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WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

WS816-19-AR
Brian Altman
CHC VII, Ltd.
P. O. Box 330
Lakeland, FL 33802

Submitted To The
STATE OF FLORIDA

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2019

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA), Commission Rules and the definitions on the next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent, enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceding year ending December 31.

Florida Public Service Commission
Division of Economic Regulation
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Economic Regulation, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

TABLE OF CONTENTS

FINANCIAL SECTION	PAGE
Identification	F-2
Income Statement	F-3
Comparative Balance Sheet	F-4
Gross Utility Plant	F-5
Accumulated Depreciation and Amortization of Utility Plant	F-5
Capital Stock	F-6
Retained Earnings	F-6
Proprietary Capital	F-6
Long Term Debt	F-6
Tax Expense	F-7
Payment for Services Rendered by Other Than Employees	F-7
Contributions in Aid of Construction	F-8
Cost of Capital Used for AFUDC Calculation	F-9
Capital Structure Adjustments	F-10
WATER OPERATING SECTION	PAGE
Water Utility Plant Accounts	W-1
Analysis of Accumulated Depreciation by Primary Account - Water	W-2
Water Operation and Maintenance Expense	W-3
Water Customers	W-3
Pumping and Purchased Water Statistics and Mains	W-4
Wells and Well Pumps, Reservoirs, and High Service Pumping	W-5
Sources of Supply and Water Treatment Facilities	W-6
General Water System Information	W-7
WASTEWATER OPERATING SECTION	PAGE
Wastewater Utility Plant Accounts	S-1
Analysis of Accumulated Depreciation by Primary Account - Wastewater	S-2
Wastewater Operation and Maintenance Expense	S-3
Wastewater Customers	S-3
Pumping Equipment, Service Connections, Collecting and Force Mains and Manholes	S-4
Treatment Plant, Master Lift Station Pumps and Pumping Wastewater Statistics	S-5
General Wastewater System Information	S-6
VERIFICATION SECTION	PAGE
Verification	V-1

FINANCIAL SECTION

REPORT OF

CHC VII, LTD

(EXACT NAME OF UTILITY)

P. O. Box 330 Lakeland, Florida 33802-0330	500 South Florida Avenue, Suite 700 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 baltman@centurycompanies.net

Sunshine State One-Call of Florida, Inc. Member No. CV2090

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: <u>Brian Altman</u>	<u>Manager</u>	<u>500 South Florida Ave.</u> <u>Lakeland FL 33801</u>	
Person who prepared this report: <u>Kim S Kelley</u>	<u>Accounting Clerk</u>	<u>PO Box 330</u> <u>Lakeland, FL 33802</u>	
Officers and Managers: <u>Brian Altman</u>	<u>Manager</u>	<u>500 South Florida Ave.</u> <u>Lakeland FL 33801</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

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
<u>T&A Investments</u>	<u>5</u>	<u>500 S FL Ave., Lakeland</u>	\$ <u>0</u>
<u>T&A Family Partnership</u>	<u>15</u>	<u>500 S FL Ave., Lakeland</u>	\$ <u>0</u>
<u>Anita K Maxwell</u>	<u>79</u>	<u>500 S Florida Ave, Lkld</u>	\$ <u>0</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 95,871	147,649	\$ _____	\$ 243,520
Commercial _____		5,156	4,395	_____	9,551
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ 101,027	\$ 152,044	\$ _____	\$ 253,071
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 136,599	160,547	\$ _____	\$ 297,146
Depreciation Expense _____	F-5	30,780	19,229	_____	50,009
CIAC Amortization Expense _____	F-8	_____	_____	_____	0
Taxes Other Than Income _____	F-7	5,840	8,920	_____	14,760
Income Taxes _____	F-7	_____	_____	_____	0
Total Operating Expense		\$ 173,219	188,696	_____	\$ 361,915
Net Operating Income (Loss)		\$ (72,192)	(36,652)	\$ _____	\$ (108,844)
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ 5,960,936
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ 6,227,709
Interest Expense _____		_____	_____	_____	1,783,691
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ (2,159,308)

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 1,355,377	\$ 1,100,942
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	846,617	806,230
Net Utility Plant -----		\$ 508,760	\$ 294,712
Cash -----		664,533	432,050
Customer Accounts Receivable (141) -----		0	0
Other Assets (Specify): Mtg Holder escrows		154,885	174,398
Non Utility Property, Net (121,122) -----		7,823,207	8,016,915
Accounts Receivable Associated Cos (145) -----		29,802,593	17,849,979
Miscellaneous Current & Accrued Assets(174) -----		766,441	78,396
Unamortized Regulatory Comm. Expns -----		10,047	0
Total Assets -----		\$ 39,730,466	\$ 26,846,451
Liabilities and Capital:			
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	(17,603,408)	(15,443,740)
Total Capital -----		\$ (17,603,048)	\$ (15,443,740)
Long Term Debt (224) -----	F-6	\$ 56,615,000	\$ 41,562,940
Accounts Payable (231) -----		5,751	31,438
Notes Payable (232) -----		5,330	7,294
Customer Deposits (235) -----			
Accrued Taxes (236) -----		14,760	15,856
Other Liabilities (Specify)Unearned Income		1,994	793
Miscellaneous Current & Accrued Liab (241) -----		690,679	671,868
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ 39,730,466	\$ 26,846,449

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2019

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 689,069	\$ 666,308	\$ _____	\$ 1,355,377

Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 689,069	\$ 666,308	\$ _____	\$ 1,355,377

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 337,446	\$ 468,784	\$ _____	\$ 806,230
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ 30,780	\$ 19,228	\$ _____	\$ 50,008
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Amortization-Org. & Franch. Total Credits _____	\$ 30,780	\$ 19,228	\$ _____	\$ 50,008
_____	_____	_____	_____	_____
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ 6,956	\$ 2,665	\$ _____	\$ 9,621
Cost of removal _____	_____	0	_____	0
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ 6,956	\$ 2,665	\$ _____	\$ 9,621
_____	_____	_____	_____	_____
Balance End of Year _____	\$ 361,270	\$ 485,347	\$ _____	\$ 846,617

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2019

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 _____	\$ _____	\$ (15,443,740)
Changes during the year (Specify): Current year income(loss) _____ _____	_____	(2,159,308)
Balance end of year _____	\$ _____	\$ (17,603,048)

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
<u>Walker & Dunlop</u> _____ _____	4.18	120	\$ 56,615,000
Total _____			\$ 56,615,000

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2019

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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.)_____			\$ 0

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

UTILITY NAME: CHC VII, LTD.

YEAR OF REPORT DECEMBER 31, 2019

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	\$ _____	100.00 %		_____ %

(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:	_____

**WATER
OPERATING
SECTION**

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises	_____	_____	_____	_____
303	Land and Land Rights	3,165	_____	_____	3,165
304	Structures and Improvements	8,000	_____	_____	8,000
305	Collecting and Impounding Reservoirs	_____	_____	_____	_____
306	Lake, River and Other Intakes	_____	_____	_____	_____
307	Wells and Springs	7,482	_____	_____	7,482
308	Infiltration Galleries and Tunnels	_____	_____	_____	_____
309	Supply Mains	0	_____	_____	0
310	Power Generation Equipment	_____	_____	_____	_____
311	Pumping Equipment	100,642	7,200	_____	107,842
320	Water Treatment Equipment	9,002	1,461	_____	10,463
330	Distribution Reservoirs and Standpipes	71,500	_____	_____	71,500
331	Transmission and Distribution Lines	178,501	0	_____	178,501
333	Services	0	_____	_____	0
334	Meters and Meter Installations	16,535	234,663	6,956	244,242
335	Hydrants	39,292	-	_____	39,292
336	Backflow Prevention Devices	5,268	_____	_____	5,268
339	Other Plant and Miscellaneous Equipment	_____	_____	_____	_____
340	Office Furniture and Equipment	2,250	_____	_____	2,250
341	Transportation Equipment	_____	_____	_____	_____
342	Stores Equipment	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment	_____	_____	_____	_____
344	Laboratory Equipment	_____	_____	_____	_____
345	Power Operated Equipment	9,264	_____	_____	9,264
346	Communication Equipment	_____	_____	_____	_____
347	Miscellaneous Equipment	_____	_____	_____	_____
348	Other Tangible Plant	1,800	_____	_____	1,800
	Total Water Plant	\$ 452,701	\$ 243,324	\$ 6,956	\$ 689,069

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 %	3.7 %	\$ 8,000	\$	\$	\$ 8,000
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	0 %	3.7 %	7,482			7,482
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains							0
310	Power Generating Equipment							0
311	Pumping Equipment	17	%	5.88 %	100,750		6,340	107,090
320	Water Treatment Equipment	17	0 %	5.88 %	6,947		137	7,084
330	Distribution Reservoirs & Standpipes	33	0 %	3.03 %	20,474		2,145	22,619
331	Trans. & Dist. Mains	38	0 %	2.63 %	145,391		4,695	150,086
333	Services							0
334	Meter & Meter Installations	17	0 %	5.88 %	8,290	6,956	14,362	15,696
335	Hydrants	40	0 %	2.5 %	29,955		982	30,937
336	Backflow Prevention Devices		%	6.67 %	1,053		353	1,406
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment	6	0 %	16.7 %	2,443		(193)	2,250
341	Transportation Equipment		%	%				
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment		%	%				0
344	Laboratory Equipment		%	%				
345	Power Operated Equipment	20	%	5 %	6,516		1,853	8,369
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	5.88 %	145		106	251
	Totals				\$ 337,446	\$	\$ 30,780	\$ 361,270 *

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 77,674
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	6,052
616	Fuel for Power Production	
618	Chemicals	7,377
620	Materials and Supplies	11,114
630	Contractual Services:	
	Billing	652
	Professional	2,342
	Testing	3,418
	Other	8,904
640	Rents	
650	Transportation Expense	7,747
655	Insurance Expense	4,986
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	2,512
670	Bad Debt Expense	330
675	Miscellaneous Expenses	3,491
	Total Water Operation And Maintenance Expense	\$ 136,599 *

* 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	871	869	869.0
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	14	14	14.0
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0	3	3	15.0
2"	D,C,T	8.0	5	5	40.0
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total	893	891
					938.0

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2019

SYSTEM NAME: SWISS GOLF AND HIDDEN GOLF

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b) Water Purchased For Resale (Omit 000's)	(c) Finished Water From Wells (Omit 000's)	(d) Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	(e) Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	(f) Water Sold To Customers (Omit 000's)
January_____	_____	4,679	224	4,455	3,306
February_____	_____	4,554	638	3,916	3,515
March_____	_____	5,653	355	5,298	3,934
April_____	_____	5,427	224	5,203	3,443
May_____	_____	5,460	268	5,192	5,212
June_____	_____	4,627	263	4,364	2,784
July_____	_____	5,086	2,486	2,600	2,874
August_____	_____	4,355	559	3,796	2,469
September_____	_____	4,256	536	3,720	5,738
October_____	_____	4,775	748	4,027	3,963
November_____	_____	5,018	1,395	3,623	4,154
December_____	_____	4,746	224	4,522	4,477
Total for Year_____	_____	58,636	7,920	50,716	45,869

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, 2019

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 _____	60	_____	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	779,040	_____	_____	_____
Auxiliary Power _____	NO	_____	_____	_____
* 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)
Motors				
Manufacturer _____	N/A	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
Pumps				
Manufacturer _____	N/A	_____	_____	_____
Type _____	_____	_____	_____	_____
Capacity in GPM _____	_____	_____	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2019

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day _____	779,040	_____	_____
Type of Source _____	Ground	_____	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type _____	Primary	_____	_____
Make _____	_____	_____	_____
Permitted Capacity (GPD) _____	779,040	_____	_____
High service pumping	_____	_____	_____
Gallons per minute _____	N/A	_____	_____
Reverse Osmosis _____	N/A	_____	_____
Lime Treatment	_____	_____	_____
Unit Rating _____	N/A	_____	_____
Filtration	_____	_____	_____
Pressure Sq. Ft. _____	N/A	_____	_____
Gravity GPD/Sq.Ft. _____	N/A	_____	_____
Disinfection	_____	_____	_____
Chlorinator _____	No	_____	_____
Ozone _____	No	_____	_____
Other _____	No	_____	_____
Auxiliary Power _____	No	_____	_____

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2019

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. _____ 937
- 2. Maximum number of ERCs * which can be served. _____ 937
- 3. Present system connection capacity (in ERCs *) using existing lines. _____ 937
- 4. Future connection capacity (in ERCs *) upon service area buildout. _____ 937
- 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? fire flows of not less than 500 gallons per minute
- 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.
At this time there are no plans to enlarge or improve the water 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 # _____ 6535064
- 12. Water Management District Consumptive Use Permit # 20007187.010
 - a. Is the system in compliance with the requirements of the CUP? _____
 - 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 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**

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ _____	_____	_____	_____
352	Franchises_____	_____	_____	_____	_____
353	Land and Land Rights_____	5,082	_____	_____	5,082
354	Structures and Improvements_____	14,864	_____	_____	14,864
355	Power Generation Equipment_____	1,139	_____	_____	1,139
360	Collection Sewers - Force_____	4,669	_____	_____	4,669
361	Collection Sewers - Gravity_____	351,885	_____	_____	351,885
362	Special Collecting Structures_____	0	_____	_____	_____
363	Services to Customers_____	1,050	_____	_____	1,050
364	Flow Measuring Devices_____	4,328	_____	_____	4,328
365	Flow Measuring Installations_____	350	_____	_____	350
370	Receiving Wells_____	89,619	_____	_____	89,619
371	Pumping Equipment_____	32,696	16,799	3,160	46,335
380	Treatment and Disposal Equipment_____	127,769	7,093	2,665	132,197
381	Plant Sewers_____	0	_____	_____	0
382	Outfall Sewer Lines_____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_____	2,053	_____	_____	2,053
390	Office Furniture and Equipment_____	2,250	_____	_____	2,250
391	Transportation Equipment_____	_____	_____	_____	_____
392	Stores Equipment_____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____
394	Laboratory Equipment_____	_____	_____	_____	_____
395	Power Operated Equipment_____	10,487	_____	_____	10,487
396	Communication Equipment_____	_____	_____	_____	_____
397	Miscellaneous Equipment_____	_____	_____	_____	0
398	Other Tangible Plant_____	_____	_____	_____	_____
	Total Wastewater Plant_____	\$ 648,241	\$ 23,892	\$ 5,825	\$ 666,308 *

* This amount should tie to sheet F-5.

UTILITY NAME: CHC VII, LTD.

YEAR OF REPORT
DECEMBER 31, 2019

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				1,650		550	\$ 2,200
355	Power Generation Equipment			10 %	228		114	342
360	Collection Sewers - Force			2.5 %	2,159		173	2,332
361	Collection Sewers - Gravity	40	0 %	2.5 %	282,590		8,797	291,387
362	Special Collecting Structures							0
363	Services to Customers	35	0 %	2.86 %	315		30	345
364	Flow Measuring Devices	5		20 %	2,514		419	2,933
365	Flow Measuring Installations			20 %	140		70	210
370	Receiving Wells				80,048		465	80,513
371	Pumping Equipment	18	0 %	5.56 %	1,887		3,090	4,977
380	Treatment and Disposal Equipment	18	0 %	5.56 %	87,963	2,665	2,911	88,209
381	Plant Sewers							0
382	Outfall Sewer Lines			6.67 %	785		137	922
389	Other Plant and Miscellaneous Equipment							
390	Office Furniture and Equipment							
391	Equipment	10		16.7 %	1,500		375	1,875
392	Transportation Equipment							
393	Stores Equipment							
393	Tools, Shop and Garage Equipment							
394	Laboratory Equipment							
395	Power Operated Equipment	20		5.00 %	7,005		2,097	9,102
396	Communication Equipment							
397	Miscellaneous Equipment							
398	Other Tangible Plant							
	Totals				\$ 468,784	\$ 2,665	\$ 19,228	\$ 485,347 *

* This amount should tie to Sheet F-5.

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 60,204
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
704	Employee Pensions and Benefits _____	_____
710	Purchased Wastewater Treatment _____	_____
711	Sludge Removal Expense _____	15,970
715	Purchased Power _____	16,683
716	Fuel for Power Production _____	_____
718	Chemicals _____	7,475
720	Materials and Supplies _____	10,484
730	Contractual Services:	
	Billing _____	195
	Professional _____	5,690
	Testing _____	11,688
	Other _____	20,992
740	Rents _____	_____
750	Transportation Expense _____	6,806
755	Insurance Expense _____	3,589
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	_____
770	Bad Debt Expense _____	115
775	Miscellaneous Expenses _____	656
	Total Wastewater Operation And Maintenance Expense _____	\$ 160,547 *

* 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					
All meter sizes	D	1.0	871	869	869.0
General Service					
5/8"	D	1.0	14	0	0.0
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	3	2	10.0
2"	D,C,T	8.0	5	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		
			893	872	887.0

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						
Begining 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 DECEMBER 31, 2019

TREATMENT PLANT

Manufacturer_____	_____	_____	_____
Type_____	_____	_____	_____
"Steel" or "Concrete"_____	Concrete	_____	_____
Total Permitted Capacity_____	.176 MGD	_____	_____
Average Daily Flow_____	43671	_____	_____
Method of Effluent Disposal_____	on site	_____	_____
Permitted Capacity of Disposal_____	_____	_____	_____
Total Gallons of Wastewater treated_____	15,940,000	_____	_____

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_____	1,540	_____	1,540
February_____	1,396	_____	1,396
March_____	1,540	_____	1,540
April_____	1,490	_____	1,490
May_____	1,120	_____	1,120
June_____	899	_____	899
July_____	1,071	_____	1,071
August_____	1,574	_____	1,574
September_____	970	_____	970
October_____	1,370	_____	1,370
November_____	1,380	_____	1,380
December_____	1,590	_____	1,590
Total for year_____	15,940	_____	15,940

If Wastewater Treatment is purchased, indicate the vendor: _____

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. _____ 923
- 2. Maximum number of ERCs* which can be served. _____ 923
- 3. Present system connection capacity (in ERCs*) using existing lines _____ 923
- 4. Future connection capacity (in ERCs*) upon service area buildout. _____ 923
- 5. Estimated annual increase in ERCs*. _____ NONE

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system
 _____ Currently there are no plans for any enlargements or improvements to be done to the system. The service area is at 100%
 _____ occupancy.

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? Do not engage in reuse.

If so, when? _ At this point there has been no feasibility study done.

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? _____ October 2014

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 # _____ FLA013103

* 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 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).

CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|--|--------------------------------|----|--|
| YES
<input checked="" type="checkbox"/> | NO
<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
<input checked="" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="" type="checkbox"/> | NO
<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
<input checked="" type="checkbox"/> | NO
<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. | 2. | 3. | 4. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |



(signature of chief executive officer of the utility) *

- | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|
| 1. | 2. | 3. | 4. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

(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, 2019

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 95,871	\$ 95,871	\$ -
Commercial	\$ 5,156	\$ 5,156	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	\$ 101,027	\$ 101,027	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	\$ -	\$ -	\$ -
Net Water Operating Revenues	\$ 101,027	\$ 101,027	\$ -

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, 2019

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 147,649	\$ 147,649	\$ -
Commercial	4,395	4,395	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Wastewater Operating Revenue	\$ 152,044	\$ 152,044	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	
Net Wastewater Operating Revenues	\$ 152,044	\$ 152,044	\$ -

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).

