

**CONQUISTADOR CONDOMINIUM 2 ASSOCIATION
BOARD OF DIRECTORS BUDGET MEETING
OCTOBER 28, 2025**

PRESIDENT WILLIAM “BILL” CLOUD

The Board of Directors Annual Budget Meeting was called to order at 4pm. Bill opened the meeting by welcoming everyone to the 2025 Budget Meeting.

BOARD MEMBERS PRESENT:

William Cloud, President
Gigi Croom, Acting VP/Secretary (via Zoom)
Martha Schneider, Treasurer
Ed Brennan, Alternate
Doug Rose, Past President (via Zoom)
Bonnie Guenther, LCAM, Manager Conquistador HOA

ORDER OF BUSINESS:

Bill discussed the budget report and explained that the total budget is actually less than the previous year, resulting in a \$10 reduction in our monthly fees. He suggested that we approve the budget as is, leaving the monthly dues budget for each unit remaining the same, thus creating a yearly overage of approximately \$2,500 to be deposited into our operating budget for future use.

Bill asked for any comments from the floor. Bob Peterson asked if the extra funds could be used for our planned activities. Bill explained that it would be available for use for our ongoing upgrading projects as well as our planned special activities (verified verbally by Bonnie Guenther in attendance) – basically to be used at our discretion.

In conclusion, our dues will remain the same as last year with the overage to be deposited into our pooled Reserve Fund to be distributed as needed.

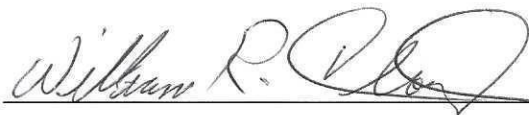
Bill called for any opposition from the floor, resulting in none. Everyone in attendance, including Zoom attendees, agreed with the recommendation.

A motion was made by Gigi Croom, Acting VP/Secretary, to approve this budget. It was seconded by Ed Brennan.

Bonnie Guenther adjourned the meeting. Time 4:11 pm.



Gloria “Gigi” Croom, Acting VP/Secretary



William R. Cloud, President

Conquistador Condo II

Budget Period:

January 1 - December 31, 2026

		Monthly	Annually	
OPERATING BUDGET:				
CHA Regular Monthly Assessment		4,956	59,472	
Trash Removal		561	6,732	
Building Maintenance Expenses:				
Labor Charge		1,284	15,408	
Grounds Maintenance		278	3,336	
Extermination		175	2,100	
Elevator Maintenance		366	4,392	
Telephone Entry System		30	360	
Laundry Equipment Rental		128	1,536	
Water		1,192	14,304	10% increase
Sewer		744	8,928	10% increase
Electricity		732	8,784	4.3% increase
Limited Recreation Area Expenses		964	11,568	
Miscellaneous		352	4,224	10% increase
Total Operating Expenses		11,762	141,144	

RESERVE BUDGET:				
SIRS		3,412	40,945	
NON-SIRS		1,176	14,116	
LRA		112	1,346	Fully Funded
Property & Liability Insurance		724	8,688	
Flood Insurance		790	9,480	
Total Reserves		6,215	74,574	

INCOME:				
Other Income		125	1,500	
Laundry Receipts		198	2,376	
Total Income		323	3,876	
TOTAL BUDGET		17,654	211,842	

PROOF

MONTHLY MAINTENANCE RATES BY APARTMENTS

75						
Type	A	B	C	D	BD	
Rate	730	763	585	875	908	
w/ Blue Stream	75	75	75	75	75	
Total Maintenance Fee	805	838	660	950	983	
Unit #	All	101	106	308		108
	Other	102	306			
		107				

Type	#	Ownership
A	17	4.13597
B	3	4.32015
C	2	3.31465
D	1	4.95729
BD	1	5.14147

PROOF:	12,412	2,288	1,170	875	908	17,654
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PROOF

*Only change yellow cells. All others should not be changed or are formulas.