RAFTER J IMPROVEMENT AND SERVICE DISTRICT
2951 Big Trail Drive, Jackson, WY 83001
Phone: 307-733-5262 / Email: Office@RafterJ.org

August 31, 2026

Dear Homeowner,

The Rafter J Improvement and Service District (ISD) is a non-profit Wyoming Special District which supports the infrastructure needs within the Rafter J Ranch Subdivision, including the potable water system, the wastewater system, and roads and pathways.

The ISD revenue sources are primarily from the annual assessment and water usage fees. Annual operating expenses are budgeted at $461,347 for the 26/27 Fiscal Year (FY). This includes increases primarily from outsourcing several budget items, including snow removal, water system management, and wastewater system management. Additionally, some larger capital expenditures are planned, such as installing speed tables in certain roadway locations, replacing the Homestead/Big Trail Drive ditch culvert, replacing a sewer lift station generator, replacing a plow and sander, inspection of the Flat Creek bridge, spot repair of several pathway locations, and several other repair and replacement projects. The roads remain in good condition, and surface treatment of collector and local roads will be deferred to FY28/29. Detailed budgeted expenses for FY 26/27 will be made available on the Rafter J website (www.rafterj.org)

Water Rates

To support the operation, maintenance, capital improvements, and reserve funds of the subdivision infrastructure, the ISD is increasing water rates to manage essential services, repairs, and improvements. These changes will allow the ISD to maintain appropriate levels of service while ensuring the long-term sustainability of its infrastructure. The rate per 1,000 gallons for FY 2026/2027 will be $4.80, an 85% increase from last FY at $2.60/1000 gallons. Rates will be evaluated on an annual basis, and adjustments may be made to maintain infrastructure sustainability.

Annual ISD Assessments

The annual ISD assessment will also increase under the new rate model adopted last year (2025). (Please refer to “5/6/25 Letter from Board” under “ISD Homeowner Info” on the www.rafterj.org website for a more detailed explanation of the new rate model). This increase will further support operation, maintenance, and reserve fund needs. Furthermore, it is necessary due to increased operating costs and to recoup costs from FY25/26, when snow removal was outsourced but not initially factored into last year’s assessment. Fiscal Year 2026–2027 represents Year Two of the new rate model implementation.

Year Two assessments are being implemented at 60% of the full assessment calculated under the new rate structure. The resulting annual assessments for the following property types and a comparison from the previous year (Year One implemented at 25%) are:

Property Type	Example Properties	FY2025/2026 (25%)	FY2026/2027 (60%)
Residential	Single Family Home, Open Lots	$968	$1,377
Sub-HOA Residential	Townhomes/Duplexes, King Eider	$745	$907
Non-Residential	Lot 333	$1,908	$4,661
	Lot 331	$4,509	$13,639
	Lot 330A	$1,623	$3,675
	Lot 330B	$968	$1,377
	Lot 2A	$1,665	$3,823
	Lot 337	$968	$1,377
	Lot 336	$1,018	$1,587
	Lot 332	$968	$1,377

The phased implementation of the new rate model for roadways (currently in Year 2) is intended to provide a measured transition to the full assessment while ensuring that the ISD has the resources necessary to operate, maintain, and manage its infrastructure responsibly.

Reserve and homeowner contribution requirements will continue to be reviewed and adjusted each year as part of the ISD Board's annual budget process. The ISD will also actively pursue other revenue sources to minimize required homeowner contributions; until these sources are identified and secured, the ISD Board supports these fee adjustments as fiduciary-responsible requirements to potentially avoid future special assessments.

Thank you for your continued support of the ISD and for helping us maintain safe, reliable, and sustainable water, wastewater, and roads and pathways infrastructure for our community.

Sincerely,

Rafter J ISD Board

Brian Schilling, President Eileen Mosman, Treasurer Janice Smith, Secretary