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4:04 PM

to deersfields@gmail.com, deerfieldresort@protonmail.com

Dear Deerfield Resort Property Owners & Friends,

The Security & Maintenance fees invoiced to Deerfield Resort property owners began in 2012. The fees support the cost for guard house security staff, the year-round maintenance of 14 miles of roads within Deerfield, right of ways, ground maintenance, grounds equipment & repairs, fuel, storm cleanup, insurance, community amenities, administrative staff wages, benefits, grounds & office staff wages and community operational expenses. These fees have not increased since 2016, but an increase is necessary for 2023 as shown below:

Property Type	2016-2022 Fees	2023 Fee
Home, Condo, Villa, Cottage	\$500	\$750
Lot (s)	\$250	\$375
Hangar (Storage)	\$100	\$375
Hangar (w/Apartment)	\$100	\$750

The financial impact of time and inflation has resulted in significant increases in fuel costs, equipment, supplies, insurance, wages, maintenance expense and community operating costs. Our community requires operating capital, and the time has come to increase our annual fees. In 2022, Deerfield resort collected \$263,067.84 in fees, but an additional \$105,000 was loaned to Deerfield Resort from Fields Real Estate to meet financial obligations. The 2022 financial year-end will be shared with the community owners soon.

The following is an accurate explanation of the process to invoice owners with single & multiple properties types within the community.

- 1.) Home, condo, villa & cottage owners are billed an annual fee of \$750 per property. If a home, villa, condo or cottage owner also owns a lot(s), they are NOT charged an additional \$375 for their lot(s).
- 2.) Airport hangar owners are billed an annual fee of \$375. In the past few years, many hangars now have apartments. Hangars used solely for storage with no apartment will be invoiced \$375. Hangars with apartments will be invoiced at the home, condo, villa & cottage rate of \$750.
- 3.) Lot only owners are billed an annual fee of \$375. The fee does NOT increase with additional lot parcels.

Using the method above, the 2023 invoicing to 522 unique homes, condos, villa & cottages, 81 unique lots and 37 unique hangars will commence this week. Online payments are available for an additional 3% fee.

The support of the community is much appreciated and wishing your family a healthy, blessed 2023!

Scott Fields
President
Fields Development Co

Paula LeJeune
Vice President
Fields Development Co