

Quail Run II
Condominium Association
6312 Stadium Drive • Kalamazoo, MI 49009
quailrun2condoassociation@gmail.com • 269-488-0133

October 24, 2025

Dear Quail Run II Co-Owner,

This letter serves as formal notification of the 2026 Additional Assessment, issued in accordance with the provisions set forth in the Quail Run II Master Deed.

At the Board of Directors meeting held on October 20, 2025, the Board reviewed and approved both the 2026 Operating Budget and the updated 5-Year Capital Improvement Budget Plan. As part of this process, the Board approved an Additional Assessment totaling \$100,000, which will be allocated to the Association's reserve account.

This funding supports our long-term capital improvement plan and is critical to completing a variety of essential replacement and improvement projects that help maintain the safety, integrity, and value of our community.

As communicated previously in 2024, the Board anticipates a multi-year capital funding strategy, which includes an annual Additional Assessment through at least 2029. The amount of each annual assessment will be reviewed and approved each year during the October budget meeting.

For the 2026 Additional Assessment:

- The amount due from each Unit is outlined in the attached spreadsheet.
- Full payment is due by March 10, 2026.

The Board is offering a 6-month installment option for those who prefer to spread out the payment.

- Monthly payments would begin March 1, 2026, and continue through August 1, 2026.
- The monthly payment amounts are also listed in the attached spreadsheet.
- If you would like to enroll in the payment plan, please contact our office to confirm & we will note it on your account.

If you use our online payment system via Propertyware, you may:

- Set up auto-payments for your assessment directly through the platform, or
- Email our office with authorization and we can assist in setting up the auto-payments on your behalf.

Should you have any questions regarding the budget, upcoming capital projects, or assessment details, please don't hesitate to contact our office.

We 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 - \$100,000 - 2026 Additional Assessment

Unit	Ownership Percentage		Total 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	\$ 320.00
2345 FG	1.92%		\$ 1,920.00	\$ 320.00
2346 FG	1.92%		\$ 1,920.00	\$ 320.00
2348 FG	1.92%		\$ 1,920.00	\$ 320.00
2373 FG	2.87%		\$ 2,870.00	\$ 478.33
2375 FG	2.22%		\$ 2,220.00	\$ 370.00
2378 FG	2.16%		\$ 2,160.00	\$ 360.00
2380 FG	2.21%		\$ 2,210.00	\$ 368.33
2401 FG	1.92%		\$ 1,920.00	\$ 320.00
2402 FG	2.85%		\$ 2,850.00	\$ 475.00
2403 FG	1.92%		\$ 1,920.00	\$ 320.00
2404 FG	2.85%		\$ 2,850.00	\$ 475.00
2360 SM	1.92%		\$ 1,920.00	\$ 320.00
2362 SM	1.92%		\$ 1,920.00	\$ 320.00
2365 SM	2.16%		\$ 2,160.00	\$ 360.00
2367 SM	2.21%		\$ 2,210.00	\$ 368.33
2376 SM	2.85%		\$ 2,850.00	\$ 475.00
2377 SM	2.22%		\$ 2,220.00	\$ 370.00
2378 SM	2.85%		\$ 2,850.00	\$ 475.00
2379 SM	2.87%		\$ 2,870.00	\$ 478.33
2405 SM	1.92%		\$ 1,920.00	\$ 320.00
2406 SM	2.22%		\$ 2,220.00	\$ 370.00
2407 SM	1.92%		\$ 1,920.00	\$ 320.00
2408 SM	2.87%		\$ 2,870.00	\$ 478.33
2368 MF	2.43%		\$ 2,430.00	\$ 405.00
2370 MF	2.43%		\$ 2,430.00	\$ 405.00
2373 MF	2.43%		\$ 2,430.00	\$ 405.00
2375 MF	2.43%		\$ 2,430.00	\$ 405.00
2384 MF	2.60%		\$ 2,600.00	\$ 433.33
2386 MF	2.60%		\$ 2,600.00	\$ 433.33
2387 MF	2.60%		\$ 2,600.00	\$ 433.33
2389 MF	2.60%		\$ 2,600.00	\$ 433.33
2403 MF	2.65%		\$ 2,650.00	\$ 441.67
2404 MF	2.65%		\$ 2,650.00	\$ 441.67
2384 WM	2.43%		\$ 2,430.00	\$ 405.00
2386 WM	2.43%		\$ 2,430.00	\$ 405.00
2391 WM	2.43%		\$ 2,430.00	\$ 405.00
2393 WM	2.43%		\$ 2,430.00	\$ 405.00
2398 WM	2.52%		\$ 2,520.00	\$ 420.00
2399 WM	2.60%		\$ 2,600.00	\$ 433.33
2400 WM	2.52%		\$ 2,520.00	\$ 420.00
2401 WM	2.60%		\$ 2,600.00	\$ 433.33
			\$ 99,990.00	\$ 16,665.00

Total	99.99%	\$	100,000.00	\$	16,665.00
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Quail Run II Condominium Association

Percentage of Value Per Unit - \$125,000 - 2027 Anticipated 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%		\$ 2,400.00	\$ 400.00
2345 FG	1.92%		\$ 2,400.00	\$ 400.00
2346 FG	1.92%		\$ 2,400.00	\$ 400.00
2348 FG	1.92%		\$ 2,400.00	\$ 400.00
2373 FG	2.87%		\$ 3,587.50	\$ 597.92
2375 FG	2.22%		\$ 2,775.00	\$ 462.50
2378 FG	2.16%		\$ 2,700.00	\$ 450.00
2380 FG	2.21%		\$ 2,762.50	\$ 460.42
2401 FG	1.92%		\$ 2,400.00	\$ 400.00
2402 FG	2.85%		\$ 3,562.50	\$ 593.75
2403 FG	1.92%		\$ 2,400.00	\$ 400.00
2404 FG	2.85%		\$ 3,562.50	\$ 593.75
2360 SM	1.92%		\$ 2,400.00	\$ 400.00
2362 SM	1.92%		\$ 2,400.00	\$ 400.00
2365 SM	2.16%		\$ 2,700.00	\$ 450.00
2367 SM	2.21%		\$ 2,762.50	\$ 460.42
2376 SM	2.85%		\$ 3,562.50	\$ 593.75
2377 SM	2.22%		\$ 2,775.00	\$ 462.50
2378 SM	2.85%		\$ 3,562.50	\$ 593.75
2379 SM	2.87%		\$ 3,587.50	\$ 597.92
2405 SM	1.92%		\$ 2,400.00	\$ 400.00
2406 SM	2.22%		\$ 2,775.00	\$ 462.50
2407 SM	1.92%		\$ 2,400.00	\$ 400.00
2408 SM	2.87%		\$ 3,587.50	\$ 597.92
2368 MF	2.43%		\$ 3,037.50	\$ 506.25
2370 MF	2.43%		\$ 3,037.50	\$ 506.25
2373 MF	2.43%		\$ 3,037.50	\$ 506.25
2375 MF	2.43%		\$ 3,037.50	\$ 506.25
2384 MF	2.60%		\$ 3,250.00	\$ 541.67
2386 MF	2.60%		\$ 3,250.00	\$ 541.67
2387 MF	2.60%		\$ 3,250.00	\$ 541.67
2389 MF	2.60%		\$ 3,250.00	\$ 541.67
2403 MF	2.65%		\$ 3,312.50	\$ 552.08
2404 MF	2.65%		\$ 3,312.50	\$ 552.08
2384 WM	2.43%		\$ 3,037.50	\$ 506.25
2386 WM	2.43%		\$ 3,037.50	\$ 506.25
2391 WM	2.43%		\$ 3,037.50	\$ 506.25
2393 WM	2.43%		\$ 3,037.50	\$ 506.25
2398 WM	2.52%		\$ 3,150.00	\$ 525.00
2399 WM	2.60%		\$ 3,250.00	\$ 541.67
2400 WM	2.52%		\$ 3,150.00	\$ 525.00
2401 WM	2.60%		\$ 3,250.00	\$ 541.67
			\$ 124,987.50	\$ 20,831.25

Total	99.99%	\$	125,000.00	\$	20,831.25
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Quail Run II Condominium Association

Percentage of Value Per Unit - \$125,000 - 2028 Anticipated Additional Assessment

Unit	Ownership Percentage		Total Assessment Due on March 1, 2028	6-Mo. Payment Plan - Due on the 1st of each month, March 1st - August 1st, 2028
2343 FG	1.92%		\$ 2,400.00	\$ 400.00
2345 FG	1.92%		\$ 2,400.00	\$ 400.00
2346 FG	1.92%		\$ 2,400.00	\$ 400.00
2348 FG	1.92%		\$ 2,400.00	\$ 400.00
2373 FG	2.87%		\$ 3,587.50	\$ 597.92
2375 FG	2.22%		\$ 2,775.00	\$ 462.50
2378 FG	2.16%		\$ 2,700.00	\$ 450.00
2380 FG	2.21%		\$ 2,762.50	\$ 460.42
2401 FG	1.92%		\$ 2,400.00	\$ 400.00
2402 FG	2.85%		\$ 3,562.50	\$ 593.75
2403 FG	1.92%		\$ 2,400.00	\$ 400.00
2404 FG	2.85%		\$ 3,562.50	\$ 593.75
2360 SM	1.92%		\$ 2,400.00	\$ 400.00
2362 SM	1.92%		\$ 2,400.00	\$ 400.00
2365 SM	2.16%		\$ 2,700.00	\$ 450.00
2367 SM	2.21%		\$ 2,762.50	\$ 460.42
2376 SM	2.85%		\$ 3,562.50	\$ 593.75
2377 SM	2.22%		\$ 2,775.00	\$ 462.50
2378 SM	2.85%		\$ 3,562.50	\$ 593.75
2379 SM	2.87%		\$ 3,587.50	\$ 597.92
2405 SM	1.92%		\$ 2,400.00	\$ 400.00
2406 SM	2.22%		\$ 2,775.00	\$ 462.50
2407 SM	1.92%		\$ 2,400.00	\$ 400.00
2408 SM	2.87%		\$ 3,587.50	\$ 597.92
2368 MF	2.43%		\$ 3,037.50	\$ 506.25
2370 MF	2.43%		\$ 3,037.50	\$ 506.25
2373 MF	2.43%		\$ 3,037.50	\$ 506.25
2375 MF	2.43%		\$ 3,037.50	\$ 506.25
2384 MF	2.60%		\$ 3,250.00	\$ 541.67
2386 MF	2.60%		\$ 3,250.00	\$ 541.67
2387 MF	2.60%		\$ 3,250.00	\$ 541.67
2389 MF	2.60%		\$ 3,250.00	\$ 541.67
2403 MF	2.65%		\$ 3,312.50	\$ 552.08
2404 MF	2.65%		\$ 3,312.50	\$ 552.08
2384 WM	2.43%		\$ 3,037.50	\$ 506.25
2386 WM	2.43%		\$ 3,037.50	\$ 506.25
2391 WM	2.43%		\$ 3,037.50	\$ 506.25
2393 WM	2.43%		\$ 3,037.50	\$ 506.25
2398 WM	2.52%		\$ 3,150.00	\$ 525.00
2399 WM	2.60%		\$ 3,250.00	\$ 541.67
2400 WM	2.52%		\$ 3,150.00	\$ 525.00
2401 WM	2.60%		\$ 3,250.00	\$ 541.67
			\$ 124,987.50	\$ 20,831.25

Total	99.99%	\$	125,000.00	\$	20,831.25
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Quail Run II Condominium Association

Percentage of Value Per Unit - \$150,000 - 2029 Anticipated Additional Assessment

Unit	Ownership Percentage		Total Assessment Due on March 1, 2029	6-Mo. Payment Plan - Due on the 1st of each month, March 1st - August 1st, 2029
2343 FG	1.92%		\$ 2,880.00	\$ 480.00
2345 FG	1.92%		\$ 2,880.00	\$ 480.00
2346 FG	1.92%		\$ 2,880.00	\$ 480.00
2348 FG	1.92%		\$ 2,880.00	\$ 480.00
2373 FG	2.87%		\$ 4,305.00	\$ 717.50
2375 FG	2.22%		\$ 3,330.00	\$ 555.00
2378 FG	2.16%		\$ 3,240.00	\$ 540.00
2380 FG	2.21%		\$ 3,315.00	\$ 552.50
2401 FG	1.92%		\$ 2,880.00	\$ 480.00
2402 FG	2.85%		\$ 4,275.00	\$ 712.50
2403 FG	1.92%		\$ 2,880.00	\$ 480.00
2404 FG	2.85%		\$ 4,275.00	\$ 712.50
2360 SM	1.92%		\$ 2,880.00	\$ 480.00
2362 SM	1.92%		\$ 2,880.00	\$ 480.00
2365 SM	2.16%		\$ 3,240.00	\$ 540.00
2367 SM	2.21%		\$ 3,315.00	\$ 552.50
2376 SM	2.85%		\$ 4,275.00	\$ 712.50
2377 SM	2.22%		\$ 3,330.00	\$ 555.00
2378 SM	2.85%		\$ 4,275.00	\$ 712.50
2379 SM	2.87%		\$ 4,305.00	\$ 717.50
2405 SM	1.92%		\$ 2,880.00	\$ 480.00
2406 SM	2.22%		\$ 3,330.00	\$ 555.00
2407 SM	1.92%		\$ 2,880.00	\$ 480.00
2408 SM	2.87%		\$ 4,305.00	\$ 717.50
2368 MF	2.43%		\$ 3,645.00	\$ 607.50
2370 MF	2.43%		\$ 3,645.00	\$ 607.50
2373 MF	2.43%		\$ 3,645.00	\$ 607.50
2375 MF	2.43%		\$ 3,645.00	\$ 607.50
2384 MF	2.60%		\$ 3,900.00	\$ 650.00
2386 MF	2.60%		\$ 3,900.00	\$ 650.00
2387 MF	2.60%		\$ 3,900.00	\$ 650.00
2389 MF	2.60%		\$ 3,900.00	\$ 650.00
2403 MF	2.65%		\$ 3,975.00	\$ 662.50
2404 MF	2.65%		\$ 3,975.00	\$ 662.50
2384 WM	2.43%		\$ 3,645.00	\$ 607.50
2386 WM	2.43%		\$ 3,645.00	\$ 607.50
2391 WM	2.43%		\$ 3,645.00	\$ 607.50
2393 WM	2.43%		\$ 3,645.00	\$ 607.50
2398 WM	2.52%		\$ 3,780.00	\$ 630.00
2399 WM	2.60%		\$ 3,900.00	\$ 650.00
2400 WM	2.52%		\$ 3,780.00	\$ 630.00
2401 WM	2.60%		\$ 3,900.00	\$ 650.00
			\$ 149,985.00	\$ 24,997.50

Total	99.99%	\$	150,000.00	\$	24,997.50
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