

# FINANCIAL STATEMENT 7/1/14 -1/15/2015

**Projected Income**  
Dues 100 owners of 457

3600

Hall Rental 3

150

**Total Projected Income**

3750

**Projected Expenses**

Website-prepaid

0

Insurance

due June-Board  
due July-Liability

1837  
1831

3670

Business Misc  
Property Taxes

450  
600

Utilities

SFIA Hall

Heat 800  
Electricity 350

238.98  
261.77

SFIA Entrance Light  
Printing & Postage

1150  
330  
800

Emergency Repair  
Well Electric  
Total

7000

15% Contingency  
Insurance Deductible

[1000] held in reserve  
[1000] held in reserve  
[2000]

287.25 Emergency Well Repair  
1000  
[1287.25]

**Account Balance**

Quicken

Beginning Balance 7/1/14  
Expenses 7/1/14-1/15/15  
Income 7/1/14-1/15/15  
Less Well Deposit

17328.96  
-4074.09  
3702  
-335.59  
16621.28

0.20

**Actual Income**  
Dues 76 14-15 2736  
6 paid back di 180

Hall Rental 4 190  
Donations 146

Well Income 450

3702

**Actual Expenses**

0

1831  
262.74

1839  
247.87  
600

**Remaining Budgeted Amount**

0

648.05  
167.94  
266.66

3767.52

Bank

Beginning Balance 1/15/15  
Outstanding Misc. Exp.  
Income not deposited

16280.09  
-60.61  
402  
16621.48

pd back to cont for parts  
for the hall

Adj. Bank Balance  
Quicken Balance

18621.48  
18620.08

1.40

*in checks*



Sherwood Forest Improvement Association, Inc.,

Divide, CO

December 2014

## PRESIDENT'S REPORT

As president of the HOA, I want to thank those members currently serving on the board. Special recognition goes out to Corry and Linda Somerville who have gone above and beyond for the SF community. The Somerville's mowed the baseball field, had the community well's water tested to make sure it is healthy, purchased and installed new lights in the SFIA Hall, and discovered that the hall's thermostats for the heater were crossed and that is the reason the heater was always running. He got the thermostats switched and that should help with the heating bills once the hall is un-winterized next year! Linda then took several wheel barrows of dirt and re built the foundation by the well pump door and along the back of the Hall. These two have worked their butts off for this community and I express my utmost gratitude for them getting these and many other things done. These two exhibit the true meaning of good hearts and neighbor. Please, if you see them out and about, please extend your gratitude for all they have done! And thanks to Ken Dimauro, Joe Cruz and Corry Somerville for Winterizing the Hall.

We are hoping more property owners would be willing to pay their obligatory yearly dues for 2014/2015! Currently, 86/457 property owners have paid. We are running at a deficit and we are in jeopardy of not being able to sustain as an association within the next 2-3 years. If this happens, our water rights could be jeopardized and there is a chance meters can/will be placed on our OWN wells and we will have to pay for every drop that comes from said well! It costs money to maintain the hall (i.e. the repairs to the well pump) Utilities, property taxes, insurance and the association will not be able to add amenities like picnic tables/ areas, playgrounds or add improvements to SF properties if no one is willing to pay their HOA dues. The 2014/2015 membership dues are currently \$36.00. If you would like to pay, please send your payment to SFIA, 269 Knighthood Ln, Divide, CO 80814.

I have not had enough members at our last three meetings to have a quorum, so that is why there are no notes listed on the SFIA website. We are holding them, but cannot vote on notes unless enough members show. There are a handful of us that are actively participating, but I have recently started a new job and am up at 3:45 a.m. so I have been slacking as well! To have a sustainable association, we need property owners who would like to serve on the board and am hopeful more members express interest for the meeting that will be held July 19, 2015. We encourage residents of Sherwood Forest to attend the annual meeting and volunteer to run for election to the board.

Finally, I would like to thank the current board members for their efforts in serving on the board during the past year. I appreciate their efforts and concern for and interest in our community.

We wish you all a very safe and happy 2014 Holiday season and Happy New Year!

*Shannon Brooks*  
SFIA President

## Meeting Agenda SFIA January 18, 2015, 1 PM Divide Community Center

1:15pm Meeting called to order  
Reading of Meeting Minutes - 07.20.14  
Treasurer's report  
Old business  
New business  
Announce next meeting  
Adjournment

### SFIA Expense Report

	7/1 - 11/20	2014-2015 Budgeted Amount Remaining
Insurance	\$1831.00	1831.00
Colorado Natural Gas	156.48	506.48
Clubhouse Electric	194.30	155.70
Misc. Expense (Business)	200.71	249.29
Printing and Postage	14.54	785.46
Security Light Electric	108.04	221.96
Well Fees Deposited to Well Account (5450 - 114.41 Jan-Nov well electric)	335.59	
Pump Repair (contingency fund)	712.75	287.25
	<b>\$2732.18</b>	<b>3749.89</b>

### Income Report

Dues (68)	\$2606
Donations	90
Hall Rental (4)	190
	<b>\$2886</b>

### WELL

9 Well Users @ \$50	\$450
Less	114.41 (Electricity 1/14 - 11/14)
	<b>\$335.59</b>

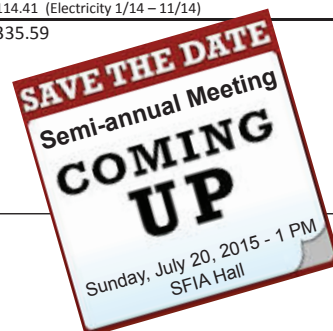
### Account Balances as of Nov. 20, 2014

Checking Account	\$16,693.33
Well Account	2,355.48

## SFIA HALL WINTERIZATION



Winterizing the Community Hall was delayed this year due to a private event on November 1st. Thankfully, Corry & Linda Somerville realized in early October that there was no water due to a malfunctioning well pump. Kudos to Woodland Pump for submitting the winning bid for the job. Not only did they make the necessary repairs (replaced the breaker and pressure switch due to a 4-inch crack in the split T), they trained Corry on how to properly winterize the hall. The hall now has water; although costly (\$760+), all repairs were necessary.



## SFIA ANNUAL MEETING Sunday, January 18, 2015, 1 PM

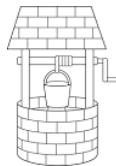
Please mark your calendar to attend SFIA's Annual Meeting (agenda and Finance Report printed on the front page) to be held at the Divide Cultural Center, located on the South side of Highway 24, across the street from Venture Foods in Divide.

At the meeting we will vote on the following two topics:

- Raising the yearly well-use fee to \$100 starting July 2015 when the well key is switched out. The current fee is \$50 and compared to surrounding communities this is a steal! If there are large issues with the community well, we need to have a savings account large enough to cover repair costs.
- Raising the yearly dues to \$50 to reflect an increase in cost of living. The \$36 fee was determined in 1959 when insurance, taxes and utility costs were much lower. If 140 community members pay \$50/year, SFIA will run in the black.

### COMMUNITY WELL

There are nine well users at this time. Well users are asked to stay at the well area when filling containers. Witnesses have reported two incidents of containers overflowing at the well and users nowhere to be found. If this issue continues and water is being wasted, we will switch the lock out and those who abuse the privilege will not have access to the community well.



Sherwood Forest Improvement Association, Inc. (SFIA)  
269 nighthood Lane  
Divide, CO 80814



We encourage the rental of SFIA'S Community Hall during warm weather (April through September). Anyone interested in reserving the hall should contact Shannon Brooks at: [mountaingirlhiker@yahoo.com](mailto:mountaingirlhiker@yahoo.com). The hall is typically winterized the first week of October to save on heating costs.

Any member who would like to volunteer to do things within the SFIA community i.e. mowing the parks the association owns or plow the hall's driveway in the winter, please contact Shannon Brooks at: [mountaingirlhiker@yahoo.com](mailto:mountaingirlhiker@yahoo.com) or better yet, just do it to better the community around you!



If you are interested in helping to reduce printing and mailing costs by receiving this newsletter via e-mail, please send your e-mail address, including the name on the property to: [mountaingirlhiker@yahoo.com](mailto:mountaingirlhiker@yahoo.com).

Please indicate you are electing to receive official SFIA communications by e-mail.

PRESORTED  
STANDARD  
U.S. POSTAGE

**PAID**  
DIVIDE, CO  
PERMIT NO. 30