

**Nordland**  
**Balance Sheet**  
**As of August 27, 2013**

2:39 PM  
08/27/2013  
Accrual Basis  
Aug 27, 13

**ASSETS**

**Current Assets**

**Checking/Savings**

Union Bank - #744697 4,689.00

**Total Checking/Savings** 4,689.00

**Accounts Receivable**

Accounts Receivable 27,782.10

**Total Accounts Receivable** 27,782.10

**Other Current Assets**

LP Gas Service 1,452.99

**Total Other Current Assets** 1,452.99

**Total Current Assets** 33,924.09

**TOTAL ASSETS** 33,924.09

**LIABILITIES & EQUITY**

**Liabilities**

**Current Liabilities**

**Other Current Liabilities**

SNHA 2008 Special Assessment 1,200.00

SNHA Dues and Fees 6,111.50

**Total Other Current Liabilities** 7,311.50

**Total Current Liabilities** 7,311.50

**Total Liabilities** 7,311.50

**Equity**

Prior Year End 27,096.89

Retained Earnings -360.47

Net Income -123.83

**Total Equity** 26,612.59

**TOTAL LIABILITIES & EQUITY** 33,924.09

**Nordland**  
**Profit & Loss Budget vs. Actual**  
 January through December 2013

2:38 PM  
 08/27/2013  
 Accrual Basis

|   | Jan - Dec 13 | Budget    | \$ Over Budget | % of Budget |
|---|--------------|-----------|----------------|-------------|
| <b>Ordinary Income/Expense</b>          |              |           |                |             |
| <b>Income</b>                           |              |           |                |             |
| <b>Bldg &amp; Reserve Assessments</b>   | 31,867.63    | 61,564.00 | -29,696.37     | 51.76%      |
| <b>Interest Income</b>                  | 0.91         |           |                |             |
| <b>Special Projects</b>                 |              |           |                |             |
| <b>LP Gas Income</b>                    | 575.08       |           |                |             |
| <b>Total Special Projects</b>           | 575.08       |           |                |             |
| <b>Total Income</b>                     | 32,443.62    | 61,564.00 | -29,120.38     | 52.7%       |
| <b>Gross Profit</b>                     | 32,443.62    | 61,564.00 | -29,120.38     | 52.7%       |
| <b>Expense</b>                          |              |           |                |             |
| <b>Administration</b>                   |              |           |                |             |
| <b>SNHA Fees</b>                        | 11,160.00    | 11,160.00 | 0.00           | 100.0%      |
| <b>Telephone</b>                        | 14.06        |           |                |             |
| <b>Total Administration</b>             | 11,174.06    | 11,160.00 | 14.06          | 100.13%     |
| <b>Insurance Expense</b>                | 11,877.00    | 11,647.00 | 230.00         | 101.98%     |
| <b>Professional Fees</b>                |              |           |                |             |
| <b>Project Management</b>               | 0.00         | 1,824.00  | -1,824.00      | 0.0%        |
| <b>Accounting</b>                       | 2,625.00     | 2,592.00  | 33.00          | 101.27%     |
| <b>Legal Fees</b>                       | 570.79       |           |                |             |
| <b>Total Professional Fees</b>          | 3,195.79     | 4,416.00  | -1,220.21      | 72.37%      |
| <b>Maintenance</b>                      |              |           |                |             |
| <b>Repairs</b>                          |              |           |                |             |
| <b>Roof Repair</b>                      | 237.56       |           |                |             |
| <b>Total Repairs</b>                    | 237.56       |           |                |             |
| <b>Maintenance - Other</b>              | 0.00         | 8,000.00  | -8,000.00      | 0.0%        |
| <b>Total Maintenance</b>                | 237.56       | 8,000.00  | -7,762.44      | 2.97%       |
| <b>Snow removal E</b>                   | 4,898.75     | 7,200.00  | -2,301.25      | 68.04%      |
| <b>Reserve Funded</b>                   |              |           |                |             |
| <b>Wireless internet</b>                | 668.00       |           |                |             |
| <b>Total Reserve Funded</b>             | 668.00       |           |                |             |
| <b>Special Projects for Homes</b>       |              |           |                |             |
| <b>Utilities</b>                        |              |           |                |             |
| <b>LP Gas Adm</b>                       | 144.00       | 144.00    | 0.00           | 100.0%      |
| <b>LP Gas Fuel Inventory</b>            | 372.29       |           |                |             |
| <b>Total Utilities</b>                  | 516.29       | 144.00    | 372.29         | 358.54%     |
| <b>Total Special Projects for Homes</b> | 516.29       | 144.00    | 372.29         | 358.54%     |
| <b>Total Expense</b>                    | 32,567.45    | 42,567.00 | -9,999.55      | 76.51%      |
| <b>Net Ordinary Income</b>              | -123.83      | 18,997.00 | -19,120.83     | -0.65%      |
| <b>Net Income</b>                       | -123.83      | 18,997.00 | -19,120.83     | -0.65%      |

**Nordland - Budget Projections**  
**Summary - Updated 04-29-13**  
**Joe Ingram**

| Target Year   | 2013    | 2014    | 2015    | 2016    | 2017    | 2018    | 2019    | 2020    | 2021    | 2022    | 2023    | 2024    |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Number of homes   | 31      | 31      | 31      | 31      | 31      | 31      | 31      | 31      | 31      | 31      | 31      | 31      |
| LP Gas homes  | 4       | 4       | 4       | 4       | 4       | 4       | 4       | 4       | 4       | 4       | 4       | 4       |
| <b>Reserve Balance - Beginning Year</b>                               | 27,050  | 46,050  | 66,050  | 72,050  | 76,050  | 24,850  | 44,850  | 65,850  | 87,850  | 110,850 | 132,650 | 124,250 |
| Income  |         |         |         |         |         |         |         |         |         |         |         |         |
| 1st Qtr   | 15,391  | 15,849  | 16,356  | 16,787  | 17,281  | 16,788  | 17,287  | 17,792  | 18,304  | 18,888  | 19,508  | 20,157  |
| 2nd Qtr   | 15,391  | 15,849  | 16,356  | 16,787  | 17,281  | 16,788  | 17,287  | 17,792  | 18,304  | 18,888  | 19,508  | 20,157  |
| 3rd Qtr   | 15,391  | 15,849  | 16,356  | 16,787  | 17,281  | 16,788  | 17,287  | 17,792  | 18,304  | 18,888  | 19,508  | 20,157  |
| 4th Qtr   | 15,391  | 15,849  | 16,356  | 16,787  | 17,281  | 16,788  | 17,287  | 17,792  | 18,304  | 18,888  | 19,508  | 20,157  |
| Total Income  | 61,565  | 63,398  | 65,423  | 67,150  | 69,123  | 67,152  | 69,148  | 71,169  | 73,215  | 75,550  | 78,032  | 80,630  |
| Available from Reserves   | 27,050  | 46,050  | 66,050  | 72,050  | 76,050  | 24,850  | 44,850  | 65,850  | 87,850  | 110,850 | 132,650 | 124,250 |
| <b>Total Funds available for Target Year</b>                          | 88,615  | 109,448 | 131,473 | 139,200 | 145,173 | 92,002  | 113,998 | 137,019 | 161,065 | 186,400 | 210,682 | 204,880 |
| <b>Regime Expenses</b>  |         |         |         |         |         |         |         |         |         |         |         |         |
| SNHA Regime Basic Service Fee   | 11,160  | 11,272  | 11,384  | 11,498  | 11,613  | 11,729  | 11,847  | 11,965  | 12,085  | 12,206  | 12,328  | 12,451  |
| Planning  | 960     | 969     | 979     | 989     | 998     | 1,008   | 1,019   | 1,029   | 1,039   | 1,049   | 1,060   | 1,070   |
| Accounting  | 1,632   | 1,597   | 1,613   | 1,629   | 1,645   | 1,662   | 1,678   | 1,695   | 1,712   | 1,729   | 1,746   | 1,764   |
| Insurance (Annual Increase 2%)  | 11,647  | 11,880  | 12,118  | 12,360  | 12,607  | 12,859  | 13,116  | 13,379  | 13,646  | 13,919  | 14,198  | 14,482  |
| Regime Property Services Contract (SNMCO)                             | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       | -       |
| Routine Common Property Maintenance                                   | 8,000   | 8,240   | 8,487   | 8,742   | 9,004   | 9,274   | 9,552   | 9,839   | 10,134  | 10,438  | 10,751  | 11,074  |
| Projects-Target Year from Reserves                                    | -       | -       | 13,500  | 16,000  | 66,200  | -       | -       | -       | -       | 2,200   | 30,400  | 76,000  |
| Snow removal roofs  | 7,200   | 7,416   | 7,638   | 7,868   | 8,104   | 8,347   | 8,597   | 8,855   | 9,121   | 9,394   | 9,676   | 9,966   |
| SNHA Project Management   | 1,824   | 1,879   | 3,555   | 3,913   | 9,997   | 2,115   | 2,178   | 2,243   | 2,311   | 2,644   | 6,099   | 11,645  |
| LP Gas Service (rate of Increase 2%)                                  | 143     | 146     | 149     | 152     | 155     | 158     | 161     | 164     | 167     | 171     | 174     | 178     |
| Reserve Fund Contribution   | 19,000  | 20,000  | 19,500  | 20,000  | 15,000  | 20,000  | 21,000  | 22,000  | 23,000  | 24,000  | 22,000  | 18,000  |
| Total Expense   | 61,565  | 63,398  | 78,923  | 83,150  | 135,323 | 67,152  | 69,148  | 71,169  | 73,215  | 77,750  | 108,432 | 156,630 |
| <b>Projected Year End Fund Balance</b>                                | 46,050  | 66,050  | 72,050  | 76,050  | 24,850  | 44,850  | 65,850  | 87,850  | 110,850 | 132,650 | 124,250 | 66,250  |
| <b>SNHA fees included in above calculations</b>                       |         |         |         |         |         |         |         |         |         |         |         |         |
| SNHA Basic Service Fee/Home   | 360     | 364     | 367     | 371     | 375     | 378     | 382     | 386     | 390     | 394     | 398     | 402     |
| LP Gas Service Fee/Home   | 35      | 36      | 36      | 36      | 37      | 37      | 38      | 38      | 38      | 39      | 39      | 39      |
| Planning Fee/Regime   | 960     | 969     | 979     | 989     | 998     | 1,008   | 1,019   | 1,029   | 1,039   | 1,049   | 1,060   | 1,070   |
| Accounting Fee/Home   | 51      | 52      | 52      | 53      | 53      | 54      | 54      | 55      | 55      | 56      | 56      | 57      |
| Anticipated Rate of Increase 1% on above SNHA fees                    |         |         |         |         |         |         |         |         |         |         |         |         |
| <b>Approx Annual Assessments by Home Type</b>                         |         |         |         |         |         |         |         |         |         |         |         |         |
| Approx rate of increase   |         | 3.0%    | 3.2%    | 2.7%    | 3.0%    | -2.9%   | 3.0%    | 2.9%    | 2.9%    | 3.2%    | 3.3%    | 3.4%    |
| Studio  | 1,833   | 1,887   | 1,946   | 1,997   | 2,055   | 1,998   | 2,056   | 2,116   | 2,176   | 2,245   | 2,318   | 2,394   |
| Loft  | 2,118   | 2,181   | 2,252   | 2,311   | 2,380   | 2,311   | 2,380   | 2,450   | 2,521   | 2,603   | 2,689   | 2,779   |
| Commercial Space  | 688     | 709     | 732     | 751     | 773     | 751     | 773     | 796     | 819     | 846     | 874     | 903     |
| <b>Approx % of Undivided Interest in Ownership for Common Charges</b> |         |         |         |         |         |         |         |         |         |         |         |         |
| Studio  | 0.02922 | 0.02922 | 0.02922 | 0.02922 | 0.02922 | 0.02922 | 0.02922 | 0.02922 | 0.02922 | 0.02922 | 0.02922 | 0.02922 |
| Loft  | 0.03487 | 0.03487 | 0.03487 | 0.03487 | 0.03487 | 0.03487 | 0.03487 | 0.03487 | 0.03487 | 0.03487 | 0.03487 | 0.03487 |
| Commercial Space  | 0.01305 | 0.01305 | 0.01305 | 0.01305 | 0.01305 | 0.01305 | 0.01305 | 0.01305 | 0.01305 | 0.01305 | 0.01305 | 0.01305 |

## Nordland Project Summary

Last update 12/18/2012

Joe Ingram

|  | Target Year for Project Life | 2013                                       | 2014   | 2015   | 2016   | 2017   | 2018   | 2019   |
|--|------------------------------|--|--------|--------|--------|--------|--------|--------|
| <b>Regime Property Maintenance - SNMCo Contract</b>  |                              | Collected by SNMCO through Smugglers' Acct |        |        |        |        |        |        |
| <b>Maintenance</b>                                   |                              |  |        |        |        |        |        |        |
| Routine Maintenance - Common areas (including decks) | 1                            | 8,000                                      | 8,240  | 8,487  | 8,742  | 9,004  | 9,274  | 9,552  |
| Treatment for entrance concrete and starirs          |                              |  |        |        |        |        |        |        |
| Other  |                              |  |        |        |        |        |        |        |
| <b>Reserve Funded</b>                                |                              |  |        |        |        |        |        |        |
| Attic ventilation and insulation - Bath vents        |                              |  |        |        |        |        |        |        |
| Building sign - refinish                             | 5                            |  |        |        |        | 1,200  |        |        |
| Retaining Wall                                       | 30                           |  |        |        |        |        |        |        |
| Exterior stairs and entrance ramp                    | 30                           |  |        |        |        |        |        |        |
| Hallyway - carpet                                    | 8                            |  |        | 13,500 |        |        |        |        |
| Stain exterior siding                                | 6                            |  |        |        | 16,000 |        |        |        |
| Roof - front   | 20                           |  |        |        |        | 65,000 |        |        |
| Roof - rear  | 20                           |  |        |        |        |        |        |        |
| Doors - Front and side Entrance                      | 20                           |  |        |        |        |        |        |        |
| Interior handrails                                   | 25                           |  |        |        |        |        |        |        |
| Landscaping  |                              |  |        |        |        |        |        |        |
| Regime Property Maintenance                          |                              | -  | -      | -      | -      | -      | -      | -      |
| Maintenance Total                                    |                              | 8,000                                      | 8,240  | 8,487  | 8,742  | 9,004  | 9,274  | 9,552  |
| Reserve Total  |                              | -  | -      | 13,500 | 16,000 | 66,200 | -      | -      |
| Snow Removal (5 Year Average)                        |                              | 7,200                                      | 7,416  | 7,638  | 7,868  | 8,104  | 8,347  | 8,597  |
| Annual Totals  |                              | 15,200                                     | 15,656 | 29,626 | 32,609 | 83,308 | 17,621 | 18,150 |

## Nordland Project Summary

Last update 12/18/2012

Joe Ingram

|  | Target Year for Project | 2020   | 2021   | 2022   | 2023   | 2024   |
|--|-------------------------|--------|--------|--------|--------|--------|
| <b>Regime Property Maintenance - SNMCo Contract</b>  |                         |        |        |        |        |        |
| <b>Maintenance</b>                                   |                         |        |        |        |        |        |
| Routine Maintenance - Common areas (including decks) |                         | 9,839  | 10,134 | 10,438 | 10,751 | 11,074 |
| Treatment for entrance concrete and starirs          |                         |        |        |        |        |        |
| Other  |                         |        |        |        |        |        |
| <b>Reserve Funded</b>                                |                         |        |        |        |        |        |
| Attic ventilation and insulation - Bath vents        |                         |        |        |        | 30,400 |        |
| Building sign - refinish                             |                         |        |        |        |        |        |
| Retaining Wall                                       |                         |        |        |        |        |        |
| Exterior stairs and entrance ramp                    |                         |        |        |        |        |        |
| Hallyway - carpet                                    |                         |        |        |        |        |        |
| Stain exterior siding                                |                         |        | -      |        |        |        |
| Roof - front   |                         |        |        |        |        |        |
| Roof - rear  |                         |        |        |        |        | 76,000 |
| Doors - Front and side Entrance                      |                         |        |        |        |        |        |
| Interior handrails                                   |                         |        |        | 2,200  |        |        |
| Landscaping  |                         |        |        |        |        |        |
| Regime Property Maintenance                          |                         | -      | -      | -      | -      | -      |
| Maintenance Total                                    |                         | 9,839  | 10,134 | 10,438 | 10,751 | 11,074 |
| Reserve Total  |                         | -      | -      | 2,200  | 30,400 | 76,000 |
| Snow Removal (5 Year Average)                        |                         | 8,855  | 9,121  | 9,394  | 9,676  | 9,966  |
| Annual Totals  |                         | 18,694 | 19,255 | 22,033 | 50,828 | 97,040 |

**Nordland**

2013 Assessments per Budget

4/29/2013 Total 61,297.00

Split Collection

|           | % Undivided Interest | Per Home Charges       |           | % Undivided             | Assessments |           | Total     |
|-----------|----------------------|------------------------|-----------|-------------------------|-------------|-----------|-----------|
|           |                      | SNHA Basic Service Fee | SNHA Acct | Nordland Common Charges | 1st qtr     | 3 qtr     |           |
|           |                      | 11,160                 | 1632.00   | 48,773.30               | 30,782.65   | 30,782.65 | 61,565.30 |
| N 01      | 0.02819              | 360                    | 51.00     | 1,374.92                | 892.96      | 892.96    | 1,785.92  |
| N 02      | 0.02819              | 360                    | 51.00     | 1,374.92                | 892.96      | 892.96    | 1,785.92  |
| N 03      | 0.02819              | 360                    | 51.00     | 1,374.92                | 892.96      | 892.96    | 1,785.92  |
| N 04      | 0.02819              | 360                    | 51.00     | 1,374.92                | 892.96      | 892.96    | 1,785.92  |
| N 05      | 0.02819              | 360                    | 51.00     | 1,374.92                | 892.96      | 892.96    | 1,785.92  |
| N 06      | 0.02819              | 360                    | 51.00     | 1,374.92                | 892.96      | 892.96    | 1,785.92  |
| N 07      | 0.02819              | 360                    | 51.00     | 1,374.92                | 892.96      | 892.96    | 1,785.92  |
| N 08      | 0.02819              | 360                    | 51.00     | 1,374.92                | 892.96      | 892.96    | 1,785.92  |
| N 09      | 0.02819              | 360                    | 51.00     | 1,374.92                | 892.96      | 892.96    | 1,785.92  |
| N 10      | 0.02922              | 360                    | 51.00     | 1,425.16                | 918.08      | 918.08    | 1,836.16  |
| N 11      | 0.02922              | 360                    | 51.00     | 1,425.16                | 918.08      | 918.08    | 1,836.16  |
| N 12      | 0.02922              | 360                    | 51.00     | 1,425.16                | 918.08      | 918.08    | 1,836.16  |
| N 13      | 0.02922              | 360                    | 51.00     | 1,425.16                | 918.08      | 918.08    | 1,836.16  |
| N 14      | 0.02922              | 360                    | 51.00     | 1,425.16                | 918.08      | 918.08    | 1,836.16  |
| N 15      | 0.02922              | 360                    | 51.00     | 1,425.16                | 918.08      | 918.08    | 1,836.16  |
| N 16      | 0.03487              | 360                    | 51.00     | 1,700.72                | 1,055.86    | 1,055.86  | 2,111.72  |
| N 17      | 0.03487              | 360                    | 51.00     | 1,700.72                | 1,055.86    | 1,055.86  | 2,111.72  |
| N 18      | 0.03487              | 360                    | 51.00     | 1,700.72                | 1,055.86    | 1,055.86  | 2,111.72  |
| N 19      | 0.03487              | 360                    | 51.00     | 1,700.72                | 1,055.86    | 1,055.86  | 2,111.72  |
| N 20      | 0.03487              | 360                    | 51.00     | 1,700.72                | 1,055.86    | 1,055.86  | 2,111.72  |
| N 21      | 0.03487              | 360                    | 51.00     | 1,700.72                | 1,055.86    | 1,055.86  | 2,111.72  |
| N 22      | 0.03487              | 360                    | 51.00     | 1,700.72                | 1,055.86    | 1,055.86  | 2,111.72  |
| N 23      | 0.03487              | 360                    | 51.00     | 1,700.72                | 1,055.86    | 1,055.86  | 2,111.72  |
| N 24      | 0.03487              | 360                    | 51.00     | 1,700.72                | 1,055.86    | 1,055.86  | 2,111.72  |
| N 25      | 0.03487              | 360                    | 51.00     | 1,700.72                | 1,055.86    | 1,055.86  | 2,111.72  |
| N 26      | 0.03487              | 360                    | 51.00     | 1,700.72                | 1,055.86    | 1,055.86  | 2,111.72  |
| N 27      | 0.03487              | 360                    | 51.00     | 1,700.72                | 1,055.86    | 1,055.86  | 2,111.72  |
| N 28      | 0.03487              | 360                    | 51.00     | 1,700.72                | 1,055.86    | 1,055.86  | 2,111.72  |
| N 29      | 0.03487              | 360                    | 51.00     | 1,700.72                | 1,055.86    | 1,055.86  | 2,111.72  |
| N 30      | 0.03487              | 360                    | 51.00     | 1,700.72                | 1,055.86    | 1,055.86  | 2,111.72  |
| N 31      | 0.03487              | 360                    | 51.00     | 1,700.72                | 1,055.86    | 1,055.86  | 2,111.72  |
| N 32 Comm | 0.01305              | -                      | 51.00     | 636.49                  | 343.75      | 343.75    | 687.49    |
|           | 1.00000              | 11,160                 | 1632.00   | 48,773.30               | 30,782.65   | 30,782.65 | 61,565.30 |

**Nordland**  
**Profit & Loss**  
August 1, 2002 through August 27, 2013

|                                | <u>Aug 1, '02 - Aug 27,...</u> |
|--------------------------------|--------------------------------|
| <b>Ordinary Income/Expense</b> |                                |
| <b>Income</b>                  |                                |
| Bldg & Reserve Assessme...     | 425,548.63                     |
| Snow Removal                   | 49,379.26                      |
| Master Policy Insurance        | 18,060.00                      |
| Interest Income                | 1,168.66                       |
| Late Charges                   | 2,384.43                       |
| Line of Credit Interest        | 391.58                         |
| Miscellaneous Income           | 701.73                         |
| Special Projects               | 64,973.17                      |
| Uncategorized Income           | 3,000.00                       |
| <b>Total Income</b>            | <u>565,607.46</u>              |
| <b>Gross Profit</b>            | 565,607.46                     |
| <b>Expense</b>                 |                                |
| Administration                 | 23,980.34                      |
| Insurance Expense              | 40,885.00                      |
| Financial                      | 563.20                         |
| Professional Fees              | 40,986.44                      |
| Maintenance                    | 79,973.66                      |
| Snow removal E                 | 91,161.99                      |
| Reserve Funded                 | 203,247.68                     |
| Special Projects for Homes     | 73,595.09                      |
| Miscellaneous                  | 68.44                          |
| <b>Total Expense</b>           | <u>554,461.84</u>              |
| <b>Net Ordinary Income</b>     | 11,145.62                      |
| <b>Other Income/Expense</b>    |                                |
| Other Income                   |                                |
| Overpayment                    | 0.00                           |
| <b>Total Other Income</b>      | <u>0.00</u>                    |
| <b>Net Other Income</b>        | <u>0.00</u>                    |
| <b>Net Income</b>              | <u><u>11,145.62</u></u>        |