CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
2027 BUDGET MEETING MINUTES
Tuesday, October 20, 2026

MEMBERS PRESENT:
Jim Kurtz, Bldg. 1
Ed Brennan, Bldg. 2
Richard Gunthner, Bldg. 3
Michael Cavallo, Bldg. 4
Janet Campbell, Bldg. 5
Patricia Kelvasa, Bldg. 7
Martha Gorton, Bldg. 8
Donna Sikora, Bldg. 9
Jan Barnes, Bldg. 10
Deborah Pavlic, Bldg. 11
Dan DeHaven, Bldg. 12
Joe Endress, Homes 1
Janet Gordon, Homes 2
Susie Heimberger, Homes 3

OTHERS:
Bonnie Guenther, Manager

ZOOM PARTICIPANTS:
Doug Rose, Gail Mitchell, Brendan Galvin, Robert Schappert

ABSENT:
Renee Drentkiewicz, Bldg. 6

Call to Order

Meeting convened at 9:45AM immediately following the regular Board of Directors meeting.
Pledge of Allegiance was again recited.

Roll Call

Roll call of 10/20/26 Board of Directors meeting was used. A quorum remained present.

2027 Budget Review

- See attached.proposed 2027 CHA budgets, both full and partial reserves.
- Manager and treasurer carefully reviewed operating expenses and fully funded reserves, and the proposed partially funded reserve alternative was preferred by both.
- Operating expenses had a small decrease for the 2027 budget.
- Proposed partial funding would maintain the monthly CHA assessment at approximately $207 per unit, including approximately $80 for reserves.
- Reserve priorities included roads, swales, drainage, and capital improvements.

Board Action

- Initial motion to adopt the 2027 CHA budget made by Joe Endress and seconded by Richard Gunthner. Roll call vote carried with one abstention by Suzie Heimberger.
- Motion to adopt the 2027 CHA budget with partially funded reserves, subject to the approval by membership vote, was made by Jim Kurtz and seconded by Richard Gunthner. Motion carried.
- Motion to submit the proposed 2027 CHA partially funded reserve budget to the membership was made by Richard Gunthner and was seconded by Joe Endress. Motion carried.

Discussion

- Questions addressed insurance deductibles, Blue Stream payments received into reserves, and future road and swale funding.
- Fully funded reserves and corresponding assessments will apply unless the membership approves partial funding.

Adjournment

- Motion to adjourn the meeting was made by Jim Kurtz and was seconded by Joe Endress. Meeting adjourned at 10:15AM.

10/20/26 Budget Meeting Sign In

Printed name	Signature
JOHN LEANDRI	
Lucianne Dodge	
Deborah Parker	
Robert Wheeler	
Brenda Caudle	
Michael Caudle	
MARTHA SCHNEIDER	
Deb Brosen	

CONQUISTADOR HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS
BUDGET MEETING
Tuesday, October 20, 2026
10:30 A.M.*
AGENDA

PLEDGE OF ALLEGIANCE
CALL TO ORDER
ROLL CALL

NEW BUSINESS: 2027 CHA Budget

DISCUSSION

ZOOM LINK:

When: Oct 20, 2026 10:30 AM Eastern Time (US and Canada)

Register in advance for this meeting:
https://us06web.zoom.us/meeting/register/1KoxDxYWTseD_YCYgDmlCw

After registering, you will receive a confirmation email containing information about joining the meeting.

POSTED: 10/16/26

***Meeting to immediately follow regular CHA BOD meeting.**

2027 CONQUISTADOR HOMEOWNERS' ASSOC. MONTHLY BUDGET STUDY

ACCT. NO.		8 BUDGET 2026	ACTUAL YTD 1/1/26- 8/31/2026	AVERAGE MONTHLY	BUDGET 2027	BUDGET 26 vs 2027
500 -GENERAL COMMON AREAS						
501	Electricity	4,695	1,686	211	4,726	31
502	Grounds Maint.	3,941	26,358	3,295	3,785	-156
503	Tree expense	998	18,507	2,313	1,500	502
504	Sewer	41	334	42	44	3
505	North wall,circle,maint bldg,SW triangle irrigation	1,170	12,319	1,540	1,355	185
506	Irrigation Water-Front Wall	965	16,455	2,057	1,750	785
507	Dock	300	591	74	300	0
509	Repairs	100	605	76	100	0
510	Supplies	517	2,298	287	400	-117
511	Trash Removal	1,104	9,219	1,152	1,233	129
512	Other Expense	110	3,061	383	383	273
513	Landscape/Irrigation Expense	654	9,134	1,142	1,200	546
	Total General Common	14,595	100,567	12,571	16,776	2,181
550 -CLUBHOUSE						
551	Electricity	1,849	12,391	1,549	1,626	-223
552	Exterminator	203	3,501	438	194	-9
553	Supplies & Repairs	757	5,745	718	757	0
555	Pool Supply & Expense	1,500	14,998	1,875	1,500	0
556	Irrigation Expense	121	659	82	90	-31
558	Tree expense	46	360	45	46	0
559	Sewer	383	3,534	442	466	83
560	Water	443	4,081	510	538	95
561	Cleaning Service	1,300	9,952	1,244	1,300	0
563	Other Expense	1,109	9,665	1,208	1,208	99
	Total Clubhouse	7,711	64,886	5,149	7,725	14
600 - GENERAL						
601	Tax Prep/Audit	500	400	50	1,000	500
602	Legal Services	565	5,542	693	600	35
604	Fees & Licenses	305	1,493	187	187	-118
605	Bank fees	95	560	70	70	-25
608	Office -Telephone	368	2,905	363	370	2
609	Office - Supplies	460	1,008	126	200	-260
610	Office - Service & Misc.	1,157	10,898	1,362	1,150	-7
613	Blue Stream (TV & internet)	4,105	35,290	4,411	4,026	-79
	Total General	7,555	58,096	7,262	7,603	48
650 - Payroll Expenses						
	Payroll - Office	9,665	58,096	7,262	7,114	-2,551
	" - Labor	5,504	23,423	2,928	4,063	-1,441
	" - Simple IRA - employer	541	2,860	384	388	-153
	" - SS/Medicare	1,161	4,538	567	855	-306
	" - FUTA	10	117	15	65	55
	" - SUTA	1	20	2	1	0
	" - Health Insurance	1,641	15,786	1,973	2,740	1,099
	" - WC	127	1,445	181	141	14
	Total Payroll	18,650	106,286	13,312	15,367	-3,283
Total General (payroll inclusive)		26,205	164,382	20,574	22,970	-3,235
GRAND TOTAL EXPENSES		48,511	329,834	38,294	47,471	-1,040

2027 CONQUISTADOR HOMEOWNERS' ASSOC. MONTHLY BUDGET STUDY

FULLY

	2026	2027
GROSS EXPENSES	48,511	47,471
Cable/Internet - Blue Stream	-4,105	-4,026
NET EXPENSES	44,406	43,445

RESERVE FUNDING

Reserve For Replacements	26,268	107,269
Reserve For Flood Insurance	160	219
	26,428	107,488
TOTAL EXPENSES AND RESERVES	70,834	150,933

INCOME

Other Income	240	228	
NET INCOME/EXPENSE	**70,594**	**150,705**	**Proof**

MAINTENANCE ASSESSMENT PER U	**207**	**440**	**233 increase**

Monthly Condos	59,476	126,731	
Monthly Lots	11,358	24,202	
Labor - Condos 1-5	6,419	7,733	1,547 per bldg
Labor - Condos 6-10	6,419	7,733	1,547 per bldg
Labor - 11 & 12	2,707	3,111	1,556 per bldg
Labor - LRA I	2,290	2,503	501 per bldg
Labor - LRA II	2,290	2,503	501 per bldg
TOTAL REVENUE	70,834	150,933	**Proof**

COMPARISON OF MONTHLY EXPENSES

Regular Monthly - Condo Bldg.	10,561
Regular Monthly - per House	440
Monthly Labor - Condos 1- 5	1,547
Monthly Labor - Condos 6 - 10	1,547
Monthly Labor - Condos 11 & 12	1,556
Monthly Labor - LRA I	501
Monthly Labor - LRA II	501

2027 CONQUISTADOR HOMEOWNERS' ASSOC. MONTHLY BUDGET STUDY

PARTIAL

	2026	2027	
GROSS EXPENSES	48,511	47,471	
Cable/Internet - Blue Stream	-4,105	-4,026	
NET EXPENSES	44,406	43,445	
RESERVE FUNDING			
Reserve For Replacements	26,268	27,500	
Reserve For Flood Insurance	160	219	
	26,428	27,719	
TOTAL EXPENSES AND RESERVES	70,834	71,164	
INCOME			
Other Income	240	228	
NET INCOME/EXPENSE	**70,594**	**70,936**	**Proof**
MAINTENANCE ASSESSMENT PER UNIT	**207**	**207**	
Monthly Condos	59,476	59,561	
Monthly Lots	11,358	11,375	
Labor - Condos 1-5	6,419	7,733	1,547 per bldg
Labor - Condos 6-10	6,419	7,733	1,547 per bldg
Labor - 11 & 12	2,707	3,111	1,556 per bldg
Labor - LRA I	2,290	2,503	501 per bldg
Labor - LRA II	2,290	2,503	501 per bldg
TOTAL REVENUE	70,834	70,936	**Proof**

COMPARISON OF MONTHLY EXPENSES

Regular Monthly - Condo Bldg.	4,963
Regular Monthly - per House	207
Monthly Labor - Condos 1- 5	1,547
Monthly Labor - Condos 6 - 10	1,547
Monthly Labor - Condos 11 & 12	1,556
Monthly Labor - LRA I	501
Monthly Labor - LRA II	501

2027 CONQUISTADOR HOMEOWNERS' FULLY FUNDED RESERVE BUDGET

COMPONENT	2026 MONTHLY FUNDING AMOUNT	ESTIMATED COST TO REPLACE	ESTIMATED FUND BALANCE 12/31/2026	TOTAL FULLY ANNUAL FUNDING (BASED ON RUL)	ADJUSTED TOTAL ANNUAL FUNDING	TOTAL FULLY MONTHLY FUNDING	TOTAL PARTIAL ANNUAL FUNDING	TOTAL PARTIAL MONTHLY FUNDING	
BUILDING	$0	$210,000	$8,436	$6,341	6341	$528	$0	$0	
CAPITAL IMPROVEMENT FUND	$2,500	$165,000	$168,702	$165,000	$12,000	$1,000	$36,000	$3,000	
COMMON AREA INTERIORS	$2,000	$391,582	$34,701	$52,726	$18,025	$1,502	$6,000	$500	
CONTINGENCY FUNDING	$710	$32,070	$17,291	$32,070	$14,779	$1,232	$6,000	$500	
DEFERRED MAINTENANCE	$350	$48,000	$46,805	$48,000	$1,195	$100	$4,200	$350	
EQUIPMENT	$278	$40,000	$13,335	$20,000	$6,665	$555	$1,800	$150	
INFRASTRUCTURE	$1,000	$347,293	$188,384	$188,083	$12,000	$1,000	$36,000	$3,000	Drains, sewers
MECHANICAL/ELECTRICAL	$500	$114,162	$68,352	$25,002	$0	$0	$0	$0	
PAINTING & WATERPROOFING	$680	$88,286	$35,594	$40,653	$5,059	$422	$6,000	$500	
PAVEMENT	$12,750	$1,510,483	$397,388	$1,510,483	$1,113,095	$92,758	$174,000	$14,500	Roads, swales
POOL	$2,000	$244,370	$113,491	$92,358	$12,000	$1,000	$12,000	$1,000	Pool pavers
RECREATIONAL AMENITIES	$500	$193,125	$24,857	$34,903	$10,046	$837	$12,000	$1,000	
ROOFS	$1,500	$589,155	$154,596	$214,156	$59,560	$4,963	$18,000	$1,500	
SITE IMPROVEMENTS	$1,500	$449,533	$25,144	$41,606	$16,462	$1,372	$18,000	$1,500	
TOTAL	**$26,268**	**$4,423,059**	**$1,297,075**	**$2,471,381**	**$1,287,228**	**$107,269**	**$330,000**	**$27,500**	

	FULLY	PARTIAL
MONTHLY FUNDING	**$107,269**	**$27,500**
MONTHLY FUNDING PER UNIT OWNER	**$313**	**$80**