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**CLASS "C"**

**WATER AND/OR WASTEWATER UTILITIES**

(Gross Revenue of Less Than \$200,000 Each)

***ANNUAL REPORT***

WS816-07-AR  
CHC VII, Ltd.  
P. O. Box 5252  
Lakeland, FL 33807-5252

\_\_\_\_\_  
Certificate Number(s)

*Submitted To The*

***STATE OF FLORIDA***



***PUBLIC SERVICE COMMISSION***

FOR THE

**YEAR ENDED DECEMBER 31, 2007**

# FINANCIAL SECTION

## REPORT OF

CHC VII, LTD

(EXACT NAME OF UTILITY)

P. O. Box 5252	500 South Florida Avenue, Suite 700
Lakeland, Florida 33807-5252	Lakeland FL 33801 Polk

Mailing Address

Street Address

County

Telephone Number (863) 647-1581

Date Utility First Organized 1986

Fax Number (863) 647-3992

E-mail Address

Sunshine State One-Call of Florida, Inc. Member No.

Check the business entity of the utility as filed with the Internal Revenue Service:

☐

Individual

☐

Sub Chapter S Corporation

☐

1120 Corporation

☒

Partnership

Name, Address and phone where records are located: 500 South Florida Avenue, Suite 700  
Lakeland, Florida

Name of subdivisions where services are provided: Swiss Golf & Tennis Club Mobile Home Park  
Hidden Golf Club Mobile Home Park

## CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Todd Maxwell	President of General Partner	500 South Florida Ave. Lakeland FL 33801	
Person who prepared this report: Jim D. Lee CPA	CPA	PO Box 2158 Lakeland, FL 33806	
Officers and Managers: Todd Maxwell	President of General Partner	500 South Florida Ave. Lakeland FL 33801	\$ 0
			\$
			\$
			\$
			\$
			\$

Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
Century Realty Funds	10	500 S FL Ave., Lakeland	\$ 0
T&A Investments	90	500 S FL Ave., Lakeland	\$ 0
			\$
			\$
			\$
			\$
			\$
			\$

UTILITY NAME: CHC VII, LTDYEAR OF REPORT  
DECEMBER 31, 2007

## INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 85,239	\$ 85,238	\$ _____	\$ 170,477
Commercial_____		_____	_____	_____	_____
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues__		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue__		\$ 85,239	\$ 85,238	\$ _____	\$ 170,477
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 93,682	\$ 186,886	\$ _____	\$ 280,568
Depreciation Expense____	F-5	8,835	14,166	_____	23,001
CIAC Amortization Expense__	F-8	_____	_____	_____	0
Taxes Other Than Income__	F-7	4,762	5,323	_____	10,085
Income Taxes_____	F-7	0	0	_____	0
Total Operating Expense		\$ 107,279	206,375	_____	\$ 313,654
Net Operating Income (Loss)		\$ _____	\$ _____	\$ _____	\$ (143,177)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 4,632,183
Interest Income_____		_____	_____	_____	0
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 2,510,766
Interest Expense_____		_____	_____	_____	1,263,642
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ 714,598

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2007
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## COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 1,999,860	\$ 1,999,860
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	1,620,176	1,597,175
Net Utility Plant_____		\$ 379,684	\$ 402,685
Cash_____		913,905	681,173
Customer Accounts Receivable (141)_____			
Other Assets (Specify):_____			
Non Utility Property, Net (121,122)		8,201,052	8,131,453
Accounts Receivable Associated Cos (145)		4,981,371	5,041,799
Miscellaneous Current & Accrued Assets(174)		8,788,628	8,748,907
Total Assets_____		\$ 23,264,640	\$ 23,006,017
<b>Liabilities and Capital:</b>			
Common Stock Issued (201)_____	F-6		
Preferred Stock Issued (204)_____	F-6		
Other Paid in Capital (211)_____			
Retained Earnings (215)_____	F-6		
Proprietary Capital (Proprietary and partnership only) (218)_____	F-6	(1,280,473)	(1,995,071)
Total Capital_____		\$ (1,280,473)	\$ (1,995,071)
Long Term Debt (224)_____	F-6	\$ 23,552,511	\$ 23,891,984
Accounts Payable (231)_____			12,210
Notes Payable (232)_____			
Customer Deposits (235)_____			
Accrued Taxes (236)_____		10,085	13,328
Other Liabilities (Specify)_____			
Miscellaneous Current & Accured Liab (241)		982,517	1,083,566
Advances for Construction_____			
Contributions in Aid of Construction - Net (271-272)_____	F-8		
Total Liabilities and Capital_____		\$ 23,264,640	\$ 23,006,017

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT  
DECEMBER 31, 2007

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ <u>469,683</u>	\$ <u>1,530,177</u>	\$ _____	\$ <u>1,999,860</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u><u>469,683</u></u>	\$ <u><u>1,530,177</u></u>	\$ <u>_____</u>	\$ <u><u>1,999,860</u></u>

ACCUMULATED DEPRECIATION (A/D) AND AMORTIZATION OF UTILITY PLANT

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>323,676</u>	\$ <u>1,273,499</u>	\$ _____	\$ <u>1,597,175</u>
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ <u>8,737</u>	\$ <u>14,061</u>	\$ _____	\$ <u>22,798</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Amortization-Org. & Franch. <u>98</u>	<u>98</u>	<u>105</u>	_____	<u>203</u>
Total Credits _____	\$ <u><u>8,835</u></u>	\$ <u><u>14,166</u></u>	\$ _____	\$ <u><u>23,001</u></u>
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u><u>332,511</u></u>	\$ <u><u>1,287,665</u></u>	\$ <u>_____</u>	\$ <u><u>1,620,176</u></u>

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT  
DECEMBER 31, 2007

CAPITAL STOCK ( 201 - 204 )

	Common Stock	Preferred Stock
Par or stated value per share _____	_____	_____
Shares authorized _____	_____	_____
Shares issued and outstanding _____	_____	_____
Total par value of stock issued _____	_____	_____
Dividends declared per share for year _____	_____	_____

RETAINED EARNINGS ( 215 )

	Appropriated	Un- Appropriated
Balance first of year _____	\$ _____	\$ _____
Changes during the year (Specify): _____ _____ _____	_____ _____ _____	_____ _____ _____
Balance end of year _____	\$ _____	\$ _____

PROPRIETARY CAPITAL ( 218 )

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ (1,995,071)
Changes during the year (Specify): Current year income _____ _____ _____	_____ _____ _____	714,598 _____ _____
Balance end of year _____	\$ _____	\$ (1,280,473)

LONG TERM DEBT ( 224 )

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
Northwestern Mutual Life Ins. Co 6/27/06 8/1816 _____ _____ _____	5.33	120	\$ 23,552,511
Total _____			\$ 23,552,511

UTILITY NAME: CHC VII, LTDYEAR OF REPORT  
DECEMBER 31, 2007**TAXES ACCRUED ( 236 )**

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal income tax _____	\$ _____	\$ _____	\$ _____	\$ _____
State income Tax _____	_____	_____	_____	_____
Taxes Other Than Income:				
State ad valorem tax _____	926	1,487	_____	2,413
Local property tax _____	_____	_____	_____	_____
Regulatory assessment fee _____	3,836	3,836	_____	7,672
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued _____	\$ 4,762	\$ 5,323	\$ _____	\$ 10,085

**PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES**

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.

Name of Recipient	Water Amount	Wastewater Amount	Description of Service
CRF Management Co	\$ 19,003	\$ 19,003	Leased employee
Mobile Home Lifestyles, Inc	\$ 6,801	\$ 6,801	Leased employee
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____



UTILITY NAME: CHC VII, LTD

YEAR OF REPORT  
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**CONTRIBUTIONS IN AID OF CONSTRUCTION ( 271 )**

(a)	Water (b)	Wastewater (c)	Total (d)
1) Balance first of year_____	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
2) Add credits during year_____	\$ _____	\$ _____	\$ _____
3) Total_____	<u>0</u>	<u>0</u>	<u>0</u>
4) Deduct charges during the year_____	_____	_____	_____
5) Balance end of year_____	_____	_____	_____
6) Less Accumulated Amortization_____	_____	_____	_____
7) Net CIAC_____	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

**ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)**

Report below all developers or contractors agreements from which cash or property was received during the year.		Indicate "Cash" or "Property"	Water	Wastewater
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
_____		_____	_____	_____
Sub-total_____			\$ _____	\$ _____
Report below all capacity charges, main extension charges and customer connection charges received during the year.				
Description of Charge	Number of Connections	Charge per Connection		
_____	_____	\$ _____	\$ _____	\$ _____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Credits During Year (Must agree with line # 2 above.)_____			\$ <u>0</u>	\$ <u>0</u>

**ACCUMULATED AMORTIZATION OF CIAC (272)**

	Water	Wastewater	Total
Balance First of Year_____	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>
Add Credits During Year:_____	_____	_____	_____
Deduct Debits During Year:_____	_____	_____	_____
Balance End of Year (Must agree with line #6 above.)	\$ <u>0</u>	\$ <u>0</u>	\$ <u>0</u>

**\*\* COMPLETION OF SCHEDULE REQUIRED ONLY IF AFUDC WAS CHARGED DURING YEAR \*\***

UTILITY NAME: CHC VII, LTD.

YEAR OF REPORT DECEMBER 31, 2007
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**SCHEDULE "A"**

**SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (1)**

Class of Capital (a)	Dollar Amount (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [ c x d ] (e)
Common Equity	\$ _____	_____ %	_____ %	_____ %
Preferred Stock	_____	_____ %	_____ %	_____ %
Long Term Debt	_____	_____ %	_____ %	_____ %
Customer Deposits	_____	_____ %	_____ %	_____ %
Tax Credits - Zero Cost	_____	_____ %	0.00 %	_____ %
Tax Credits - Weighted Cost	_____	_____ %	_____ %	_____ %
Deferred Income Taxes	_____	_____ %	_____ %	_____ %
Other (Explain)	_____	_____ %	_____ %	_____ %
Total	\$ _____	<u>100.00</u> %		<u>_____</u> %

(1) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

**APPROVED AFUDC RATE**

Current Commission approved AFUDC rate:	_____ %
Commission Order Number approving AFUDC rate:	_____

UTILITY NAME: CHC VII, LTD.

## SCHEDULE "B"

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Preferred Stock	_____	_____	_____	_____	_____
Long Term Debt	_____	_____	_____	_____	_____
Customer Deposits	_____	_____	_____	_____	_____
Tax Credits-Zero Cost	_____	_____	_____	_____	_____
Tax Credits-Weighted	_____	_____	_____	_____	_____
Cost of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

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# WATER OPERATING SECTION

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2007
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## WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ 500	\$ _____	\$ _____	\$ 500
302	Franchises_____	2,036	_____	_____	2,036
303	Land and Land Rights_____	11,313	_____	_____	11,313
304	Structures and Improvements_____	19,700	_____	_____	19,700
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	20,546	_____	_____	20,546
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	19,411	_____	_____	19,411
310	Power Generation Equipment_____	13,773	_____	_____	13,773
311	Pumping Equipment_____	_____	_____	_____	_____
320	Water Treatment Equipment_____	6,446	_____	_____	6,446
330	Distribution Reservoirs and Standpipes_____	10,241	_____	_____	10,241
331	Transmission and Distribution Lines_____	148,686	_____	_____	148,686
333	Services_____	67,693	_____	_____	67,693
334	Meters and Meter Installations_____	130,001	_____	_____	130,001
335	Hydrants_____	18,715	_____	_____	18,715
336	Backflow Prevention Devices_____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
340	Office Furniture and Equipment_____	_____	_____	_____	_____
341	Transportation Equipment_____	_____	_____	_____	_____
342	Stores Equipment_____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	622	_____	_____	622
344	Laboratory Equipment_____	_____	_____	_____	_____
345	Power Operated Equipment_____	_____	_____	_____	_____
346	Communication Equipment_____	_____	_____	_____	_____
347	Miscellaneous Equipment_____	_____	_____	_____	_____
348	Other Tangible Plant_____	_____	_____	_____	_____
	Total Water Plant_____	\$ 469,683	\$ _____	\$ _____	\$ 469,683

## ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
304	Structures and Improvements	28	0 %	3.57 %	\$ 8,216	\$	\$ 704	\$ 8,920
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	0 %	3.7 %	15,592		761	16,353
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains	32	0 %	3.13 %	12,447		607	13,054
310	Power Generating Equipment	17	0 %	5.88 %	13,773		0	13,773
311	Pumping Equipment		%	%				
320	Water Treatment Equipment	17	0 %	5.88 %	6,446		0	6,446
330	Distribution Reservoirs & Standpipes	33	0 %	3.03 %	6,357		310	6,667
331	Trans. & Dist. Mains	38	0 %	2.63 %	80,196		3,910	84,106
333	Services	35	0 %	2.86 %	39,663		1,936	41,599
334	Meter & Meter Installations	17	0 %	5.88 %	130,001		0	130,001
335	Hydrants	40	0 %	2.5 %	9,594		468	10,062
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
341	Transportation Equipment		%	%				
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment	15	0 %	6.67 %	333		41	374
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%				
	Totals				\$ 322,618	\$	\$ 8,737	\$ 331,355 *

\* This amount should tie to Sheet F-5.

UTILITY NAME: CHC VII LTD

YEAR OF REPORT DECEMBER 31, 2007
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**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 33,289
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
604	Employee Pensions and Benefits_____	
610	Purchased Water_____	
615	Purchased Power_____	8,851
616	Fuel for Power Production_____	
618	Chemicals_____	11,058
620	Materials and Supplies_____	7,315
630	Contractual Services:	
	Billing_____	
	Professional_____	3,381
	Testing_____	2,197
	Other_____	11,215
640	Rents_____	
650	Transportation Expense_____	3,515
655	Insurance Expense_____	10,698
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
670	Bad Debt Expense_____	
675	Miscellaneous Expenses_____	2,163
	Total Water Operation And Maintenance Expense_____	\$ 93,682 *

\* This amount should tie to Sheet F-3.

**WATER CUSTOMERS**

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	873	873	873.0
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	6	6	6.0
3/4"	D	1.5			
1"	D	2.5	7	7	17.5
1 1/2"	D,T	5.0	1	1	5.0
2"	D,C,T	8.0	1	1	8.0
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
** D = Displacement C = Compound T = Turbine					
Total			888	888	909.5

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2007
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SYSTEM NAME: SWISS GOLF AND HIDDEN GOLF

**PUMPING AND PURCHASED WATER STATISTICS**

	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [ (b)+(c)-(d) ]	Water Sold To Customers (Omit 000's)
(a)	(b)	(c)	(d)	(e)	(f)
January_____	_____	7,073	_____	7,073	13,743
February_____	_____	5,500	_____	5,500	_____
March_____	_____	6,576	_____	6,576	_____
April_____	_____	6,209	_____	6,209	10,817
May_____	_____	6,201	_____	6,201	_____
June_____	_____	5,334	_____	5,334	_____
July_____	_____	5,217	_____	5,217	14,396
August_____	_____	5,275	_____	5,275	_____
September_____	_____	4,859	_____	4,859	_____
October_____	_____	5,396	_____	5,396	12,769
November_____	_____	5,866	_____	5,866	_____
December_____	_____	6,826	_____	6,826	_____
Total for Year_____	_____	70,332	_____	70,332	51,725

If water is purchased for resale, indicate the following:

Vendor\_\_\_\_\_

Point of delivery\_\_\_\_\_

If water is sold to other water utilities for redistribution, list names of such utilities below:

**MAINS (FEET)**

Kind of Pipe (PVC, Cast Iron, Coated Steel, etc.)	Diameter of Pipe	First of Year	Added	Removed or Abandoned	End of Year
PVC	6"	9,060	_____	_____	9,060
PVC	4"	1,740	_____	_____	1,740
PVC	2"	8,760	_____	_____	8,760
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____



UTILITY NAME: CHC VII, LTD

YEAR OF REPORT  
DECEMBER 31, 200

SYSTEM NAME: SWISS GOLF AND HIDDEN GOLF

### WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed_____	_____	_____	_____	_____
Types of Well Construction and Casing_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells_____	546'	_____	_____	_____
Diameters of Wells_____	12"	_____	_____	_____
Pump - GPM_____	_____	_____	_____	_____
Motor - HP_____	_____	_____	_____	_____
Motor Type *_____	_____	_____	_____	_____
Yields of Wells in GPD_____	779,040	810,720	_____	_____
Auxiliary Power_____	NO	Diesel w/GM Power Takeoff	_____	_____
* Submersible, centrifugal, etc.				

### RESERVOIRS

(a)	(b)	(c)	(d)	(e)
Description (steel, concrete)	Steel	_____	_____	_____
Capacity of Tank_____	20,000 GAL	_____	_____	_____
Ground or Elevated_____	Ground	_____	_____	_____

### HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer_____	N/A	_____	_____	_____
Type_____	_____	_____	_____	_____
Rated Horsepower_____	_____	_____	_____	_____
<u>Pumps</u>				
Manufacturer_____	N/A	_____	_____	_____
Type_____	_____	_____	_____	_____
Capacity in GPM_____	_____	_____	_____	_____
Average Number of Hours Operated Per Day_____	_____	_____	_____	_____
Auxiliary Power_____	_____	_____	_____	_____

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT  
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**SOURCE OF SUPPLY**

List for each source of supply ( Ground, Surface, Purchased Water etc. )			
Permitted Gals. per day_____	779,040	810,720	_____
Type of Source_____	Ground	Ground	_____

**WATER TREATMENT FACILITIES**

List for each Water Treatment Facility:			
Type_____	Primary	Primary	_____
Make_____	_____	_____	_____
Permitted Capacity (GPD)_____	779,040	810,720	_____
High service pumping	_____	_____	_____
Gallons per minute_____	N/A	N/A	_____
Reverse Osmosis_____	N/A	N/A	_____
Lime Treatment	_____	_____	_____
Unit Rating_____	N/A	N/A	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._____	N/A	N/A	_____
Gravity GPD/Sq.Ft._____	N/A	N/A	_____
Disinfection	_____	_____	_____
Chlorinator_____	No	No	_____
Ozone_____	No	No	_____
Other_____	No	No	_____
Auxiliary Power_____	No	No	_____

UTILITY NAME: CHC VII, LTD

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SYSTEM NAME: SWISS GOLF AND HIDDEN GOLF

**GENERAL WATER SYSTEM INFORMATION**

Furnish information below for each system. A separate page should be supplied where necessary.

1. Present ERC's \* the system can efficiently serve. \_\_\_\_\_ 197
2. Maximum number of ERCs \* which can be served. \_\_\_\_\_ 197
3. Present system connection capacity (in ERCs \*) using existing lines. \_\_\_\_\_ 197
4. Future connection capacity (in ERCs \*) upon service area buildout. \_\_\_\_\_ 197
5. Estimated annual increase in ERCs \*. NONE
6. Is the utility required to have fire flow capacity? YES  
If so, how much capacity is required? \_\_\_\_\_
7. Attach a description of the fire fighting facilities. City of Winter Haven, Polk County Fire Departments  
40 fire hydrants; on site well.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
9. When did the company last file a capacity analysis report with the DEP? \_\_\_\_\_
10. If the present system does not meet the requirements of DEP rules, submit the following:
  - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
  - b. Have these plans been approved by DEP? \_\_\_\_\_
  - c. When will construction begin? \_\_\_\_\_
  - d. Attach plans for funding the required upgrading.
  - e. Is this system under any Consent Order with DEP? NO
11. Department of Environmental Protection ID # \_\_\_\_\_ None required
12. Water Management District Consumptive Use Permit # 207187.05
  - a. Is the system in compliance with the requirements of the CUP? \_\_\_\_\_ YES
  - b. If not, what are the utility's plans to gain compliance? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* An ERC is determined based on one of the following methods:

(a) If actual flow data are available from the preceding 12 months:

Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:

ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

# WASTEWATER OPERATING SECTION

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2007
-------------------------------------

**WASTEWATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ 400	\$ _____	\$ _____	\$ 400
352	Franchises_____	2,292	_____	_____	2,292
353	Land and Land Rights_____	18,166	_____	_____	18,166
354	Structures and Improvements_____	50,863	_____	_____	50,863
355	Power Generation Equipment_____	_____	_____	_____	_____
360	Collection Sewers - Force_____	_____	_____	_____	_____
361	Collection Sewers - Gravity_____	342,408	_____	_____	342,408
362	Special Collecting Structures_____	_____	_____	_____	_____
363	Services to Customers_____	82,700	_____	_____	82,700
364	Flow Measuring Devices_____	_____	_____	_____	_____
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	_____	_____	_____	_____
371	Pumping Equipment_____	300,198	_____	_____	300,198
380	Treatment and Disposal Equipment_____	693,086	_____	_____	693,086
381	Plant Sewers_____	40,064	_____	_____	40,064
382	Outfall Sewer Lines_____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
390	Office Furniture and Equipment_____	_____	_____	_____	_____
391	Transportation Equipment_____	_____	_____	_____	_____
392	Stores Equipment_____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____
394	Laboratory Equipment_____	_____	_____	_____	_____
395	Power Operated Equipment_____	_____	_____	_____	_____
396	Communication Equipment_____	_____	_____	_____	_____
397	Miscellaneous Equipment_____	_____	_____	_____	_____
398	Other Tangible Plant_____	_____	_____	_____	_____
	Total Wastewater Plant_____	\$ 1,530,177	\$ _____	\$ _____	\$ 1,530,177 *

\* This amount should tie to sheet F-5.

UTILITY NAME: CHC VII, LTD.

YEAR OF REPORT  
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ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WASTEWATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
354	Structures and Improvements	27	0 %	3.7 %	\$ 29,342	\$	\$ 1,881	\$ 31,223
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force		%	%				
361	Collection Sewers - Gravity	40	0 %	2.5 %	175,480		8,561	184,041
362	Special Collecting Structures		%	%				0
363	Services to Customers	35	0 %	2.86 %	48,458		2,365	50,823
364	Flow Measuring Devices		%	%				0
365	Flow Measuring Installations		%	%				0
370	Receiving Wells		%	%				0
371	Pumping Equipment	18	0 %	5.56 %	300,198		0	300,198
380	Treatment and Disposal Equipment	18	0 %	5.56 %	693,086		0	693,086
381	Plant Sewers	32	0 %	3.13 %	25,682		1,254	26,936
382	Outfall Sewer Lines		%	%				
389	Other Plant and Miscellaneous Equipment		%	%				
390	Office Furniture and Equipment		%	%				
391	Transportation Equipment		%	%				
392	Stores Equipment		%	%				
393	Tools, Shop and Garage Equipment		%	%				
394	Laboratory Equipment		%	%				
395	Power Operated Equipment		%	%				
396	Communication Equipment		%	%				
397	Miscellaneous Equipment		%	%				
398	Other Tangible Plant		%	%				
	Totals				\$ 1,272,246	\$	\$ 14,061	\$ 1,286,307 *

\* This amount should tie to Sheet F-5.

## WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ 33,289
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
704	Employee Pensions and Benefits_____	
710	Purchased Wastewater Treatment_____	
711	Sludge Removal Expense_____	42,795
715	Purchased Power_____	17,480
716	Fuel for Power Production_____	
718	Chemicals_____	10,261
720	Materials and Supplies_____	22,867
730	Contractual Services:	
	Billing_____	
	Professional _____	31,272
	Testing_____	2,767
	Other_____	9,779
740	Rents_____	
750	Transportation Expense_____	3,515
755	Insurance Expense_____	10,698
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
770	Bad Debt Expense_____	
775	Miscellaneous Expenses_____	2,163
	Total Wastewater Operation And Maintenance Expense_____	\$ 186,886 *

\* This amount should tie to Sheet F-3.

## WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Equivalent Customers (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service	D	1.0	873	873	873.0
All meter sizes					
General Service	D D,T D,C,T D C T	1.0	5	5	5.0
5/8"		1.5			
3/4"		2.5	7	7	17.5
1"		5.0	1	1	5.0
1 1/2"		8.0	1	1	8.0
2"		15.0			
3"		16.0			
3"		17.5			
Unmetered Customers					
Other (Specify)					
Total			887	887	908.5

\*\* D = Displacement  
C = Compound  
T = Turbine

## PUMPING EQUIPMENT

Lift Station Number_____ 1	2	3	4	5	6	7
Make or Type and nameplate data on pump_____ F.G.	Concrete	Concrete	Concrete	Concrete	Concrete	Concrete
_____	_____	_____	_____	_____	_____	_____
Year installed_____ 1986	1986	1986	1986	1986	1986	1986
Rated capacity_____	_____	_____	_____	_____	_____	_____
Size_____ 5' Deep	10'deep	12'3" deep	5' dia	11' deep	11' deep	11'6" deep
Power:						
Electric_____ Electric	Electric	Electric	Electric	Electric	Electric	Electric
Mechanical_____	_____	_____	_____	_____	_____	_____
Nameplate data of motor_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

## SERVICE CONNECTIONS

Size (inches)_____	4"	_____	_____	_____	_____	_____
Type (PVC, VCP, etc.)_____	PVC	_____	_____	_____	_____	_____
Average length_____	12'	_____	_____	_____	_____	_____
Number of active service connections_____	815	_____	_____	_____	_____	_____
Beginning of year_____	815	_____	_____	_____	_____	_____
Added during year_____	0	_____	_____	_____	_____	_____
Retired during year_____	0	_____	_____	_____	_____	_____
End of year_____	815	_____	_____	_____	_____	_____
Give full particulars concerning inactive connections_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____

## COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches)_____	8"	_____	_____	_____	N/A	_____	_____	_____
Type of main_____	PVC	_____	_____	_____	_____	_____	_____	_____
Length of main (nearest foot)_____	28105	_____	_____	_____	_____	_____	_____	_____
Beginning of year_____	28105	_____	_____	_____	_____	_____	_____	_____
Added during year_____	0	_____	_____	_____	_____	_____	_____	_____
Retired during year_____	0	_____	_____	_____	_____	_____	_____	_____
End of year_____	28105	_____	_____	_____	_____	_____	_____	_____

## MANHOLES

Size (inches)_____	4"	_____	_____	_____
Type of Manhole_____	Brick	_____	_____	_____
Number of Manholes:				
Beginning of year_____	84	_____	_____	_____
Added during year_____	0	_____	_____	_____
Retired during year_____	0	_____	_____	_____
End of Year_____	84	_____	_____	_____



UTILITY NAME: CHC VII, LTD

SYSTEM NAME: SWISS GOLF AND HIDDEN GOLF

YEAR OF REPORT  
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#### TREATMENT PLANT

Manufacturer_____	_____	_____	_____
Type_____	_____	_____	_____
"Steel" or "Concrete"_____	Concrete	_____	_____
Total Permitted Capacity_____	.176 MGD	_____	_____
Average Daily Flow_____	70,230	_____	_____
Method of Effluent Disposal_____	on site	_____	_____
Permitted Capacity of Disposal_____	_____	_____	_____
Total Gallons of Wastewater treated_____	25,634,000	_____	_____

#### MASTER LIFT STATION PUMPS

Manufacturer_____	None	_____	_____	_____	_____	_____
Capacity (GPM's)_____	_____	_____	_____	_____	_____	_____
Motor:						
Manufacturer_____	_____	_____	_____	_____	_____	_____
Horsepower_____	_____	_____	_____	_____	_____	_____
Power (Electric or Mechanical)_____	_____	_____	_____	_____	_____	_____

#### PUMPING WASTEWATER STATISTICS

Months	Gallons of Treated Wastewater	Effluent Reuse Gallons to Customers	Effluent Gallons Disposed of on site
January_____	1,625	_____	1,625
February_____	2,093	_____	2,093
March_____	2,366	_____	2,366
April_____	2,945	_____	2,945
May_____	1,911	_____	1,911
June_____	1,612	_____	1,612
July_____	1,944	_____	1,944
August_____	1,944	_____	1,944
September_____	1,879	_____	1,879
October_____	2,187	_____	2,187
November_____	2,501	_____	2,501
December_____	2,627	_____	2,627
Total for year_____	25,634	_____	25,634

If Wastewater Treatment is purchased, indicate the vendor: \_\_\_\_\_

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT  
DECEMBER 31, 2007

SYSTEM NAME: SWISS GOLF AND HIDDEN GOLF

**GENERAL WASTEWATER SYSTEM INFORMATION**

Furnish information below for each system. A separate page should be supplied where necessary.

1. Present number of ERCs\* now being served. \_\_\_\_\_ 280
2. Maximum number of ERCs\* which can be served. \_\_\_\_\_ 280
3. Present system connection capacity (in ERCs\*) using existing lines \_\_\_\_\_ 280
4. Future connection capacity (in ERCs\*) upon service area buildout. \_\_\_\_\_ 280
5. Estimated annual increase in ERCs\*. \_\_\_\_\_ NONE

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system

\_\_\_\_\_

\_\_\_\_\_

7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.

8. If the utility does not engage in reuse, has a reuse feasibility study been completed? \_\_\_\_\_

If so, when? \_\_\_\_\_

9. Has the utility been required by the DEP or water management district to implement reuse? \_\_\_\_\_

If so, what are the utility's plans to comply with this requirement? \_\_\_\_\_

10. When did the company last file a capacity analysis report with the DEP? \_\_\_\_\_ 1999

11. If the present system does not meet the requirements of DEP rules, submit the following:

- a. Attach a description of the plant upgrade necessary to meet the DEP rules.
- b. Have these plans been approved by DEP? \_\_\_\_\_
- c. When will construction begin? \_\_\_\_\_
- d. Attach plans for funding the required upgrading.
- e. Is this system under any Consent Order with DEP? \_\_\_\_\_ NO

12. Department of Environmental Protection ID # \_\_\_\_\_ DO-53-200395

\* An ERC is determined based on one of the following methods:

(a) If actual flow data are available from the preceding 12 months:

Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:

ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT  
DECEMBER 31, 2007

## CERTIFICATION OF ANNUAL REPORT

I HEREBY CERTIFY, to the best of my knowledge and belief:

- |   |                                |    |  |
|---|--------------------------------|----|--|
| YES<br><input checked="checked" type="checkbox"/> XXX | NO<br><input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code.   |
| YES<br><input checked="checked" type="checkbox"/> XXX | NO<br><input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.  |
| YES<br><input checked="checked" type="checkbox"/> XXX | NO<br><input type="checkbox"/> | 3. | There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.   |
| YES<br><input checked="checked" type="checkbox"/> XXX | NO<br><input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. |

### Items Certified

1. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>	_____ (signature of chief executive officer of the utility) *
1. <input checked="checked" type="checkbox"/> XX	2. <input checked="checked" type="checkbox"/> XX	3. <input checked="checked" type="checkbox"/> XX	4. <input checked="checked" type="checkbox"/> XX	_____ (signature of chief financial officer of the utility) *

\* Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of the signature.

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.

**Reconciliation of Revenue to  
Regulatory Assessment Fee Revenue  
Water Operations  
Class C**

Company: CHC VII LTD

For the Year Ended December 31, 2007

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ <u>85,239</u>	\$ <u>85,239</u>	\$ <u>- 0 -</u>
Commercial	_____	_____	_____
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
<b>Total Water Operating Revenue</b>	\$ <u>85,239</u>	\$ <u>85,239</u>	\$ <u>- 0 -</u>
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>	_____	_____	_____
<b>Net Water Operating Revenues</b>	\$ <u>85,239</u>	\$ <u>85,239</u>	\$ <u>- 0 -</u>

Explanations:

Instructions:

For the current year, reconcile the gross water revenues reported on Schedule F-3 with the gross water revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).

**Reconciliation of Revenue to  
Regulatory Assessment Fee Revenue  
Wastewater Operations  
Class C**

Company: CHC VII, Ltd.

For the Year Ended December 31, 2007

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ <u>85,238</u>	\$ <u>85,238</u>	\$ <u>-0-</u>
Commercial			
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
<b>Total Wastewater Operating Revenue</b>	\$ <u>85,238</u>	\$ <u>85,238</u>	\$ <u>-0-</u>
<b>LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility</b>			
<b>Net Wastewater Operating Revenues</b>	\$ <u>85,238</u>	\$ <u>85,238</u>	\$ <u>-0-</u>

Explanations:

**Instructions:**

For the current year, reconcile the gross wastewater revenues reported on Schedule F-3 with the gross wastewater revenues reported on the company's regulatory assessment fee return. Explain any differences reported in column (d).