



NORTHWEST COMMUNITIES LLC

3201 N Huetter Rd Suite 103 Coeur d'Alene, Idaho 83815

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**Mill River Property Owners Association
2025 Budget and Notice of Assessment Increase**

November 1, 2024

Dear Mill River POA Homeowners,

As the approval of the 2025 budget was finalized in accordance with the Mill River Property Owners' Association CC&Rs, it is the responsibility of the Board of Directors to inform you that there is an increase in the annual assessment to be as follows:

	2024 Assessments	2025 Assessments
Edgewater	\$ 805.52	\$ 873.30
River Life	\$ 664.16	\$ 697.99
Summer Walk	\$ 609.06	\$ 642.84
Commercial	\$ 585.49	\$ 637.75
Mill River Condos	\$ 261.50	\$ 285.03
River's Edge	\$ 386.13	\$ 421.71

Please note that Edgewater had a 5% increase to the Master's Reserve Assessment, a 10% increase to the Master's Operating Assessment as well as a 10% increase to the Neighborhood's Operating Assessment. For your review and information, enclosed is a copy of the 2025 Approved Mill River Property Owners' Budget as well as your Neighborhood's budget, if applicable.

Therefore, effective January 1, 2025, the annual assessment will be as follows:

Edgewater	\$873.30 per unit/property
River Life	\$697.99 per unit/property
Summer Walk	\$642.84 per unit/property
Commercial	\$637.75 per 500 square feet (\$12,755.00)



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Condos at Mill River	\$285.03 per unit/property (\$33,348.51)
River's Edge POA	\$421.71 per unit/property (\$9,277.62)

There is an increase of 10% to Operating Assessments and an increase of 5% to Reserve Assessments, which is the maximum assessment increase allowed in the CC&Rs. This decision took serious consideration from the Board in determining how to cover the increasing maintenance and repair costs for our aging neighborhood. No special projects will be planned and a detailed expense report will continue to be reviewed in each month by the Board of Directors. The Board has done a great job in cutting expenses down in 2024 so far and we are hopeful to be in a better financial situation in the near future.

Invoices will be distributed to all property owners in December.

On behalf of the Mill River POA Board of Directors, we thank you for your cooperation as we look forward to healthier financial stability for the community association.

Sincerely,

Samantha Ruby, CMCA

Community Manager of Mill River POA

Northwest Communities