



Deer Creek RV Golf & Country Club, Inc.

42749 Highway 27, Davenport, Florida 33837

PH: (863) 424-2839 FX: (863) 424-3336

January 22, 2020

Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Blvd
Tallahassee, FL 32399-0850

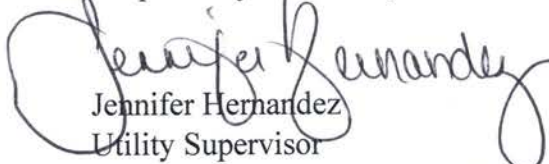
Re: Docket No. 20190071-WS – Application for a Staff-Assisted Rate Case in Polk County by
Deer Creek RV Golf & Country Club, Inc.

Commission Clerk,

Please find attached Deer Creek RV Golf & Country Club, Inc.'s. (Utility) response to Staff's Fourth Data Request, dated January 2, 2020, in the above referenced docket.

If you have any questions, please do not hesitate to contact me at (863)-424-2839.

Respectfully submitted,


Jennifer Hernandez
Utility Supervisor
Deer Creek RV Golf & Country Club, Inc.

Enclosure

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COMMISSION
CLERK

Response to Staff's Fourth Data Request dated January 2, 2020.

Item 1

For salaries, please provide a detailed explanation as to how the overhead rates of 37% and 41% were determined.

The overhead (OH) rates are set by Deer Creek Corp's property management company, Artemis Lifestyle Services (ALS). ALS is the property management company contracted by the Board of Directors for Deer Creek Corp. to provide administrative services such as, (1) Management services, (2) Payroll services including pension and benefits, (3) Insurance services including workman compensation, general liability, D&O, and health, (4) Financial accounting services, and, (5) Human resource services. The 41% and 37% OH rates are the estimated cost for ALS to provide these services to all of the properties that ALS is under contract to service.

In September 2019, the OH allocation method for administrative services changed from the above model to a flat OH rate of 10%, plus the actual Human Resource (HR) cost incurred for each employee. The HR costs (actual) included in this new method are pension and benefits, and, payroll taxes. The pension and benefit amounts are comprised of the actual workman compensation and health insurance, vacation and sick leave, and pension contribution costs for each employee. In 2019, the average bi-weekly payroll allocation charged to utility operations for its two employees was approximately \$3,582, per period through September 15th using the prior 41% & 37% OH rates. The average bi-weekly payroll allocation from September 15th through the end of 2019, was \$3,524, using the new OH rate of 10% plus actual HR rates.

Item 2

Deer Creek Corp. recovers pension and benefit expense for employees by using a corporate overhead calculation applied to the bi-weekly salary. What conditions are necessary to determine whether an employee is charged a 37% or 41% overhead rate?

The difference between the two rates referenced above were based on the employees' position and job location. A field employees' overhead rate (OH) rate was set at the higher rate of 41% because of the greater risk exposure (working in the field with tools) based on workman's compensation insurance rates charged for coverage. Office employees' OH rates were set at 37% because of a lower risk of injury. The Utility's two assigned employees OH rates reflect this difference.

Item 3

In audit response #14, it was stated that there are two Deer Creek Corp. employees. In audit response #9, multiple employees are listed. Please identify which employees work for Deer Creek Corp. and which employees work for Deer Creek Utilities.

The payroll schedule provided in response to Audit DR #9 includes seven (7) Deer Creek Corp. employees whos' time was charged to utility operations. All of the individuals were Deer Creek Corp. employees in 2018. At the beginning of 2018, there was only one (1) employee, Jennifer (Utility Manager/Supervisor), whos' time was fully charged to utility operations. The five (5) field employees (Matt, James, Doug, Rich & John) time was charged only on an as needed basis. At that time, it was unknown how much time would be required to maintain the Utility's system. In July 2018, based on the prior six (6) months of operation, it was determined that the Utility would require one (1) full time field position to provide adequate and timely service to its customers.

As of July 2018, only Jennifer's and Doug's positions are fully charged to utility operations. Occasionally, due to the severity of a repair a second Deer Creek Corp. employee was needed to assist Doug. When that occurred, his time was charged to utility operations. September 2018 is an example of this situation. These are rare and infrequent situations. The 24 hours charged for Alena's services in May 2018 was for training purposes before she left employment.

Currently, as stated in response to Audit DR #14, there are only two Deer Creek Corp. employees assigned to utility operations. Jennifer – Utility Manager/Supervisor and Doug – Water Utility Technician.

Item 4

Please update the 2019 year-to-date expense related to Saxon Gillmore and OCBOA. Include any invoices supporting the expenses incurred since the information was provided as part of the Utility's response to staff's third data request. As part of your response, please provide a breakdown of what expense is recurring in nature and what portion is associated with the rate case.

See Attachment A

Item 5

Please provide bad debt expense for 2019 year to date for water and wastewater.

The 2019 bad debt write-off amount has not been determined as of this date. A complete review of 2019 operations and customer account activity is underway in preparation to close the 2019 accounting books. There was no bad debt written-off in the test year 2018 and we do not believe that a 2019 write-off, if necessary, would be materially significant.

Item 6

Please provide pictures of Deer Creek's lift station and surrounding area.

See Attachment B

Item 7

In Docket No. 20160248-WS, Deer creek indicated that the recreational facilities, amenities, and other property exclusively serving several communities were acquired on December 5, 2013. Who were the facilities, amenities, and property acquired from?

The facilities, amenities and other property were purchased from Deer Creek, LTD., a Florida limited partnership, on December 5, 2013. See Attachment C.

Item 8

Please refer to Deer Creek's response to staff's second data request.

- a. What actions, if any, has the Utility taken to address the conclusions reached in the Underground Infrastructure Solutions report?
- b. Following the issuance of the Underground Infrastructure report, has the Utility identified any other causes for the water loss in its distribution system? If so, please explain the cause and the Utility's plans to stop the water loss.

- c. *If no, additional causes for the water loss have been identified at this time, please explain the Utility's plan to determine the source of the problem.*
- a) The Underground Infrastructure Solutions report (Report) determined that “All main lines, all service lines (to homes) to the club houses and laterals to hydrants were acoustically surveilled and found to be leak free at the time of the survey” (Page 2 of Supplemental Report dated 9/4/19).
- b) Following the issuance of the report the Utility identified a 2” service line connected to the potable water system that was thought to be served by a ground water surface well. The Utility estimates that this connection accounts for approximately 25% of the total water loss experienced in the test year 2018. See Attachment D. The Utility is actively pursuing its options to recover payment from the customer and has filed status reports to the docket file. (See Document Nos. 09523-2019 and 00282-2020 in the docket file).
- c) The Report’s conclusions that the utility’s distribution system is leak free has enabled the Utility to focus its efforts on identifying sources of uncompensated water use, testing & certifying bulk purchase meters, and repairing distribution valves that the report identified as “in the close position or frozen and could not be cycled” (Page 3 of report).

Item 9

Please refer to der Creek’s response to staff’s second data request, question 31.

- a. *Other than hydrant flushing, does the Utility have any other means of flushing?*
- b. *If so, how is it measured and recorded? Please provide the dates and amounts of water used in 2018.*

Periodic flushing of the hydrants is the only method available to the Utility at this time.

Item 10

In reference to the Deer Creek customer meeting held on December 7, 2019, please list any follow-up action taken by the Utility to address the comments made by each customer who spoke at the meeting.

The majority of the customers comments centered around the magnitude of the proposed increase to water and wastewater rates. The magnitude of the increase is a result of the SARC process of which the Utility concedes is large but necessary for the Utility to continue to provide a safe and reliable product. Two additional issues of merit raised by the customers at the meeting are discussed in detail below.

Customer – Diana Dunn

She expressed a concern that the Utility’s rates were not being applied properly. After the meeting, Jennifer and Jeff Small, of OCBOA Consulting, LLC, sat down with her and discussed the bill she had in hand. A recalculation was performed and it was shown to her that the rates were being applied properly. All of her questions were answered to her satisfaction. No further contact with her has occurred since that time.

Several customers provided comments about leaks and water losses that they observed in the Utility’s distribution system. Attached is a schedule of all major leaks and repairs to the potable water system that have occurred to the Utility’s distribution system since obtaining its certificate in November 2017. None of the leaks that the customers described occurred since the Utility obtained its certificate. The Utility surmises that the leaks described by the customers at the

customer meeting occurred to the golf courses irrigation system, based on the estimated volume of water loss, or they occurred prior to November 2017, for which the Utility has no record of. The Utility created and retained incident reports of all service line repairs beginning in early 2018. Attached are copies of twelve (12) incident reports that detail these repairs. Four (4) occurred during the test year and eight (8) occurred in 2019. The volume of water lost in these incidents is deemed insignificant. See Attachment E.

A review of the Florida Department of Environmental Protection (FDEP) OCULAS system indicates that three (3) Precautionary Boil Water Alerts (PBWA) have been issued since the Utility received its certificate. one (1) alert was beyond the Utility's control because Polk County Utilities had shut off the water that serves the entire Deer Creek Community. The remaining two (2) notices were the result of water main breaks affecting the communities of Regal Pointe and Osprey. See Attachment F.

ATTACHMENT A

Response to Staff Data Request No. 4 - Item No. 4

Saxon/Gilmore 2019 Invoices to Date

Month	Inv#	Total	Recurring	Rate Case	Irr Meter		Invoice
					Non-recurring		
Jan-19							
Feb-19							
Mar-19	59449	\$1,017.72	\$1,017.72	\$0.00	\$0.00	\$0.00	Provided in Staff DR #3
Apr-19	59691	\$739.84	\$739.84	\$0.00	\$0.00	\$0.00	Provided in Staff DR #3
May-19	59984	\$91.46	\$91.46	\$0.00	\$0.00	\$0.00	Provided in Staff DR #3
Jun-19	60196	\$312.50	\$312.50	\$0.00	\$0.00	\$0.00	Provided in Staff DR #3
Jul-19	60512	\$782.06	\$0.00	\$782.06	\$0.00	\$0.00	Provided in Staff DR #3
Aug-19							
Sep-19							
Oct-19	61320	\$1,364.84	\$0.00	\$0.00	\$0.00	\$1,364.84	See attached
Nov-19	61663	\$1,675.00	\$0.00	\$0.00	\$0.00	\$1,675.00	See attached
Nov-19	61664	\$916.45	\$0.00	\$0.00	\$0.00	\$916.45	See attached
Dec-19	61916	\$850.00	\$0.00	\$0.00	\$0.00	\$850.00	See attached
Dec-19	61917	\$250.00	\$0.00	\$250.00	\$0.00	\$0.00	See attached
		\$7,999.87	\$2,161.52	\$1,032.06	\$4,806.29		

OCBOA Consulting, LLC 2019 Invoices to Date

Month	Inv#	Total	Recurring	Rate Case	Irr Meter		Invoice
					Non-recurring		
Jan-19	19.0002	\$479.29	\$479.29	\$0.00	\$0.00	\$0.00	Provided in Staff DR #3
Feb-19	19.0005	\$712.50	\$712.50	\$0.00	\$0.00	\$0.00	Provided in Staff DR #3
Mar-19	19.0008	\$1,001.78	\$1,001.78	\$0.00	\$0.00	\$0.00	Provided in Staff DR #3
Apr-19	19.0011	\$285.00	\$285.00	\$0.00	\$0.00	\$0.00	Provided in Staff DR #3
May-19	19.0014	\$629.13	\$0.00	\$629.13	\$0.00	\$0.00	Provided in Staff DR #3
Jun-19	19.0017	\$788.03	\$0.00	\$788.03	\$0.00	\$0.00	Provided in Staff DR #3
Jul-19	19.0019	\$118.75	\$0.00	\$118.75	\$0.00	\$0.00	Provided in Staff DR #3
Aug-19	19.0025	\$384.28	\$0.00	\$384.28	\$0.00	\$0.00	See attached
Sep-19	19.0027	\$316.10	\$0.00	\$316.10	\$0.00	\$0.00	See attached
Oct-19	19.0031	\$546.25	\$0.00	\$118.75	\$427.50	\$0.00	See attached
Nov-19	19.0036	\$431.78	\$0.00	\$47.50	\$384.28	\$0.00	See attached
Dec-19	19.0038	\$336.78	\$146.78	\$190.00	\$0.00	\$0.00	See attached
		\$6,029.67	\$1,433.56	\$2,592.54	\$811.78		
TOTAL		\$14,029.54	\$3,595.08	\$3,624.60	\$5,618.07		

SAXON | GILMORE

SAXON GILMORE & CARRAWAY, P.A.

Attorneys and Counselors at Law
201 E. Kennedy Blvd., Suite 600
Tampa, FL 33602

received
10/07/19
[Signature]

GERALD T. BUHR, P.A.

Of Counsel

7747 U.S. Open Loop, Bradenton, FL 34202
Certified City, County and Local Government Attorney
City Attorney for:
Town of Zolfo Springs
City of Bowling Green
City of San Antonio
City of Avon Park

October 07, 2019

DEER CREEK RV GOLF & COUNTRY CLUB, INC.
ATTN BOARD OF DIRECTORS
42749 HIGHWAY 27
DAVENPORT, FL 33837

Invoice No.: 61320
Our File No.: 000030-00011

TERMS: DUE ON RECEIPT

RE: GENERAL SERVICES - GERALD BUHR TIME ONLY

PROFESSIONAL SERVICES RENDERED

09 01 2019	GTB	REVIEW CORRESPONDENCE ON WATER LEAK ANALYSES REPORT 0.25 hrs @ \$250 /hr	\$62.50
09 06 2019	GTB	RESEARCH AND DRAFT RESPONSE TO QUESTION REGARDING METER DC MISLED TO BELIEVE WAS FOR WELL WATER IRRIGATION AND RESPOND WITH POTENTIAL STATUTE ALLOWING NOT ONLY RECOVERY OF WATER LOST BUT 3X LOSS 1.00 hrs @ \$250 /hr	\$250.00
09 27 2019	GTB	MEETING WITH CLIENT TO GO OVER VERIFICATION METHODS FOR OWNERSHIP OF METER; RESEARCH REGARDING PRESCRIPTIVE EASEMENTS AND PSC FAC REGARDING ACCESS; RESPOND TO CLIENT'S QUESTION 2.00 hrs @ \$250 /hr	\$500.00
09 27 2019	GTB	TRAVEL TO AND FROM DEER CREEK 3.50 hrs @ \$125 /hr	\$437.50
Total Fees			<u>\$1,250.00</u>

DISBURSEMENTS

09 27 2019	MILEAGE EXPENSE - MEETING WITH CLIENT - GERALD T. BUHR, ESQ.	\$114.84
Total Disbursements		<u>\$114.84</u>

DEER CREEK RV GOLF
Invoice No.: 61320

Page: 2

BILLING SUMMARY

GTB GERALD T. BUHR

Total Hours

6.75 hrs. @ \$185.19
6.75 hrs.

\$1,250.00

TOTAL FEES THIS INVOICE

\$1,250.00

TOTAL DISBURSEMENTS THIS INVOICE

+\$114.84

TOTAL AMOUNT DUE THIS INVOICE

\$1,364.84

*IRR METER
NR*

SAXON | GILMORE

SAXON GILMORE & CARRAWAY, P.A.

Attorneys and Counselors at Law
201 E. Kennedy Blvd., Suite 600
Tampa, FL 33602

GERALD T. BUHR, P.A.

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7747 U.S. Open Loop, Bradenton, FL 34202
Certified City, County and Local Government Attorney
City Attorney for:
Town of Zolfo Springs
City of Bowling Green
City of San Antonio
City of Avon Park

November 06, 2019

DEER CREEK RV GOLF & COUNTRY CLUB, INC.
ATTN BOARD OF DIRECTORS
42749 HIGHWAY 27
DAVENPORT, FL 33837

Invoice No.: 61663

Our File No.: 000030-00001

TERMS: DUE ON RECEIPT

RE: GENERAL MATTERS

PROFESSIONAL SERVICES RENDERED

Date	Initials	Description	Rate	Amount
10 01 2019	JFC	TELEPHONE CALL WITH ATTORNEY BUHR AND MR. CARUSO REGARDING UTILITIES. 0.20 hrs @ \$250 /hr	\$250	\$50.00
10 01 2019	JFC	TELEPHONE CALL WITH ATTORNEY BUHR ; TELEPHONE CALL WITH DEER CREEK REGARDING IRRIGATION WATER. 0.40 hrs @ \$250 /hr	\$250	\$100.00
10 03 2019	JFC	RECEIPT AND REVIEW OF EMAIL FROM MR. CARUSO; RESPOND; RECEIPT AND REVIEW OF REPLY; EMAIL MR. CARUSO; EMAIL ATTORNEY BUHR. 0.40 hrs @ \$250 /hr	\$250	\$100.00
10 04 2019	BSS	ADDRESS ISSUE REGARDING QUITCLAIM DEED IN LIGHT OF TITLE INSURANCE 0.10 hrs @ \$275 /hr	\$275	\$27.50
10 04 2019	JFC	RECEIPT AND REVIEW OF EMAIL REGARDING WATER THEFT; EMAIL REGARDING REPLY. 0.40 hrs @ \$250 /hr	\$250	\$100.00
10 04 2019	JFC	RECEIPT AND REVIEW OF EMAIL REGARDING WATER; EMAIL MR. CARUSO. 0.20 hrs @ \$250 /hr	\$250	\$50.00
10 04 2019	TD	(J. RILEY DEED) RECEIVE, SAVE AND REVIEW TITLE COMMITMENT; RECEIVE AND ACT ON INSTRUCTIONS FROM HANDLING ATTORNEY; PREPARE SUMMARY OF REVIEW OF TITLE COMMITMENT AND REQUIREMENTS; AND CONFER BY TELEPHONE WITH TITLE COMPANY REGARDING WHETHER OR NOT A TITLE POLICY WILL BE ISSUED 1.60 hrs @ \$125 /hr	\$125	\$200.00
10 07 2019	BSS	ADDRESS 215 PAR PINES DEED MATTER AS WELL AS COMMERCIAL PROPERTY WATER MATTER 0.30 hrs @ \$275 /hr	\$275	\$82.50
10 07 2019	JFC	RECEIPT AND REVIEW OF EMAIL FROM ATTORNEY BUHR REGARDING WATER LOSS. 0.20 hrs @ \$250 /hr	\$250	\$50.00

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DEER CREEK RV GOLF
 Invoice No.: 61663

10 14 2019	JFC	RECEIPT AND REVIEW OF VOICE MAIL AND EMAIL FROM MR. BONE'S LAWYER. 0.20 hrs @ \$250 /hr	\$50.00	} Fee meter
10 16 2019	JFC	RECEIPT AND REVIEW OF EMAIL REGARDING 215 PAR PINES; EMAIL PARALEGAL. 0.20 hrs @ \$250 /hr	\$50.00	
10 16 2019	JFC	RECEIPT AND REVIEW OF EMAIL FROM OPPOSING COUNSEL; EMAIL CLIENTS REGARDING ACCESS. 0.40 hrs @ \$250 /hr	\$100.00	} Fee meter
10 16 2019	TD	(J. RILEY DEED) REVIEW AND ANALYZE INCOMING CORRESPONDENCE FROM HANDLING ATTORNEY REGARDING WARRANTY DEED; REVIEW PRIOR EMAIL CORRESPONDENCE AND REVIEW WITH HANDLING ATTORNEY 0.40 hrs @ \$125 /hr	\$50.00	
10 17 2019	BSS	ADDRESS CLOSING ON LOT SALE 0.20 hrs @ \$275 /hr	\$55.00	
10 18 2019	BSS	PREPARE REVISIONS TO DRAFT OF CONTRACT FOR SALE OF PROPERTY TO RILEY 0.30 hrs @ \$275 /hr	\$82.50	
10 18 2019	JFC	RECEIPT AND REVIEW OF SALES CONTRACT FOR 215 PAR PINES; EMAIL ATTORNEY SAXON; RECEIPT AND REVIEW OF REPLY REGARDING TITLE COMPANY. 0.30 hrs @ \$250 /hr	\$75.00	} Fee meter
10 18 2019	JFC	REVIEW METERING SHEETS. 0.30 hrs @ \$250 /hr	\$75.00	
10 18 2019	TD	(J. RILEY) REVIEW FILE DOCUMENTS AND DRAFT PURCHASE AND SALE AGREEMENT 1.20 hrs @ \$125 /hr	\$150.00	
10 21 2019	JFC	EMAIL CLIENT RESIDENTIAL SALES CONTRACT WITH MEMO; RECEIPT AND REVIEW OF AGENDA. 0.30 hrs @ \$250 /hr	\$75.00	
10 21 2019	JFC	REVIEW METER READINGS FOR 2" LINE; EMAIL CLIENTS. 0.40 hrs @ \$250 /hr	\$100.00	} Fee meter
10 21 2019	JFC	RECEIPT AND REVIEW OF EMAIL FROM MR. CARUSO; EMAIL OPPOSING COUNSEL; RECEIPT AND REVIEW OF REPLY; EMAIL MR. CARUSO; EMAIL ATTORNEY BUHR. 0.50 hrs @ \$250 /hr	\$125.00	
10 22 2019	JFC	PREPARE FOR AND ATTEND BOARD MEETING. 0.90 hrs @ \$250 /hr	\$225.00	
10 22 2019	JFC	CONTACT COUNSEL FOR DEER CREEK CROSSING. 0.10 hrs @ \$250 /hr	\$25.00	} Fee meter
10 22 2019	JFC	TELEPHONE CALL WITH COUNSEL FOR DEER CREEK CROSSINGS; EMAIL CLIENTS REGARDING MEETING OCTOBER 29TH. 0.30 hrs @ \$250 /hr	\$75.00	
10 22 2019	JFC	RECEIPT AND REVIEW OF EMAIL FROM SAMANTHA JEWEL.; REVIEW CHECKLIST; REVISE; EMAIL SAMANTHA JEWEL. 0.70 hrs @ \$250 /hr	\$175.00	
10 23 2019	JFC	RECEIPT AND REVIEW OF EMAIL REGARDING DATE CONTRACT; RECEIPT AND REVIEW OF EMAIL REGARDING UTILITIES; TELEPHONE CALL WITH MR. BONE'S COUNSEL; EMAIL MR. CARUSO. 0.60 hrs @ \$250 /hr	\$150.00	} Fee meter
10 24 2019	JFC	RECEIPT AND REVIEW EMAIL; LEAVE MESSAGE FOR OPPOSING COUNSEL 0.20 hrs @ \$250 /hr	\$50.00	

10 24 2019	JFC	RECEIPT AND REVIEW OF MESSAGE FOR OPPOSING COUNCIL; EMAIL MR. CARUSO; TELEPHONE CONFERENCE WITH JOHN RILEY, LEAVE MESSAGE FOR OPPOSING RESCHEDULING MEETING AND INQUIRE ABOUT THE WELL	0.40 hrs @ \$250 /hr	\$100.00
10 25 2019	JFC	TELEPHONE CONFERENCE WITH OPPOSING COUNSEL REGARDING WELL WATER VOLUME; EMAIL CLIENT	0.30 hrs @ \$250 /hr	\$75.00
10 28 2019	JFC	RECEIPT AND REVIEW OF EMAIL REGARDING METER CHECK	0.20 hrs @ \$250 /hr	\$50.00
10 29 2019	JFC	RECEIPT AND REVIEW OF METER TEST RESULTS; EMAIL ATTORNEY BUHR TO CONFER	0.30 hrs @ \$250 /hr	\$75.00
			Total Fees	<u>\$5,805.00</u>

*Tax
meter*

DISBURSEMENTS

10 28 2019	FEDERAL EXPRESS CHARGE - 10/11/19 DELIVERY TO BRAXTON BONE	\$15.77
10 31 2019	COPY CHARGES	\$192.80
		Total Disbursements <u>\$208.57</u>

BILLING SUMMARY

BSS	BERNICE S. SAXON	1.20 hrs. @	\$275.00	\$330.00
JFC	J. FRAZIER CARRAWAY	20.00 hrs. @	\$234.38	\$4,687.50
MM	MELODY MARTINEZ	2.00 hrs. @	\$125.00	\$250.00
TD	TONI DEMO	4.30 hrs. @	\$125.00	\$537.50
		Total Hours	27.50 hrs.	
TOTAL FEES THIS INVOICE			\$5,805.00	
TOTAL DISBURSEMENTS THIS INVOICE			<u>+\$208.57</u>	
TOTAL AMOUNT DUE THIS INVOICE			\$6,013.57	

*Total Tax Meter
 \$ 1675.00
 NR
 balance non-utility*

SAXON | GILMORE

SAXON GILMORE & CARRAWAY, P.A.

Attorneys and Counselors at Law
201 E. Kennedy Blvd., Suite 600
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GERALD T. BUHR, P.A.

Of Counsel

7747 U.S. Open Loop, Bradenton, FL 34202
Certified City, County and Local Government Attorney
City Attorney for:
Town of Zolfo Springs
City of Bowling Green
City of San Antonio
City of Avon Park

November 06, 2019

Invoice No.: 61664

DEER CREEK RV GOLF & COUNTRY CLUB, INC.
ATTN: BOARD OF DIRECTORS
42749 HIGHWAY 27
DAVENPORT, FL 33837

Our File No.: 000030-00011

TERMS: DUE ON RECEIPT

RE: GENERAL SERVICES - GERALD BUHR TIME ONLY

PROFESSIONAL SERVICES RENDERED

10 01 2019	GTB	SEVERAL TELEPHONE CONFERENCES WITH CLIENT AND ATTORNEY CARRAWAY REGARDING SHOPPING CENTER'S UNAUTHORIZED USE OF WATER FOR IRRIGATION; RESEARCH REGARDING THEFT OF SERVICE STATUTE	1.75 hrs @ \$250 /hr	\$437.50
10 07 2019	GTB	RESPOND TO QUESTION REGARDING THEFT OF SERVICE STATUTE	0.75 hrs @ \$250 /hr	\$187.50
10 09 2019	GTB	RESEARCH REGARDING PARCEL FLORIDA STATUTES AND PSC RULES AND CORRESPONDENCE WITH ATTORNEY CARRAWAY REGARDING SHOPPING CENTER	1.25 hrs @ \$175 /hr	\$218.75
			Total Fees	<u>\$843.75</u>

DISBURSEMENTS

10 18 2019		WESTLAW RESEARCH FOR THE MONTH OF SEPTEMBER 2019		\$50.56
10 31 2019		MEAL ON ROAD		\$22.14
			Total Disbursements	<u>\$72.70</u>

DEER CREEK RV GOLF
Invoice No.: 61664

BILLING SUMMARY

GTB GERALD T. BUHR

Total Hours 3.75 hrs. @ \$225.00
3.75 hrs.

\$843.75

TOTAL FEES THIS INVOICE

\$843.75

TOTAL DISBURSEMENTS THIS INVOICE

+\$72.70

TOTAL AMOUNT DUE THIS INVOICE

\$916.45

*A-11 ERR Method
NR*

SAXON | GILMORE

SAXON GILMORE & CARRAWAY, P.A.

Attorneys and Counselors at Law
201 E. Kennedy Blvd., Suite 600
Tampa, FL 33602

GERALD T. BUHR, P.A.

Of Counsel

7747 U.S. Open Loop, Bradenton, FL 34202
Certified City, County and Local Government Attorney
City Attorney for:
Town of Zolfo Springs
City of Bowling Green
City of San Antonio
City of Avon Park

December 04, 2019

DEER CREEK RV GOLF & COUNTRY CLUB, INC.
ATTN BOARD OF DIRECTORS
42749 HIGHWAY 27
DAVENPORT, FL 33837

Invoice No.: 61916

Our File No.: 000030-00001

TERMS: DUE ON RECEIPT

RE: GENERAL MATTERS

PROFESSIONAL SERVICES RENDERED

11 04 2019	JFC	RECEIPT AND REVIEW OF AGENDA; EMAIL MR. CARUSO; RECEIPT AND REVIEW OF REPLY.	0.20 hrs @ \$250 /hr	\$50.00
11 04 2019	JFC	REVIEW MATERIALS; PREPARE FOR BOARD MEETING.	0.40 hrs @ \$250 /hr	\$100.00
11 05 2019	JFC	PREPARE AND ATTEND DEER CREEK BOARD MEETING.	1.30 hrs @ \$250 /hr	\$325.00
11 05 2019	JFC	TRAVEL TO DEER CREEK. (TRAVEL BILLED AT 1/2 RATE)	1.00 hrs @ \$125 /hr	\$125.00
11 05 2019	JFC	RETURN TRAVEL FROM DEER CREEK. (TRAVEL BILLED AT 1/2 RATE)	1.00 hrs @ \$125 /hr	\$125.00
11 05 2019	JFC	MEET WITH CLIENTS, THEN MEET WITH DEER CREEK CROSSING REPRESENTATIVES AND COUNSEL.	1.40 hrs @ \$250 /hr	\$350.00
11 06 2019	JFC	RECEIPT AND REVIEW OF MESSAGE; REVIEW AND EDIT EMAIL JENNIFER.	0.30 hrs @ \$250 /hr	\$75.00
11 06 2019	TD	(J. RILEY) RECEIVE, SAVE AND REVIEW EXECUTED PURCHASE AGREEMENT; CONFER BY TELEPHONE WITH REAL ESTATE TITLE SERVICES REGARDING HANDLING RESIDENTIAL CLOSING; PREPARE CORRESPONDENCE TO REAL ESTATE TITLE SERVICES REGARDING PROVIDING PURCHASE AGREEMENT; AND REVIEW AND ANALYZE INCOMING CORRESPONDENCE FROM REAL ESTATE TITLE SERVICES REGARDING REQUEST FOR ADDITIONAL INFORMATION FOR CLOSING	0.80 hrs @ \$125 /hr	\$100.00
11 08 2019	JFC	REVIEW CHANGES TO ARTEMIS CONTRACT; EMAIL CLIENTS.	0.40 hrs @ \$250 /hr	\$100.00

*Zink
m/ku*

11 08 2019	JFC	RECEIPT AND REVIEW OF EMAIL REGARDING SPECIAL MEETING; RESPOND TO SAME. 0.10 hrs @ \$250 /hr	\$25.00
11 12 2019	BSS	ADDRESS RILEY CLOSING MATTER 0.10 hrs @ \$275 /hr	\$27.50
11 12 2019	JFC	REVIEW MARCH MEMO TO PREPARE FOR MEETING. 0.30 hrs @ \$250 /hr	\$75.00
11 12 2019	JFC	ATTEND MEETING. 1.20 hrs @ \$250 /hr	\$300.00
11 13 2019	TD	(J. RILEY) CONFER BY TELEPHONE WITH REAL ESTATE TITLE SERVICES REPRESENTATIVE REGARDING REQUESTED INFORMATION AND CLOSING DATE; TELEPHONE CONFERENCE WITH CLIENT REGARDING INFORMATION TO BE PROVIDED TO REAL ESTATE TITLE SERVICES FOR CLOSING; AND PREPARE CORRESPONDENCE TO REAL ESTATE TITLE SERVICES REGARDING DRAFT DEED 0.60 hrs @ \$125 /hr	\$75.00
11 14 2019	TD	(J. RILEY) CONFER BY TELEPHONE WITH REAL ESTATE SERVICES INC. REGARDING PURCHASER ADVISING SHE HAS PAID FOR PROPERTY AND HAS TITLE INSURANCE AND PREPARE CORRESPONDENCE TO HANDLING ATTORNEY REGARDING SAME 0.40 hrs @ \$125 /hr	\$50.00
11 15 2019	JFC	TELEPHONE CALL WITH COUNSEL FOR DEER CREEK CROSSINGS. 0.30 hrs @ \$250 /hr	\$75.00
11 18 2019	JFC	RECEIPT AND REVIEW OF AGENDA FOR 11/19/19 MEETING 0.10 hrs @ \$250 /hr	\$25.00
11 18 2019	JFC	RECEIPT AND REVIEW OF EMAIL FROM SAMANTHA REGARDING ENCROACHMENTS; EMAIL ATTORNEY SAXON; OFFICE CONFERENCE WITH ATTORNEY SAXON 0.40 hrs @ \$250 /hr	\$100.00
11 19 2019	JFC	PREPARE FOR AND ATTEND BOARD MEETING 0.70 hrs @ \$250 /hr	\$175.00
11 19 2019	JFC	REVIEW BY LAWS; EMAIL SAMANTHA; REVIEW EMAIL 0.60 hrs @ \$250 /hr	\$150.00
11 19 2019	JFC	RECEIPT AND REVIEW OF EMAIL; REPLY TO SAMANTHA 0.10 hrs @ \$250 /hr	\$25.00
11 19 2019	JFC	RECEIPT AND REVIEW OF DRAFT NOTICE AND PSC MEMORANDUM; EMAIL TO ATTORNEY BUHR 0.90 hrs @ \$250 /hr	\$225.00
11 20 2019	JFC	RECEIPT AND REVIEW OF EMAIL; EMAIL SAMANTHA REGARDING PAR PINES 0.20 hrs @ \$250 /hr	\$50.00
11 20 2019	JFC	RECEIPT AND REVIEW OF EMAIL FROM SAMANTHA; LOCATE MEMO; EMAIL SAMANTHA 0.30 hrs @ \$250 /hr	\$75.00
11 20 2019	TD	(J. RILEY) RECEIVE AND ACT ON INSTRUCTIONS FROM HANDLING ATTORNEY; REVIEW FILE DOCUMENTS REGARDING TITLE COMPANY CONTACT INFORMATION AND PROVIDE TO HANDLING ATTORNEY 0.20 hrs @ \$125 /hr	\$25.00
11 21 2019	JFC	RECEIPT AND REVIEW OF EMAIL FROM SAMANTHA 0.20 hrs @ \$250 /hr	\$50.00
11 22 2019	JFC	TELEPHONE CONFERENCE WITH SAMANTHA AND JOHN REGARDING BOARD MEETING 0.10 hrs @ \$250 /hr	\$25.00

Fax meter

Fax meter

11 22 2019	JFC	TELEPHONE CONFERENCE WITH SAMANTHA 0.10 hrs @ \$250 /hr	\$25.00
11 22 2019	JFC	RECEIPT AND REVIEW OF DOCUMENT; CONSULTANT WITH IT REGARDING ACCEPTABLE CHANGES 0.40 hrs @ \$250 /hr	\$100.00
11 22 2019	TD	(JEAN RILEY) CONFER BY TELEPHONE WITH REAL ESTATE TITLE SERVICES REGARDING SENDING DRAFT CLOSING DOCUMENTS TO OUR OFFICE FOR REVIEW AND PREPARE MEMORANDUM TO HANDLING ATTORNEY REGARDING SAME 0.30 hrs @ \$125 /hr	\$37.50
11 25 2019	JFC	RECEIPT AND REVIEW OF EMAIL REGARDING OSPREY POINTE DECLARATION 0.20 hrs @ \$250 /hr	\$50.00
Total Fees			<u>\$3,115.00</u>

DISBURSEMENTS

11 11 2019		MILEAGE EXPENSE TO AND FROM DEER CREEK MEETING 11/8/19 - J. FRAZIER CARRAWAY, ESQ.	\$67.28
11 22 2019		CLERK OF COURT ERECORDING FEE RE: CHAD AND CHAS, LLC CLAIM OF LIEN	\$14.50
Total Disbursements			<u>\$81.78</u>

BILLING SUMMARY

BSS	BERNICE S. SAXON	0.10 hrs. @	\$275.00	\$27.50
JFC	J. FRAZIER CARRAWAY	12.20 hrs. @	\$229.51	\$2,800.00
TD	TONI DEMO	2.30 hrs. @	\$125.00	\$287.50
Total Hours		14.60 hrs.		
TOTAL FEES THIS INVOICE		\$3,115.00		
TOTAL DISBURSEMENTS THIS INVOICE		<u>+\$81.78</u>		
TOTAL AMOUNT DUE THIS INVOICE		\$3,196.78		

*Total ZRR meter
 \$850.00
 NR
 balance non-utility*

SAXON | GILMORE

SAXON GILMORE & CARRAWAY, P.A.

Attorneys and Counselors at Law
201 E. Kennedy Blvd., Suite 600
Tampa, FL 33602

GERALD T. BUHR, P.A.

Of Counsel

7747 U.S. Open Loop, Bradenton, FL 34202
Certified City, County and Local Government Attorney
City Attorney for:
Town of Zolfo Springs
City of Bowling Green
City of San Antonio
City of Avon Park

December 04, 2019

DEER CREEK RV GOLF & COUNTRY CLUB, INC.
ATTN BOARD OF DIRECTORS
42749 HIGHWAY 27
DAVENPORT, FL 33837

Invoice No.: 61917
Our File No.: 000030-00011

TERMS: DUE ON RECEIPT

RE: GENERAL SERVICES - GERALD BUHR TIME ONLY

PROFESSIONAL SERVICES RENDERED

11 19 2019	GTB	REVIEW STAFF REPORT ON SARC; CALL TO JEFF SMALL REGARDING SAME	
		1.00 hrs @ \$250 /hr	\$250.00
		Total Fees	\$250.00

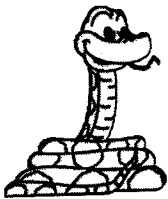
DISBURSEMENTS

11 21 2019		WESTLAW RESEARCH FOR THE MONTH OF OCTOBER 2019	\$254.61
		Total Disbursements	\$254.61

BILLING SUMMARY

GTB	GERALD T. BUHR		1.00 hrs. @ \$250.00	\$250.00
		Total Hours	1.00 hrs.	
		TOTAL FEES THIS INVOICE	\$250.00	
		TOTAL DISBURSEMENTS THIS INVOICE	<u>+\$254.61</u>	
		TOTAL AMOUNT DUE THIS INVOICE	\$504.61	

*\$250.00 RC
balance non-utility*



OCBOA CONSULTING, LLC

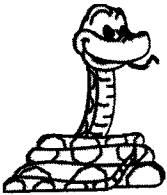
P.O. Box 424
 Goldenrod, FL 32733-0424
 (407) 377-5400

INVOICE: 19.0025
 DATE: 08/31/19
 PAGE: 1 of 1

BILL TO:	FOR:
Deer Creek RV Golf & Country Club, Inc 42749 Highway 27 Davenport, FL 33837 Attention: Jennifer	Services Provided Project/P.O. #: Contract for Services

WORK PERFORMED	HOURS	RATE	AMOUNT
Assist with & prepare response to Staff's Second Data Request dated 7/16. Meet with Jennifer in Davenport to compile response with attachments	3.50	\$95.00	\$332.50
OTHER CHARGES			
	UNITS	RATE	
Travel to Davenport on 8/13/19	95	\$0.5450	\$51.78
Travel to Davenport on 8/27/19	95	\$0.5450	NC
TOTAL INVOICE FOR THE PERIOD			\$384.28
Adjustments: Unbilled hours adjustment	1.50	\$95.00	\$142.50
Summary Balance to date per Agreement for Services			
15.00 Remaining unbilled hours			
TOTAL ADJUSTED AMOUNT DUE			\$526.78

Please make all checks payable to OCBOA Consulting, LLC



OCBOA CONSULTING, LLC

P.O. Box 424
 Goldenrod, FL 32733-0424
 (407) 377-5400

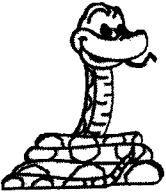
INVOICE: 19.0027
 DATE: 09/30/19
 PAGE: 1 of 1

BILL TO:	FOR:
Deer Creek RV Golf & Country Club, Inc 42749 Highway 27 Davenport, FL 33837 Attention: Jennifer	Services Provided Project/P.O. #: Contract for Services

WORK PERFORMED	HOURS	RATE	AMOUNT
Assist with & prepare response to Staff's Third Data Request dated 9/3. (mailed to DCU 9/6) Prepare updated response (emailed 9/27)	2.50	\$95.00	\$237.50
Prepare supplemental response to Staff's Second Data Request dated 7/16. (mailed to DCU 9/6)	0.75	\$95.00	\$71.25
OTHER CHARGES	UNITS	RATE	
Mail prepared responses to Staff Data Request Nos. 2 & 3 to DCU. (9/6)	1	\$7.35	\$7.35
TOTAL INVOICE FOR THE PERIOD			\$316.10
Adjustments: Unbilled hours adjustment	1.75	\$95.00	\$166.25
Summary Balance to date per Agreement for Services			
13.25 Remaining unbilled hours			
TOTAL ADJUSTED AMOUNT DUE			\$482.35

Please make all checks payable to **OCBOA Consulting, LLC**

THANK YOU FOR YOUR BUSINESS



OCBOA CONSULTING, LLC

P.O. Box 424
 Goldenrod, FL 32733-0424
 (407) 377-5400

INVOICE: 19.0031
 DATE: 10/31/19
 PAGE: 1 of 1

BILL TO:	FOR:
Deer Creek RV Golf & Country Club, Inc 42749 Highway 27 Davenport, FL 33837 Attention: Jennifer	Services Provided Project/P.O. #: Contract for Services

WORK PERFORMED	HOURS	RATE	AMOUNT
Prepare draft letter to DCC with billing for 2" irrigation meter that was connected to DCU potable water system. (emailed to Jennifer on 10/4)	3.50	\$95.00	\$332.50
Prepare draft letter with bill to DCC for Sep 2019 usage. (emailed to Jennifer on 10/15)	1.00	\$95.00	\$95.00
Prepare draft letter for SARC docket file related to DCU issues with DCC irrigation meter. Final draft approved by Mike on 10/15. (emailed to Jennifer on 10/16)	1.25	\$95.00	\$118.75
OTHER CHARGES	UNITS	RATE	
TOTAL INVOICE FOR THE PERIOD			\$546.25
Adjustments: Unbilled hours adjustment	(0.75)	\$95.00	(\$71.25)
Summary Balance to date per Agreement for Services			
14.00 Remaining unbilled hours			
TOTAL ADJUSTED AMOUNT DUE			\$475.00

Please make all checks payable to OCBOA Consulting, LLC



OCBOA CONSULTING, LLC

P.O. Box 424
 Goldenrod, FL 32733-0424
 (407) 377-5400

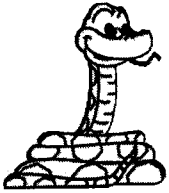
INVOICE: 19.0036
 DATE: 11/30/19
 PAGE: 1 of 1

BILL TO:	FOR:
Deer Creek RV Golf & Country Club, Inc 42749 Highway 27 Davenport, FL 33837 Attention: Jennifer	Services Provided Project/P.O. #: Contract for Services

WORK PERFORMED	HOURS	RATE	AMOUNT
Meet with Jennifer to prepare and correct QB vendor & JE's Attend meeting with Century Retail to discuss commercial strip irrigation use and customers bill. (11/4/19)	3.50	\$95.00	\$332.50
Review customer meeting notice. Prepare affidavit of mailing and discuss customer meeting requirements with Jennifer. (11/22-25/19)	0.50	\$95.00	\$47.50
Post affidavit of customer meeting post with the FPSC. (11/26/19)	0.25	\$95.00	NC
OTHER CHARGES	UNITS	RATE	
Travel to Deer Creek for meeting with Century Retail. (11/4/19)	95	\$0.545	\$51.78
TOTAL INVOICE FOR THE PERIOD			\$431.78
Adjustments: Unbilled hours adjustment	1.00	\$95.00	\$95.00
Summary Balance to date per Agreement for Services			
13.00 Remaining unbilled hours			
TOTAL ADJUSTED AMOUNT DUE			\$526.78

Please make all checks payable to **OCBOA Consulting, LLC**

THANK YOU FOR YOUR BUSINESS



OCBOA CONSULTING, LLC

P.O. Box 424
 Goldenrod, FL 32733-0424
 (407) 377-5400

INVOICE: 19.0038
 DATE: 12/31/19
 PAGE: 1 of 1

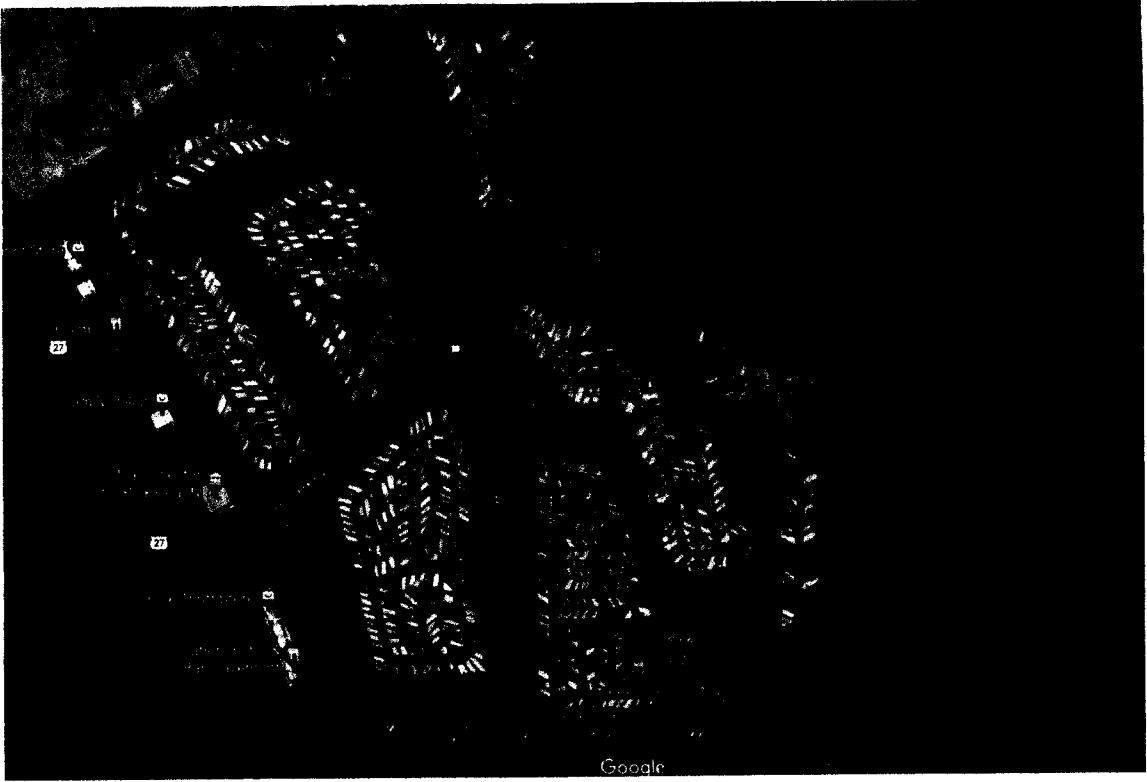
BILL TO:	FOR:
Deer Creek RV Golf & Country Club, Inc 42749 Highway 27 Davenport, FL 33837 Attention: Jennifer	Services Provided Project/P.O. #: Contract for Services

WORK PERFORMED	HOURS	RATE	AMOUNT
Attend customer meeting for SARC (12/17/19)	2.00	\$95.00	\$190.00
Meet with Jennifer to review QB and post correcting entries.	1.00	\$95.00	\$95.00
OTHER CHARGES			
	UNITS	RATE	
Travel to Deer Creek for customer meeting. (12/17/19)	95	\$0.545	\$51.78
TOTAL INVOICE FOR THE PERIOD			\$336.78
Adjustments:			
Unbilled hours adjustment	2.00	\$95.00	\$190.00
Summary Balance to date per Agreement for Services			
13.00 Remaining unbilled hours			
TOTAL ADJUSTED AMOUNT DUE			\$526.78

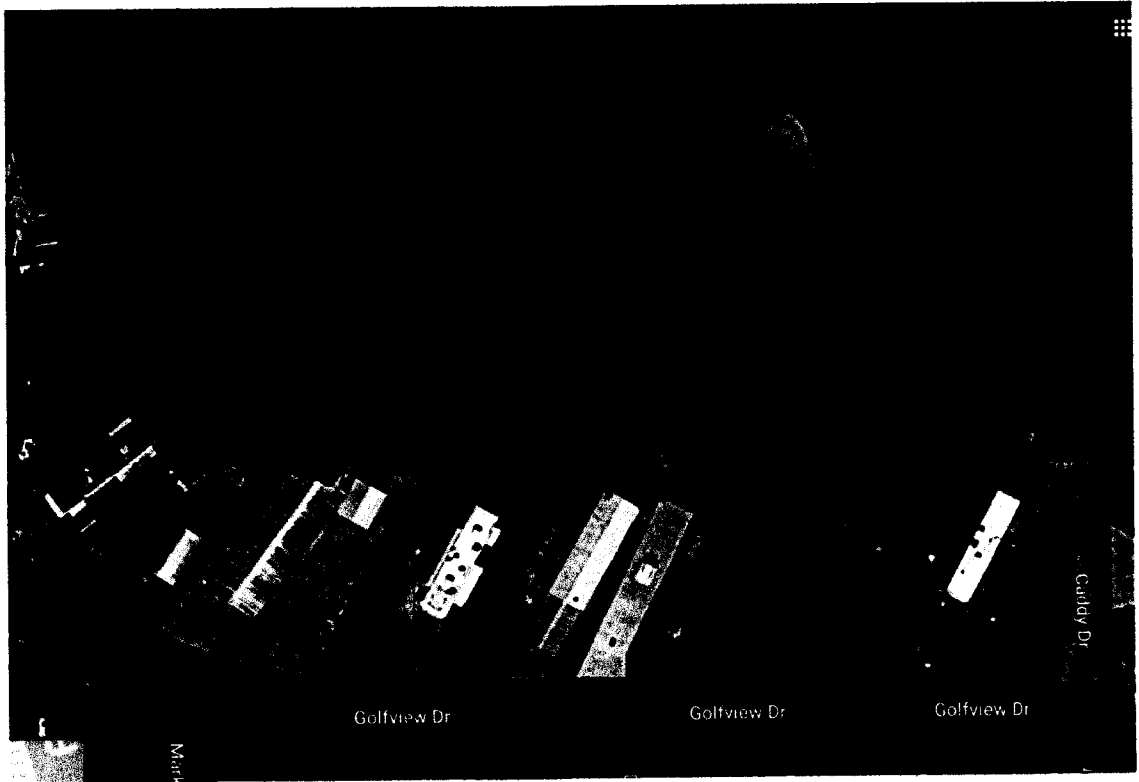
Please make all checks payable to OCBOA Consulting, LLC

THANK YOU FOR YOUR BUSINESS

ATTACHMENT B



Google

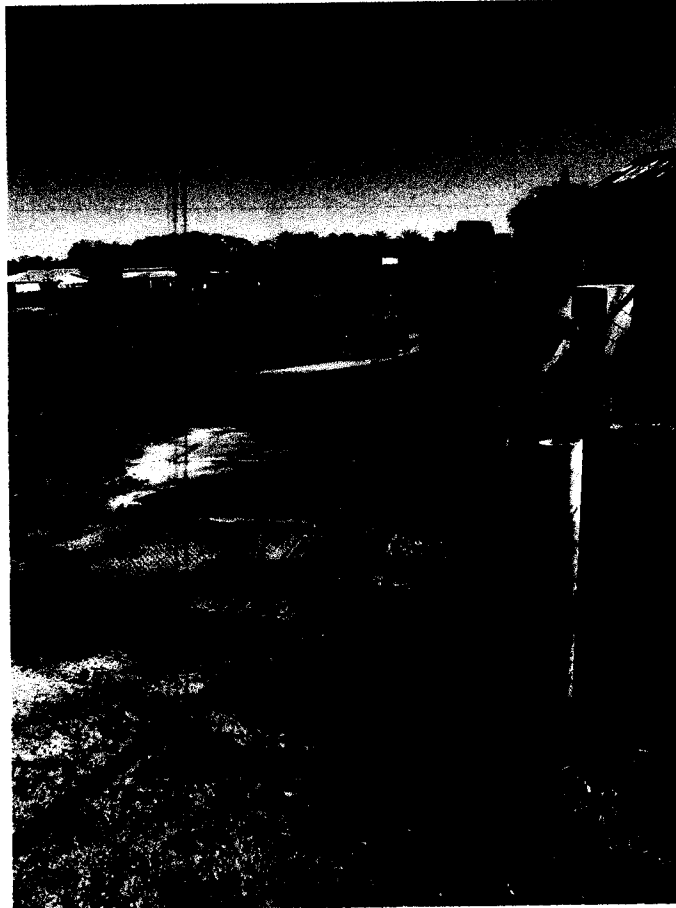
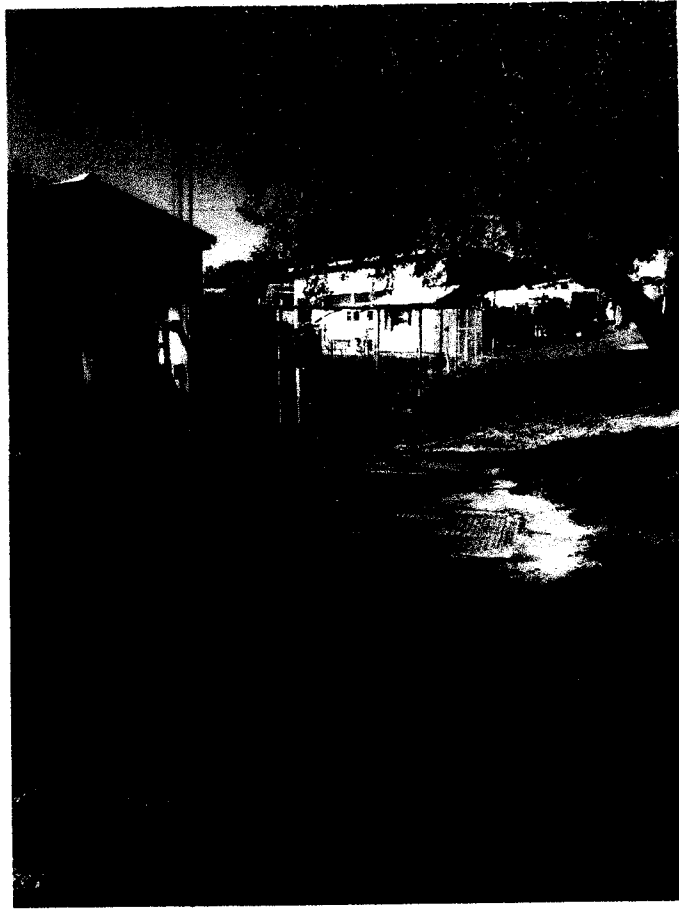


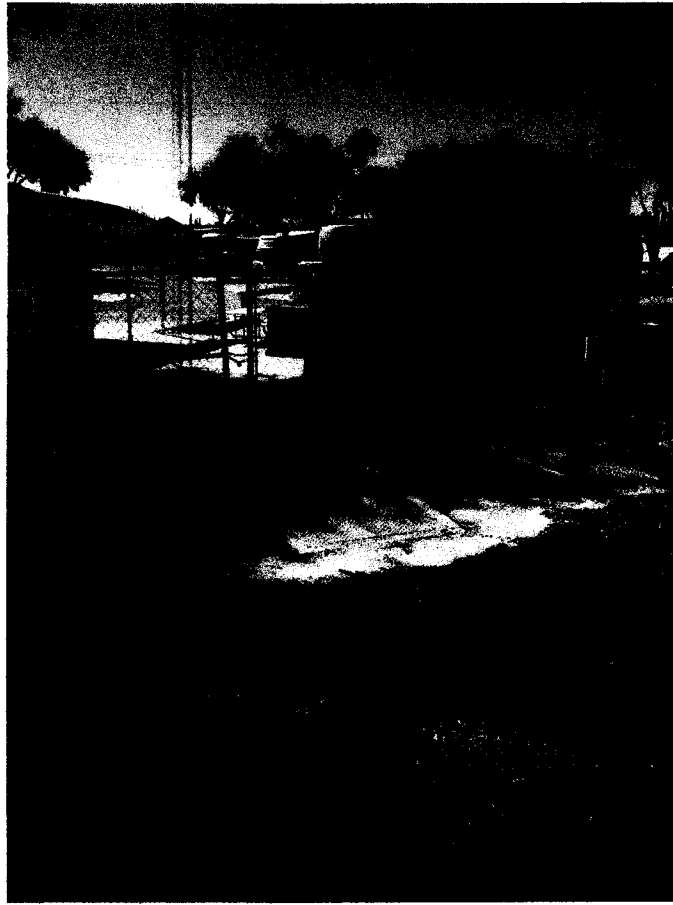
Golfview Dr

Golfview Dr

Golfview Dr

Cuddy Dr





ATTACHMENT C



INSTR # 2013224930
 BK 9129 Pgs 993-998 PG(s)6
 RECORDED 12/09/2013 04:31:29 PM
 STACY N. BUTTERFIELD,
 CLERK OF COURT POLK COUNTY
 DEED DOC \$24,058.30
 RECORDING FEES \$52.50
 RECORDED BY monimath

This Instrument Prepared By and Return Requested to:
 Michael E. Workman, Esquire
 Clark, Campbell, Lancaster & Munson, P.A.
 500 South Florida Avenue, Suite 800
 Lakeland, Florida 33801

le

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 5 day of December, 2013 by DEER CREEK, LTD., a Florida limited partnership, whose address is 500 South Florida Avenue, Suite 700, Lakeland, Florida 33801, hereinafter called the Grantor, to DEER CREEK RV GOLF & COUNTRY CLUB, INC., a Florida corporation, whose address is 600 St. George Drive, Davenport, Florida 33837, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and conforms unto the Grantee, all that certain land situate in Polk County, Florida, viz:

Legal Description: See Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance is subject to:

1. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.
2. Zoning and other governmental regulations.
3. Taxes and assessments for 2013 and subsequent years.

The Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants its interest in the property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

GRANTOR:

DEER CREEK, LTD.,
a Florida limited partnership

By: Deer Creek, Inc., a corporation, its General
Partner

By: *[Signature]*
Mark E. Schreiber, its President

[Signature]
Name Brandi B. Spence
Witness #1 to Grantor

[Signature]
Name Jeanette M Operhall
Witness #2 to Grantor

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me this 5th day of December, 2013 by Mark E. Schreiber, as President of Deer Creek, Inc., a Florida corporation, as the General Partner of Deer Creek, Ltd., a Florida limited partnership, who is personally known to me or _____ who has produced _____ as identification and who did not take an oath.



[Signature]
Notary Public, State of Florida
Printed name: Jeanette M Operhall
My commission expires: March 13, 2017
My commission no.: EE883679

EXHIBIT "A"
Legal Description

Parcel 1A:

Commence at the Southeast corner of the Southwest 1/4 of Section 17, Township 26 South, Range 27 East, Polk County, Florida and run thence N 0°13'28" E, along the East boundary of said Southwest 1/4, a distance of 525.01 feet to the Point of Beginning; continue N 0°13'28" E, 2120.74 feet to the Northeast corner of said Southwest 1/4; run thence S 89°54'39" W, along the North boundary of the Northeast 1/4 of the Southwest 1/4 a distance of 1325.49 feet to the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 17, run thence N 0°04'18" E, along the East boundary of said Southwest 1/4 of the Northwest 1/4, a distance of 725.00 feet; run thence N 76°22'33" W, 943.27 feet; run thence N 89°55'42" W, 45.00 feet to a point on a curve having a radius of 610.00 feet, a central angle of 91°04'15" and whose chord bears S 45°36'26" W, run thence Southwesterly along said curve an arc distance of 969.59 feet; run thence S 53°41'40" W, 566.40 feet; run thence S 36°18'20" E, 20.00 feet; run thence S 62°06'42" W, 482.92 feet to the Easterly right-of-way line of U.S. Highway 27; run thence along said right-of-way line the following courses and distances; S 27°53'18" E, 1406.26 feet; N 62°06'42" E, 15.00 feet; S 27°53'18" E, 208.91 feet to the beginning of a curve to the right having a radius of 4437.18 feet, a central angle of 03°52'52" and whose chord bears S 25°56'52" E; run thence Southeasterly an arc distance of 300.57 feet; thence S 65°59'34" W, 15.00 feet to a point on a curve having a radius of 4422.18 feet, a central angle of 06°39'57" and whose chord bears S 20°40'27" E, run thence Southeasterly an arc distance of 514.48 feet; thence leaving said Easterly right-of-way line U.S. Highway 27, run N 89°50'47" E, 239.76 feet; run thence S 00°05'09" E, 208.71 feet to a point lying 25.00 feet North of the South boundary of said Section 17; run thence N 89°50'47" E, parallel to said South boundary 2013.87 feet; run thence N 00°09'14" W, 40.00 feet; run thence N 89°50'47" E, 50.00 feet; run thence N 00°09'14" W, 460.00 feet; run N 89°50'47" E, 400.95 feet to the Point of Beginning.

Less and Except:

DEER CREEK GOLF AND TENNIS RV RESORT PHASE ONE, a subdivision according to the plat thereof recorded at Plat Book 83, Page 42, in the Public Records of Polk County, Florida.

And Less and Except:

DEER CREEK GOLF AND TENNIS RV RESORT PHASE TWO, a subdivision according to the plat thereof recorded at Plat Book 86, Page 50, in the Public Records of Polk County, Florida.

And Less and Except:

DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE-B, a subdivision according to the plat thereof recorded at Plat Book 96, Page 29, in the Public Records of Polk County, Florida.

And Less and Except:

DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE-A, a subdivision according to the plat thereof recorded at Plat Book 102, Page 16, in the Public Records of Polk County, Florida.

And Less and Except:

DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE-G, a subdivision according to the plat thereof recorded at Plat Book 105, Page 31, in the Public Records of Polk County, Florida.

And Less and Except:

DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE-C & D (REGAL POINTE), a subdivision according to the plat thereof recorded at Plat Book 132, Page 45, in the Public Records of Polk County, Florida.

And Less and Except:

DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE-E & F (REGAL POINTE), a subdivision according to the plat thereof recorded at Plat Book 141, Page 45, in the Public Records of Polk County, Florida.

And Less and Except:

DEER CREEK COMMERCIAL NORTH, a subdivision according to the plat thereof recorded at Plat Book 149, Page 34, in the Public Records of Polk County, Florida.

And Less and Except (ODYSSEY DP XII-South Commercial Shopping Center):

Parcel as described in Exhibit "A" of Official Records Book 6504, Page 1423, Public Records of Polk County, Florida.

And Less and Except (CENTERSTATE BANK):

Parcel as described in Exhibit "A" of Official Records Book 6636, Page 2116, Public Records of Polk County, Florida.

Together with:

Commence at the Southeast corner of the Southwest 1/4 of Section 17, Township 26 South, Range 27 East, Polk County, Florida and run thence S 89°50'47" W, along the South boundary of said Southwest 1/4 of Section 17, 2635.54 feet to the Easterly right of way of U.S. Highway 27. said point being on a curve having a central angle of 09°48'37" and whose radius point lies S 75°48'12" W 4422.18 feet; run thence, along said curve and said right of way, 757.17 feet; thence N 65°59'34" E, along said right of way,

15.00 feet to a point on a curve having a central angle of 02°32'33" and whose radius point lies S 65°59'34" W 4437.18 feet; run thence, along said curve and said right of way, 196.70 feet to the Point of Beginning; continue thence, along said curve and said right of way, through a central angle of 01°17'29" and whose radius point lies S 63°27'11" W 4437.18 feet; thence, along said curve, 100.00 feet; thence N 62°48'27" E 239.88 feet to the beginning of a curve having a central angle of 06°41'37" and whose radius point lies N 27°11'33" W 805.01 feet; thence, along said curve, 94.04 feet; thence N 56°06'50" E 75.57 feet; thence S 33°53'10" E 10.00 feet; thence N 56°06'50" E 202.64 feet to the beginning of a curve having a central angle of 08°50'08" and whose radius point lies N 34°08'41" W 1801.37 feet; thence, along said curve, 277.78 feet; thence N 47°01'11" E 113.93 feet to the beginning of a curve having a central angle of 03°25'15" and whose radius point lies S 42°58'49" E 1435.17 feet; thence, along said curve, 85.69 feet; thence N 50°26'26" E 40.00 feet; thence S 39°33'34" E 80.00 feet; thence S 50°26'26" W 40.00 feet to the beginning of a curve having a central angle of 03°25'15" and whose radius point lies S 39°33'34" E 1355.17 feet; thence, along said curve, 80.91 feet; thence S 47°01'11" W 113.93 feet to the beginning of a curve having a central angle of 08°50'08" and whose radius point lies N 42°58'49" W 1881.37 feet; thence, along said curve, 290.12 feet; thence S 56°06'50" W 172.92 feet; thence S 33°53'10" E 10.00 feet; thence S 56°06'50" W 105.65 feet to the beginning of a curve having a central angle of 06°41'37" and whose radius point lies N 33°53'10" W 905.01 feet; thence, along said curve, 105.73 feet; thence S 62°48'27" W 239.88 feet to the Point of Beginning.

Together with the following in the EAGLE VIEW SUBDIVISION:

Tracts A, B, C and D, DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE-B, a subdivision according to the plat thereof recorded at Plat Book 96, Page 29, in the Public Records of Polk County, Florida.

Together with the following in the OSPREY POINTE SUBDIVISION:

Tracts A, B and C, DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE-A, a subdivision according to the plat thereof recorded at Plat Book 102, Page 16, in the Public Records of Polk County, Florida.

Together with the following in the PARTRIDGE PINES SUBDIVISION:

Tracts A, B, C and D, DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE-G, a subdivision according to the plat thereof recorded at Plat Book 105, Page 31, in the Public Records of Polk County, Florida.

Together with the following in the REGAL POINTE SUBDIVISION:

Tracts A and B, DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE-C & D (REGAL POINTE), a subdivision according to the plat thereof recorded at Plat Book 132, Page 45, in the Public Records of Polk County, Florida.

Together with the following REGAL POINTE LOTS:

Lots 2159, 2160, 2161, 2162, 2176, 2177, 2178, 2180, 2181, 2182, 2183, 2184, 2185, 2191, 2192, 2193, 2194, 2195, 2205, 2206, 2220, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2238, and Tracts A, B and C, DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE-E & F (REGAL POINTE), a subdivision according to the plat thereof recorded at Plat Book 141, Page 45, in the Public Records of Polk County, Florida.

Together with the following lot:

Lot 587, DEER CREEK GOLF AND TENNIS RV RESORT PHASE THREE-A, a subdivision according to the plat thereof recorded at Plat Book 102, Page 16, in the Public Records of Polk County, Florida.

Parcel 1B:

REGAL RIDGE LOTS (as to a leasehold interest only)

Lots 288, 345, 376, 391, 393 and Deer Creek Boulevard, DEER CREEK GOLF AND TENNIS RV RESORT PHASE TWO, a subdivision according to the plat thereof recorded at Plat Book 86, Page 50, in the Public Records of Polk County, Florida.

Parcel 1C:

A parcel of land being in Section 18, Township 26 South, Range 27 East, Polk County, Florida, being described as follows: Commence at the Southeast corner of the Southwest 1/4 of Section 17, Township 26 South, Range 27 East, Polk County, Florida; thence South 89°50'47" West, along the South line of said Section 17 a distance of 2461.37 feet; thence North 00°05'09" West, 233.71 feet; thence South 89°50'47" West, 239.76 feet to a point on the Easterly right-of-way line of U.S. Highway No. 27, said point being on a non-tangent curve to the left having a radius of 4422.18 feet, a central angle of 06°39'57", a chord bearing of North 20°40'27" West, and a chord distance of 514.19 feet; thence Northerly along the arc of said curve and said Easterly right-of-way line, 514.48 feet; thence North 65°59'34" East, along said Easterly right-of-way line, 15.00 feet to a point on a non-tangent curve to the left having a radius of 4437.18 feet, a central angle of 01°30'27", a chord bearing of North 24°45'40" West, and a chord distance of 116.73 feet; thence Northwesterly along the arc of said curve and said Easterly right-of-way line, 115.74 feet to the Point of Beginning said point being on a curve to the left having a radius of 4437.18 feet, a central angle of 01°01'57", a chord bearing of North 26°01'51" West, and a chord distance of 79.96 feet; thence Northwesterly along the arc of said curve and said Easterly right-of-way line, 79.96 feet to the Southerly line of an access road easement as recorded in Official Records Book 2533, Page 58, Public Records of Polk County, Florida; thence North 62°48'27" East, along said Southerly line, 79.74 feet; thence South 27°11'33" East, 15.00 feet; thence South 62°48'27" West, 38.90 feet; thence South 17°48'27" West, 31.76 feet; thence South 27°11'33" East, 42.49 feet; thence South 62°48'27" West, 20.00 feet to the Point of Beginning.

ATTACHMENT D

Deer Creek 2018 - Water Purchased -vs- Water Sold

A	B	C	D	N	O
	Actual from PC Bill		(B-C)	Sum of (G-M)	(D-N)
Read Date	Total Polk	MBR Use	Total Adj Polk	Total Billed Usage	Difference
02/09/18	3,391,000	776,000	2,615,000	2,144,220	470,780
03/13/18	3,718,000	860,000	2,858,000	1,582,874	1,275,126
04/12/18	3,364,000	753,000	2,611,000	1,923,313	687,687
05/14/18	2,750,000	606,000	2,144,000	1,400,764	743,236
06/12/18	1,743,000	360,000	1,383,000	978,241	404,759
07/13/18	1,923,000	392,000	1,531,000	946,153	584,847
08/14/18	1,879,000	383,000	1,496,000	913,720	582,280
09/12/18	2,124,000	376,000	1,748,000	875,890	872,110
10/12/18	2,701,000	364,000	2,337,000	1,168,732	1,168,268
11/09/18	2,654,000	539,000	2,115,000	1,261,771	853,229
12/08/18	3,216,000	663,000	2,553,000	1,451,030	1,101,970
01/10/19	3,097,000	559,000	2,538,000	1,658,054	879,946
TOTAL 2018	32,560,000	6,631,000	25,929,000	16,304,762	9,624,238

37.12% water loss

DCC Irrigation usage (estimated)

2,368,212

24.61% of 37.12% water loss

7,256,026

27.98% adj. water loss

ATTACHEMENT E

WATER UTILITIES INCIDENT REPORT

Acct#: A120

Account Name: Deer Creek Family LLC.

Service address: 2450 St George

Meter ID: 9984683

MXU: 10245009

Date of incident: 2/6/2019

Time of incident: Reported at 9:30am.

Description of incident: Water was reported on the ground surface near the meter box on the utility side.

Resolution: The excavation revealed several pin hole sized openings on both the top and underside of the supply line. See photo #1 below. The damaged section was replaced and the meter box reinstalled. Repairs were completed before noon photo #2.

Photo #1



Photo #2



WATER UTILITIES INCIDENT REPORT

Acct#: 4046

Account Name: Howard Davis

Service address: 2024 St George Dr

Meter ID: 998445A

MXU: 12095605

Date of incident: 2/26/2019

Time of incident: 8:30 am

Description of incident: Water was reported bubbling out of the top of a post located at above address.

Resolution: Excavation revealed a small hole in 1" service line. Repairs were made and excavation filled.



WATER UTILITIES INCIDENT REPORT

Acct#: 4055

Account Name: Glenn Kayama

Service address: 2031 St George

Meter ID: 9984391

MXU: 10244858

Reading at beginning of leak 0105150

Reading at ending of leak 0105250

Date of incident: 3/3/2019

Time of incident: 6:30 am

Description of incident: Water was reported coming up through driveway. See picture #1

Resolution: Excavation was completed and the 1" service line was isolated with a clamp. 2 couplings were installed and the excavation backfilled. The work was completed by 12:00 pm.

#1





WATER UTILITIES INCIDENT REPORT

Acct#: 4118

Account Name: George Arnold

Service address: 2504 St. George

Meter ID: 9984686

MXU: 12095514

Date of incident: 3/31/2019

Time of incident: 6:45 am.

Description of incident: Leak reported in driveway near street.

Resolution: The service line was uncovered and repairs were made. There were two leaks spaced 24" apart. Repairs were completed by noon.





WATER UTILITIES INCIDENT REPORT

Acct#: 4119

Account Name: Bill Wienker

Service address: 2456 St George

Meter ID: 0984508

MXU: 12098990

Date of incident: 5/2/2019

Time of incident: 7:30am

Description of incident: There was a small water leak near the curb stop due to improper initial installation of the service line. The service line was bent too severely.

Resolution: 2/90 * 1" elbows were installed to eliminate the problem.



WATER UTILITIES INCIDENT REPORT

Acct#: 4067

Account Name: John Reynolds

Service address: 2217 St George

Meter ID: 9984398

MXU: 10206286

Date of incident: 5/17/2018

Time of incident: Afternoon

Description of incident: A leak was detected under the driveway

Resolution: . Approximately 100 sq.ft. of pavers were removed. Excavation depth 3-1/2 feet. A hole was found on a 1" water line and was repaired. Labor time was approximately 6 hours.



WATER UTILITIES INCIDENT REPORT

Acct#: 4222

Account Name: Danielle Tortorich

Service address: 2786 St George

Meter ID: 9984681

MXU: 10244848

Date of incident: 7/13/2019

Time of incident: Reported at 8:42 pm

Description of incident: Arrived at the address at approximately 9: pm. The driveway had water seeping up through almost every joint. Bricks were removed at the area of heaviest flow and the excavation started. The trash pump would not keep up with the flow of water in the excavation. It was then determined that gate valves #16 & #20 located between 2702 and 2906 St George would need to be shut down to isolate the leak site. Jennifer Hernandez was then apprised of the situation on order to execute a boil alert order to the affected residents.

After the pressure dropped in the isolated area the flow into the excavation did not. At this point it was determined that the leak was golf course irrigation related. Water pressure was restored to affected addresses at that point.

Resolution:

The golf course irrigation pump was shut off and the flow diminished. Ryan Herring will be excavating and cap the 4" line off.



Capped and filled in.



After lines were re-pressurized another leak developed next door at 2780 St. George on 7/16/19. Below is a picture of that event. The water was flowing from under the foundation.



The leak was eventually resolved on golf course property.

WATER UTILITIES INCIDENT REPORT

Acct#: 3007

Account Name: Paul NIZIOL

Service address: 214 Augusta

Meter ID: 9984785

MXU: 10255131

Date of incident: 7/27/2019

Time of incident: 3:00 pm.

Description of incident: A leak developed on pressure side of the meter near the meter box. The leak was due to over bending the service line in to the box.

Resolution: A 90* elbow was installed along with a new curb stop. The original curb stop was corroded and could not be reused.



WATER UTILITIES INCIDENT REPORT

Acct#: 1007

Account Name: Barbara Walterhouse

Service address: 2535 St. George

Meter ID: 9984057

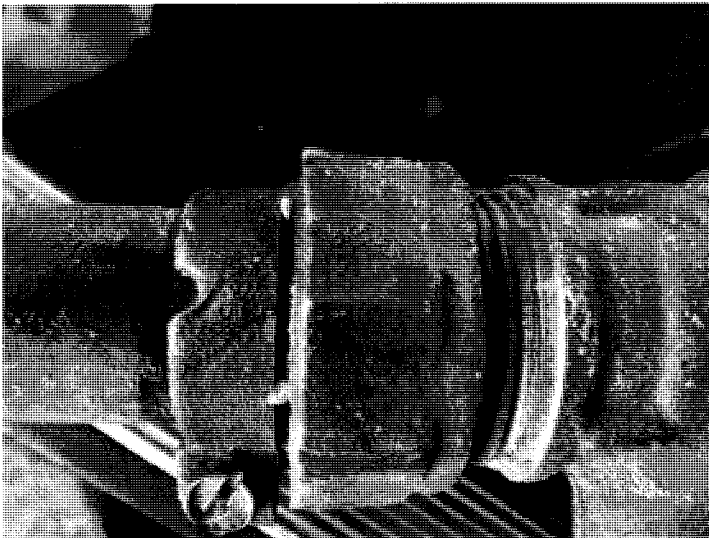
MXU: 12098619

Date of incident: 7/27/2019

Time of incident: 3:00 pm.

Description of incident: Standing water was noticed in the meter box. A pinhole leak was detected in the pressure side of the curb stop valve.

Resolution: A new curb stop and coupling were installed. Below is the damaged curb stop and leak source.



WATER UTILITIES INCIDENT REPORT

Acct#: 4047

Account Name: Reginald Edwards.

Service address: 2018 St George

Meter ID: 9984390

MXU: 102741669

Date of incident: 9/20/18

Time of incident: 8:00am

Description of incident: Water leak under driveway

Resolution: Pavers were removed and a excavation to 3'in depth was made. A 2" main was repaired.

WATER UTILITIES INCIDENT REPORT

Acct#: A053

Account Name: Deer Creek Family LLC

Service address: 2019 St George

Meter ID: 0084406

MXU: 10253188

Date of incident: 10/19/2018

Time of incident: reported at 6:35pm

Description of incident: Water leak under driveway

Resolution: The leak was found and repaired on 1" line between main and curb stop at approximately 3' underground. Crew worked until 12: am The picture below is after backfilling.



WATER UTILITIES INCIDENT REPORT

Acct#: 5164

Account Name: Jerry Robinson

Service address: 410 Golf View Regal Ridge

Meter ID: 9859723

MXU: 10125406

Date of incident: 11/28/18

Time of incident: reported 2:00 pm

Description of incident: Landscaper hit water line fitting/pipe separated before meter.

Resolution: Several main valves were shut down to isolate property. Valves were located in Regal Ridge and one valve in Fawn Ridge. Water pressure was reduced enough to install secondary ball valve before meter. Regal Ridge residents were affected for approximately 1-1/2 hours. Water was restored at 3:30 pm. Repairs completed by 4:30 pm same day.

Materials:

3/4" ball valve \$7.00

Shark bite fitting \$7.80

PVC elbows \$4.00

Labor (no overtime) Matt 1.5 hr
John 1.5 hr
James 1.5 hr
Doug 2.5 hr

ATTACHEMENT F

Deer Creek Utilities

65341076

From: Aegis Community Management <requests@aegiscms.com>
Sent: Tuesday, January 29, 2019 8:53 AM
To: Deer Creek Utilities
Subject: Deer Creek*** BOIL WATER ALERT ***

Deer Creek RV Golf & Country Club, Inc.
 42749 Highway 27, Davenport, Florida 33837
 PH: (863) 434-2839 FX: (863) 434-3336

***** BOIL WATER ALERT *****

Polk County shut the water off last night, around 10:00 pm. We were not informed that they were going to shut the water off, so we are putting a boil water alert on until the sample tests come back clear.

Aegis Community Management | 8390 Championsgate Blvd, Suite 304, Championsgate, FL 33896

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ENTERED

FEB 01 2018

LJ

CORRY
RECEIVED
Josephine, 2/1/2018, 12:34:50 pm

Joseph, Lisa A

From: Requests <requests@aegiscms.com>
Sent: Monday, May 14, 2018 9:03 AM
To: Aleena Morris
Subject: Deer Creek : Water Main Break

Deer Creek RV Golf & Country Club, Inc.

42749 Highway 27, Davenport, Florida 33837

PH: (863) 424-2839 FX: (863) 424-3336

May 13, 2018

Attention: Regal Pointe Residents

RE: Precautionary Boiling Water Alert.

Please be advised that today May 13, 2018 we had a water main break at 2229 St. George Dr.

The water was shut off for repairs. Maintenance is currently working on the issue. Your community is now under a precautionary boil water alert until such time the collected water samples come back clear. It has been suggested not to wash clothes and only take baths with boiled water, no showers.

As soon as we have the all clear, we will notify you that the precautionary boil water alert has been lifted. We apologize for the inconvenience this has caused and appreciate your understanding.

Respectfully,

Samantha Jewell
Community Supervisor

ENTERED

MAY 21 2018

MW

RECEIVED

MAY 16 2018

Environmental Health
FDOH - Bartow

Aegis Community Management | 8390 Championsgate Blvd, Suite 304, Championsgate, FL 33896

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Deer Creek RV Golf & Country Club, Inc.

42749 Highway 27, Davenport, Florida 33837

PH: (863) 424-2839 FX: (863) 424-2835



October 19, 2018

Attention: Regal Pointe Residents & Osprey Residents

RE: Precautionary Boiling Water Alert.

Please be advised that today October 19, 2018, we had a water main break at 2019 St. George Blvd.

The water was shut off for repairs. Maintenance has currently repaired the issue. Your community is now under a precautionary boil water alert until such time the collected water samples come back clear. It has been suggested not to wash clothes and only take baths with boiled water, no showers.

As soon as we have the all clear, we will notify you that the precautionary boil water alert has been lifted. We apologize for the inconvenience this has caused and appreciate your understanding.

Respectfully,

Jennifer Hernandez
Utility Supervisor

RECEIVED

OCT 21 2018

Environmental Health
FDCH - Barry