Quail Run II
Condominium Association
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November 19, 2025

Hello Quail Run II Co-Owner,

On Friday, November 14, 2025, the Board of Directors received a written request for a Special Meeting of the Quail Run II Condominium Association to discuss restructuring the 2026 monthly dues to an Operating Expenses + 10% model, along with increasing the planned 2026 Additional Assessment to ensure adequate funding for next year's scheduled capital replacements. In summary, the proposal does not change the total amount collected from each Co-Owner; rather, it adjusts the distribution between monthly dues and the Additional Assessment to help improve affordability and marketability for those selling their units.

The request included the option for the Board to add this topic to the agenda for the Annual Meeting held on Monday, November 17, 2025. The full request was emailed to all Co-Owners on November 17, 2025, and printed copies were made available at the Annual Meeting.

During the regularly scheduled Board meeting on November 17, 2025, the Board conducted a full review of the request. After careful consideration, the Board approved the proposal to revise the 2026 Budget to fund operating expenses, allocate 10% from the operating account to the reserve fund, and increase the 2026 Additional Assessment accordingly to ensure the required funding for planned capital improvements is maintained.

Attached, you will find the revised 2026 Budget, the 2026 Monthly Fee breakdown, the 2026 Additional Assessment breakdown, and the 2026 Capital Improvement Plan.

The Board appreciates the feedback provided by Co-Owners and hopes that this resolution will be well received by the community. If you have any questions, please feel free to contact me directly.

Thank you,

Lindsay Flynn, Associate Broker
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Berkshire Hathaway HomeServices Michigan Real Estate
Property Management Division
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Quail Run II APPROVED 2026 BUDGET

Monthly Fees due for 2026

Total Budget: $210,573.00

Unit	Ownership Percentage	Annual Income Operating	Annual Amount of their Operating Assessment	Amount per Month	Annual Income Reserves	Annual Amount of their Reserve Assessment	Amount per Month	Total Monthly Payment	ORIGINAL 2026 Total Monthly Payment
2343 FG	1.92%	191430.00	3675.46	306.29	19143.00	367.55	30.63	$336.92	466.29
2345 FG	1.92%	191430.00	3675.46	306.29	19143.00	367.55	30.63	$336.92	466.29
2346 FG	1.92%	191430.00	3675.46	306.29	19143.00	367.55	30.63	$336.92	466.29
2348 FG	1.92%	191430.00	3675.46	306.29	19143.00	367.55	30.63	$336.92	466.29
2360 SM	1.92%	191430.00	3675.46	306.29	19143.00	367.55	30.63	$336.92	466.29
2362 SM	1.92%	191430.00	3675.46	306.29	19143.00	367.55	30.63	$336.92	466.29
2365 SM	2.16%	191430.00	4134.89	344.57	19143.00	413.49	34.46	$379.03	524.57
2367 SM	2.21%	191430.00	4230.60	352.55	19143.00	423.06	35.26	$387.81	536.72
2368 MF	2.43%	191430.00	4651.75	387.65	19143.00	465.17	38.76	$426.41	590.15
2370 MF	2.43%	191430.00	4651.75	387.65	19143.00	465.17	38.76	$426.41	590.15
2373 FG	2.87%	191430.00	5494.04	457.84	19143.00	549.40	45.78	$503.62	697.00
2373 MF	2.43%	191430.00	4651.75	387.65	19143.00	465.17	38.76	$426.41	590.15
2375 FG	2.22%	191430.00	4249.75	354.15	19143.00	424.97	35.41	$389.56	539.15
2375 MF	2.43%	191430.00	4651.75	387.65	19143.00	465.17	38.76	$426.41	590.15
2376 SM	2.85%	191430.00	5455.76	454.65	19143.00	545.58	45.46	$500.11	692.15
2377 SM	2.22%	191430.00	4249.75	354.15	19143.00	424.97	35.41	$389.56	539.15
2378 FG	2.16%	191430.00	4134.89	344.57	19143.00	413.49	34.46	$379.03	524.57
2378 SM	2.85%	191430.00	5455.76	454.65	19143.00	545.58	45.46	$500.11	692.15
2379 SM	2.87%	191430.00	5494.04	457.84	19143.00	549.40	45.78	$503.62	697.00
2380 FG	2.21%	191430.00	4230.60	352.55	19143.00	423.06	35.26	$387.81	536.72
2384 MF	2.60%	191430.00	4977.18	414.77	19143.00	497.72	41.48	$456.24	631.43
2384 WM	2.43%	191430.00	4651.75	387.65	19143.00	465.17	38.76	$426.41	590.15
2386 MF	2.60%	191430.00	4977.18	414.77	19143.00	497.72	41.48	$456.24	631.43
2386 WM	2.43%	191430.00	4651.75	387.65	19143.00	465.17	38.76	$426.41	590.15
2387 MF	2.60%	191430.00	4977.18	414.77	19143.00	497.72	41.48	$456.24	631.43
2389 MF	2.60%	191430.00	4977.18	414.77	19143.00	497.72	41.48	$456.24	631.43
2391 WM	2.43%	191430.00	4651.75	387.65	19143.00	465.17	38.76	$426.41	590.15
2393 WM	2.43%	191430.00	4651.75	387.65	19143.00	465.17	38.76	$426.41	590.15
2398 WM	2.52%	191430.00	4824.04	402.00	19143.00	482.40	40.20	$442.20	612.00
2399 WM	2.60%	191430.00	4977.18	414.77	19143.00	497.72	41.48	$456.24	631.43
2400 WM	2.52%	191430.00	4824.04	402.00	19143.00	482.40	40.20	$442.20	612.00
2401 FG	1.92%	191430.00	3675.46	306.29	19143.00	367.55	30.63	$336.92	466.29
2401 WM	2.60%	191430.00	4977.18	414.77	19143.00	497.72	41.48	$456.24	631.43
2402 FG	2.85%	191430.00	5455.76	454.65	19143.00	545.58	45.46	$500.11	692.15
2403 FG	1.92%	191430.00	3675.46	306.29	19143.00	367.55	30.63	$336.92	466.29
2403 MF	2.65%	191430.00	5072.90	422.74	19143.00	507.29	42.27	$465.02	643.57
2404 FG	2.85%	191430.00	5455.76	454.65	19143.00	545.58	45.46	$500.11	692.15
2404 MF	2.65%	191430.00	5072.90	422.74	19143.00	507.29	42.27	$465.02	643.57
2405 SM	1.92%	191430.00	3675.46	306.29	19143.00	367.55	30.63	$336.92	466.29
2406 SM	2.22%	191430.00	4249.75	354.15	19143.00	424.97	35.41	$389.56	539.15
2407 SM	1.92%	191430.00	3675.46	306.29	19143.00	367.55	30.63	$336.92	466.29
2408 SM	2.87%	191430.00	5494.04	457.84	19143.00	549.40	45.78	$503.62	697.00
Total	**0.00%**			$15,950.90			$1,595.09	$17,546.00	

Quail Run II Condominium Association

Percentage of Value Per Unit - $180,857 - 2026 Additional Assessment

Unit	Ownership Percentage	Total ORIGINL Assessment Due on March 1, 2026	Total REVISED Assessment Due on March 1, 2026	6-Mo. Payment Plan - Due on the 1st of each month, March 1st - August 1st, 2026
2343 FG	1.92%	$ 1,920.00	$ 3,472.45	$ 578.74
2345 FG	1.92%	$ 1,920.00	$ 3,472.45	$ 578.74
2346 FG	1.92%	$ 1,920.00	$ 3,472.45	$ 578.74
2348 FG	1.92%	$ 1,920.00	$ 3,472.45	$ 578.74
2373 FG	2.87%	$ 2,870.00	$ 5,190.60	$ 865.10
2375 FG	2.22%	$ 2,220.00	$ 4,015.03	$ 669.17
2378 FG	2.16%	$ 2,160.00	$ 3,906.51	$ 651.09
2380 FG	2.21%	$ 2,210.00	$ 3,996.94	$ 666.16
2401 FG	1.92%	$ 1,920.00	$ 3,472.45	$ 578.74
2402 FG	2.85%	$ 2,850.00	$ 5,154.42	$ 859.07
2403 FG	1.92%	$ 1,920.00	$ 3,472.45	$ 578.74
2404 FG	2.85%	$ 2,850.00	$ 5,154.42	$ 859.07
2360 SM	1.92%	$ 1,920.00	$ 3,472.45	$ 578.74
2362 SM	1.92%	$ 1,920.00	$ 3,472.45	$ 578.74
2365 SM	2.16%	$ 2,160.00	$ 3,906.51	$ 651.09
2367 SM	2.21%	$ 2,210.00	$ 3,996.94	$ 666.16
2376 SM	2.85%	$ 2,850.00	$ 5,154.42	$ 859.07
2377 SM	2.22%	$ 2,220.00	$ 4,015.03	$ 669.17
2378 SM	2.85%	$ 2,850.00	$ 5,154.42	$ 859.07
2379 SM	2.87%	$ 2,870.00	$ 5,190.60	$ 865.10
2405 SM	1.92%	$ 1,920.00	$ 3,472.45	$ 578.74
2406 SM	2.22%	$ 2,220.00	$ 4,015.03	$ 669.17
2407 SM	1.92%	$ 1,920.00	$ 3,472.45	$ 578.74
2408 SM	2.87%	$ 2,870.00	$ 5,190.60	$ 865.10
2368 MF	2.43%	$ 2,430.00	$ 4,394.83	$ 732.47
2370 MF	2.43%	$ 2,430.00	$ 4,394.83	$ 732.47
2373 MF	2.43%	$ 2,430.00	$ 4,394.83	$ 732.47
2375 MF	2.43%	$ 2,430.00	$ 4,394.83	$ 732.47
2384 MF	2.60%	$ 2,600.00	$ 4,702.28	$ 783.71
2386 MF	2.60%	$ 2,600.00	$ 4,702.28	$ 783.71
2387 MF	2.60%	$ 2,600.00	$ 4,702.28	$ 783.71
2389 MF	2.60%	$ 2,600.00	$ 4,702.28	$ 783.71
2403 MF	2.65%	$ 2,650.00	$ 4,792.71	$ 798.79
2404 MF	2.65%	$ 2,650.00	$ 4,792.71	$ 798.79
2384 WM	2.43%	$ 2,430.00	$ 4,394.83	$ 732.47
2386 WM	2.43%	$ 2,430.00	$ 4,394.83	$ 732.47
2391 WM	2.43%	$ 2,430.00	$ 4,394.83	$ 732.47
2393 WM	2.43%	$ 2,430.00	$ 4,394.83	$ 732.47
2398 WM	2.52%	$ 2,520.00	$ 4,557.60	$ 759.60
2399 WM	2.60%	$ 2,600.00	$ 4,702.28	$ 783.71
2400 WM	2.52%	$ 2,520.00	$ 4,557.60	$ 759.60
2401 WM	2.60%	$ 2,600.00	$ 4,702.28	$ 783.71
		$ 99,990.00	$ 180,838.91	$ 30,139.82
Total	**99.99%**	$ 100,000.00	$ 180,857.00	$ 30,139.82