

2026 Projected Dues (Old Town)



OLD TOWN DUES
Old Town (Added Services)
Painting Reserve
Irrigation Reimbursement Assessment
TOTAL OLD TOWN DUES

2023	2024	2025	2026	Increase	Increase
\$67	\$71	\$73	\$76	\$3	4.1%
\$90	\$97	\$99	\$102	\$3	3.0%
\$9	\$9	\$9	\$10	\$1	11.1%
\$166	\$177	\$181	\$188	\$7	3.9%

Old Town dues for 2026 reflect a **\$3 increase in operating expenses**, a **\$3 increase in reserves**, and a **\$1 increase for irrigation assessments**, resulting in a **total monthly increase of \$7**.

These adjustments account for modest inflationary cost increases from vendors as well as anticipated expenses related to irrigation system repairs and maintenance in 2026.

Irrigation assessments have been raised for all RVR properties to align with the budgeted irrigation expenses for the upcoming year. The \$1 increase for Old Town Properties aligns with this overall increase.

We anticipate closing 2025 on budget, with slight surplus of \$151.

2026 Budget (Old Town)



Old Town 2026 Operating Budget

	2023 Actual	2024 Actual	2025 Budget	2025 Forecast	2026 Budget
NUMBER OF HOMES	65	65	65	65	65
Income					
Common Assessments-Operating	52,193	55,380	56,940	56,940	59,280
Total Income	52,193	55,380	56,940	56,940	59,280
Expenses					
Lawn Maintenance	27,456	28,441	29,900	29,407	31,275
Snow Removal	13,464	13,784	14,300	14,310	14,732
Irrigation System R & M	11,109	12,026	12,740	13,072	13,274
Total Expenses	52,029	54,251	56,940	56,789	59,280
Net Income	164	1,129	0	151	0

Reserve Balances Over Time



OLD TOWN 2026 Reserve Budget



NUMBER OF LOTS
Monthly Reserve Dues per Lot

Reserve Beginning Balance
Operating Surplus from previous year
Reserve Common Assessments
Reserve Expenses-Painting
Reserve Estimated Ending Balance

2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Actual	2025 Forecast	2026 Budget
65	65	65	65	65	65	65
80	80	85	90	97	99	102
31,651	54,796	45,106	33,978	49,642	32,204	5,803
7,999	(848)	(2,959)	(286)	164	1,129	0
62,320	62,400	66,300	70,110	75,660	77,220	79,560
(47,174)	(71,242)	(74,469)	(54,160)	(93,262)	(104,751)	0
54,796	45,106	33,978	49,642	32,204	5,803	85,363

The year 2026 marks the conclusion of the current 10-year painting cycle, with no homes scheduled for painting during this period. This planned pause provides an opportunity for the reserve fund to rebuild from a temporarily low balance, consistent with our long-term financial strategy. At the end of 2026 the reserve will hold a balance of \$85,363.

At the most recent Old Town Advisory Committee meeting, the community discussed potential changes to the siding allowance, which is funded through this reserve. As no final decision has been made, the 2026 budget continues to include funding for this expense. Should the Committee and the RVRMA Board decide to eliminate this allowance, future reserve increases would be adjusted downward once the change is approved.

Note: Eliminating the siding allowance would require the Board to amend the current policy governing siding repairs. Any proposed policy change would be shared with the community for a 30-day public comment period (at a minimum) prior to a Board vote. Additional details would be provided during that process.