

December 1, 2015

Dear Jonathan Association Homeowner:

The Board of Directors of the Jonathan Association has approved the Operating Budget for the fiscal year beginning January 1, 2016, which resulted in an annual increase of seven dollars. A copy of the approved budget is enclosed.

Your annual association fee for 2016 will be \$255.00.

Each year the Directors review the annual budget and every effort is made to keep increases, if any, to a minimum. In addition, throughout the budget year, the Board and Management exercise great restraint to minimize costs and remain within budget. However, there are expenses that the Board and Management have very little control over, such as utility costs, insurance premiums, inflation, etc.

Your 2016 annual dues statement will arrive during December and the payment is due January 1, 2016. Please include the payment coupon of the statement with your payment. Any payments postmarked after January 31, 2016 will be assessed a late fee. **Please remember to make your check payable to Jonathan Homeowners Association.**

Any additional correspondence or miscellaneous payments should be sent directly to Gassen Company, 6438 City West Parkway, Eden Prairie, MN 55344. Should you have any questions or concerns please contact Carrie Maass at 952-448-4700 or carriem@jonathaninchaska.com.

Very Truly Yours,

Carla Gruenhagen, CMCA
Property Manager
Gassen Company

The Jonathan Association		
BUDGET YEAR BEGINNING JANUARY 1, 2016		
		2016 Budget
		Approved
		\$ 255.00
	INCOME	
4200	Association Fees	661,725.00
4202	Multiple Dwellings	146,370.00
4203	refund of 75% of dues	(5,523.00)
4305	Form Fee -New Owners	0.00
4310	Late Fees	10,500.00
4320	Legal/ Collection Fees	15,000.00
4330	Penalties/Fines	0.00
4420	Investment Income	0.00
4430	Reserve Investment Income	500.00
4460	Advertising Income	0.00
4500	Miscellaneous Income	50.00
	TOTAL INCOME	828,622.00
	EXPENSES	
	Administrative Expense	
5010	Audit/Taxes	7,000.00
5012	Election	12,000.00
5020	Advertising	0.00
5050	Office Leases	0.00
5060	Bank Charge	547.00
5070	Legal Expense	20,000.00
5075	Collection Expense	20,000.00
5090	Consulting	4,500.00
5120	Tech Support	3,500.00
5130	Computers/ Software	1,500.00
5174	License & Permits	230.00
5175	Management Fees	41,328.00
5176	Membership & Board Meetings	150.00
5180	Committee Expenses	150.00
5181	Clean Up Day:Spring	1,200.00
51811	Clean Up Day:Fall	1,200.00
5182	Special Events -4th of July	9,000.00
51821	National Night Out	2,500.00
5184	Awards	700.00
5185	Hospitality	250.00
5186	Community Garage Sale	2,000.00
5187	Special Event-Cocoa & Coasting	3,500.00
5188	Special Events - Other	0.00
5210	Newsletter	10,000.00
5292	Office Supplies	9,500.00
5293	Office Equipment	4,000.00
5310	Postage	8,000.00
5320	Copying	1,500.00
5355	Telephone	3,000.00
5390	Misc Administrative	1,200.00
	TOTAL ADMINISTRATIVE	168,455.00
	Maintenance Expense	
5409	Maintenance and Repairs	5,000.00
5411	Building Repairs	1,000.00
5414	Security/Alarms/Keys	500.00
5418	Maintenance Supplies	3,000.00
5431	Water Heater	0.00
5434	Plumbing	0.00
5440	janitorial/ window washing	700.00
5460	Cleaning Supplies	0.00
5480	Exterminating	1,000.00
5490	Fuel	3,000.00
5520	Trail/Road Maintenance	2,500.00
5525	Shelter Maintenance	5,000.00

5530	Grounds Contract	95,000.00
5531	Misc Non-Grounds Contract	2,000.00
5540	Snow Removal	15,000.00
5570	Landscaping	15,000.00
5580	Tree Maintenance	5,000.00
5590	Pond Maintenance	4,000.00
5605	Irrigation System	1,500.00
5650	Refuse Removal	4,700.00
5718	Recreational	0.00
5720	Tools & Equipment Maintenance	6,000.00
5730	Contracted Labor	0.00
	TOTAL MAINTENANCE	169,900.00
	Association Unit	
5753	Unit Taxes	14,000.00
	Total Association Unit	14,000.00
	Payroll Expense	
5780	Maintenance Salaries	47,500.00
5781	Office salaries	51,000.00
5783	Contract Hire	30,100.00
5785	Payroll Related	300.00
5788	Employee Health Benefits	10,000.00
5790	Payroll Related	12,000.00
	Total Payroll Expenses	150,900.00
	Utility Expense	
5810	Electric	6,489.00
5820	Gas	2,575.00
5830	Water/Sewer	3,250.00
5840	Cable/Internet	2,200.00
5850	Other Utilities	
	TOTAL UTILITIES	14,514.00
	Insurance Expense	
5910	Commerical Insurance	24,313.00
5915	Workers' Comp.	3,050.00
5920	Deductible	0.00
	TOTAL INSURANCE	27,363.00
	Financial	
6010	Bad Debt	10,000.00
	Total Financial	10,000.00
	Other Expenses	
7010	Contingency GL	10,000.00
7020	Reserve Contribution	262,990.00
7021	Reserve Interest	500.00
	TOTAL OTHER	273,490.00
	TOTAL EXPENSES	828,622.00
	TOTAL INCOME	828,622.00
	TOTAL EXPENSES	828,622.00
	TOTAL PROFIT (LOSS)	0.00