

CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

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ANNUAL REPORT

OF

WS816-20-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, 2020

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.

GENERAL DEFINITIONS

ADVANCES FOR CONSTRUCTION - This account shall include advances by or in behalf of customers for construction which are to be refunded either wholly or in part. (USOA)

ALLOWANCE FOR FUNDS USED DURING CONSTRUCTION (AFUDC) - This account shall include concurrent credits for allowance for funds used during construction based upon the net cost of funds used for construction purposes and a reasonable rate upon other funds when so used. Appropriate regulatory approval shall be obtained for "a reasonable rate". (Rule 25-30.116, Florida Administrative Code)

AMORTIZATION - The gradual extinguishment of an amount in an account by distributing such amount over a fixed period, over the life of the asset or liability to which it applies, or over the period during which it is anticipated the benefit will be realized. (USOA)

CONTRIBUTIONS IN AID OF CONSTRUCTION (CIAC) - Any amount or item of money, services, or property received by a utility, from any person or governmental agency, any portion of which is provided at no cost to the utility, which represents an addition or transfer to the capital of the utility, and which is utilized to offset the acquisition, improvement, or construction costs of the utility's property, facilities, or equipment used to provide utility services to the public. (Section 367.021 (3), Florida Statutes)

CONSTRUCTION WORK IN PROGRESS (CWIP) - This account shall include the cost of water or wastewater plant in process of construction, but not yet ready for services. (USOA)

DEPRECIATION - The loss in service value not restored by current maintenance, incurred in connection with the consumption or prospective retirement of utility plant in the course of service from causes which are known to be in the current operation and against which the utility is not protected by insurance. (Rule 25-30.140 (j), Florida Administrative Code)

EFFLUENT REUSE - The use of wastewater after the treatment process, generally for reuse as irrigation water or for in plant use. (Section 367.021 (6), Florida Statutes)

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WATER) - (Rule 25-30.515 (8), Florida Administrative Code)

- (a) 350 gallons per day;
- (b) The number of gallons a utility demonstrates in the average daily flow for a single family unit; or
- (c) The number of gallons which has been approved by the DEP for a single family residential unit.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - (WASTEWATER) - Industry standard of 80% of Water ERC or 280 gallons per day for residential use.

GUARANTEED REVENUE CHARGE - A charge designed to cover the utility's costs including, but not limited to the cost of the operation, maintenance, depreciation, and any taxes, and to provide a reasonable return to the utility for facilities, a portion of which may not be used and useful to the utility or its existing customers. (Rule 25-30.515 (9), Florida Administrative Code)

LONG TERM DEBT - All Notes, Conditional Sales Contracts, or other evidences of indebtedness payable more than one year from date of issue. (USOA)

PROPRIETARY CAPITAL (For proprietorships and partnerships only) - The investment of a sole proprietor, or partners, in an unincorporated utility. (USOA)

RETAINED EARNINGS - This account reflects corporate earnings retained in the business. Credits would include net income or accounting adjustments associated with correction of errors attributable to a prior period. Charges to this account would include net losses, accounting adjustments associated with correction of errors attributable to a prior period or dividends. (USOA)

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

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2020

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 124,395	160,874	\$ _____	\$ 285,269
Commercial_____		6,099	3,414	_____	9,513
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 130,494	\$ 164,288	\$ _____	\$ 294,782
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 136,148	173,289	\$ _____	\$ 309,437
Depreciation Expense_____	F-5	24,810	18,778	_____	43,588
CIAC Amortization Expense_____	F-8	_____	_____	_____	0
Taxes Other Than Income_____	F-7	7,546	9,315	_____	16,861
Income Taxes_____	F-7	_____	_____	_____	0
Total Operating Expense		\$ 168,504	201,382	_____	\$ 369,886
Net Operating Income (Loss)		\$ (38,010)	(37,094)	\$ _____	\$ (75,104)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 6,007,759
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 3,557,274
Interest Expense_____		_____	_____	_____	2,003,039
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ 372,342

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2020

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 1,368,264	\$ 1,355,377
Accumulated Depreciation and Amortization (108) _____	F-5,W-2,S-2	886,692	846,617
Net Utility Plant _____		\$ 481,572	\$ 508,760
Cash _____		403,928	664,533
Customer Accounts Receivable (141) _____		0	0
Other Assets (Specify):_Mtg Holder escrows		187,599	154,885
Non Utility Property, Net (121,122) _____		7,736,391	7,823,207
Accounts Receivable Associated Cos (145) _____		30,828,540	29,802,593
Miscellaneous Current & Accrued Assets(174) _____		461,309	766,441
Unamortized Regulatory Comm. Expns _____		7,535	10,047
Total Assets _____		\$ 40,106,874	\$ 39,730,467
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	(17,230,706)	(17,603,408)
Total Capital _____		\$ (17,230,706)	\$ (17,603,408)
Long Term Debt (224) _____	F-6	\$ 56,615,000	\$ 56,615,000
Accounts Payable (231) _____		10,820	5,751
Notes Payable (232) _____		3,186	5,330
Customer Deposits (235) _____			
Accrued Taxes (236) _____		16,861	14,760
Other Liabilities (Specify)Unearned Income		1,034	1,994
Miscellaneous Current & Accrued Liab (241) _____		690,679	690,679
Advances for Construction _____			
Contributions in Aid of Construction - Net (271-272) _____	F-8		
Total Liabilities and Capital _____		\$ 40,106,874	\$ 39,730,106

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2020

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 695,631	\$ 672,633	\$ _____	\$ 1,368,264

Construction Work in -----	_____	_____	_____	_____
Other (Specify) -----	_____	_____	_____	_____

Total Utility Plant -----	\$ 695,631	\$ 672,633	\$ _____	\$ 1,368,264

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year -----	\$ 361,270	\$ 485,347	\$ _____	\$ 846,617
Add Credits During Year:				
Accruals charged to depreciation account -----	\$ 24,810	\$ 18,778	\$ _____	\$ 43,588
Salvage -----	_____	_____	_____	_____
Other Credits (specify) -----	_____	_____	_____	_____
Amortization-Org. & Franch. -----	_____	_____	_____	0
Total Credits -----	\$ 24,810	\$ 18,778	\$ _____	\$ 43,588
Deduct Debits During Year:				
Book cost of plant retired -----	\$ _____	\$ 3,513	\$ _____	\$ 3,513
Cost of removal -----	_____	0	_____	0
Other debits (specify) -----	_____	_____	_____	_____
Total Debits -----	\$ _____	\$ 3,513	\$ _____	\$ 3,513
Balance End of Year -----	\$ 386,080	\$ 500,612	\$ _____	\$ 886,692

UTILITY NAME: CHC VII, LTD

<p>YEAR OF REPORT DECEMBER 31, 2020</p>

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 _____	\$ _____	\$ (17,603,048)
Changes during the year (Specify): Current year income(loss) _____ _____	_____ _____	372,342 _____
Balance end of year _____	\$ _____	\$ (17,230,706)

LONG TERM DEBT (224)

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

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2020

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 _____	_____	_____	_____	_____
Local property tax _____	1,196	1,922	_____	3,118
Regulatory assessment fee _____	6,350	7,393	_____	13,743
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued _____	\$ 7,546	\$ 9,315	\$ _____	\$ 16,861

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similiar 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
<u>Consta flow Inc</u>	\$ 7,200	\$ _____	<u>monthly service/testing</u>
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2020

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, 2020

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:	_____

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

UTILITY NAME: CHC VII, LTD.

YEAR OF REPORT DECEMBER 31, 2020

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

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	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

(1) Explain below all adjustments made in Column (e):

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**WATER
OPERATING
SECTION**

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2020

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	107,842	-		107,842
320	Water Treatment Equipment	10,463	0		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	244,242	6,562	-	250,804
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	\$ 689,069	\$ 6,562	\$ -	\$ 695,631

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 %	107,090		752	107,842
320	Water Treatment Equipment	17	0 %	5.88 %	7,084		137	7,221
330	Distribution Reservoirs & Standpipes	33	0 %	3.03 %	22,619		2,145	24,764
331	Trans. & Dist. Mains	38	0 %	2.63 %	150,086		4,695	154,781
333	Services							0
334	Meter & Meter Installations	17	0 %	5.88 %	15,696	0	14,747	30,443
335	Hydrants	40	0 %	2.5 %	30,937		982	31,919
336	Backflow Prevention Devices		%	6.67 %	1,406		351	1,757
339	Other Plant and Miscellaneous Equipment		%					
340	Office Furniture and Equipment		0 %	16.7 %	2,250		-	2,250
341	Equipment	6	%					
342	Transportation Equipment		%					
343	Stores Equipment		%					
344	Tools, Shop and Garage Equipment		%					0
344	Laboratory Equipment		%					
345	Power Operated Equipment	20	%	5 %	8,369		895	9,264
346	Communication Equipment		%					
347	Miscellaneous Equipment		%					
348	Other Tangible Plant		%	5.88 %	251		106	357
	Totals				\$ 361,270	\$	\$ 24,810	\$ 386,080 *

* This amount should tie to Sheet F-5.

UTILITY NAME: CHC VII LTD

YEAR OF REPORT DECEMBER 31, 2020

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 64,267
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	5,286
616	Fuel for Power Production	
618	Chemicals	7,543
620	Materials and Supplies	9,388
630	Contractual Services:	
	Billing	
	Professional	9,858
	Testing	2,320
	Other	19,524
640	Rents	
650	Transportation Expense	10,398
655	Insurance Expense	1,906
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	2,512
670	Bad Debt Expense	323
675	Miscellaneous Expenses	2,823
	Total Water Operation And Maintenance Expense	\$ 136,148 *

* 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	869	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	10	10.0
3/4"	D	1.5			
1"	D	2.5	0	2	5.0
1 1/2"	D,T	5.0	2	2	10.0
2"	D,C,T	8.0	2	2	16.0
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total		
			887	885	910.0

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2020

SYSTEM NAME: SWISS GOLF AND HIDDEN GOLF

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b)	(c)	(d)	(e)	(f)
	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)
January		4,466	18	4,448	4,427
February		4,441	83	4,358	4,040
March		5,578	24	5,554	5,433
April		5,108	0	5,108	4,971
May		5,161	0	5,161	5,029
June		4,960	934	4,026	3,893
July		4,069	39	4,030	3,282
August		3,691	34	3,657	3,204
September		3,284	0	3,284	2,994
October		3,856	564	3,292	3,638
November		3,772	47	3,725	3,383
December		3,713	53	3,660	4,020
Total for Year		52,099	1,796	50,303	48,314

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, 2020

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, 2020

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, 2020

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**

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2020

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	1,690	_____	353,575
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_____	46,335	1,807	1,848	46,294
380	Treatment and Disposal Equipment_____	132,197	6,341	1,665	136,873
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_____	\$ 666,308	\$ 9,838	\$ 3,513	\$ 672,633 *

* This amount should tie to sheet F-5.

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				2,200	\$	\$ 550	\$ 2,750
355	Power Generation Equipment			10 %	342		113	455
360	Collection Sewers - Force			2.5 %	2,332		173	2,505
361	Collection Sewers - Gravity	40	0 %	2.5 %	291,387		8,839	300,226
362	Special Collecting Structures							0
363	Services to Customers	35	0 %	2.86 %	345		30	375
364	Flow Measuring Devices	5		20 %	2,933		419	3,352
365	Flow Measuring Installations			20 %	210		70	280
370	Receiving Wells				80,513		464	80,977
371	Pumping Equipment	18	0 %	5.56 %	4,977	1,848	3,088	6,217
380	Treatment and Disposal Equipment				88,209	1,665	3,135	89,679
381	Plant Sewers	18	0 %	5.56 %				0
382	Outfall Sewer Lines			6.67 %	922		137	1,059
389	Other Plant and Miscellaneous Equipment							
390	Office Furniture and Equipment							
391	Transportation Equipment	10		16.7 %	1,875		375	2,250
392	Stores Equipment							
393	Tools, Shop and Garage Equipment							
394	Laboratory Equipment							
395	Power Operated Equipment	20		5.00 %	9,102		1,385	10,487
396	Communication Equipment							
397	Miscellaneous Equipment							
398	Other Tangible Plant							
	Totals				\$ 485,347	\$ 3,513	\$ 18,778	\$ 500,612 *

* This amount should tie to Sheet F-5.

UTILITY NAME: CHC VII LTD

YEAR OF REPORT DECEMBER 31, 2020

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 51,852
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
704	Employee Pensions and Benefits _____	_____
710	Purchased Wastewater Treatment _____	_____
711	Sludge Removal Expense _____	14,850
715	Purchased Power _____	15,010
716	Fuel for Power Production _____	_____
718	Chemicals _____	6,020
720	Materials and Supplies _____	14,911
730	Contractual Services:	
	Billing _____	_____
	Professional _____	12,190
	Testing _____	1,615
	Other _____	46,380
740	Rents _____	0
750	Transportation Expense _____	8,818
755	Insurance Expense _____	1,321
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	_____
770	Bad Debt Expense _____	60
775	Miscellaneous Expenses _____	262
	Total Wastewater Operation And Maintenance Expense _____	\$ 173,289 *

* 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	869	869	869.0
General Service					
5/8"	D	1.0	1	1	1.0
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0	2	2	10.0
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers	_____	_____			
Other (Specify)	_____	_____			
Total			872	872	880.0

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2020

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
DECEMBER 31, 2020

TREATMENT PLANT

Manufacturer_____	_____	_____	_____
Type_____	_____	_____	_____
"Steel" or "Concrete"_____	Concrete	_____	_____
Total Permitted Capacity_____	.176 MGD	_____	_____
Average Daily Flow_____	41,475	_____	_____
Method of Effluent Disposal_____	on site	_____	_____
Permitted Capacity of Disposal_____	_____	_____	_____
Total Gallons of Wastewater treated_____	15,180,000	_____	_____

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_____	1,671	_____	1,671
February_____	1,564	_____	1,564
March_____	1,652	_____	1,652
April_____	1,555	_____	1,555
May_____	1,213	_____	1,213
June_____	933	_____	933
July_____	884	_____	884
August_____	857	_____	857
September_____	852	_____	852
October_____	1,068	_____	1,068
November_____	1,381	_____	1,381
December_____	1,550	_____	1,550
Total for year_____	15,180	_____	15,180

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2020

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. _____ 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).

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2020

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, 2020

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 124,395	\$ 124,395	\$ -
Commercial	\$ 6,099	\$ 16,715	\$ (10,616)
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ 130,494	\$ 141,110	\$ (10,616)
LESS: Expense for Purchased Water from FPSC-Regulated Utility	\$ -	\$ -	\$ -
Net Water Operating Revenues	\$ 130,494	\$ 141,110	\$ (10,616)

Explanations:

RAF returns included amounts from irrigation meters that are not on the potable water system

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, 2020

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 160,874	\$ 160,874	\$ -
Commercial	3,414	3,414	\$ -
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Wastewater Operating Revenue	\$ 164,288	\$ 164,288	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	_____
Net Wastewater Operating Revenues	\$ 164,288	\$ 164,288	\$ -

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).

