Quail Run II
Condominium Association

6312 Stadium Drive • Kalamazoo, MI 49009
quailrun2condoassociation@gmail.com • 269-488-0133

October 29, 2026

Dear Quail Run II Co-Owner,

This letter serves as formal notice of the 2027 Additional Assessment, issued in accordance with the provisions of the *Quail Run II Master Deed*.

At the Board of Directors meeting held on October 19, 2026, the Board reviewed and approved the 2027 Operating Budget and updated Capital Improvement Budget Plan. As part of this process, the Board approved a 2027 Additional Assessment of $180,857, which will be allocated to the Association's reserve account.

The 2027 Additional Assessment is the same amount assessed in 2026. The amount due for each Unit is outlined in the attached assessment schedule. This funding supports the Association's long-term capital improvement plan and is necessary to address essential replacement and improvement projects that help maintain the integrity and value of the community.

As previously communicated, the Board anticipates a multi-year capital funding strategy, including an annual Additional Assessment through at least 2029. The amount of each annual assessment will be reviewed and approved as part of the Board's annual October budget process. At this time, to fully fund all anticipated capital replacements over the next 25 years, an estimated $102,680 annual contribution to reserves would be necessary. However, because the Association has a significant number of projects requiring attention within the next three years, reserve funding must remain more aggressive during this period.

Starting in 2030, the goal will be to increase the monthly fees to a level comparable to or higher than the 2025 rate, rather than relying on an annual assessment to fund the necessary estimated annual reserve contribution. The specific monthly fees in 2030 will depend on available funds and anticipated project needs at that time.

The full Additional Assessment payment is due March 10, 2027.

For Co-Owners who prefer to spread the payment over time, the Board is offering a 6-month payment option. Payments would begin March 1, 2027, and continue through August 1, 2027. The monthly payment amount for each Unit is listed in the attached assessment schedule. If you would like to participate in the 6-month payment plan, please contact our office so we can note the payment arrangement on your account.

If you use Propertyware, you may set up automatic payments for the assessment directly through the platform. You may also email our office with authorization, and we can assist with setting up automatic payments on your behalf.

We encourage you to review the attached 2027 Notice of Assessment, assessment schedule, and Capital Improvement Budget Plan for additional information.

If you have any questions regarding the assessment, budget, capital projects, or payment options, please contact Berkshire Hathaway. Thank you for your continued support and investment in the Quail Run II community.

Thank you,

Lindsay Flynn, Property Manager for Quail Run II
Berkshire Hathaway HomeServices
Cell/Text: (269) 615-0723
lindsayflynn@bhhsmi.com

Quail Run II Condominium Association

Percentage of Value Per Unit - $180,857 - 2027 Additional Assessment

Unit	Ownership Percentage	Total Assessment Due on March 1, 2027	6-Mo. Payment Plan - Due on the 1st of each month, March 1st - August 1st, 2027
2343 FG	1.92%	$ 3,472.45	$ 578.74
2345 FG	1.92%	$ 3,472.45	$ 578.74
2346 FG	1.92%	$ 3,472.45	$ 578.74
2348 FG	1.92%	$ 3,472.45	$ 578.74
2373 FG	2.87%	$ 5,190.60	$ 865.10
2375 FG	2.22%	$ 4,015.03	$ 669.17
2378 FG	2.16%	$ 3,906.51	$ 651.09
2380 FG	2.21%	$ 3,996.94	$ 666.16
2401 FG	1.92%	$ 3,472.45	$ 578.74
2402 FG	2.85%	$ 5,154.42	$ 859.07
2403 FG	1.92%	$ 3,472.45	$ 578.74
2404 FG	2.85%	$ 5,154.42	$ 859.07
2360 SM	1.92%	$ 3,472.45	$ 578.74
2362 SM	1.92%	$ 3,472.45	$ 578.74
2365 SM	2.16%	$ 3,906.51	$ 651.09
2367 SM	2.21%	$ 3,996.94	$ 666.16
2376 SM	2.85%	$ 5,154.42	$ 859.07
2377 SM	2.22%	$ 4,015.03	$ 669.17
2378 SM	2.85%	$ 5,154.42	$ 859.07
2379 SM	2.87%	$ 5,190.60	$ 865.10
2405 SM	1.92%	$ 3,472.45	$ 578.74
2406 SM	2.22%	$ 4,015.03	$ 669.17
2407 SM	1.92%	$ 3,472.45	$ 578.74
2408 SM	2.87%	$ 5,190.60	$ 865.10
2368 MF	2.43%	$ 4,394.83	$ 732.47
2370 MF	2.43%	$ 4,394.83	$ 732.47
2373 MF	2.43%	$ 4,394.83	$ 732.47
2375 MF	2.43%	$ 4,394.83	$ 732.47
2384 MF	2.60%	$ 4,702.28	$ 783.71
2386 MF	2.60%	$ 4,702.28	$ 783.71
2387 MF	2.60%	$ 4,702.28	$ 783.71
2389 MF	2.60%	$ 4,702.28	$ 783.71
2403 MF	2.65%	$ 4,792.71	$ 798.79
2404 MF	2.65%	$ 4,792.71	$ 798.79
2384 WM	2.43%	$ 4,394.83	$ 732.47
2386 WM	2.43%	$ 4,394.83	$ 732.47
2391 WM	2.43%	$ 4,394.83	$ 732.47
2393 WM	2.43%	$ 4,394.83	$ 732.47
2398 WM	2.52%	$ 4,557.60	$ 759.60
2399 WM	2.60%	$ 4,702.28	$ 783.71
2400 WM	2.52%	$ 4,557.60	$ 759.60
2401 WM	2.60%	$ 4,702.28	$ 783.71
		$ 180,838.91	$ 30,139.82
Total	**99.99%**	$ 180,857.00	$ 30,139.82