



Mill Creek Condominium Association

November 2023

Notice of 2024 Budget Approval

After thoughtful review and consideration, the Board of Directors has approved a budget for the 12/31 fiscal year. The Board believes that the budget is reasonable and prudent and will meet the funding needs of the Association. The assessment for the 2024 budget year increased monthly. The assessment amount for your lot can be found on the enclosed assessment page. The new assessment amount will be effective with your January 2024 monthly assessment. The key contributors to the assessment change include an increase in water as well as other utility cost, increases in project costs and an increase in the reserve allocation.

State statute requires that the Board of Directors conduct a Reserve Study or update an existing study annually. In preparation for the 2024 budget, the Board of Directors contracted with The Management Trust to provide this report.

The Management Trust provides your full budget and Reserve Study via our web portal; this allows for significant savings in mailing expenses. Please contact us if you would like a hard copy of the budget mailed to you.

If you have not logged into our web portal, we encourage you to do so. Please visit <https://my.managementtrust.com/> to login or contact our office if you need assistance signing up. Association governing documents, minutes, budgets, Reserve Studies, and forms can all be found on the portal. You may also view your balance and recent account activity; make one-time e-check, credit, or debit card payments and sign up for auto draft payments (ACH); submit work orders, architectural review applications, and general questions; and view calendars. Please note that Association related charges may be billed directly to you from time to time, and a summary of Association charges is available on the web portal. On the portal, you may also elect to receive Association mailings by email by adjusting your general communication preference.

If your payment is currently set up to be paid through our in-house ACH method (auto draft), your payment will automatically be adjusted to reflect any change in your assessment. Should you use another automatic payment method, such as bill pay through your bank, please provide that institution with the necessary information to assure the proper amount is paid.

Please note that you will receive a monthly statement as a courtesy reminder that your assessment is due. If you wish to sign up for e-statements, please visit managementtrustor.reviewmyinvoice.com/. Your registration ID can be found on your paper statement. If you wish to mail in your payment by check, please make the check payable to Mill Creek and include your account number on the memo line. Payment can be mailed to:

Mill Creek Condominium Association
c/o The Management Trust
PO Box 97955
Las Vegas, NV 89193

For a fast and convenient way to get answers to basic homeowner Association or account inquiries, submit maintenance requests, obtain association documents, and more, you may text TRUSTY at 844-387-8785. TRUSTY is a text messaging assistant available 7 days a week, 24 hours a day.

We look forward to our continued partnership with Mill Creek. Please don't hesitate to contact us with any questions you may have regarding your Association.

Sincerely,

Alexandra Wood | Community Association Manager
alexandra.wood@managementtrust.com
503-670-8111 Ext.5227 or 503-718-5227



The Management Trust™
Community Management. Built Differently.

Mill Creek Condominium Association

2024 Approved Budget

Prepared: November 8, 2023
75 Units

Fiscal Start
Assessment Cycle
Assessment Amount

1-Jan
Monthly
See assessment page

GL Account	2023 Budget	2024 Budget
Income		
40010 - Assessment General	\$ 472,422.00	\$ 486,864.00
Expense		
60030 - Financial Review	\$ 1,950.00	\$ 2,050.00
60610 - Insurance	\$ 46,348.00	\$ 48,102.00
60640 - Website/Domain Expense	\$ 180.00	\$ 180.00
60810 - Licenses & Fees	\$ 50.00	\$ 50.00
61210 - Electricity	\$ 600.00	\$ 600.00
61610 - Water	\$ 25,000.00	\$ 35,000.00
63410 - Landscape Contract	\$ 41,093.00	\$ 42,000.00
63420 - Irrigation Repair	\$ 5,000.00	\$ 5,500.00
63610 - Landscape Supplies & Extras	\$ 2,500.00	\$ 3,500.00
63710 - Backflow Testing	\$ 250.00	\$ 250.00
63810 - Landscape - Improvements	\$ 5,500.00	\$ 6,500.00
66610 - Common Area Maintenance	\$ 5,000.00	\$ 15,000.00
66810 - Building Maint/Repairs	\$ 25,000.00	\$ 30,000.00
66830 - Light Repair	\$ 3,500.00	\$ 3,500.00
66850 - Gutter Cleaning	\$ 9,000.00	\$ 12,900.00
68100 - Allocation for Reserves	\$ 170,577.00	\$ 148,992.00
68610 - Professional Management	\$ 31,044.00	\$ 32,340.00
68810 - Income Tax Preparation	\$ 250.00	\$ 250.00
69010 - Professional Fees (Arch/Atty)	\$ 500.00	\$ 1,000.00
69110 - Reimbursable Operating Expenses	\$ 5,500.00	\$ 5,500.00
69320 - Reserve Study Update and Summa	\$ 580.00	\$ 650.00
69420 - Loan Repayment	\$ 93,000.00	\$ 93,000.00

1394 --Mill Creek Condominium Association

2024 Assessments

General Expense: \$ 40,572

Unit	Square Footage	%	Monthly Assessment
1	2023	1.25%	\$505.45
2	2192	1.35%	\$596.35
3	2023	1.25%	\$505.45
4	2185	1.35%	\$545.93
5	2023	1.25%	\$505.45
6	2192	1.35%	\$596.35
7	2023	1.25%	\$505.45
8	2185	1.35%	\$545.93
9	1566	0.96%	\$391.27
10	2023	1.25%	\$505.45
11	2192	1.35%	\$596.35
12	2023	1.25%	\$505.45
13	2185	1.35%	\$545.93
14	1566	0.96%	\$391.27
15	1661	1.02%	\$415.00
16	2192	1.35%	\$596.35
17	1674	1.03%	\$418.25
18	2023	1.25%	\$505.45
19	1674	1.03%	\$418.25
20	1661	1.02%	\$415.00
21	1661	1.02%	\$415.00
22	1674	1.03%	\$418.25
23	2194	1.35%	\$548.18
24	2023	1.25%	\$505.45
25	1674	1.03%	\$418.25
26	1674	1.03%	\$418.25
27	2023	1.25%	\$505.45
28	2192	1.35%	\$596.35
29	2192	1.35%	\$596.35
30	1674	1.03%	\$418.25
31	2023	1.25%	\$505.45
32	1674	1.03%	\$418.25
33	2192	1.35%	\$596.35
34	1674	1.03%	\$418.25
35	2023	1.25%	\$505.45
36	1674	1.03%	\$418.25
37	2192	1.35%	\$596.35
38	2023	1.25%	\$505.45
39	2192	1.35%	\$547.68
40	1674	1.03%	\$418.25
41	2192	1.35%	\$596.35
42/43	2185	1.35%	\$545.93
44	2023	1.25%	\$505.45

45	2192	1.35%	\$596.35
46	2496	1.54%	\$623.63
47	2406	1.48%	\$601.14
48	2496	1.54%	\$623.63
49	2406	1.48%	\$601.14
50	2496	1.54%	\$623.63
51	2406	1.48%	\$601.14
52	2496	1.54%	\$623.63
53/54	2185	1.35%	\$545.93
55	2023	1.25%	\$505.45
56	2192	1.35%	\$596.35
57	2023	1.25%	\$505.45
58	2192	1.35%	\$596.35
59	2023	1.25%	\$505.45
60	2192	1.35%	\$596.35
61	2023	1.25%	\$505.45
62/63	2185	1.35%	\$545.93
64	2406	1.48%	\$601.14
65	2406	1.48%	\$601.14
66	2496	1.54%	\$623.63
67	2496	1.54%	\$623.63
68	2740	1.69%	\$684.60
69	2740	1.69%	\$684.60
70	2740	1.69%	\$684.60
71	2740	1.69%	\$684.60
72	2740	1.69%	\$684.60
73	2740	1.69%	\$684.60
74	2740	1.69%	\$684.60
75	2740	1.69%	\$684.60
76	2740	1.69%	\$684.60
77	2740	1.69%	\$684.60
78	2740	1.69%	\$684.60