Quail Run II Condominium Association

Percentage of Value Per Unit - $100,000 2025 Additional Assessment

Unit	Ownership Percentage		Total Assessment Due on March 1, 2025	6-Mo. Payment Plan - Due on the 1st of each month, March 1st - August 1st, 2025
2375 FG	2.22%		$ 2,220.00	$ 370.00
2376 SM	2.85%		$ 2,850.00	$ 475.00
2391 WM	2.43%		$ 2,430.00	$ 405.00
2403 FG	1.92%		$ 1,920.00	$ 320.00
2398 WM	2.52%		$ 2,520.00	$ 420.00
2389 MF	2.60%		$ 2,600.00	$ 433.33
2406 SM	2.22%		$ 2,220.00	$ 370.00
2401 WM	2.60%		$ 2,600.00	$ 433.33
2384 MF	2.60%		$ 2,600.00	$ 433.33
2370 MF	2.43%		$ 2,430.00	$ 405.00
2384 WM	2.43%		$ 2,430.00	$ 405.00
2386 WM	2.43%		$ 2,430.00	$ 405.00
2405 SM	1.92%		$ 1,920.00	$ 320.00
2399 WM	2.60%		$ 2,600.00	$ 433.33
2375 MF	2.43%		$ 2,430.00	$ 405.00
2377 SM	2.22%		$ 2,220.00	$ 370.00
2365 SM	2.16%		$ 2,160.00	$ 360.00
2360 SM	1.92%		$ 1,920.00	$ 320.00
2373 FG	2.87%		$ 2,870.00	$ 478.33
2373 MF	2.43%		$ 2,430.00	$ 405.00
2348 FG	1.92%		$ 1,920.00	$ 320.00
2368 MF	2.43%		$ 2,430.00	$ 405.00
2393 WM	2.43%		$ 2,430.00	$ 405.00
2379 SM	2.87%		$ 2,870.00	$ 478.33
2404 MF	2.65%		$ 2,650.00	$ 441.67
2378 SM	2.85%		$ 2,850.00	$ 475.00
2343 FG	1.92%		$ 1,920.00	$ 320.00
2380 FG	2.21%		$ 2,210.00	$ 368.33
2400 WM	2.52%		$ 2,520.00	$ 420.00
2386 MF	2.60%		$ 2,600.00	$ 433.33
2367 SM	2.21%		$ 2,210.00	$ 368.33
2403 MF	2.65%		$ 2,650.00	$ 441.67
2345 FG	1.92%		$ 1,920.00	$ 320.00
2387 MF	2.60%		$ 2,600.00	$ 433.33
2407 SM	1.92%		$ 1,920.00	$ 320.00
2408 SM	2.87%		$ 2,870.00	$ 478.33
2401 FG	1.92%		$ 1,920.00	$ 320.00
2402 FG	2.85%		$ 2,850.00	$ 475.00
2346 FG	1.92%		$ 1,920.00	$ 320.00
2362 SM	1.92%		$ 1,920.00	$ 320.00
2378 FG	2.16%		$ 2,160.00	$ 360.00
2404 FG	2.85%		$ 2,850.00	$ 475.00
			$ 99,990.00	$ 16,665.00

Total 99.99% $ 100,000.00 $ 16,665.00

2025 QRII Capital Improvement Plan

Year 1 of 5 Rolling Plan

Subject To Change - See Notes Below

Project	2025 Cost	# of Units	Location
Roof Replacements	$20,000.00	2	FG 2373/2375
T-111 bldg. Siding Replacements	$60,000.00	2	FG 2373/2375
Gutter/Downspouts Replcements	$13,200.00	4	FG 2373/2375 WM 2384/2386
Chimney Chases/Caps	$1,100.00	2	FG 2378/2380
Deck Replacements	$30,000.00	3	WM 2401 SM 2360/2362
Wood Garage Doors Single	$2,500.00	1	FG 2403
Wood Garage Doors Double	$10,000.00	4	WM 2384, WM 2401, MF 2403, MF 2384
Replace Trim Boards	$6,000.00	6	WM 2384/2386 WM 2399/2401 WM 2398/2400
Driveway Replacements	$10,000.00	2	MF 2403/2404
TOTAL ADDITIONAL ASSESSMENT	$152,800.00	28	23
Irrigation System - Save	TBD	TBD	TBD

Note: Selection of Unit Locations are based on severity/condition/ rotting of the units determined during walk throughs and work orders

Note: This capital plan does not include major repairs that may be completed or planned separately with the current reserve funding budget.

Note: Assumes a 5% rate of inflation. Note: Rights reserved to verify unit locations. Note:*Lysters to determine which Bldgs are in the worst shape to be done first

Note: All repairs and costs are subject to change based on economical and environmental circumstances