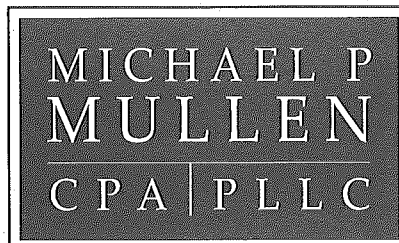


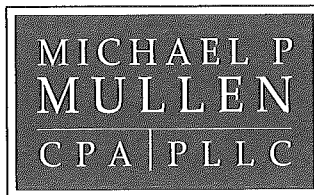
**THE JONATHAN ASSOCIATION, INC.**  
**CHASKA, MINNESOTA**  
**INDEPENDENT AUDITOR'S REPORT,**  
**FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION**  
**FOR THE YEAR ENDED DECEMBER 31, 2013**



THE JONATHAN ASSOCIATION, INC.  
FOR THE YEAR ENDED DECEMBER 31, 2013

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Phone : 952.928.3011 | Fax : 952.925.0757 | www.cpmullen.com | 5912 West 35th Street | Minneapolis, MN 55416

## 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, 2013, 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 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.

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.

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, 2013, and the results of its operation and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

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 18, 2014

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

THE JONATHAN ASSOCIATION, INC.

BALANCE SHEET

DECEMBER 31, 2013

	OPERATING FUND	REPLACEMENT FUND	TOTAL
<u>ASSETS</u>			
Cash	\$ 150,809	\$ 262,519	\$ 413,328
Assessments receivable-net	215,428		215,428
Prepaid expenses	4,692		4,692
Land	238,799		238,799
Property and equipment	155,442		155,442
Less accumulated depreciation	(155,442)		(155,442)
<b>TOTAL ASSETS</b>	<b>\$ 609,728</b>	<b>\$ 262,519</b>	<b>\$ 872,247</b>
<u>LIABILITIES AND FUND BALANCE</u>			
<u>LIABILITIES</u>			
Accounts payable	\$ 20,509		\$ 20,509
Prepaid assessments	50,817		50,817
<b>TOTAL LIABILITIES</b>	<b>71,326</b>		<b>71,326</b>
<b>FUND BALANCE</b>	<b>538,402</b>	<b>\$ 262,519</b>	<b>800,921</b>
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<b>\$ 609,728</b>	<b>\$ 262,519</b>	<b>\$ 872,247</b>

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, 2013

	OPERATING FUND	REPLACEMENT FUND	TOTAL
REVENUE			
Assessments	\$ 589,984	\$ 206,184	\$ 796,168
Other	31,015		31,015
Interest	43	315	358
Total Revenue	<u>621,042</u>	<u>206,499</u>	<u>827,541</u>
EXPENSES			
Management fees	37,260		37,260
Depreciation	1,544		1,544
Rubbish removal	3,847		3,847
Bad debts	59,464		59,464
Insurance	19,944		19,944
Utilities	13,771		13,771
Professional fees	22,248		22,248
Labor and related	102,900		102,900
Property taxes	13,739		13,739
Office and administrative	82,332		82,332
Lawn care and snow removal	155,223		155,223
Repair and maintenance	20,119		20,119
Replacement expenses		32,527	32,527
Total Expenses	<u>532,391</u>	<u>32,527</u>	<u>564,918</u>
EXCESS OF REVENUE OVER EXPENSES	88,651	173,972	262,623
FUND BALANCE AT 12/31/12	<u>449,751</u>	<u>88,547</u>	<u>538,298</u>
FUND BALANCE AT 12/31/13	\$ <u>538,402</u>	\$ <u>262,519</u>	\$ <u>800,921</u>

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, 2013

	OPERATING FUND	REPLACEMENT FUND	TOTAL
CASH FLOWS FROM OPERATING ACTIVITIES:			
Cash received from owners	\$ 397,250	\$ 206,184	\$ 603,434
Cash paid to providers	(472,181)	(32,527)	(504,708)
Interest received	43	315	358
Net cash provided by (used in) operating activities	(74,888)	173,972	99,084
NET INCREASE (DECREASE) IN CASH	(74,888)	173,972	99,084
CASH AT BEGINNING OF YEAR	225,697	88,547	314,244
CASH AT END OF YEAR	\$ 150,809	\$ 262,519	\$ 413,328

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

Excess of revenue over expenses	\$ 88,651	\$ 173,972	\$ 262,623
Bad debts	59,464		59,464
Depreciation	1,544		1,544
(Increase) in assessments receivable	(2,262)		(2,262)
(Increase) in prepaid expenses	(2,576)		(2,576)
Increase in accounts payable	1,777		1,777
(Decrease) in prepaid assessments	(221,486)		(221,486)
Total adjustments	(163,539)	-	(163,539)
Net cash provided by (used in) operating activities	\$ (74,888)	\$ 173,972	\$ 99,084

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, 2013

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 18, 2014, 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, 2013

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES continued

Cash

The Association maintains cash in checking and money market savings accounts. 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 \$265,428 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 \$50,000 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.

Depreciation expense for the year ended December 31, 2013 totaled \$1,544.



THE JONATHAN ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2013

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, 2013, 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 \$262,519 at December 31, 2013, 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, 2013

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, 2013 is \$262,519. The board has not allocated the replacement fund balance to each component.

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

**RESERVE EXPENDITURES**for  
The Jonathan  
Association  
Chicago, MinnesotaExplanation 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	30-Year Per Phase	Quantities	Reserve Component Inventory	Estimated 64 Year of Replacement	Life Analysis, Years	Unit	2013 Cost of Replacement	Total Future Replacement Cost, \$	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
<b>Neighborhood #1 Elements</b>																													
1	1	Each	Bus Shelter, Wood, Refurbishment	2027	to 20	14	3,000.00	3,000	3,904																				
2	7	Each	Mailbox Stalions	2027	to 25	14	1,500.00	10,500	13,666																				
3	1	Each	Playground Equipment	2028	to 25	16	26,000.00	26,000	35,137																				
4	4	Each	Pond, Aesthetics, Paved	2028	to 15	7	6,000.00	6,000	34,433																				
5	1	Allowance	Signage, Entrance (replace wood with masonry)	2013	N/A	0	5,000.00	5,000	5,000																				
<b>Neighborhood #2 Elements</b>																													
6	1	Each	Mailbox Station	2036	to 25	25	2,400.00	2,400	3,700																				
7	1	Allowance	Signage, Entrance (replace wood with masonry)	2013	N/A	0	5,000.00	5,000	5,000																				
<b>Neighborhood #3 Elements</b>																													
8	1	Each	Mail Pavilion, Wood, Refurbishment	2027	to 20	14	3,000.00	3,000	3,904																				
9	8	Each	Mailboxes	2019	to 25	6	1,500.00	12,000	13,435																				
10	1	Allowance	Signage, Entrance (replace wood with masonry)	2013	N/A	0	5,000.00	5,000	5,000																				
<b>Neighborhood #4 Elements</b>																													
11	1	Each	Mail Pavilion, Wood, Refurbishment	2027	to 20	14	3,000.00	3,000	3,904																				
12	14	Each	Mailboxes	2017	to 25	4	1,500.00	10,500	28,444																				
13	2	Each	Mailboxes, Mail, With Wood Frame	2017	to 25	4	2,400.00	2,400	6,731																				
14	1	Each	Playground Equipment	2030	to 25	17	20,500.00	20,500	28,220																				
15	1	Allowance	Signage, Entrance (replace wood with masonry)	2013	N/A	0	5,000.00	5,000	5,000																				
<b>Neighborhood #5 Elements</b>																													
16	1	Each	Mail Pavilion, Wood, Refurbishment	2027	to 20	14	3,000.00	3,000	3,904																				
17	10	Each	Mailboxes	2027	to 25	14	1,500.00	7,500	22,705																				
18	1	Each	Playground Equipment	2030	to 25	17	30,300.00	30,300	52,742																				
19	1	Allowance	Signage, Entrance (replace wood with masonry)	2013	N/A	0	5,000.00	5,000	5,000																				
<b>Neighborhood #6 Elements</b>																													
20	3,600	Square Yards	Asphalt Pavement, Baseball Court, Total Replacement	2015	to 20	2	24,000	14,400	115,185																				
21	3	Each	Mail Pavilions and Bus Shelters, Wood, Refurbishment	2027	to 20	14	3,000.00	9,000	11,713																				
22	5	Each	Mailbox Stalions, Bawahan Court and Alexander Circle	2019	to 25	6	1,500.00	7,500	8,397																				
23	3	Each	Mailbox Stalions, N/A #6	2027	to 25	14	1,500.00	4,500	5,857																				
24	1	Each	Playground Equipment	2034	to 25	11	18,500.00	18,500	22,755																				
25	1	Allowance	Signage, Alexander Circle, Masonry, Refurbishment	2025	to 20	12	4,300.00	4,300	5,396																				
26	1	Allowance	Signage, Entrance (replace wood with masonry)	2014	N/A	1	5,000.00	5,000	5,955																				
<b>Neighborhood #7 Elements</b>																													
27	5	Each	Mail Pavilions, Wood, Refurbishment	2027	to 20	14	3,000.00	15,000	19,522																				
28	30	Each	Mailboxes	2015	to 25	2	1,500.00	27,000	72,917																				

Reserve Advisors, Inc.

**RESERVE EXPENDITURES**for  
The Jonathan  
Association  
Chicago, Minnesota

## Explanatory Notes:

- 1) 1.3% 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		Reserve Component Inventory		Life Analysis		2013 Cost of Replacement		Total Future Replacement Costs of RUL = 0		(See Notes 1 & 2)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
30-Year Total		Per Phase		Units		Estimated 1st Year of Replacement		Years Useful Remaining		Unit Cost, \$		FY2013		FY2014		FY2015		FY2016		FY2017		FY2018		FY2019		FY2020		FY2021		FY2022		FY2023		FY2024		FY2025		FY2026		FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		FY2033																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
29	2	2	Each	Playground Equipment	2029	15 to 25	16	32,700.00	65,400	88,362	5,095																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								

Expenditures and Funding - Page 3.2

Printed 05/06/2013

See Independent Auditor's Report

## RESERVE EXPENDITURES

for  
The Jonathan  
Association  
Chaska, Minnesota

## Explanatory 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	35-Year Per Total	Quantities	Units	Reserve Component Inventory	Estimated 1st Year of Replacement	Life Analysis, Useful Years	Unit Cost, Remaining	2013 Cost of Replacement per Phase	Total Future Replacement Cost	See Notes 1 & 2	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
58	19	18	Sets	Mailboxes, Metal, Cluster	2023	10 to 20	10	\$80.00	16,150	19,485																				
59	6	6	Each	Playground Equipment	2029	15 to 25	16	25,500.00	153,000	206,766																				
60	2	2	Each	Synthetic Entrance, Masonry, Refurbishment	2024	15 to 20	11	3,100.00	6,200	7,826																				
61	1	1	Each	Synthetic Entrance, Wood	2024	15 to 20	11	5,300.00	5,300	6,519																				
62	2	1	Allowance	Trellis, Columns and Favers, Refurbishment	2017	15 to 20	4	20,000.00	20,000	51,824																				
<b>Autumn Woods Elements</b>																														
63	3	3	Each	Mail Pavilions, Masonry and Wood, Refurbishment	2027	10 to 20	14	3,000.00	9,000	11,713																				
64	4	4	Each	Mailboxes, Metal	2027	10 to 25	14	1,500.00	6,000	7,408																				
65	4	4	Each	Mailboxes, Metal with Wood Frame	2027	10 to 25	14	2,400.00	9,600	12,464																				
66	4	4	Each	Mailboxes, Metal with Masonry Pedestals	2028	10 to 25	23	1,750.00	7,000	10,792																				
67	2	2	Sets	Mailboxes, Metal, Cluster	2027	10 to 20	14	950.00	1,700	2,213																				
68	2	2	Each	Playground Equipment (Includes Basketball Court)	2027	15 to 25	14	32,000.00	94,000	83,295																				
69	4	1	Each	Pond, Amenity, Phased	2020	10 to 15	7	6,000.00	6,000	34,433																				
70	12	6	Each	Synthetic Entrance, Refurbishment	2023	15 to 20	10	4,500.00	27,000	78,235																				
<b>Oak Valley Elements</b>																														
71	1	1	Allowance	Mailboxes	2029	10 to 25	16	25,000.00	25,000	33,785																				
72	1	1	Each	Synthetic	2032	15 to 20	19	5,000.00	5,000	7,159																				
<b>Karen House Elements</b>																														
73	1,400	1,400	Square Yards	Asphalt Pavement, Parking Areas, Total Replacement	2031	15 to 20	18	26.50	36,400	51,078																				
74	2	1	Allowance	Building Services Equipment	2019	12 to 18	9	5,800.00	5,800	14,823																				
75	6	1	Allowance	Interior Repositioning, Phased	2015	10 to 20	2	6,500.00	6,500	51,901																				
76	6	2	Each	Light Poles and Fixtures, Phased	2015	10 to 25	2	2,100.00	4,200	17,019																				
77	24	12	Squares	Roof, Asphalt Shingles (includes gutters and downspouts)	2013	15 to 20	0	1,000.00	12,000	29,485																				
78	1	1	Allowance	Synthetic Entrance (replace wood with masonry)	2014	N/A	1	5,000.00	5,000	5,885																				
79	11	11	Square Feet	Windows, Remaining	2019	10 to 35	6	800.00	8,800	9,852																				
<b>Lake Grant Pavilion Elements</b>																														
80	340	340	Square Feet	Roofing Walls, Timber, Subsequent	2038	10 to 25	25	30.00	10,200	16,329																				
81	50	25	Squares	Roof, Asphalt Shingles	2024	15 to 20	11	300.00	7,500	22,170																				
82	12,300	2,050	Square Feet	Walk, Wood Siding, Paint Finish Applications	2016	4 to 6	5	1.85	3,363	28,576																				
<b>Property Site Elements</b>																														
83	222,300	17,100	Linear Feet	Asphalt Pavement, Walking Paths, Crack Repair and Patch	2013	3 to 5	0	0.30	5,130	87,293																				
84	100,000	8,333	Linear Feet	Asphalt Pavement, Walking Paths, Total Replacement	2016	10 to 20	5	12.00	100,000	1,686,641																				
85	39	13	Each	Benches and Trash Receptacles	2013	10 to 15	0	700.00	9,100	37,174																				
86	1	1	Each	Gazbo	2024	15 to 25	11	11,300.00	11,300	13,889																				
87	2,000	400	Each	Landscape, Ash Trees, Phased	2014	N/A	1	600.00	240,000	1,270,158																				
88	15,800	7,900	Square Feet	Pavers, Brick, Reseding and Patch Repairs	2019	10 to 15	6	7.50	59,250	154,306																				

Expenditures and Funding - Page 3.2

Printed 05/06/2013

RESERVE EXPENDITURES

- for  
The Jonathan  
Association  
Chaska, Minnesota

### Explanatory Notes:

**EXPLANATORY NOTES.**

21) FY 2013 is Fiscal Year beginning January 1 and ending December 31.

[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		9,078								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 Pavillions 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 Pavillions, Wood, Refurbishment										



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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Reserve Advisors, Inc.

**RESERVE EXPENDITURES**

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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
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, Aerators, 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