

NOTICE OF BOARD OF DIRECTORS BUDGET MEETING

Conquistador Condominium II Association, Inc.
1800 SE St. Lucie Blvd, Stuart, FL 34996

Date: Tuesday, October 28, 2025

Time: 4:00 p.m.

Location: Conquistador Clubhouse Cardroom

The Board of Directors will hold a Budget Meeting to consider and adopt the proposed budget for the fiscal year 2026. A copy of the proposed budget is attached to this notice along with a Zoom meeting link.

All unit owners are invited to attend. An owner comment period will be provided for budget-related questions and comments.

Note: This notice has been mailed or delivered and posted at least 14 days in advance, in accordance with §718.112(2)(e), Florida Statutes.

AGENDA

1. Call to Order
2. Proof of Notice & Establishment of Quorum
3. Presentation of Proposed Budget
4. Owner Comments (budget-related only)
5. Board Discussion and Adoption of Budget for the Upcoming Fiscal Year
6. Adjournment

ATTACHMENTS

Proposed Budget – Conquistador Condominium II (Fiscal Year 2026)

Zoom Link:

Topic: Bldg 2 Budget meeting 10/28/25 4PM Cardroom

Time: Oct 28, 2025 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/85817710294?pwd=y8YlD6TOupvU1EAOUqli2jDR5jyyLV.1>

Meeting ID: 858 1771 0294

Passcode: 415029

One tap mobile

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Join instructions

https://us06web.zoom.us/join/85817710294/invitations?signature=IvGywwGt0jBix_zFDGoLNG1dwZFrVneHf3fczwiwATw

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.**