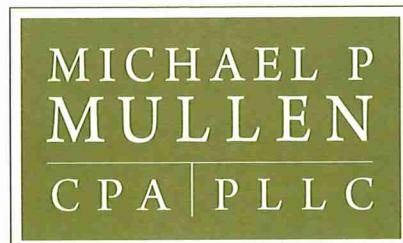


**THE JONATHAN ASSOCIATION, INC.**

**CHASKA, MINNESOTA**

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

**FOR THE YEAR ENDED DECEMBER 31, 2019**



THE JONATHAN ASSOCIATION, INC.

FOR THE YEAR ENDED DECEMBER 31, 2019

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	9

*Minnesota*  
5912 West 35th Street  
Minneapolis, MN 55416  
(952) 928-3011 Tel  
(952) 925-0757 Fax

*Michael P. Mullen, CPA*  
*Kim A. Beauchamp, CPA*  
*Kathryn F. Michaels, CPA*



[www.cpamullen.com](http://www.cpamullen.com)

*Wisconsin*  
N1539 Silver Canoe Road  
Keshena, WI 54135  
(920) 659-7099

*Florida*  
5072 Annunciation Circle, Suite 330  
Ave Maria, FL 34142  
(239) 674-3636

## 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, 2019, 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, 2019, 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 9-17 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.

Michael P. Mullen, CPA, PLLC

Minneapolis, Minnesota  
February 10, 2020

## CERTIFIED PUBLIC ACCOUNTANTS

LICENSED IN MINNESOTA, WISCONSIN, FLORIDA, COLORADO, CALIFORNIA, MICHIGAN, NEVADA AND ILLINOIS  
FLORIDA LICENSED COMMUNITY ASSOCIATION MANAGER



## THE JONATHAN ASSOCIATION, INC.

## BALANCE SHEET

DECEMBER 31, 2019

	OPERATING FUND	REPLACEMENT FUND	TOTAL
<b>ASSETS</b>			
Cash	\$ 780,237	\$ 581,214	\$ 1,361,451
Certificates of deposit		254,968	254,968
Assessments receivable-net	42,301		42,301
Prepaid expenses	8,585		8,585
Land	238,799		238,799
Property and equipment	162,808		162,808
Less accumulated depreciation	(141,624)		(141,624)
<b>TOTAL ASSETS</b>	<b>\$ 1,091,106</b>	<b>\$ 836,182</b>	<b>\$ 1,927,288</b>
<b>LIABILITIES AND FUND BALANCE</b>			
<b>LIABILITIES</b>			
Accounts payable	\$ 15,417	\$ 3,706	\$ 19,123
Prepaid assessments	303,121		303,121
Deferred revenue	89,185		89,185
<b>TOTAL LIABILITIES</b>	<b>407,723</b>	<b>3,706</b>	<b>411,429</b>
<b>FUND BALANCE</b>	<b>683,383</b>	<b>832,476</b>	<b>1,515,859</b>
<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<b>\$ 1,091,106</b>	<b>\$ 836,182</b>	<b>\$ 1,927,288</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, 2019

	OPERATING FUND	REPLACEMENT FUND	TOTAL
<b>REVENUE</b>			
Assessments	\$ 521,193	\$ 424,427	\$ 945,620
Insurance claim	104,261		104,261
Other	58,100		58,100
Interest	<u>5,887</u>	<u>8,494</u>	<u>14,381</u>
<b>Total Revenue</b>	<b><u>689,441</u></b>	<b><u>432,921</u></b>	<b><u>1,122,362</u></b>
<b>EXPENSES</b>			
Management fees	41,328		41,328
Rubbish removal	2,573		2,573
Depreciation	7,506		7,506
Insurance claim	104,261		104,261
Insurance	30,173		30,173
Utilities	16,212		16,212
Professional fees	66,226		66,226
Labor and related	156,520		156,520
Property taxes	11,556		11,556
Office and administrative	67,888		67,888
Lawn care and snow removal	193,993		193,993
Repair and maintenance	29,465		29,465
Replacement expenses		<u>153,117</u>	<u>153,117</u>
<b>Total Expenses</b>	<b><u>727,701</u></b>	<b><u>153,117</u></b>	<b><u>880,818</u></b>
<b>EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES</b>	<b>(38,260)</b>	<b>279,804</b>	<b>241,544</b>
<b>FUND BALANCE AT 12/31/18</b>	<b><u>721,643</u></b>	<b><u>552,672</u></b>	<b><u>1,274,315</u></b>
<b>FUND BALANCE AT 12/31/19</b>	<b>\$ <u>683,383</u></b>	<b>\$ <u>832,476</u></b>	<b>\$ <u>1,515,859</u></b>

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, 2019

	OPERATING FUND	REPLACEMENT FUND	TOTAL
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>			
Cash received from owners	\$ 563,706	\$ 424,427	\$ 988,133
Insurance claim proceeds	189,466		189,466
Cash paid to providers	(721,449)	(159,481)	(880,930)
Interest received	5,887	8,494	14,381
Net cash provided by operating activities	<u>37,610</u>	<u>273,440</u>	<u>311,050</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>			
Reinvested interest		(2,388)	(2,388)
Purchase certificates of deposit		(127,525)	(127,525)
Redeem certificate of deposit		124,714	124,714
Net cash (used in) investing activities	<u>-</u>	<u>(5,199)</u>	<u>(5,199)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>			
Interfund borrowing	<u>10,047</u>	<u>(10,047)</u>	<u>-</u>
NET INCREASE IN CASH	<u>47,657</u>	<u>258,194</u>	<u>305,851</u>
CASH AT BEGINNING OF YEAR	<u>732,580</u>	<u>323,020</u>	<u>1,055,600</u>
CASH AT END OF YEAR	<u>\$ 780,237</u>	<u>\$ 581,214</u>	<u>\$ 1,361,451</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	\$ (38,260)	\$ 279,804	\$ 241,544
Depreciation	7,506		7,506
(Increase) in assessments receivable	(4,276)		(4,276)
(Increase) in prepaid expenses	(141)		(141)
(Decrease) in accounts payable	(1,113)	(6,364)	(7,477)
(Decrease) in prepaid assessments	(11,311)		(11,311)
Increase in deferred revenue	85,205		85,205
Total adjustments	<u>75,870</u>	<u>(6,364)</u>	<u>69,506</u>
Net cash provided by operating activities	<u>\$ 37,610</u>	<u>\$ 273,440</u>	<u>\$ 311,050</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, 2019

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 - DATE OF MANAGEMENT'S REVIEW

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through February 10, 2020, the date that the financial statements were available to be issued.

NOTE 3 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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.

THE JONATHAN ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2019

NOTE 3 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES continued

Cash and Certificates of Deposit

The Association maintains cash in checking and savings accounts. The Association also holds four certificates of deposit totaling \$254,968, 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 \$96,205 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 \$53,904 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 is being depreciated over its estimated useful life using the straight line method. Real property (land) contributed to the Association by the developer is recorded at estimated fair value at the date of contribution, and is not depreciated.

THE JONATHAN ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2019

NOTE 3 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES continued

Member Assessments-Revenue Recognition

Association members are subject to monthly assessments to provide for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Any excess operating assessments at year-end are retained by the Association for use in future years. Assessment revenue is recognized when assessments are due. Any amounts received in advance of the due date are deferred until due. The Financial Accounting Standards Board issued Accounting Standards Code 606 requiring the deferral of the recognition of income until the services are rendered. The Association has determined ASC 606 does not apply to the Association as no customer relationship exists as it is defined by the Code. The Association does not defer the recognition of any portion of revenue as a Contract Liability.

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 \$832,476 at December 31, 2019, are generally not available for operating purposes.

In 2017, 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.

THE JONATHAN ASSOCIATION, INC.

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2019

NOTE 5 - 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. For the year ended December 31, 2019, the Association filed form 990 and did not have income tax expense.

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

NOTE 6 - INSURANCE CLAIM REVENUE

During the year, The Association filed an insurance claim for damage to the pavilion. Insurance claim revenue of \$104,261 was recognized as shown on the statement of revenue, expenses and changes in fund balance. Insurance claim proceeds of \$89,185 have been recorded as deferred revenue and will be recognized as related expenses are incurred.

NOTE 7 - UNINSURED CASH BALANCES

The Association maintains two cash accounts and two certificates of deposit at one financial institution, which total \$785,118. The Association also maintains two cash accounts at a second financial institution which totals \$555,670, and two cash accounts and two certificate of deposit at a third financial institution which totals \$275,631. In aggregate, the accounts at each financial institution are insured by the Federal Deposit Insurance Corporation, (FDIC), for up to \$250,000. Therefore, the uninsured balance at December 31, 2019 is \$866,419.

NOTE 8 - LINE OF CREDIT

The Association has a Visa credit card with a \$10,000 line of credit. This card is used by on-site staff to purchase office and administrative items. The account balance is paid in full each month.

**SUPPLEMENTARY INFORMATION**

THE JONATHAN ASSOCIATION, INC.

SUPPLEMENTARY INFORMATION ON  
FUTURE MAJOR REPAIRS AND REPLACEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2019

In 2017, 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, 2019 is \$832,476. 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

The Jonathan  
Association  
Chaska, Minnesota

Line Item	Total Quantity	Per Phase	Units	Reserve Component Inventory	Estimated Life Analysis, Years			Costs, \$ (2016)	Unit Per Phase	Total (2016)	RUL = 0	FY2016	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
					Estimated 1st Year of Event	Years Useful Remaining	30-Year Total (Interest)																						
1.360	1	1 Each	Bus Shelter, Wood, Refurbishment	Neighborhood #1 Elements	2024	b 20	8	3,000.00	3,000	3,000	8,404																		
1.650	5	5 Each	Mailbox Stations, Metal		2025	b 25	12	1,800.00	9,000	9,000	11,148																		3,460
1.660	1	1 Each	Playground Equipment		2027	15 b 25	11	28,000.00	28,000	28,000	61,043																	34,071	
1.790	360	360 Square Feet	Retaining Wall, Masonry		2045	b 35	29	42.00	15,120	15,120	23,385																		
1.810	1	1 Each	Signage		2031	15 b 20	15	750.00	750	750	2,261																	980	
2.650	1	1 Each	Mailbox Station, Metal	Neighborhood #2 Elements	2032	b 25	16	1,800.00	1,800	1,800	2,395																		
2.810	1	1 Each	Signage		2031	15 b 20	15	750.00	750	750	2,261																	980	
3.350	1	1 Each	Mail Pavilion, Wood, Refurbishment	Neighborhood #3 Elements	2019	b 20	3	3,500.00	3,500	3,500	8,958																	3,692	
3.600	3	3 Each	Mailboxes		2019	b 20	3	1,600.00	4,800	4,800	12,289																5,084		
3.660	1	1 Each	Playground Equipment		2018	15 b 25	2	30,000.00	30,000	30,000	73,952																31,090		
3.810	1	1 Each	Signage	Neighborhood #4 Elements	2031	15 b 20	15	750.00	750	750	2,261																	980	
4.360	1	1 Each	Mail Pavilion, Wood, Refurbishment		2019	b 20	3	4,000.00	4,000	4,000	10,249																	4,220	
4.600	4	4 Each	Mailboxes		2019	b 20	3	1,400.00	5,600	5,600	14,349																5,908		
4.650	3	3 Each	Mailbox Stations, Metal		2032	b 25	16	1,600.00	4,800	4,800	6,386																28,242		
4.660	1	1 Each	Playground Equipment		2030	15 b 25	14	22,000.00	22,000	22,000	28,242																	980	
4.810	1	1 Each	Signage	Neighborhood #5 Elements	2031	15 b 20	15	750.00	750	750	2,261																		
5.360	1	1 Each	Mail Pavilion, Wood, Refurbishment		2024	b 20	8	3,500.00	3,500	3,500	9,895																	4,037	
5.600	1	1 Each	Mailboxes		2024	b 20	8	7,000.00	7,000	7,000	19,659																8,074		
5.660	1	1 Each	Playground Equipment		2030	15 b 25	14	40,000.00	40,000	40,000	51,249																51,349		
5.810	1	1 Each	Signage	Neighborhood #6 Elements	2031	15 b 20	15	750.00	750	750	2,261																980		
6.100	600	600 Square Yards	Asphalt Pavement, Basketball Court, Total Replacement		2017	15 b 20	1	39.50	23,700	23,700	57,390																24,127		
6.360	3	3 Each	Bus Shelter and Mail Pavilions, Wood, Refurbishment		2019	b 20	3	3,000.00	10,500	10,500	26,904																11,077		
6.600	1	1 Each	Mailboxes		2019	b 20	3	1,600.00	1,600	1,600	4,100																1,688		
6.650	3	3 Each	Mailbox Stations, Metal		2032	b 25	16	1,800.00	5,400	5,400	7,184																20,773		
6.660	1	1 Each	Playground Equipment		2021	15 b 25	5	19,000.00	19,000	19,000	49,412																1,960		
6.610	2	2 Each	Signage		2031	15 b 20	15	750.00	1,500	1,500	4,522																4,110		
6.620	1	1 Allowance	Signage, Monument, Masonry, Refurbishment		2025	15 b 20	9	3,500.00	3,500	3,500	9,982																		

See Independent Auditor's Report

## Explanation Notes:

1) 1.0% is the estimated future Inflation Rate for estimating Future Replacement Costs.

2) FY2016 is Fiscal Year beginning January 1, 2016 and ending December 31, 2016.

## RESERVE EXPENDITURES

The Jonathan  
Association

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory											
				Neighborhood #1 Elements				Neighborhood #2 Elements				Neighborhood #3 Elements			
1.360	1	1 Each	Bus Shelter, Wood, Refurbishment					2024	b20	8	3,000.00	3,000	3,000	8,404	4,944
1.650	5	5 Each	Mailbox Stations, Metal					2028	b25	12	1,800.00	9,000	9,000	11,148	46,972
1.660	1	1 Each	Playground Equipment					2027	15 to 25	11	28,000.00	28,000	28,000	81,043	25,365
1.790	360	360 Square Feet	Retaining Wall, Masonry					2045	b35	29	42.00	15,120	15,120	25,365	1,281
1.810	1	1 Each	Signage					2031	15 to 20	15	750.00	750	750	2,261	5,872
2.650	1	1 Each	Mailbox Station, Metal					2032	b25	16	1,800.00	1,800	1,800	2,395	3,323
2.810	1	1 Each	Signage					2031	15 to 20	15	750.00	750	750	2,261	1,281
3.360	1	1 Each	Mail Pavilion, Wood, Refurbishment					2019	b20	3	3,500.00	3,500	3,500	8,968	5,276
3.600	3	3 Each	Mailboxes					2019	b20	3	1,600.00	4,800	4,800	12,399	7,235
3.660	1	1 Each	Playground Equipment					2018	15 to 25	2	30,000.00	30,000	30,000	73,952	42,862
3.810	1	1 Each	Signage					2031	15 to 20	15	750.00	750	750	2,261	5,872
4.360	1	1 Each	Mail Pavilion, Wood, Refurbishment					2019	b20	3	4,000.00	4,000	4,000	10,249	6,029
4.600	4	4 Each	Mailboxes					2019	b20	3	1,400.00	5,600	5,600	14,349	8,441
4.650	3	3 Each	Mailbox Stations, Metal					2032	b25	16	1,600.00	4,800	4,800	6,366	3,366
4.660	1	1 Each	Playground Equipment					2030	15 to 25	14	22,000.00	22,000	22,000	28,242	1,281
4.810	1	1 Each	Signage					2031	15 to 20	15	750.00	750	750	2,261	5,872
5.360	1	1 Each	Mail Pavilion, Wood, Refurbishment					2024	b20	8	3,500.00	3,500	3,500	9,805	5,768
5.600	1	1 Each	Mailboxes					2024	b20	8	7,000.00	7,000	7,000	19,609	11,55
5.660	1	1 Each	Playground Equipment					2030	15 to 25	14	40,000.00	40,000	40,000	51,349	28,659
5.810	1	1 Each	Signage					2031	15 to 20	15	750.00	750	750	2,261	1,281
6.100	600	600 Square Yards	Asphalt Pavement, Basketball Court, Total Replacement					2017	b20	1	39.50	23,700	23,700	57,390	33,233
6.360	3	3 Each	Bus Shelter and Mail Pavilions, Wood, Refurbishment					2019	b20	3	3,500.00	10,500	10,500	26,904	15,827
6.600	1	1 Each	Mailboxes					2019	b20	3	1,600.00	1,600	1,600	4,100	2,412
6.650	3	3 Each	Mailbox Stations, Metal					2032	b25	16	1,800.00	5,400	5,400	7,184	7,184
6.660	1	1 Each	Playground Equipment					2021	15 to 25	5	19,000.00	19,000	19,000	49,412	28,659
6.810	2	2 Each	Signage					2031	15 to 20	15	750.00	1,500	1,500	4,522	2,552
6.820	1	1 Allowance	Signage, Monument, Masonry, Refurbishment					2025	15 to 20	9	3,500.00	3,500	3,500	9,952	5,872

See Independent Auditor's Report

RESERVE EXPENDITURES

The Jonathan  
Association  
Chaska, Minnesota

Explanatory Notes:

1) 1.8% is the estimated future inflation rate for estimating future replacement costs.  
2) FY2016 is fiscal year beginning January 1, 2016 and ending December 31, 2016.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory		Estimated 1st Year of Event	Life Analysis, Years Remaining	Costs, \$ (2016)	Unit	Per Phase (2016)	Total 30-Year Total (Inflated)			RUL = 0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	2029	2030	2031		
				Neighborhood #7 Elements							2019																							
7.360	1	1 Each		Mail Pavilion, Wood, Rehabilitation		2019	b 20	3	4,500.00	4,500	4,500	11,520																						
7.660	15	15 Each		Mailboxes		2019	b 20	3	1,600.00	24,000	24,000	61,484																						
7.660	2	2 Each		Playground Equipment		2029	15 to 25	13	34,000.00	68,000	68,000	85,749																						
7.810	3	3 Each		Signage		2031	15 to 20	15	750.00	2,250	2,250	6,733																						
8.360	1	1 Each		Mail Pavilions, Wood, Rehabilitation		2019	b 20	3	3,500.00	3,500	3,500	9,058																						
8.660	7	7 Each		Mailboxes		2019	b 20	3	1,600.00	11,200	11,200	28,698																						
8.660	1	1 Each		Playground Equipment		2027	15 to 25	11	35,000.00	35,000	35,000	101,305																						
8.750	400	400 Square Feet		Retaining Walls, Stone Masonry (Replace with Interlocking Masonry)		2019	b 35	3	48.00	19,200	19,200	20,256																						
8.810	1	1 Each		Signage		2031	15 to 20	15	750.00	750	750	2,251																						
9.360	1	1 Each		Mail Pavilions, Wood, Rehabilitation		2019	b 20	3	3,000.00	3,000	3,000	7,587																						
9.660	3	3 Each		Mailboxes		2019	b 20	3	2,000.00	6,000	6,000	15,374																						
9.660	1	1 Each		Playground Equipment		2027	15 to 25	11	35,000.00	35,000	35,000	101,305																						
9.810	2	2 Each		Signage		2031	15 to 20	15	750.00	1,500	1,500	4,522																						
10.360	3	3 Each		Mail Pavilions, Wood, Rehabilitation		2019	b 20	3	4,000.00	12,000	12,000	30,748																						
10.660	8	8 Each		Mailboxes		2019	b 20	3	1,700.00	13,600	13,600	34,847																						
10.660	1	1 Each		Playground Equipment		2027	15 to 25	11	30,000.00	30,000	30,000	86,533																						
10.820	1	1 Allowance		Signage, Monument, Stucco and Masonry, Refurbishment		2018	15 to 20	2	7,500.00	7,500	7,500	18,877																						
11.360	3	3 Each		Mail Pavilions, Wood, Rehabilitation		2024	b 20	8	3,500.00	10,500	10,500	29,414																						
11.660	16	16 Each		Mailboxes		2024	b 20	8	1,700.00	27,200	27,200	76,197																						
11.660	2	2 Each		Mailbox Stations, Metal		2019	b 25	3	1,800.00	3,600	3,600	9,731																						
11.660	2	1 Each		Playground Equipment, Phased		2027	15 to 25	11 to 14	25,500.00	25,500	51,000	106,343																						
11.730	120	120 Square Feet		Retaining Walls, Masonry		2034	b 35	18	42.00	5,040	5,040	6,548																						
11.810	2	2 Each		Signage, Metal with Masonry		2031	15 to 20	15	1,000.00	2,000	2,000	6,030																						
11.820	1	1 Allowance		Signage, Monument, Wood and Concrete, Refurbishment		2024	15 to 20	6	3,500.00	3,500	3,500	9,055																						
12.360	2	2 Each		Mail Pavilions, Wood, Rehabilitation		2024	b 20	8	3,500.00	7,000	7,000	19,698																						
12.660	4	4 Each		Mailboxes		2024	b 20	8	1,800.00	7,200	7,200	20,170																						
12.660	1	1 Each		Playground Equipment		2027	15 to 25	11	25,000.00	25,000	25,000	72,360																						
12.820	1	1 Allowance		Signage, Monument, Masonry, Refurbishment		2026	15 to 20	10	6,000.00	6,000	6,000	17,419																						

See Independent Auditor's Report

**RESERVE EXPENDITURES****The Jonathan  
Association  
Chaska Minnesota**

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory			Estimated 1st Year of Event	Life Analysis, Years Remaining	Costs \$ (2016)	Unit Per Phase (2016)	Total 30-Year Total (Infinite)
				Neighborhood #7 Elements	Neighborhood #8 Elements	Neighborhood #9 Elements					
7,360	1	1 Each	Mail Pavilion, Wood, Rehabilitation				2019	b20	3	4,500.00	4,500
7,360	15	15 Each	Mailboxes				2019	b20	3	1,600.00	24,000
7,360	2	2 Each	Playground Equipment				2029	15 to 25	13	34,000.00	68,000
7,810	3	3 Each	Signage				2031	15 to 20	15	750.00	2,250
				Neighborhood #8 Elements							6,733
8,360	1	1 Each	Mail Pavilions, Wood, Rehabilitation				2019	b20	3	3,500.00	3,500
8,360	7	7 Each	Mailboxes				2019	b20	3	1,600.00	11,200
8,360	1	1 Each	Playground Equipment				2027	15 to 25	11	35,000.00	35,000
8,750	400	400 Square Feet	Retaining Walls, Stone Masonry (Replace with Interlocking Masonry)				2019	b25	3	48.00	19,200
8,810	1	1 Each	Signage				2031	15 to 20	15	750.00	750
				Neighborhood #9 Elements							5,276
9,360	1	1 Each	Mail Pavilions, Wood, Rehabilitation				2019	b20	3	3,000.00	3,000
9,600	3	3 Each	Mailboxes				2019	b20	3	2,000.00	6,000
9,650	1	1 Each	Playground Equipment				2027	15 to 25	11	35,000.00	35,000
9,810	2	2 Each	Signage				2031	15 to 20	15	750.00	1,500
				Neighborhood #10 (Tuscan/Hills) Elements							4,522
10,360	3	3 Each	Mail Pavilions, Wood, Rehabilitation				2019	b20	3	4,000.00	12,000
10,600	8	8 Each	Mailboxes				2019	b20	3	1,700.00	13,600
10,660	1	1 Each	Playground Equipment				2027	15 to 25	11	30,000.00	30,000
10,820	1	1 Allowance	Signage, Monument, Stucco and Masonry, Rehabilitation				2018	15 to 20	2	7,500.00	7,500
				Neighborhood #11 (Merry Way) Elements							18,088
11,360	3	3 Each	Mail Pavilions, Wood, Rehabilitation				2024	b20	8	3,500.00	10,500
11,600	16	16 Each	Mailboxes				2024	b20	8	1,700.00	27,200
11,650	2	2 Each	Mailbox Stations, Metal				2019	b25	3	1,800.00	3,600
11,660	2	1 Each	Playground Equipment, Phased				2027	15 to 25	11 to 14	25,500.00	51,000
11,790	120	120 Square Feet	Retaining Walls, Masonry				2034	b35	18	42.00	5,040
11,810	2	2 Each	Signage, Metal with Masonry				2031	15 to 20	15	1,000.00	2,000
11,820	1	1 Allowance	Signage, Monument, Wood and Concrete, Rehabilitation				2024	15 to 20	8	3,500.00	3,500
				Neighborhood #12 (Heather Ridge) Elements							17,303
12,360	2	2 Each	Mail Pavilions, Wood, Rehabilitation				2024	b20	8	3,500.00	7,000
12,600	4	4 Each	Mailboxes				2024	b20	8	1,800.00	7,200
12,660	1	1 Each	Playground Equipment				2027	15 to 25	11	25,000.00	25,000
12,820	1	1 Allowance	Signage, Monument, Masonry, Rehabilitation				2026	15 to 20	10	6,000.00	6,000
											5,768
											11,535
											11,865
											41,940
											10,247

See Independent Auditor's Report

**RESERVE EXPENDITURES**

The Jonathan  
Association  
Crosses, Minnesota

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory			Estimated 1st Year of Event	Life Analysis, Years	Costs \$ (2016)	Unit Per Phase	Total (2016)	RUL = 30-Year Cred (Inflated)	1 FY'2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		
				Estimated 1st Year of Event	Useful Remaining	Event																								
13.200	1	1 Each	Gazebo	2025	15 to 25	9	12,000.00	12,000	12,000	34,221	14,050	20,667																		
13.600	9	9 Each	Mailbox Stations, Metal	2028	15 to 25	12	1,800.00	16,200	20,067																					
13.620	1	1 Allowance	Mailbox Stations, Wood Frame (Replace with Metal Cluster Boxes)	2017	15 to 20	1	7,150.00	7,150	7,150	7,150			35,944																	
13.660	1	1 Each	Playground Equipment, Hundermark Road	2030	15 to 25	14	28,000.00	28,000	28,000	35,944																				
13.670	1	1 Each	Playground Equipment, Juliet Park, Proposed	2018	15 to 25	2	25,000.00	25,000	61,627	25,000																				
13.820	1	1 Allowance	Signage, Monument, Masonry, Rehabilitation	2026	15 to 20	10	5,500.00	5,500	5,500	5,500			5,574																	
			Clover Field Elements																											
14.360	1	1 Each	Mail Pavilion, Wood, Rehabilitation	2024	15 to 20	8	4,000.00	4,000	4,000	11,206			4,614																	
14.600	6	6 Each	Mailboxes	2024	15 to 20	8	1,800.00	16,800	16,800	36,255			12,457																	
14.680	1	1 Each	Playground Equipment	2030	15 to 25	14	28,000.00	28,000	28,000	35,944			35,944																	
			Clover Preserve Elements																											
15.360	1	1 Each	Bus Shelters, Wood, Rehabilitation	2024	15 to 20	8	3,500.00	3,500	3,500	9,805			4,037																	
15.600	16	16 Each	Mailbox Stations, Metal	2032	15 to 25	16	2,100.00	33,600	33,600	44,700																				
15.620	1	1 Allowance	Mailbox Stations, Wood Frame (Replace with Metal Cluster Boxes)	2018	15 to 20	2	7,300.00	7,300	7,300	13,322			7,565																	
			Clover Ridge Elements																											
16.360	2	2 Each	Mail Pavilions, Wood, Rehabilitation	2024	15 to 20	8	3,000.00	3,000	3,000	16,808			6,920																	
16.600	4	4 Each	Mailboxes	2024	15 to 20	8	1,600.00	1,600	1,600	17,929			7,382																	
16.650	9	9 Each	Mailbox Stations, Metal	2032	15 to 25	16	1,800.00	16,200	16,200	21,552																				
16.680	1	1 Each	Playground Equipment	2030	15 to 25	14	28,000.00	28,000	28,000	35,944																				
16.750	1	1 Allowance	Trellis, Columns and Pavers, Rehabilitation	2022	15 to 25	6	20,000.00	20,000	20,000	52,549			22,260																	
			Traditions Elements																											
17.280	1	1 Each	Mail Pavilions, Wood, Rehabilitation	2024	15 to 20	8	6,000.00	6,000	6,000	16,808			6,920																	
17.360	2	2 Each	Mail Pavilions, Wood, Rehabilitation	2019	15 to 20	3	3,300.00	6,600	6,600	16,311			6,663																	
17.600	4	4 Each	Mailboxes	2019	15 to 20	3	1,600.00	4,800	4,800	16,399			6,652																	
17.620	1	1 Allowance	Mailbox Stations, Wood Frame (Replace with Metal Cluster Boxes)	2019	15 to 20	3	8,475.00	8,475	8,475	8,475			8,475																	
17.650	8	8 Each	Mailbox Stations, Metal	2023	15 to 25	12	1,800.00	14,400	14,400	17,838																				
17.660	2	1 Each	Playground Equipment (Includes Basketball Court), Phased	2021	15 to 25	5 to 11	35,000.00	35,000	70,000	192,325			38,265																	
17.820	4	4 Each	Signage, Monument, Stick, Rehabilitation	2024	15 to 20	8	2,500.00	10,000	10,000	28,013			11,534																	
17.825	1	1 Each	Signage, Monument, Shucco and Composite, Rehabilitation	2033	15 to 20	15	3,500.00	3,500	3,500	10,551			4,574																	
			Oak Valley, Elements																											
18.650	4	4 Each	Mailbox Stations, Metal	2032	15 to 25	16	1,800.00	7,200	7,200	9,578																				
18.810	1	1 Each	Signage	2031	15 to 20	15	650.00	650	650	2,653			1,111																	
			Karen House, Elements																											
19.040	1,850	1,850	Square Yards Asphalt Pavement, Total Replacement, Parking Areas and Driveway	2031	15 to 20	15	31,00	57,250	57,250	74,946																				
19.110	1	1 Allowance	Building Services Equipment	2032	12 to 18	16	3,800.00	3,800	3,800	5,055																				
19.450	1	1 Allowance	Exterior, Renovation, Partial	2017	15 to 15	1	6,500.00	6,500	6,500	26,015																				
19.500	1	1 Allowance	Interior, Renovation	2018	10 to 10	2	10,000.00	10,000	10,000	52,005																				
19.600	4	2 Each	Light Poles and Fixtures, Phased	2020	15 to 16	4 to 16	2,200.00	4,400	8,800	17,830			4,725																	

See Independent Auditor's Report

**RESERVE EXPENDITURES**

The Jonathan  
Association  
Chaska, Minnesota

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory			Estimated 1st Year of Event	Life Analysis, Useful Remaining Years	Costs \$ (2016)	Total Per Phase (2015)	30-Year Total (Inflated)	
				2016	2017	2018					2019	2020
13.200	1	1 Each	Gazebo	2015	15 to 25	9	12,000.00	12,000	12,000	34,221	20,067	20,131
13.600	9	9 Each	Mailbox Stations, Metal	2028	b 25	12	1,800.00	16,200	16,200	16,200	11,370	11,370
13.620	1	1 Allowance	Mailbox Stations, Wood Frame (Replace with Metal Cluster Boxes)	2017	b 20	1	7,150.00	7,150	7,150	7,150	10,504	10,504
13.650	1	1 Each	Playground Equipment, Hundermark Road	2030	15 to 25	14	28,000.00	28,000	28,000	28,000	35,944	35,719
13.670	1	1 Each	Playground Equipment, Juliet Park, Proposed	2018	15 to 25	2	25,000.00	25,000	25,000	25,000	61,527	59,393
13.820	1	1 Allowance	Signage, Monument, Masonry, Refurbishment	2026	15 to 20	10	5,500.00	5,500	5,500	5,500	15,967	
			Clover Field Elements									
14.360	1	1 Each	Mail Pavilion, Wood, Refurbishment	2024	b 20	8	4,000.00	4,000	4,000	4,000	11,206	6,592
14.600	6	6 Each	Mailboxes	2024	b 20	8	1,800.00	16,800	16,800	16,800	30,255	17,798
14.650	1	1 Each	Playground Equipment	2030	15 to 25	14	28,000.00	28,000	28,000	28,000	35,944	
			Clover Preserve Elements									
15.360	1	1 Each	Bus Shelter, Wood, Refurbishment	2024	b 20	8	3,500.00	3,500	3,500	3,500	9,805	5,768
15.600	16	16 Each	Mailbox Stations, Metal	2032	b 25	16	2,100.00	33,600	33,600	33,600	44,700	44,700
15.620	1	1 Allowance	Mailbox Stations, Wood Frame (Replace with Metal Cluster Boxes)	2018	b 20	2	7,300.00	7,300	7,300	7,300	19,382	11,817
			Clover Ridge Elements									
16.360	2	2 Each	Mail Pavilions, Wood, Refurbishment	2024	b 20	8	3,000.00	6,000	6,000	6,000	16,808	9,888
16.600	4	4 Each	Mailboxes	2024	b 20	8	1,600.00	6,400	6,400	6,400	17,929	10,547
16.650	9	9 Each	Mailbox Stations, Metal	2032	b 25	16	1,800.00	16,200	16,200	16,200	21,552	21,552
16.680	1	1 Each	Playground Equipment	2030	15 to 25	14	28,000.00	28,000	28,000	28,000	35,944	
16.750	1	1 Allowance	Trellis, Columns and Pavers, Refurbishment	2022	15 to 25	6	20,000.00	20,000	20,000	20,000	52,349	30,689
			Traditions Elements									
17.280	1	1 Each	Mail Pavilions, Wood, Refurbishment	2024	b 20	8	6,000.00	6,000	6,000	6,000	16,808	9,888
17.360	2	2 Each	Mail Pavilions, Wood, Refurbishment	2019	b 20	3	3,300.00	6,600	6,600	6,600	16,311	9,948
17.600	4	4 Each	Mailboxes	2019	b 20	3	1,600.00	6,400	6,400	6,400	16,399	9,647
17.720	1	1 Allowance	Mailbox Stations, Wood Frame (Replace with Metal Cluster Boxes)	2019	b 20	3	6,475.00	6,475	6,475	6,475	21,715	12,774
17.750	8	8 Each	Mailbox Stations, Metal	2028	b 25	12	1,800.00	14,400	14,400	14,400	17,938	
17.860	2	1 Each	Playground Equipment (Includes Basketball Court), Phased	2021	15 to 25	5 b 11	35,000.00	55,000	55,000	55,000	192,255	52,755
17.920	4	4 Each	Signage, Monument, Trick, Refurbishment	2024	15 to 20	8	2,500.00	10,000	10,000	10,000	28,013	16,479
17.925	1	1 Each	Signage, Monument, Stucco and Composite, Refurbishment	2031	15 to 20	15	3,500.00	3,500	3,500	3,500	10,551	5,977
			Oak Valley Elements									
18.650	4	4 Each	Mailbox Stations, Metal	2032	b 25	16	1,800.00	7,200	7,200	7,200	9,578	9,578
18.810	1	1 Each	Signage	2031	15 to 20	15	650.00	650	650	650	2,563	1,452
			Karen House Elements									
19.040	1,650	1,650	Square Yards Asphalt Pavement, Total Replacement, Parking Areas and Driveway	2011	15 to 20	15	31,00	57,250	57,250	57,250	74,946	
19.110	1	1 Allowance	Building Services Equipment	2032	12 b 18	16	3,800.00	3,800	3,800	3,800	5,055	5,055
19.450	1	1 Allowance	Exterior, Renovation, Partial	2017	b 15	1	6,500.00	6,500	6,500	6,500	26,015	10,904
19.500	1	1 Allowance	Interior, Renovation	2018	b 10	2	10,000.00	10,000	10,000	10,000	52,005	15,902
19.600	4	2 Each	Light Poles and Fixtures, Phased	2020	b 25	4 b 16	2,200.00	4,400	8,800	17,630	5,654	7,251

See Independent Auditor's Report

## RESERVE EXPENDITURES

The Jonathan  
Association

Crasco, Minnesota																																					
Line Item	Total Quantity	Per-Phase Units	Reserve Component Inventory			Costs \$ (2016)																															
			Quantity	Quantity	Quantity	Total	Per Phase	Event	Useful Years Remaining	Unit	Per Phase Total	30-Year Total (Implied)	RUL = 0	F / 2016	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15								
19,650	12	12 Squares	Roof, Asphalt Shingles (Includes Gutters and Downspouts)			2031	15 to 20	15	1,000.00	12,000	12,000	15,682																	15,682	2,222							
19,610	2	2 Each	Signage			2031	15 to 20	15	850.00	1,700	1,700	5,125																									
19,950	400	200 Square Feet	Windows and Doors, Phased			2017	1 to 35	1 to 25	42.00	8,400	16,800	21,672	8,551																								
20,500	1	1 Allowance	Landscape, Beach Hardcore			2017	1 to 25	1	50,000.00	50,000	50,000	123,508																									
20,220	340	340 Square Feet	Retaining Walls, Timber (Replica with Masonry)			2018	15 to 20	2	45.00	15,300	15,300	15,856																			15,856						
20,280	25	25 Squares	Roof, Asphalt Shingles			2034	15 to 20	18	30.00	7,500	7,500	10,340																									
20,760	2,050	2,050 Square Feet	Walls, Wood Siding, Paint Finish Applications and Capital Repairs			2021	4 to 6	5	2.60	5,330	5,330	44,206																			5,695						
Property Site Elements																																					
21,010	2	1 Allowance	Asphalt Pavement, Walking Paths, Repairs, Budgeted			2017	N/A	1 lb 3	130,000.00	130,000	260,000	390,000																									
21,020	37,350	37,350	7,470 Square Yards Asphalt Pavement, Walking Paths, Crack Repair, Patch and Seal Coat, Phased			2019	3 to 5	3 to 7	2.60	19,422	97,110	464,875																			24,932	25,381					
21,080	37,350	37,350	7,470 Square Yards Asphalt Pavement, Walking Paths, Total Replacement, Phased			2025	10 lb 15	9 lb 13	34.00	253,980	1,269,900	3,958,721																									
21,100	1	1 Allowance	Ellet House, Complete Renovation			2019	N/A	3	150,000.00	150,000	150,000	152,247																									
21,150	1	1 Allowance	Ellet House, Partial Renovation			2037	2 to 20	21	90,000.00	90,000	90,000	130,902																									
21,450	1	1 Allowance	Landscape, Tree Treatment and Removal, Emerald Ash Borer			2017	N/A	1 lb 7	150,000.00	150,000	150,000	128,395																									
21,500	1	1 Allowance	Landscape, Partial Replanting and Tree Trimming (Near Term is Budgeted)			2017	b 5	1	20,000.00	20,000	20,000	245,545																			23,906	26,156					
21,520	7,900	1,975 Square Feet	Pavers, Masonry, Clever Field, Phased			2020	15 to 20	4 lb 10	16.00	31,600	125,400	344,104																			37,772	38,938					
21,660	1	1 Each	Playground Equipment, Jonathan Acres			2027	15 to 25	11	32,000.00	32,000	32,000	92,621																									
21,810	1	1 Each	Signage, Marsh Hallberg Sliding Hill			2031	15 to 20	15	850.00	850	850	2,563																			1,111						
21,820	3	1 Allowance	Site Furniture, Phased			2020	15 to 20	4 lb 16	28,000.00	28,000	84,000	188,389																		33,468	33,063						
21,900	1	1 Allowance	Silo, Paint Finishes and Capital Repairs			2021	5 lb 7	5	25,300.00	25,300	25,300	201,838																		30,241	30,241						
21,970	5	5 Each	Underpasses, Timber, Inspections and Capital Repairs			2018	10 lb 15	2	8,500.00	42,500	42,500	111,626																		44,044	345,115						
21,980	5	5 Each	Underpasses, Timber, Replacement			2030	to 40	14	60,000.00	305,000	305,000	305,115																									
21,990	2	2 Each	Windmills			2028	b 5+	12	5,000.00	10,000	10,000	12,387																			12,387						
Storage Facility Elements																																					
22,050	3	3 Each	Doors, Garage, Sectional			2036	b 25	20	1,700.00	5,100	5,100	7,287																			7,653	9,148					
22,200	1	1 Each	Maintenance Vehicles, Golf Cart			2021	to 10	5	7,000.00	7,000	7,000	27,735																			2,093	32,093					
22,310	1	1 Each	Maintenance Vehicles, Pickup Truck			2020	to 10	4	25,000.00	25,000	25,000	97,303																			5,555	25,220					
22,320	1	1 Each	Maintenance Vehicles, Trailer			2022	10 lb 5	6	5,000.00	5,000	5,000	12,837																									
22,330	1	1 Each	Maintenance Vehicles, Utility Task Vehicle (2017 is Budgeted)			2017	10 lb 15	1	20,000.00	20,000	20,000	72,191																				15,730	8,701				
22,710	23	23 Squares	Roof, Asphalt Shingles			2029	15 to 20	13	30,00	6,900	6,900	8,701																									
1 Allowance	Reserve Study Update with Site Visit																2018	2	2	4,750.00	4,750	4,750	4,750										4,750				
1 Allowance	Anticipated Expenditures, By Year																2010	\$435,708	0	435,235	563,323	518,520	299,015	307,273	251,558	191,957	192,184	316,415	461,040	607,777	493,943	371,050	652,298	224,187			

See Independent Auditor's Report

**RESERVE EXPENDITURES**

Years 2032 to 2046

Line Item	Total Quantity	Per Phase	Units	Reserve Component Inventory				Estimated 1st Year of Event	Life Analysis, Years Remaining	Costs, \$ (2016)	Unit Per Phase (2016)			30-Year Total (Initiated) (2016)																
				2031	15 to 20	15	10,000.00				12,000	15,682	2032	2033	2034	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
19,650	12	12 Squares	Roof, Asphalt Shingles (Includes Gutters and Downspouts)		2031	15 to 20	15	10,000.00	12,000	15,682																			2,933	
19,610	2	2 Each	Signage		2031	15 to 20	15	650.00	1,700	5,125																		13,121		
19,950	400	200 Square Feet	Windows and Doors, Phased		2017	15 to 20	15	42.00	8,400	16,800	21,572																	79,508		
20,500	1	1 Allowance	Landscape, Beach Hardscape		2017	15 to 20	1	50,000.00	50,000	50,000	123,508																			
20,220	340	340 Square Feet	Retaining Walls, Timber (Replace with Masonry)		2018	15 to 20	2	45.00	15,300	15,300	15,856																			
20,280	25	25 Squares	Roof, Asphalt Shingles		2024	15 to 20	18	300.00	7,500	7,500	10,340																	8,326		
20,760	2,050	2,050 Square Feet	Walls, Wood Siding, Paint Finish Applications and Capital Repairs		2021	4 to 6	5	2.60	5,330	5,330	44,206																	9,102		
			Property Site Elements																											
21,010	2	1 Allowance	Asphalt Pavement, Walking Paths, Repair's Budgeted		2017	N/A	1 to 3	130,000.00	130,000	260,000	390,000																	22,582		
21,020	3,750	7,470 Square Yards	Asphalt Pavement, Walking Paths, Crack Repair, Patch and Seal Coat, Phased		2019	3 to 5	3 to 7	2.60	19,422	97,110	464,875	25,838	1,269,900	3,955,721														33,169		
21,080	3,750	7,470 Square Yards	Asphalt Pavement, Walking Paths, Total Replacement, Phased		2025	10 to 15	9 to 13	34.00	150,000.00	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	418,540			
21,100	1	1 Allowance	Elite House, Complete Renovation		2019	N/A	3	150,000.00	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	
21,150	1	1 Allowance	Elite House, Partial Renovation		2037	2 to 20	21	90,000.00	90,000	90,000	130,902																			
21,450	1	1 Allowance	Landscape, Tree Treatment and Removal, Emerald Ash Borer		2017	N/A	1 to 7	150,000.00	150,000	150,000	172,395																			34,156
21,500	1	1 Allowance	Landscape, Partial Replacements and Tree Trimming (Near Term is Budgeted)		2017	b 5	1	20,000.00	20,000	20,000	249,545																		53,696	
21,620	1,975	1,975 Square Feet	Pavers, Masonry, Clover Field, Phased		2020	15 to 20	4 to 10	18.00	31,600	128,400	348,104																		53,683	
21,660	1	1 Each	Playground Equipment, Jonathan Acres		2027	15 to 25	11	32,000.00	32,000	32,000	92,621																	1,452		
21,810	1	1 Each	Signage, Marsh Balloons Sliding Hill		2031	15 to 20	15	650.00	650	650	2,553																46,142			
21,820	3	1 Allowance	Site Furniture, Phased		2020	15 to 20	4 to 16	28,000.00	28,000	84,000	184,389	37,250																43,207		
21,900	1	1 Allowance	Slo, Paint Finishes and Capital Repairs		2021	5 to 7	5	25,300.00	25,300	25,300	201,838																	67,582		
21,970	5	5 Each	Underpasses, Tubs, Inspections and Capital Repairs		2018	10 to 15	2	8,500.00	42,500	42,500	111,626																			
21,980	5	5 Each	Underpasses, Tuber, Replacement		2030	b 40	14	60,000.00	300,000	300,000	385,115																			
21,990	2	2 Each	Windmills		2028	b 50+	12	5,000.00	10,000	10,000	12,387																			
			Storage Facility Elements																											
22,050	3	3 Each	Doors, Garage, Sectional		2036	b 25	20	1,700.00	5,100	5,100	7,287																	10,934		
22,500	1	1 Each	Maintenance Vehicles, Golf Cart		2021	b 10	5	7,000.00	7,000	7,000	27,735																38,361			
22,510	1	1 Each	Maintenance Vehicles, Pick-up Truck		2020	b 10	4	25,000.00	25,000	25,000	97,303																7,272			
22,520	1	1 Each	Maintenance Vehicles, Trailer		2022	10 to 15	6	5,000.00	5,000	5,000	12,637																31,241			
22,530	1	1 Each	Maintenance Vehicles, Utility Task Vehicle (2017 is Budgeted)		2017	10 to 15	1	20,000.00	20,000	20,000	72,191																			
22,710	23	23 Squares	Roof, Asphalt Shingles		2029	15 to 20	13	30,00	6,900	6,900	8,701																			
			Reserve Study Update with Site Visit		2018	2	2	4,750.00	4,750	4,750																				
			Anticipated Expenditures, By Year																											

See Independent Auditor's Report