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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WS816-12-AR
Brian Altman
CHC VII, Ltd.
P. O. Box 5252
Lakeland, FL 33807-5252

Submitted To The

STATE OF FLORIDA



RECEIVED
FLORIDA PUBLIC SERVICE
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DIVISION OF
ACCOUNTING & FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2012

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 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 preceeding 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". (USOA)

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 (i), 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 5252 Lakeland, Florida 33807-5252		500 South Florida Avenue, Suite 700 Lakeland FL 33801	
Mailing Address		Street Address	Polk 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: <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>Accountant</u>	<u>PO Box 5252</u> <u>Lakeland, FL 33807</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>Century Realty Funds</u>	<u>10</u>	<u>500 S FL Ave., Lakeland</u>	\$ <u>0</u>
<u>T&A Investments</u>	<u>45</u>	<u>500 S FL Ave., Lakeland</u>	\$ <u>0</u>
<u>T&A Family Partnership</u>	<u>45</u>	<u>500 S FL Ave., Lakeland</u>	\$ <u>0</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 91,159	91,150	\$ _____	\$ 182,309
Commercial_____		3,064	94	_____	3,158
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue _____		\$ 94,223	\$ 91,244	\$ _____	\$ 185,467
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 81,386	149,571	\$ _____	\$ 230,957
Depreciation Expense_____	F-5	12,349	15,756	_____	28,105
CIAC Amortization Expense_____	F-8	_____	_____	_____	0
Taxes Other Than Income_____	F-7	5,291	5,795	_____	11,086
Income Taxes_____	F-7	0	0	_____	0
Total Operating Expense		\$ 99,026	171,122	_____	\$ 270,148
Net Operating Income (Loss)		\$ _____	\$ _____	\$ _____	\$ (84,681)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 5,145,805
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 5,397,426
Interest Expense_____		_____	_____	_____	2,155,247
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ (2,491,549)

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 2,101,946	\$ 2,094,683
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	1,756,566	1,728,461
Net Utility Plant -----		\$ 345,380	\$ 366,222
Cash -----		223,828	28,067
Customer Accounts Receivable (141) -----		2,529	4,747
Other Assets (Specify): Mtg Holder escrows -----		116,641	
Non Utility Property, Net (121,122) -----		8,397,427	8,316,900
Accounts Receivable Associated Cos (145) -----		1,104,652	1,303,248
Miscellaneous Current & Accrued Assets(174) -----		29,181,728	21,694,653
Total Assets -----		\$ 39,372,185	\$ 31,713,837
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	(8,208,203)	(5,716,654)
Total Capital -----		\$ (8,208,203)	\$ (5,716,654)
Long Term Debt (224) -----	F-6	\$ 46,845,270	\$ 36,270,434
Accounts Payable (231) -----		33,716	17,318
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		11,086	10,539
Other Liabilities (Specify) -----			
Miscellaneous Current & Accrued Liab (241) -----		690,316	1,132,200
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ 39,372,185	\$ 31,713,837

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2012

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 557,675	\$ 1,544,271	\$ _____	\$ 2,101,946

Construction Work in -----	_____	_____	_____	_____
Other (Specify) -----	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant -----	\$ 557,675	\$ 1,544,271	\$ _____	\$ 2,101,946

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year -----	\$ 379,387	\$ 1,349,074	\$ _____	\$ 1,728,461
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account -----	\$ 12,259	\$ 15,651	\$ _____	\$ 27,910
Salvage -----	_____	_____	_____	_____
Other Credits (specify) -----	_____	_____	_____	_____
Amortization-Org. & Franch. -----	90	105	_____	195
Total Credits -----	\$ 12,349	\$ 15,756	\$ _____	\$ 28,105
<u>Deduct Debits During Year:</u>				
Book cost of plant retired -----	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal -----	_____	_____	_____	_____
Other debits (specify) -----	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits -----	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year -----	\$ 391,736	\$ 1,364,830	\$ _____	\$ 1,756,566

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2012

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 _____	\$ _____	\$ (5,716,654)
Changes during the year (Specify): Current year loss _____	_____	(2,491,549)
_____	_____	_____
Balance end of year _____	\$ _____	\$ (8,208,203)

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	\$ 46,845,270
_____	_____	_____	_____
Total _____			\$ 46,845,270

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2012

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, 2012

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_____	\$ 500	\$ _____	\$ _____	\$ 500
302	Franchises_____	2,036	_____	_____	2,036
303	Land and Land Rights_____	11,313	_____	_____	11,313
304	Structures and Improvements_____	91,200	_____	_____	91,200
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_____	16,492	_____	_____	16,492
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_____	\$ 557,675	\$ _____	\$ _____	\$ 557,675

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 %	\$ 19,390	\$	\$ 3,256	\$ 22,646
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	0 %	3.7 %	19,393		760	20,153
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains	32	0 %	3.13 %	15,487		607	16,094
310	Power Generating Equipment	17	0 %	5.88 %	13,773			13,773
311	Pumping Equipment	17	%	5.88 %	3,879		970	4,849
320	Water Treatment Equipment	17	0 %	5.88 %	6,446			6,446
330	Distribution Reservoirs & Standpipes	33	0 %	3.03 %	7,909		310	8,219
331	Trans. & Dist. Mains	38	0 %	2.63 %	99,749		3,910	103,659
333	Services	35	0 %	2.86 %	49,343		1,936	51,279
334	Meter & Meter Installations	17	0 %	5.88 %	130,001			130,001
335	Hydrants	40	0 %	2.5 %	11,932		468	12,400
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 %	539		42	581
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%				
	Totals				\$ 377,841	\$	\$ 12,259	\$ 390,100 *

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 8,459
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	16,140
616	Fuel for Power Production	
618	Chemicals	9,554
620	Materials and Supplies	11,282
630	Contractual Services:	
	Billing	
	Professional	5,502
	Testing	4,330
	Other	15,621
640	Rents	
650	Transportation Expense	3,120
655	Insurance Expense	6,060
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	
670	Bad Debt Expense	
675	Miscellaneous Expenses	1,318
	Total Water Operation And Maintenance Expense	\$ 81,386 *

* 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
				888	909.5

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2012

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		7,665	24	7,641	16,521
February		7,158		7,158	0
March		7,194	9	7,185	0
April		7,577	4	7,573	16,394
May		7,312	2	7,310	0
June		6,851	50	6,801	0
July		7,062	65	6,997	16,299
August		6,474		6,474	0
September		6,361	4	6,357	0
October		6,740	39	6,701	5,140
November		7,492	13	7,479	0
December		7,645	23	7,622	0
Total for Year		85,531	233	85,298	54,354

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, 2012

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)
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, 2012

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

YEAR OF REPORT
DECEMBER 31, 2012

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 # _____ 6535064
12. Water Management District Consumptive Use Permit # 20007187.01
 - 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 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**

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_____	83,750	_____	_____	83,750
364	Flow Measuring Devices_____	5,781	_____	_____	5,781
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	_____	_____	_____	_____
371	Pumping Equipment_____	300,198	4,414	_____	304,612
380	Treatment and Disposal Equipment_____	693,086	2,849	_____	695,935
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_____	\$ 1,537,008	\$ 7,263	\$ _____	\$ 1,544,271 *

* 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	27	0 %	3.7 %	\$ 38,750	\$	\$ 1,882	\$ 40,632
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force		%	%				
361	Collection Sewers - Gravity	40	0 %	2.5 %	218,282		8,560	226,842
362	Special Collecting Structures		%	%				0
363	Services to Customers	35	0 %	2.86 %	60,406		2,396	62,802
364	Flow Measuring Devices	5	%	20 %	4,624		1,156	5,780
365	Flow Measuring Installations		%	%				0
370	Receiving Wells		%	%				0
371	Pumping Equipment	18	0 %	5.56 %	300,198		245	300,443
380	Treatment and Disposal Equipment	18	0 %	5.56 %	693,086		158	693,244
381	Plant Sewers	32	0 %	3.13 %	31,952		1,254	33,206
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				\$ 1,347,298	\$	\$ 15,651	\$ 1,362,949 *

* This amount should tie to Sheet F-5.

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 49,999
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	
704	Employee Pensions and Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	21,935
715	Purchased Power	19,006
716	Fuel for Power Production	
718	Chemicals	9,666
720	Materials and Supplies	15,418
730	Contractual Services:	
	Billing	
	Professional	11,281
	Testing	4,013
	Other	
740	Rents	
750	Transportation Expense	6,115
755	Insurance Expense	10,820
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	
770	Bad Debt Expense	
775	Miscellaneous Expenses	1,318
	Total Wastewater Operation And Maintenance Expense	\$ 149,571 *

* 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 er Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
All meter sizes	D	1.0	873	873	873.0
General Service					
5/8"	D	1.0	5	5	5.0
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)					
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 DECEMBER 31, 2012

TREATMENT PLANT

Manufacturer_____	_____	_____	_____
Type_____	_____	_____	_____
"Steel" or "Concrete"_____	Concrete	_____	_____
Total Permitted Capacity_____	.176 MGD	_____	_____
Average Daily Flow_____	102,855	_____	_____
Method of Effluent Disposal_____	on site	_____	_____
Permitted Capacity of Disposal_____	_____	_____	_____
Total Gallons of Wastewater treated_____	37,542,000	_____	_____

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_____	1,554	_____	1,554
February_____	2,686	_____	2,686
March_____	4,597	_____	4,597
April_____	4,023	_____	4,023
May_____	4,301	_____	4,301
June_____	4,546	_____	4,546
July_____	3,245	_____	3,245
August_____	3,152	_____	3,152
September_____	2,765	_____	2,765
October_____	2,468	_____	2,468
November_____	1,973	_____	1,973
December_____	2,232	_____	2,232
Total for year_____	37,542	_____	37,542

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2012

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? _____ January 2009

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 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).

CERTIFICATION OF ANNUAL REPORT

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

- | | | |
|--|--------------------------------|---|
| YES
<input checked="" type="checkbox"/> XXX | 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"/> XXX | 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"/> XXX | 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"/> XXX | 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"/> x	<input checked="" type="checkbox"/> x	<input checked="" type="checkbox"/> x	<input checked="" type="checkbox"/> x



 (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, 2012

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 91,159	\$ 91,159	\$ -
Commercial	3,064	3,064	\$ -
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ 94,223	\$ 94,223	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	\$ 94,223	\$ 94,223	\$ -

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, 2012

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 91,150	\$ 91,150	\$ -
Commercial	94	94	\$ -
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Wastewater Operating Revenue	\$ 91,244	\$ 91,244	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	_____	_____	_____
Net Wastewater Operating Revenues	\$ 91,244	\$ 91,244	\$ -

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).