	Playground Equipment	2029	15 to 25	16	33,500.00	33,500	45,272																			
34	400	400 Square Feet	Retaining Wall, Stone Masonry (replace with interlocking masonry)	2014	15 to 35	1	40.00	16,000	16,364																			
35	1	1 Allowance	Signage, Entrance (replace wood with masonry)	2014	N/A	1	5,000.00	5,000	5,095																			
<b>Neighborhood #9 Elements</b>																												
36	1	1 Each	Mail Pavilion, Wood, Refurbishment	2027	15 to 20	14	3,000.00	3,000	3,994																			
37	6	4 Each	Mailboxes	2015	15 to 25	2	1,500.00	0,000	16,264																			
38	1	1 Each	Playground Equipment	2029	15 to 25	16	33,500.00	33,500	45,272																			
39	1	1 Allowance	Signage, Entrance (replace wood with masonry)	2014	N/A	1	5,000.00	5,000	5,095																			
<b>Neighborhood #10 Elements</b>																												
40	3	3 Each	Mail Pavilions, Wood, Refurbishment	2027	15 to 20	14	3,000.00	9,000	11,713																			
41	7	7 Each	Mailboxes	2019	15 to 25	6	1,500.00	10,500	11,755																			
42	1	1 Each	Playground Equipment	2029	15 to 25	16	26,800.00	26,800	38,921																			
43	2	2 Each	Signage, Entrance, Sluice, Refurbishment	2025	15 to 20	12	5,100.00	10,200	12,785																			
<b>Neighborhood #11 Elements</b>																												
44	3	3 Each	Mail Pavilions, Wood, Refurbishment	2027	15 to 20	14	3,000.00	9,000	11,713																			
45	14	14 Each	Mailboxes	2023	15 to 20	10	1,500.00	21,000	25,349																			
46	2	2 Each	Mailbox Stands	2027	15 to 25	24	1,500.00	3,000	4,713																			
47	2	2 Each	Playground Equipment	2029	15 to 25	16	24,600.00	49,200	67,020																			
48	120	120 Square Feet	Retaining Walls, Masonry	2024	15 to 35	21	40.00	4,800	7,127																			
49	3	3 Each	Signage, Entrance, Masonry, Refurbishment	2024	15 to 20	11	4,300.00	12,900	15,967																			
<b>Neighborhood #12 Elements</b>																												
50	2	2 Each	Mail Pavilions, Wood, Refurbishment	2027	15 to 20	14	3,000.00	0,000	7,809																			
51	5	5 Each	Mailboxes	2027	15 to 25	14	1,500.00	7,500	9,781																			
52	1	1 Each	Playground Equipment	2029	15 to 25	16	24,000.00	24,000	32,434																			
53	2	2 Each	Signage, Entrance, Masonry, Refurbishment	2024	15 to 20	11	4,500.00	9,000	11,070																			
<b>Other Elements</b>																												
54	6,250	1,250 Square Feet	Concrete Walking Paths, Paved	2019	15 to 35	6	11.50	14,375	97,997																			
55	6	6 Each	Mail Pavilions and Bus Shelters, Wood, Refurbishment	2027	15 to 20	14	3,000.00	18,000	25,427																			
56	27	27 Each	Mailboxes, Metal	2027	15 to 25	14	1,500.00	40,500	52,710																			
57	13	13 Each	Mailboxes, Metal with Wood Frame	2027	15 to 25	14	2,400.00	31,200	40,805																			

Expenditures and Funding - Page 3.2

Printed 05/09/2013

See Independent Auditor's Report



## RESERVE EXPENDITURES

for  
The Jonathan  
Association  
Chaska, Minnesota

**Explanatory Notes:**

- Explanatory Notes:**
- 1) 1.0% is the estimated future Inflation Rate for estimating Future Replacement Costs.
- 2) FY 2013 is Fiscal Year beginning January 1 and ending December 31.

[illegible]

Expenditures and Funding - Page 3.2

6/10/2013



RESERVE EXPENDITURES

for  
The Jonathan  
Association  
Chaska, Minnesota

[illegible]

See Independent Auditor's Report

Reserve Advisors, Inc.

**RESERVE EXPENDITURES**

for  
The Jonathan  
Association  
Chaska, Minnesota

Line Item	Reserve Component Inventory	21 2034	22 2035	23 2036	24 2037	25 2038	26 2039	27 2040	28 2041	29 2042	30 2043
<b>Neighborhood #1 Elements</b>											
1	Bus Shelter, Wood, Refurbishment										
2	Mailbox Stations										
3	Playground Equipment										
4	Pond, Aerators, Phased										10,553
5	Signage, Entrance (replace wood with masonry)										
6	Mailbox Station					3,700					
7	Signage, Entrance (replace wood with masonry)										
8	Mail Pavilion, Wood, Refurbishment										
9	Mailboxes										
10	Signage, Entrance (replace wood with masonry)										
11	Mail Pavilion, Wood, Refurbishment										
12	Mailboxes									18,123	
13	Mailboxes, Metal with Wood Frame									4,143	
14	Playground Equipment										
15	Signage, Entrance (replace wood with masonry)										
16	Mail Pavilion, Wood, Refurbishment										
17	Mailboxes									12,945	
18	Playground Equipment										
19	Signage, Entrance (replace wood with masonry)										
20	Asphalt Pavement, Basketball Court, Total Replacemnet				22,201			23,937			
21	Mail Pavilions and Bus Shelters, Wood, Refurbishment										
22	Mailbox Stations, Bavarian Court and Alexander Circle										
23	Mailbox Stations, NH #6										
24	Playground Equipment										
25	Signage, Alexander Circle, Masonry, Refurbishment										
26	Signage, Entrance (replace wood with masonry)										
27	Mail Pavilions, Wood, Refurbishment										

See Independent Auditor's Report

Printed 05/06/2013



Reserve Advisors, Inc.

**RESERVE EXPENDITURES**

for  
The Jonathan  
Association  
Chaska, Minnesota

Line Item	Reserve Component Inventory	21 2034	22 2035	23 2036	24 2037	25 2038	26 2039	27 2040	28 2041	29 2042	30 2043
28	Mailboxes							44,881			
29	Playground Equipment										
30	Signage, Entrance (replace wood with masonry)										
31	Mail Pavilions, Wood, Refurbishment										
32	Mailboxes										
33	Playground Equipment										
34	Retaining Wall, Stone Masonry (replace with interlocking masonry)										
35	Signage, Entrance (replace wood with masonry)										
36	Mail Pavilion, Wood, Refurbishment										
37	Mailboxes							9,974			
38	Playground Equipment										
39	Signage, Entrance (replace wood with masonry)										
40	Mail Pavilions, Wood, Refurbishment										
41	Mailboxes										
42	Playground Equipment										
43	Signage, Entrance, Stucco, Refurbishment										
44	Mail Pavilions, Wood, Refurbishment										
45	Mailboxes										
46	Mailbox Stations				4,713						
47	Playground Equipment										
48	Retaining Walls, Masonry	7,127									
49	Signage, Entrance, Masonry, Refurbishment										
50	Mail Pavilions, Wood, Refurbishment										
51	Mailboxes										
52	Playground Equipment										
53	Signage, Entrance, Masonry, Refurbishment										
54	Concrete Walking Paths, Partial	21,344					23,450				
55	Mail Pavilions and Bus Shelters, Wood, Refurbishment										

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Printed 05/06/2013



Reserve Advisors, Inc.

**RESERVE EXPENDITURES**

for  
The Jonathan  
Association  
Chaska, Minnesota

Line Item	Reserve Component Inventory	21 2034	22 2035	23 2036	24 2037	25 2038	26 2039	27 2040	28 2041	29 2042	30 2043
56	Mailboxes, Metal										
57	Mailboxes, Metal with Wood Frame										
58	Mailboxes, Metal, Cluster										
59	Playground Equipment										
60	Signage, Entrance, Masonry, Refurbishment										
61	Signage, Entrance, Wood										
62	Trellis, Columns and Pavers, Refurbishment		30,260								
63	Mail Pavilions, Masonry and Wood, Refurbishment										
64	Mailboxes, Metal										
65	Mailboxes, Metal with Wood Frame										
66	Mailboxes, Metal with Masonry Pedestals			10,792							
67	Mailboxes, Metal, Cluster										
68	Playground Equipment (Includes Basketball Court)										
69	Pond, Aerator, Phased		9,078								10,553
70	Signage, Entrance, Refurbishment								45,734		
<b>Oak Valley Elements</b>											
71	Mailboxes										
72	Signage										
73	Asphalt Pavement, Parking Areas, Total Replacement										
74	Building Services Equipment										
75	Interior Renovations, Phased		9,834					10,805			
76	Light Poles and Fixtures, Phased							6,982			
77	Roof, Asphalt Shingles (includes gutters and downspouts)										
78	Signage, Entrance (replace wood with masonry)										
79	Windows, Remaining										
80	Retaining Walls, Timber, Subsequent					16,329					
81	Roof, Asphalt Shingles									12,945	
82	Walls, Wood Siding, Paint Finish Applications					5,415					5,949
83	Asphalt Pavement, Walking Paths, Crack Repair and Patch	7,617	7,762								9,023
84	Asphalt Pavement, Walking Paths, Total Replacement					160,086	163,128	166,228	169,386	172,604	175,884
85	Benches and Trash Receptacles										16,005

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Line Item	Reserve Component Inventory	21 2034	22 2035	23 2036	24 2037	25 2038	26 2039	27 2040	28 2041	29 2042	30 2043
86	Gazebo										
87	Landscape, Ash Trees, Phased										
88	Pavers, Brick, Resetting and Partial Replacements	87,972									
89	Silo, Paint Finishes	8,909									
90	Doors, Garage, Sectional			6,938							
91	Maintenance Vehicles, Bobcat										
92	Maintenance Vehicles, Golf Cart			10,792							
93	Maintenance Vehicles, Pick-up Truck			38,543							
94	Maintenance Vehicles, Trailer										
95	Roof, Asphalt Shingles										
<b>Reserve Study Update with Site Visit</b>											
<b>Anticipated Expenditures, By Year</b>		132,969	66,012	92,966	4,713	181,830	186,578	262,807	215,120	220,760	227,967

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