

THE COMMON AT SINNOTT FARM, INC.
FINANCIAL STATEMENTS
FOR THE YEAR ENDING DECEMBER 31, 2002

THE COMMON AT SINNOTT FARM INC.
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To the Board of Directors
The Common at Sinnott Farm, Inc.
Bloomfield, CT 06002

I have reviewed the accompanying balance sheet of The Common at Sinnott Farm, Inc. as of December 31, 2002, and the related statements of revenue, expense, and changes in fund balance and cash flows for the year then ended, in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. All information included in these financial statements is the representation of the management of The Common at Sinnott Farm, Inc.

A review consists principally of inquiries of association personnel and analytical procedures applied to financial data. It is substantially less in scope than an audit in accordance with generally accepted auditing standards, the objective of which is the expression of an opinion regarding the financial statements taken as a whole. Accordingly, I do not express such an opinion.

Based on my review, I am not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with generally accepted accounting principles.

My review was made for the purpose of expressing limited assurance that there are no material modifications that should be made to the financial statements in order for them to be in conformity with generally accepted accounting principles. The information included in the accompanying Schedule is presented only for supplementary analysis purposes. Such information has been subjected to the inquiry and analytical procedures applied in the review of the basic financial statements, and I am not aware of any material modifications that should be made thereto.

The American Institute of Certified Public Accountants has determined that supplementary information about future major repairs and replacements of common property is required to supplement, but not required to be part of, the basic financial statements. The Common at Sinnott Farm, Inc. has not presented this supplementary information.

Steven E. Hintz, CPA
July 3, 2003

THE COMMON AT SINNOTT FARM, INC.
BALANCE SHEET
DECEMBER 31, 2002

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
ASSETS			
Cash	\$2,688	\$5,287	\$7,975
Investments		35,710	35,710
Accounts receivable - unit owners	1,000		1,000
Equipment, net of accumulated depreciation of \$2,570	<u>8,488</u>		<u>8,488</u>
	<u>12,176</u>	<u>40,997</u>	<u>53,173</u>
LIABILITIES			
Accounts payable	172		172
Accrued income taxes	192		192
Prepaid dues	<u>1,125</u>		<u>1,125</u>
FUND BALANCES	<u>10,687</u>	<u>40,997</u>	<u>51,684</u>
	<u>\$12,176</u>	<u>\$40,997</u>	<u>\$53,173</u>

See accountant's review report and the
accompanying notes to these financial statements.

THE COMMON AT SINNOTT FARM, INC.
STATEMENT OF REVENUE, EXPENSE
AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED DECEMBER 31, 2002

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
REVENUE			
Association fees	\$33,000	\$0	\$33,000
Resale income	200		200
Late fines / Miscellaneous	1,890		1,890
Interest income	<u>44</u>	<u>967</u>	<u>1,011</u>
	<u>35,134</u>	<u>967</u>	<u>36,101</u>
EXPENSES			
Operating expenses (Schedule I)	31,826		31,826
Depreciation expense	1,128		1,128
Loss of sale of asset	<u>1,123</u>		<u>1,123</u>
	<u>34,077</u>	<u>0</u>	<u>34,077</u>
EXCESS OF REVENUE OVER EXPENSES	1,057	967	2,024
FUND BALANCES -January 1, 2002	14,910	34,750	49,660
INTERFUND TRANSFERS	<u>(5,280)</u>	<u>5,280</u>	<u>0</u>
FUND BALANCES - December 31, 2002	<u>\$10,687</u>	<u>\$40,997</u>	<u>\$51,684</u>

See accountant's review report and the
accompanying notes to these financial statements.

THE COMMON AT SINNOTT FARM, INC.
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2002

	Operating Fund	Replacement Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Excess of revenue over expense	\$1,057	\$967	\$2,024
Adjustments to reconcile excess of revenue over expense to net cash provided by operating activities			
Depreciation	1,128		1,128
(Increase) decrease in:			
Accounts receivable	(525)		(525)
Increase (decrease) in:			
Accounts payable	53		53
Income taxes payable	(285)		(285)
Loss on sale of asset	1,123		1,123
Prepaid dues	750		750
NET CASH PROVIDED BY OPERATING ACTIVITIES	3,301	967	4,268
CASH FLOWS FROM INVESTING ACTIVITIES			
Proceeds from sale of equipment	500		500
Purchase of equipment	(7,273)		(7,273)
(Increase) Decrease in investment		(960)	(960)
NET CASH USED BY INVESTING ACTIVITIES	(6,773)	(960)	(460)
CASH FLOWS FROM FINANCING ACTIVITIES			
Reduction in interfund balance and net transfer amount	(5,280)	5,280	0
NET INCREASE (DECREASE) IN CASH	(8,752)	5,287	(3,465)
CASH BALANCE - beginning of period	11,440	0	11,440
CASH BALANCE - end of period	\$2,688	\$5,287	\$7,975

SUPPLEMENTAL DISCLOSURES OF CASH FLOW INFORMATION

Cash paid during the year for:	
Income taxes	\$477

See accountant's review report and the
accompanying notes to these financial statements.

THE COMMON AT SINNOTT FARM, INC.
NOTES TO THE FINANCIAL STATEMENTS

I. ORGANIZATION

The Common At Sinnott Farm, Inc. (a homeowners' association) is a non-stock Connecticut corporation, not organized for profit. The association was originally incorporated in 1988, and consists of 66 residential units on individual lots, surrounded by commonly-owned open space. The complex is located on approximately 64 acres of land within the Town of Bloomfield, Connecticut. The board of directors and the association are responsible for the operation and maintenance of the common property of The Common At Sinnott Farm Inc.

II. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Method of Accounting

These financial statements are prepared on the accrual basis using generally accepted accounting principles appropriate for homeowners' associations. Revenue is recorded when due and expenses are recorded when incurred. The association records its transactions in separate funds depending on the identification of the activity to which the transaction relates.

Operating Fund - this fund is used to account for the general operating revenue and expenses of the association.

Replacement Fund - this fund is used to accumulate financial resources for major repairs and replacement costs which will be incurred at some future time.

Capitalization Policy

The association holds title to some components of the common property, however, according to the documents, it is prohibited from disposing of them without approval from the unit owners. Consistent with industry practice, this property is not capitalized. The remaining common property and any related additions or improvements are owned by the individual unit owners in common and not by the association.

III. USE 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. Estimates may affect disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

IV. MEMBER ASSESSMENTS

Association members are assessed quarterly common charges to provide funds for the current operations and future needs of the association. Accounts receivable include any related late charges or collection fees.

THE COMMON AT SINNOTT FARM, INC.
NOTES TO THE FINANCIAL STATEMENTS (Continued)

V. PROPERTY AND EQUIPMENT

The association has the responsibility to maintain and preserve the common property, whether or not capitalized. Common property not capitalized consists of open areas, streets, sewer mains and telephone poles.

Capitalized common property is depreciated over its estimated useful life using the straight-line method of depreciation.

VI. INSURANCE

The association has the following insurance coverage in force:

General liability	\$1,000,000
Directors and officers	1,000,000

VII. INCOME TAXES

For the year ended December 31, 2002, the association has elected to be treated as a qualified homeowners association according to Section 528 of the Internal Revenue Code. Under this section, the association is taxed on certain net income which derives from sources outside the association, such as interest. Common charges received from owners and used for association expenses are generally exempt from taxation. When the association elects this filing status, no taxes are due to the State of Connecticut, although an information return must be filed.

VIII. FUTURE MAJOR REPAIRS AND REPLACEMENTS

The association's governing documents suggest but do not require that funds be accumulated for future major repairs and replacements. Accumulated funds are held in separate savings accounts and generally are not available for expenditures in normal operations.

The board is funding for major repairs and replacements over the remaining useful lives of the components based on the board estimates of current replacement costs and considering amounts previously accumulated in the replacement fund. Accordingly, \$500 has been included in the 2003 budget as an addition to the replacement fund.

Funds are being accumulated in the replacement fund based on estimates of future needs for repairs and replacements of common property components. Actual expenditures may vary from the estimated future expenditures, and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the association has the right to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available.

SUPPLEMENTARY INFORMATION

THE COMMON AT SINNOTT FARM, INC.
SCHEDULE I - OPERATING EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2002

	<u>Actual</u>	<u>Budget</u>
Administrative	\$2,694	\$500
Snow removal	10,858	10,720
Landscaping	9,000	9,000
Insurance	1,411	1,500
Legal and accounting	3,060	2,000
Utilities	2,235	2,000
Repairs	2,376	500
Equipment	0	500
Taxes	192	0
Reserve Fund	0	500
Capital expenditures (reported on balance sheet)	0	5,280
Contingency	<u>0</u>	<u>500</u>
Total Operating Expenses	<u><u>\$31,826</u></u>	<u><u>\$33,000</u></u>

See accountant's report.