

Please
Add
Stamp

Churchill Estates Homes Association, Inc.
13423 Blanco Road, #288
San Antonio, TX 78216

If you cannot attend the annual meeting, please complete this Proxy ASAP, fold, and mail to address on reverse side on or before Tuesday, Dec. 6, 2022, 12:00 PM Noon. Please add a stamp. Thank you.

REVOCABLE PROXY

I, _____ (insert your **printed** name), as a homeowner and member of the Churchill Estates Homes Association, Inc., revoke any previously executed proxies and appoint _____ (enter name of proxy or just circle **Secretary, Mikel Brand's name**)** to attend the Wednesday, December 7, 2022 Annual Meeting of CEHA, Inc. to be held at 7:00 PM at Woodland Baptist Church, 15315 Huebner Road. My proxy shall act in my stead and on my behalf to represent, vote, execute consents, and otherwise to act for me in the same manner and with the same effect as if I were personally present. ***You can designate any other CE homeowner who will be attending the meeting in your absence, or you can circle Association Secretary Mikel Brand's name to vote on your behalf.*

PLEASE CHOOSE ONLY ONE OPTION: A (Open Proxy) OR B (Directed Proxy)

OPTION A. OPEN PROXY.

____ Yes, I authorize my proxy to vote on my behalf as he/she chooses on the:

- Approval of 2023 proposed budget and assessment. (This reflects the \$340 annual fee discounted to \$330 if payment is made by 1/31/23.)
- Election of members to the CEHA Board of Directors, as presented by the Nominating Committee or by nominations from the floor.
- My Proxy shall have full authority to vote upon any and all other matters that may be presented at said meeting, as fully and with the same effect as if the undersigned had been present, and I hereby ratify and confirm all that my Proxy may cause to be done by virtue of this instrument.

~~~~ OR ~~~~

**OPTION B. DIRECTED PROXY. Vote here ONLY if you didn't choose OPTION A.**

\_\_\_\_ Yes, I authorize my proxy to vote as I have directed on the:

- **2023 Budget** as presented: **Approved** \_\_\_\_\_ | **Not Approved** \_\_\_\_\_

(This reflects the \$340 annual fee discounted to \$330 if payment is made by 1/31/23.)

**Board Member Nominees (\*Nominees listed below; write in 3 names unless you chose Option A.)**

- 3-year term: \_\_\_\_\_
- 3-year term: \_\_\_\_\_
- 3-year term: \_\_\_\_\_

**Nominees for 3-yr terms:**

- \* **Mikel Brand** 1711 Typhoon \* **Vincent Chacon** 14807 Count Turf \* **Jackie Harris** 2347 Preakness Lane
  - \* **Hannah Santiago** 14215 Before Dawn \* **Rey Saucedo** 14807 Canonero
- (Candidate information is available on CEHA website at churchillestateshoa.com)

Unless sooner revoked, this proxy expires 11 months after its issue.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Homeowner

\_\_\_\_\_  
Email Address (please print neatly)

\_\_\_\_\_  
Street Address of Homeowner

**Deadline for Proxies: Tuesday, Dec. 6, 2022, 12:00 PM/Noon.**

Mail your proxy to CEHA, 13423 Blanco Rd., #288, San Antonio, TX 78216 or deliver it in person to American Postal Center, 13423 Blanco Rd. Proxies can also be emailed to churchillestateshoa@gmail.com

**FOLD TO MAIL; ADDRESS ALREADY ON REVERSE SIDE; PLEASE ADD A STAMP.**

**Churchill Estates Homes Association, Inc.**  
**Proposed 2023 Budget**  
**December 7, 2022**

|                                                    | 2022<br>APPROVED  | 2023<br>PROPOSED  |
|----------------------------------------------------|-------------------|-------------------|
| <b>Ordinary Income/Expense</b>                     |                   |                   |
| <b>Income</b>                                      |                   |                   |
| <b>3000.0 · Homeowner Annual Assessments</b>       |                   |                   |
| <b>3002.0 · Assessment Discounts</b>               | -6,425.00         | -6,429.63         |
| <b>3000.0 · HOA Assessments - Other</b>            | 267, 220.00       | 302,815.23        |
| <b>Total 3000.0 · Homeowner Annual Assessments</b> | <u>260,795.00</u> | <u>296,385.60</u> |
| <b>3040.0 · Late Fees</b>                          | 2,095.36          | 2,000.00          |
| <b>3060.0 · Lien Fees</b>                          | 1,875.00          | 1,275.00          |
| <b>3070.0 · Miscellaneous Income</b>               | 1,800.00          | 2,175.36          |
| <b>3100.0 · Pool Income</b>                        | 2,000.00          | 2,175.00          |
| <b>3910.0 · Other Income</b>                       |                   |                   |
| <b>3200.0 · Subordinations</b>                     | 335.00            |                   |
| <b>3915.0 · Resale Certs</b>                       | 7,500.00          | 12,598.49         |
| <b>3916.0 · Transfer Fee</b>                       | 8,000.00          | 6,000.00          |
| <b>3917.0 · Refinance Fee</b>                      | 300.00            |                   |
| <b>3910.0 · Other Income – Other</b>               | 2,055.00          | 1,900.00          |
| <b>Total 3910.0 · Other Income</b>                 | <u>18,190.00</u>  | <u>20,498.49</u>  |
| <b>... Rollover from Operational Account</b>       | 46,000.00         | 92,673.57         |
| <b>3999.0 · Uncategorized Income</b>               |                   |                   |
| <b>Total Income</b>                                | <u>330,880.36</u> | <u>417,183.02</u> |
| <b>Expense</b>                                     |                   |                   |
| <b>CORPORATE ADMINISTRATION</b>                    |                   |                   |
| <b>4912 · Payroll Tax Expense</b>                  | 7,990.17          | 8,044.48          |
| <b>4903.0 · Insurance - Vol. Accident Bond</b>     | 250.00            | 250.00            |
| <b>4904.0 · Financial Manager</b>                  | 22,808.63         | 22,808.63         |
| <b>4907.0 · Property Mgr -Mileage Reimburse</b>    | 1,200.00          | 1,251.60          |
| <b>4908.0 · Property Manager</b>                   | 11,905.55         | 30,000.00         |
| <b>4909.0 · Administrative Assistant</b>           | 22,621.62         | 22,621.62         |
| <b>4910.0 · Accounting &amp; Legal Fees</b>        | 7,000.00          | 6,000.00          |
| <b>4911.0 · Payroll Processing Expense</b>         | 3,000.00          | 3,470.79          |
| <b>4918.0 · Insurance General Liability</b>        | 12,134.00         | 13,704.00         |
| <b>4919.0 · Insurance -Dir and Officers</b>        | 3,079.41          | 662.00            |
| <b>4923.0 · Donations</b>                          | 300.00            | 300.00            |
| <b>4930.0 · Office Expense\Postage</b>             | 5,604.00          | 5,922.42          |
| <b>4954.0 · Safety Patrol</b>                      | 10,800.00         | 12,600.00         |
| <b>4955.0 · Community Spirit</b>                   | 4,060.00          | 6,000.00          |
| <b>4970.0 · Bank Charges</b>                       | 100.00            | 125.00            |
| <b>Federal Income Taxes</b>                        | 600.00            | 600.00            |
| <b>Total CORPORATE ADMINISTRATION</b>              | <u>113,453.38</u> | <u>134,360.54</u> |

**Churchill Estates Homes Association, Inc.**  
**Proposed 2023 Budget (continued)**  
**December 7, 2022**

|                                          | <b>2022</b>     | <b>2023</b>     |
|------------------------------------------|-----------------|-----------------|
|                                          | <b>APPROVED</b> | <b>PROPOSED</b> |
| <b>GROUNDS &amp; FACILITIES</b>          |                 |                 |
| 4200.0 · Grounds Maintenance-General     | 28,020.00       | 16,308.00       |
| 4200.1 · Grounds Maintenance-landscaping | 0               | 35,700.00       |
| 4200.2 · Grounds – Amenities Services    | 0               | 2,000.00        |
| 4201.0 · Electric Utility                | 6,300.00        | 5,804.31        |
| 4202.0 · Water - Median & Pool           | 18,060.01       | 20,000.00       |
| 4203.0 · Supplies                        | 2,482.00        | 4,000.00        |
| 4205.0 · Tree Trimming                   | 6,000.00        | 7,500.00        |
| 4208.0 · Entrance Maintenance            | 1,500.00        | 2,500.00        |
| 4220.0 · Trash Removal                   | 1,428.00        | 2,007.24        |
| 4235.0 · General Repairs                 | 15,000.00       | 12,000.00       |
| <b>Total GROUNDS &amp; FACILITIES</b>    | 78,790.01       | 107,819.55      |
| <b>POOL OPERATIONS</b>                   |                 |                 |
| 4102 · Swim Team                         |                 |                 |
| 4102.0 · Swim Team Coach                 | 5,000.00        | 5,000.00        |
| 4146.0 · Insurance – Swim Team           | 502.00          | 500.00          |
| <b>Total 4102 · Swim Team</b>            | 5,502.00        | 5,500.00        |
| 4000.0 · Salaries and Wages              | 17,000.00       | 17,000.00       |
| 4100.0 · Pool Operations Management      | 10,218.99       | 11,050.00       |
| 4101.0 · Pool License                    | 229.69          | 229.69          |
| 4110.0 · Pool Chemicals                  | 2,469.61        | 3,600.00        |
| 4112.0 · Pool Cleaning                   | 5,000.00        | 7,794.00        |
| 4135.0 · Pool Repairs                    | 6,000.00        | 4,800.00        |
| 4140.0 · Pool Supplies                   | 2,000.00        | 3,600.00        |
| 4145.0 · Pool Payphone - DSL Line        | 1,225.68        | 1,980.00        |
| <b>Total POOL OPERATIONS</b>             | 49,645.97       | 55,553.69       |
| <b>Total Expense</b>                     | 241,889.36      | 297,733.78      |
| <b>Net Ordinary Income</b>               | 88,991.00       | 119,449.24      |
| <b>Other Income/Expense</b>              |                 |                 |
| <b>Other Income</b>                      |                 |                 |
| 3440.9 · Interest Income                 | 13.97           | 15.07           |
| <b>10 Year Committee Plan Allocation</b> |                 | 100,000.00      |
| <b>(Contribution to Reserve Account)</b> | 89,004.97       | 19,864.31       |

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13423 Blanco Road #288  
San Antonio, TX 78216

**CEHA 2022 Annual Meeting Agenda**  
**Wednesday, December 7, 2022 • 7:00 PM**  
**Woodland Baptist Church, Maresh Hall– 15315 Huebner Road**

December 7, 2022

This is official notice for the Annual Meeting for the members of the Churchill Estates Homes Association, Inc. The sign-in process begins at 6:30 PM. Councilman John Courage-District 9, and Officer Kent Novak-Bexar County Constable Precinct 3, will be available from 6:30pm-7pm for questions and discussion regarding Churchill Estates.

**Agenda:**

1. Meeting Called to Order by CEHA President Rey Saucedo
2. Verify Quorum
3. Introduction of CEHA Board Members and Staff
4. Approval by Membership of 2021 Annual Meeting Minutes (available for review on CEHA website)
5. 10 Year Committee Report – Rebecca Brune and Gloria Contreras
6. Overview of CEHA 2022 Projects by CEHA Secretary Mikel Brand
7. Voting by Membership: Budget and Board Member Elections
  - a. 2022 Financial Report
  - b. 2023 Budget Presentation and Membership Vote to Approve 2023 Budget
  - c. Presentation of Nominees for Board Member Elections and Membership Vote (Nominees are Mikel Brand, Vincent Chacon, Jackie Harris, Hannah Santiago and Rey Saucedo) Candidate profile information available on CEHA website
8. Open Discussion
9. Adjournment



210/697-3270  
churchillestateshoa.com

**IMPORTANT! CEHA NEEDS YOUR VOTE!**

**Make a Difference in Your Neighborhood**

**Mail Your Proxy FOR RECEIPT by Noon on 12/06/22**

**OR Attend the Annual Meeting at 7 PM on 12/07/22**

CEHA  
13423 Blanco Rd., #288  
San Antonio, TX 78216

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MAIL  
U.S. POSTAGE  
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BOERNE, TX