



Rio Vista Community Association, Inc.

Post Office Box 254
Saint Michaels, MD 21663

FY2026 ASSESSMENT & FEE SCHEDULE/DISCLOSURE

Effective January 1, 2026, the mandatory Rio Vista Community Association Fees and Assessments for all residential property owners are as follows:

RVCA ANNUAL FEE *	\$75	Total \$100/yr
RVCA ANNUAL RESERVE ASSESSMENT FEE **	\$25	
LATE FEE – 45 days from invoice date	\$30 per property	

The RVCA Annual and Reserve Assessment Fees \$100 will be invoiced to each residential lot owner in January 2026 for payment due February, 2026.

OTHER FEES:

BOAT SLIP FEE – Resident ***	\$225
BOAT SLIP FEE – Non-Resident ***	\$500
QUITCLAIM APPLICATION (QUAF) FEE ****	\$100

* The RVCA Board of Governors reviews expenses and the budget annually to determine the Fees referenced above. The Board shall inform residents of any changes by June 1 of each Fiscal Year for the next fiscal year (January 1 – December 31)

** The new mandatory Reserve Assessment Fee arises from a recent change in Maryland law. All homeowner associations (HOAs) are now required to obtain a professional reserve study every 5 years to identify the amount of money the HOA must reserve each year to repair and replace its capital assets. The law authorizes HOAs to make assessments on owners as needed to meet the funding requirement.

*** The RVCA Board of Governors shall set the Boat Slip Fees at least 30 days prior to the start of the boating season each year.

**** Additional fees may apply. See Quitclaim Information under [Resident Support](#)

***Please be sure your email and contact information is correct –
Contact RVCAinformation@gmail.com to update***