CARLSON FARM
A COVENANT PROTECTED COMMUNITY

NOTICE
Carlson Farms Homeowners Association, Inc.
2023 Annual Membership & 2023 Budget Ratification Meeting
Thursday, February 9th, 2023, 6:00 p.m.

ENCLOSURES: NOTICE, AGENDA, 2023 BUDGET, PROXY FORM

Greetings Carlson Farms Homeowners Association Members:

The Carlson Farms Board of Directors cordially invite all Association members to our 2023 Annual Membership and 2023 Budget Ratification Meeting, to be held at the YMCA, 165 Stettler Way, Johnstown. This information will also be distributed by email and posted on the owner portal at www.johnstowncarlsonfarm.com or www.gotomyhoa.com. If you have not registered yet or need assistance, please contact our office. **Sign in begins at 5:45 p.m.**

In the 2023 proposed budget the Board has increased the Association assessments from **$145.00** quarterly to **$180.00** quarterly. The Board decided on this amount to cover expenses due to the current economic conditions.

Please plan to attend this Annual Membership Meeting. If you are not planning to attend, complete the enclosed Proxy Form so that the association may ensure the meeting quorum requirements are met and business can be conducted as expected. The quorum requirement to conduct our full meeting Agenda is ten percent (10%) of eligible lots in attendance, by person or proxy. If quorum is not met, a majority of the members entitled to vote, who are in current attendance, shall have the power to adjourn the meeting until a quorum is present or represented.

There will be two (2) open positions available on the Board of Directors for election at this meeting. If you are interested in running for the Board of Directors, please fill out the attached "Call for Nomination" form or email management at kcampbell@bluehawkmgmt.net outlining why you are interested in running for the Board of Directors, your history with the community, a brief introduction of yourself, and experiences that would be pertinent to Association objectives. Nominations will also be taken from the floor at the meeting. Documents and additional information on submitting questions or nominations prior to the meeting are available in your Association portal at www.johnstowncarlsonfarm.com or www.gotomyhoa.com.

Please return your Proxy Form to kcampbell@bluehawkmgmt.net or call 720-408-1647 x111 if you cannot email your Proxy. If you have questions to consider prior to the meeting, please contact us.

c/o Blue Hawk Management
P.O. Box 30
Frederick, CO 80530

WWW.BLUEHAWKMGMT.NET
720-408-1647
kcampbell@bluehawkmgmt.net

NOTICE
Carlson Farms Homeowners Association, Inc.
2023 Annual Membership & 2023 Budget Ratification Meeting
Thursday, February 9th, 2023, 6:00 p.m.

AGENDA

Budget Ratification Meeting:

1) Establish Quorum
2) Call to Order
3) 2022 Budget Ratification Meeting Minutes – Review and Approval
4) Review Financial Reports
5) 2023 Budget Ratification
6) Adjournment

Annual Membership Meeting:

1.) Establish Quorum (37 lot owners or proxies)
2.) Call to Order
3.) Proof of Notice of Meeting
4.) Review and Approval of December 2021 Annual Homeowners Meeting Minutes
5.) Reports of Officers
6.) Reserve Study Report
7.) Management Transition Update
8.) Election of Directors
9.) Member Forum
10.) Adjournment

c/o Blue Hawk Management
P.O. Box 30
Frederick, CO 80530

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CARLSON FARM
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Board Meeting Notes

Date Written: 12/9/2021

HOA Meeting Minutes: December 9, 2021:

In attendance: Scott, Joe, Matt, Jill

Absent: Brad

Meeting called to order: 7:06 PM

- Introduction of members
- History of board from 2020.
- Turned over to Sandra for election results…37 ballots,
  Matt 34, Brian 35, Jill 34.
- Resolution to adopt new board members, Scott moved, Matt second vote: 4-0
  Motion passed with these three being nominated and elected on to the board, Matt, Jill, Brian,
- Open to public hearing for budget conversation:
  - No comments or questions regarding budget.
- Thank you to Scott. Stepping down after 10 years of HOA board service.
- Review of budget. See attached budget-not planning to raise dues at this time.
- Review of 2021 HOA board accomplishments.
- Resolution for adopting the budget 1-2022 to 12-2022; Scott motion; Jill second; 4-0.
- Resolution appropriating sums of money for the 2022 budget year; Scott motion, Matt second; 4-0.

Conclusion of the official portion of the meeting: 7:27

CARLSON FARM
A COVENANT PROTECTED COMMUNITY

Board Meeting Notes

Date Written: 12/9/2021

1. West grassy area by the lake has nearly died. Yhis needs to be maintained like the rest of the neighborhood. We have addressed this with the landscapers. Sprinklers were buried under layers of grass in this area.
2. Question was presented by a homeowner: Who takes care of the walkways that go up to the lake? Response: these are maintained by the HOA. These are one of the areas we have brought to the attention of the landscapers and this should improve next season. (area between Wyss and Kits)
3. Landscapers are scheduled in the next few days for the fall clean up.

Next meeting is set for January 13th 7pm.

Scott motioned for the meeting adjournment, Matt second, motion passed 4-0.

Adjourned

NOCO Real Estate Solutions Inc
BALANCE SHEET (Modified Accrual)
As At November 30, 2022
Carlson Farms Homeowners Association

Budget Comparison to Original Budget

	Account #	Current Actual	YTD Actual	Annual Budget	Last Year YTD	% Budget Used
ASSETS:						
Cash - Checking	1000	(4,277.53)	60,420.01	0.00	199,958.21	
Cash - Checking #2	1010	0.00	(53,721.43)	0.00	(53,721.43)	
Cash - Pool Reserve	1011	0.00	45,330.65	0.00	132,043.34	
Cash - TBK Bank MMA	1030	0.00	54,246.54	0.00	54,246.54	
Total Current Assets		(4,277.53)	106,275.77	0.00	332,526.66	
TOTAL ASSETS		(4,277.53)	106,275.77	0.00	332,526.66	
LIABILITIES AND CAPITAL ACCOUNTS						
Working Capital Owner Reserve	2070	40.00	47,710.00	0.00	46,805.00	
Pool Reserve	2071	0.00	100,025.35	0.00	100,025.35	
Suspense	2700	0.00	(42,122.00)	0.00	(20,875.00)	
Interdept Transfers	2710	0.00	(214,292.00)	0.00	(118,212.00)	
Total Current Liabilities		40.00	(108,678.65)	0.00	7,743.35	
Total Liabilities		40.00	(108,678.65)	0.00	7,743.35	
EQUITY						
Payments to/from Association	2955	0.00	7,900.57	0.00	7,900.57	
Retained Earnings	2960	0.00	276,747.77	0.00	342,923.95	
Current Month Income		(4,317.53)	(69,693.92)	(9,719.00)	(26,041.21)	717.1%
TOTAL EQUITY		(4,317.53)	214,954.42	(9,719.00)	324,783.31	-2211.7%
TOTAL LIABILITIES & EQUITY		(4,277.53)	106,275.77	(9,719.00)	332,526.66	-1093.5%
OPERATING FUND BALANCE (Retained Earnings)						
Current Month Income		(4,317.53)	(69,693.92)	(9,719.00)	(26,041.21)	717.1%
Less payments to Assoc. (Maint Reserves)		0.00	7,900.57	0.00	7,900.57	

NOCO Real Estate Solutions Inc
BALANCE SHEET (Modified Accrual)
As At November 30, 2022
Carlson Farms Homeowners Association

Budget Comparison to Original Budget

	Account #	Current Actual	YTD Actual	Annual Budget	Last Year YTD	% Budget Used
Plus prior yr retained earnings total		0.00	276,747.77	0.00	342,923.95	
Current month operating fund balance		(4,317.53)	214,954.42	(9,719.00)	324,783.31	-2211.7%

NOCO Real Estate Solutions Inc

INCOME STATEMENT

For the 11 Months Ending November 30, 2022

Carlson Farms Homeowners Association

Budget Comparison to Original Budget

	Account #	Current Actual	YTD Actual	Annual Budget	Budget Remaining
REVENUE					
*HOA Assessments (including vacant lots)	3100	9,081.98	190,793.71	210,731.00	19,937.29
*Late Fee Revenue	3610	115.00	1,735.00	0.00	(1,735.00)
*Pool Pass Revenue	3615	0.00	2,250.00	0.00	(2,250.00)
*Legal Fee Reimb	3695	0.00	6,928.76	0.00	(6,928.76)
*Oil & Gas Lease Bonus	3701	4,744.15	49,988.70	0.00	(49,988.70)
Interest Income (thru 2010)	3800	0.00	30.40	0.00	(30.40)
Savings Interest (thru 2010)	3805	0.00	14.94	0.00	(14.94)
TOTAL REVENUE		13,941.13	251,741.51	210,731.00	(41,010.51)
EXPENSES					
*Utilities - Electricity	4400	574.44	6,742.59	8,000.00	1,257.41
*Utilities - Gas	4420	0.00	1,822.88	1,500.00	(322.88)
*Utilities - Water	4440	0.00	31,796.01	25,000.00	(6,796.01)
*Landscaping Contract Services	4500	0.00	28,690.09	56,450.00	27,759.91
Outside Mtce - Contract Services(thru 2010)	4520	0.00	62,042.88	0.00	(62,042.88)
Outside Mtce - Common Area Cleaning	4523	0.00	1,781.70	0.00	(1,781.70)
Outside Mtce - General (thru 2010)	4525	0.00	1,790.40	0.00	(1,790.40)
Outside Mtce - Landscaping	4530	0.00	42,935.26	0.00	(42,935.26)
Outside Mtce - Connected Pool House	4537	0.00	13,605.47	0.00	(13,605.47)
Outside Mtce - Pool Repairs	4539	0.00	3,086.29	0.00	(3,086.29)
Outside Mtce - Snow Removal (thru 2010)	4540	0.00	3,293.47	0.00	(3,293.47)
Outside Mtce - Sprinkler Repair/Maint.(thru 2(	4570	0.00	8,262.95	0.00	(8,262.95)
*General Maint -Other (elect/plumb/ect)	4600	0.00	0.00	3,000.00	3,000.00
*Sprinkler Repair/Maint	4640	0.00	0.00	7,000.00	7,000.00
*Grounds	4680	0.00	0.00	2,000.00	2,000.00
*Snow Removal	4700	0.00	0.00	5,000.00	5,000.00
*Pool Service -PVP Contract	4800	185.10	1,832.10	4,000.00	2,167.90
*Pool Supplies & Repairs	4820	0.00	106.12	7,000.00	6,893.88
*Pool Repairs	4840	0.00	925.00	0.00	(925.00)
*Pool Contracted Attendents	4860	0.00	13,235.70	10,500.00	(2,735.70)
*Legal Fees - General	5000	0.00	0.00	10,000.00	10,000.00
*Admin - Special Legal/Fine Collections	5020	0.00	10,600.00	2,500.00	(8,100.00)
Admin - Legal Fees (thru 2010)	5030	3,168.00	36,115.00	0.00	(36,115.00)

NOCO Real Estate Solutions Inc
INCOME STATEMENT
For the 11 Months Ending November 30, 2022
Carlson Farms Homeowners Association

Budget Comparison to Original Budget

	Account #	Current Actual	YTD Actual	Annual Budget	Budget Remaining
Admin - Special Legal Fees (thru 2010)	5031	0.00	191.88	0.00	(191.88)
Admin - Management Fees thru 2010)	5040	375.00	1,166.77	0.00	(1,166.77)
*Admin - Management Fees	5050	791.66	8,708.26	9,500.00	791.74
Admin - Board Expenses	5066	20.00	220.68	0.00	(220.68)
Admin - Consulting Fees	5070	2,017.50	2,017.50	0.00	(2,017.50)
Admin - Tax Consulting Fees (thru 2010)	5075	0.00	900.00	0.00	(900.00)
*Admin - Office General	5100	1,044.26	10,283.77	2,000.00	(8,283.77)
*Admin - Board Expenses and Reimburseme	5200	0.00	40.00	1,500.00	1,460.00
*Admin - Barbeque	5220	0.00	0.00	1,600.00	1,600.00
*Admin - Tax consulting Fees	5300	0.00	0.00	400.00	400.00
*Admin - Flag Maint & Repair	5330	0.00	0.00	500.00	500.00
*Office - PPS Supplies & Expenses	5340	0.00	826.52	3,500.00	2,673.48
*Fixed Expenses - Insurance	7500	0.00	10,591.57	7,500.00	(3,091.57)
*Fixed Exp - Property Taxes	7600	0.00	0.00	500.00	500.00
TOTAL EXPENSES		8,175.96	303,610.86	168,950.00	(134,660.86)
PROJECTS					
*Sprinkler Replacement/Expansion	9101	0.00	741.87	12,000.00	11,258.13
*Fence Repair & Restain	9102	10,082.70	17,082.70	15,000.00	(2,082.70)
*Shrub & Tree Replacement	9104	0.00	0.00	10,000.00	10,000.00
*Mulch Replacement	9107	0.00	0.00	3,500.00	3,500.00
*Miscellaneous Projects	9108	0.00	0.00	5,000.00	5,000.00
*Sub Committee Beatification	9110	0.00	0.00	6,000.00	6,000.00
TOTAL PROJECTS		10,082.70	17,824.57	51,500.00	33,675.43
RESERVE GROWTH					
NET INCOME <LOSS>		(4,317.53)	(69,693.92)	(9,719.00)	59,974.92

NOCO REAL ESTATE SOLUTIONS INC
INCOME STATEMENT
For the 11 Months Ending November 30, 2022
Carlson Farms Homeowners Association

ACTUAL / ACTUAL

	Account #	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Total
REVENUE														
*HOA Assessments (including vac	3100	31,970.88	10,232.34	18,364.21	26,277.84	11,046.13	2,291.05	37,679.75	7,502.65	10,073.65	26,273.23	9,081.98	0.00	190,793.71
*Late Fee Revenue	3610	20.00	175.00	145.00	70.00	465.00	200.00	220.00	130.00	135.00	60.00	115.00	0.00	1,735.00
*Pool Pass Revenue	3615	0.00	0.00	400.00	0.00	0.00	0.00	0.00	850.00	600.00	400.00	0.00	0.00	2,250.00
*Legal Fee Reimb	3695	0.00	0.00	2,280.00	0.00	0.00	4,648.76	0.00	0.00	0.00	0.00	0.00	0.00	6,928.76
*Oil & Gas Lease Bonus	3701	5,122.89	1,830.05	3,929.84	2,803.76	3,899.06	6,152.01	5,394.10	5,543.56	5,412.31	5,156.97	4,744.15	0.00	49,988.70
Interest Income (thru 2010)	3800	0.00	0.00	0.00	0.00	0.00	30.40	0.00	0.00	0.00	0.00	0.00	0.00	30.40
Savings Interest (thru 2010)	3805	0.00	0.00	17.32	0.00	0.00	(15.20)	0.00	0.00	12.82	0.00	0.00	0.00	14.94
TOTAL REVENUE		37,113.77	12,237.39	25,136.37	29,151.60	15,410.19	13,307.02	43,293.85	14,026.21	16,233.78	31,890.20	13,941.13	0.00	251,741.51
EXPENSES														
*Utilities - Electricity	4400	270.64	228.51	270.91	102.53	470.88	877.32	439.25	1,194.98	815.25	1,497.88	574.44	0.00	6,742.59
*Utilities - Gas	4420	52.24	57.58	59.73	0.00	63.28	466.22	343.95	182.42	0.00	597.46	0.00	0.00	1,822.88
*Utilities - Water	4440	129.85	1,890.45	130.95	95.34	158.62	690.14	2,762.16	3,941.90	4,111.58	17,885.02	0.00	0.00	31,796.01
*Landscaping Contract Services	4500	0.00	0.00	0.00	0.00	0.00	7,325.75	0.00	9,329.34	0.00	12,035.00	0.00	0.00	28,690.09
Outside Mtce - Contract Services(t	4520	0.00	0.00	4,684.34	4,684.34	4,684.34	4,684.34	12,010.09	11,959.59	7,275.75	12,060.09	0.00	0.00	62,042.88
Outside Mtce - Common Area Clea	4523	0.00	0.00	0.00	0.00	0.00	1,781.70	0.00	0.00	0.00	0.00	0.00	0.00	1,781.70
Outside Mtce - General (thru 2010	4525	0.00	0.00	0.00	463.23	0.00	0.00	355.78	0.00	971.39	0.00	0.00	0.00	1,790.40
Outside Mtce - Landscaping	4530	0.00	0.00	7,375.21	8,865.21	0.00	0.00	8,249.84	1,645.00	16,285.00	515.00	0.00	0.00	42,935.26
Outside Mtce - Connected Pool Hc	4537	0.00	0.00	0.00	0.00	0.00	1,807.62	3,530.69	4,150.85	2,038.97	2,077.34	0.00	0.00	13,605.47
Outside Mtce - Pool Repairs	4539	0.00	0.00	0.00	0.00	862.17	0.00	106.58	467.54	1,650.00	0.00	0.00	0.00	3,086.29
Outside Mtce - Snow Removal (thr	4540	0.00	2,943.47	350.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,293.47
Outside Mtce - Sprinkler Repair/Ma	4570	0.00	0.00	0.00	0.00	0.00	1,202.45	817.00	3,000.00	0.00	3,243.50	0.00	0.00	8,262.95
*Pool Service -PVP Contract	4800	152.29	335.73	183.44	0.00	150.28	151.13	151.01	0.00	337.59	185.53	185.10	0.00	1,832.10
*Pool Supplies & Repairs	4820	0.00	0.00	0.00	0.00	0.00	77.21	28.91	0.00	0.00	0.00	0.00	0.00	106.12
*Pool Repairs	4840	0.00	0.00	0.00	0.00	0.00	925.00	0.00	0.00	0.00	0.00	0.00	0.00	925.00
*Pool Contracted Attendents	4860	0.00	0.00	0.00	0.00	0.00	2,458.20	4,061.15	2,635.10	4,081.25	0.00	0.00	0.00	13,235.70
*Admin - Special Legal/Fine Collec	5020	896.00	728.00	0.00	2,640.00	0.00	0.00	1,408.00	4,928.00	0.00	0.00	0.00	0.00	10,600.00
Admin - Legal Fees (thru 2010)	5030	1,899.00	325.00	4,580.50	1,320.50	6,577.50	4,087.00	5,780.00	2,170.50	2,238.50	3,968.50	3,168.00	0.00	36,115.00
Admin - Special Legal Fees (thru 2	5031	191.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	191.88
Admin - Management Fees thru 20	5040	0.00	0.00	0.00	0.00	0.00	0.00	0.00	791.77	0.00	0.00	375.00	0.00	1,166.77
*Admin - Management Fees	5050	791.66	791.66	791.66	791.66	791.66	791.66	791.66	791.66	791.66	791.66	791.66	0.00	8,708.26
Admin - Board Expenses	5066	60.68	20.00	20.00	20.00	0.00	20.00	20.00	20.00	0.00	20.00	20.00	0.00	220.68
Admin - Consulting Fees	5070	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,017.50	0.00	2,017.50
Admin - Tax Consulting Fees (thru	5075	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	900.00	0.00	0.00	0.00	900.00

NOCO REAL ESTATE SOLUTIONS INC
INCOME STATEMENT
For the 11 Months Ending November 30, 2022
Carlson Farms Homeowners Association

ACTUAL / ACTUAL

	Account #	Jan Actual	Feb Actual	Mar Actual	Apr Actual	May Actual	Jun Actual	Jul Actual	Aug Actual	Sep Actual	Oct Actual	Nov Actual	Dec Actual	Total
*Admin - Office General	5100	1,008.95	1,150.75	665.21	1,008.95	635.85	445.25	1,468.10	668.93	1,209.62	977.90	1,044.26	0.00	10,283.77
*Admin - Board Expenses and Rei	5200	0.00	0.00	0.00	0.00	20.00	0.00	0.00	0.00	20.00	0.00	0.00	0.00	40.00
*Office - PPS Supplies & Expense	5340	826.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	826.52
*Fixed Expenses - Insurance	7500	0.00	0.00	0.00	0.00	0.00	0.00	1,603.00	8,988.57	8,980.57	(8,980.57)	0.00	0.00	10,591.57
TOTAL EXPENSES		6,279.71	8,471.15	19,111.95	19,991.76	14,414.58	27,790.99	43,927.17	56,866.15	51,707.13	46,874.31	8,175.96	0.00	303,610.86
PROJECTS														
*Sprinkler Replacement/Expansior	9101	0.00	0.00	0.00	0.00	741.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	741.87
*Fence Repair & Restain	9102	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7,000.00	0.00	10,082.70	0.00	17,082.70
TOTAL PROJECTS		0.00	0.00	0.00	0.00	741.87	0.00	0.00	0.00	7,000.00	0.00	10,082.70	0.00	17,824.57
RESERVE GROWTH														
NET INCOME <LOSS>		30,834.06	3,766.24	6,024.42	9,159.84	253.74	(14,483.97)	(633.32)	(42,839.94)	(42,473.35)	(14,984.11)	(4,317.53)	0.00	(69,693.92)

Budget Summary
Carlson Farms Homeowners Association, Inc.
Year 2023

2023 Operating Budget

													Total
Revenue													
Revenue													
4310 - Member Assessment	21,840.00	21,840.00	21,840.00	21,840.00	21,840.00	21,840.00	21,840.00	21,840.00	21,840.00	21,840.00	21,840.00	21,840.00	262,080.00
4328 - Oil Income	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.67	4,166.63	50,000.00
Total: Revenue	**26,006.67**	**26,006.67**	**26,006.67**	**26,006.67**	**26,006.67**	**26,006.67**	**26,006.67**	**26,006.67**	**26,006.67**	**26,006.67**	**26,006.67**	**26,006.63**	**312,080.00**
Total: Revenue	**26,006.67**	**26,006.67**	**26,006.67**	**26,006.67**	**26,006.67**	**26,006.67**	**26,006.67**	**26,006.67**	**26,006.67**	**26,006.67**	**26,006.67**	**26,006.63**	**312,080.00**
Expense													
Expense													
5010 - Assoc Management Fees	1,466.67	1,466.67	1,466.67	1,466.67	1,466.67	1,466.67	1,466.67	1,466.67	1,466.67	1,466.67	1,466.67	1,466.63	17,600.00
5020 - Acctg / Tax Prep	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.33	33.37	400.00
5021 - Professional Fees	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.63	2,000.00
5022 - Property Tax	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	500.00
5030 - Legal Fees - General Business	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.37	10,000.00
5040 - Legal Fees - Homeowners	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.37	2,500.00
5060 - Lien Processing Fee	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	500.00
5230 - Office Supplies	108.33	108.33	108.33	108.33	108.33	108.33	108.33	108.33	108.33	108.33	108.33	108.37	1,300.00
5332 - Printing & Copying	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.63	2,000.00
5335 - Postage & Mail	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
5410 - Social Activities	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.67	241.63	2,900.00
5460 - Miscellaneous	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
5480 - Website Portal	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	75.00	900.00
6101 - Permits and Licensing	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.33	8.37	100.00
6520 - Insurance General Liability	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	7,500.00
7010 - Electricity - General	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.37	10,000.00
7110 - Water / Sewer	1,455.98	1,455.98	1,455.98	1,455.98	1,455.98	1,455.98	1,455.98	1,455.98	1,455.98	1,455.98	1,455.98	1,456.02	17,471.80
7120 - Gas Utility	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
8101 - Janitorial	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.37	1,000.00
8301 - Pool Management	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	1,208.33	1,208.37	14,500.00
8302 - Pool Supplies	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.37	7,000.00
8303 - Pool Key Card	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.63	8,000.00
8308 - Plumbing Repairs	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.67	291.63	3,500.00
8408 - Pet Waste Removal	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	500.00
8420 - Fence Repair	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.33	2,083.37	25,000.00
8510 - Landscape Contract - General	4,648.33	4,648.33	4,648.33	4,648.33	4,648.33	4,648.33	4,648.33	4,648.33	4,648.33	4,648.33	4,648.33	4,648.37	55,780.00
8511 - Landscape - Additional Service	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.63	5,000.00
8516 - Snow Removal	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.33	583.37	7,000.00
8540 - Sprinkler Maint	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.67	666.63	8,000.00

Budget Summary
Carlson Farms Homeowners Association, Inc.
Year 2023

													Total
8801 - General Repair and Maintenance	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.63	500.00
9030 - Landscaping Repair/Replacement	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.37	2,500.00
9910 - Reserve Contribution	5,908.33	5,908.33	5,908.33	5,908.33	5,908.33	5,908.33	5,908.33	5,908.33	5,908.33	5,908.33	5,908.33	5,908.37	70,900.00
Total: Expense	**24,162.64**	**24,162.64**	**24,162.64**	**24,162.64**	**24,162.64**	**24,162.64**	**24,162.64**	**24,162.64**	**24,162.64**	**24,162.64**	**24,162.64**	**24,162.76**	**289,951.80**
Total: Expense	**24,162.64**	**24,162.64**	**24,162.64**	**24,162.64**	**24,162.64**	**24,162.64**	**24,162.64**	**24,162.64**	**24,162.64**	**24,162.64**	**24,162.64**	**24,162.76**	**289,951.80**
Net Income	**1,844.03**	**1,844.03**	**1,844.03**	**1,844.03**	**1,844.03**	**1,844.03**	**1,844.03**	**1,844.03**	**1,844.03**	**1,844.03**	**1,844.03**	**1,843.87**	**22,128.20**

Budget Comparison

Carlson Farms Homeowners Association, Inc.

Year 2022

	2022	2023	$ Var	% Var
Revenue				
Revenue				
4310 - Member Assessment	0.00	262,080.00	262,080.00	0.00
4328 - Oil Income	0.00	50,000.00	0.00	0.00
Total: Revenue	**0.00**	**312,080.00**	**312,080.00**	
Total: Revenue	**0.00**	**312,080.00**	**312,080.00**	
Expense				
Expense				
5010 - Assoc Management Fees	9,500.00	17,600.00	8,100.00	185.26
5020 - Acctg / Tax Prep	400.00	400.00	0.00	100.00
5021 - Professional Fees	2,000.00	2,000.00	0.00	100.00
5022 - Property Tax	500.00	500.00	0.00	100.00
5030 - Legal Fees - General Business	10,000.00	10,000.00	0.00	100.00
5040 - Legal Fees - Homeowners	2,500.00	2,500.00	0.00	100.00
5060 - Lien Processing Fee	0.00	500.00	500.00	0.00
5230 - Office Supplies	0.00	1,300.00	0.00	0.00
5332 - Printing & Copying	3,500.00	2,000.00	(1,500.00)	57.14
5335 - Postage & Mail	0.00	1,500.00	1,500.00	0.00
5340 - Administrative	1,200.00	0.00	(1,200.00)	0.00
5410 - Social Activities	1,600.00	2,900.00	1,300.00	181.25
5460 - Miscellaneous	1,500.00	1,800.00	300.00	120.00
5480 - Website Portal	0.00	900.00	900.00	0.00
6101 - Permits and Licensing	0.00	100.00	100.00	0.00
6520 - Insurance General Liability	7,500.00	7,500.00	0.00	100.00
7010 - Electricity - General	9,500.00	10,000.00	500.00	105.26
7110 - Water / Sewer	25,000.00	17,471.80	(7,528.20)	69.88
7120 - Gas Utility	0.00	1,800.00	0.00	0.00
8101 - Janitorial	0.00	1,000.00	1,000.00	0.00
8301 - Pool Management	14,500.00	14,500.00	0.00	100.00
8302 - Pool Supplies	7,000.00	7,000.00	0.00	100.00
8303 - Pool Key Card	0.00	8,000.00	0.00	0.00
8308 - Plumbing Repairs	3,000.00	3,500.00	500.00	116.66
8408 - Pet Waste Removal	0.00	500.00	0.00	0.00
8420 - Fence Repair	0.00	25,000.00	0.00	0.00
8510 - Landscape Contract - General	56,450.00	55,780.00	(670.00)	98.81
8511 - Landscape - Additional Service	5,000.00	5,000.00	0.00	100.00
8516 - Snow Removal	0.00	7,000.00	0.00	0.00
8540 - Sprinkler Maint	7,000.00	8,000.00	1,000.00	114.28
8801 - General Repair and Maintenance	500.00	500.00	0.00	100.00
9030 - Landscaping Repair/Replacement	2,000.00	2,500.00	500.00	125.00
9910 - Reserve Contribution	0.00	70,900.00	70,900.00	0.00
Total: Expense	**170,150.00**	**289,951.80**	**119,801.80**	**170.40**
Total: Expense	**170,150.00**	**289,951.80**	**119,801.80**	**170.40**

NOTICE
Carlson Farms Homeowners Association, Inc.
2023 Annual Membership & 2023 Budget Ratification Meeting
Thursday, February 9th, 2023, 6:00 p.m.

PROXY FORM

I, ______________________________________, being the legal owner and Association member of the property located at ____________________________________, do hereby appoint as my proxy to vote on my behalf on any matters to come properly before the 2023 Budget Ratification and 2023 Annual Membership Meeting (check one):

____ The President of the Board of Directors or in his/her absence, the Chair of the Annual Membership Meeting,

or

____ As Designated: ______________________________________
(Print name and Address)

There is only one (1) vote allowed per household and only one member of each household needs to sign the Proxy Form. This Proxy Form may be revoked by the undersigned in writing or in person at the time of the meeting. This Proxy includes the right of the proxy to substitute a successor proxy and may be valid for any adjournments, postponements, or rescheduled Annual Membership Meetings for up to eleven (11) months of the originally scheduled date and time. ***If the Proxy is not signed and dated, it is not valid.***

____
Signature of Owner

____
Date Signed

Please complete, sign, and return this PROXY FORM by Wednesday, February 8th , 2023, at 5:00 p.m., and submit it by email to the addresses below. Clearly scanned images/photos of this Proxy Form will also be accepted.

c/o Blue Hawk Management
P.O. Box 30
Frederick, CO 80530

WWW.BLUEHAWKMGMT.NET
720-408-1647
kcampbell@bluehawkmgmt.net

Carlson Farms Homeowners Association, Inc.
2023 Annual Membership & 2023 Budget Ratification Meeting
Thursday, February 9th, 2023, 6:00 p.m.

BOARD OF DIRECTORS NOMINATION FORM

Board Member Responsibilities:

- 2-year term.
- Attend Board Meetings – Meetings are held quarterly and as needed to conduct the Association's business.
- Participate in decision making process pertaining to the Association's direction and/or actions.
- Enforce the governing documents of the Association.
- Participate in committee work.
- Communicate regularly through online tools and emails with management.

DATE: ____________________

Nominee Name: ____________________

Unit Address ____________________

Mailing Address: ____________________

Telephone: ____________________

Email: ____________________

Why would you like to serve on the Board of Directors?

____
____
____
____

What experience do you have on other boards and/or committees?

____
____
____

What do you feel you would bring to the Association's Board if you were a member?

____
____
____