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CLASS "C"

WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WS816-04-AR
Todd Maxwell
CHC VII, Ltd.
P. O. Box 5252
Lakeland, FL 33807-5252

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2004

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FINANCIAL SECTION

REPORT OF

CHC VII, LTD

(EXACT NAME OF UTILITY)

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

Telephone Number (863) 647-1581 Date Utility First Organized 1986

Fax Number (863) 647-3992 E-mail Address _____

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

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

Individual Sub Chapter S Corporation 1120 Corporation Partnership

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

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

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Todd Maxwell</u>	<u>President of General Partner</u>	<u>500 South Florida Ave. Lakeland FL 33801</u>	
Person who prepared this report: <u>Jim D. Lee CPA</u>	<u>CPA</u>	<u>PO Box 2158 Lakeland, FL 33806</u>	
Officers and Managers: <u>Todd Maxwell</u>	<u>President of General Partner</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>Century Realty Funds</u>	<u>10</u>	<u>500 S FL Ave., Lakeland</u>	\$ <u>0</u>
<u>T&A Investments</u>	<u>90</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_____		\$ _____	\$ _____	\$ _____	\$ 165,807
Commercial_____		_____	_____	_____	76,910
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ _____	\$ _____	\$ _____	\$ 242,717
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 313,082	\$ 284,066	\$ _____	\$ 597,148
Depreciation Expense_____	F-5	8,500	60,988	_____	69,488
CIAC Amortization Expense_____	F-8	0	0	_____	0
Taxes Other Than Income_____	F-7	7,822	4,742	_____	12,564
Income Taxes_____	F-7	0	0	_____	0
Total Operating Expense		\$ 329,404	349,796	_____	\$ 679,200
Net Operating Income (Loss)		\$ _____	\$ _____	\$ _____	\$ (436,483)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 4,107,206
Interest Income_____		_____	_____	_____	0
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 2,122,177
Interest Expense_____		_____	_____	_____	1,302,120
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ 246,426

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 1,990,474	\$ 1,990,474
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	1,494,529	1,425,041
Net Utility Plant -----		\$ 495,945	\$ 565,433
Cash -----		624,751	702,696
Customer Accounts Receivable (141) -----			
Other Assets (Specify): -----			
Non Utility Property, Net (121,122) -----		4,954,392	5,028,061
Accounts Receivable Associated Cos (145) -----		4,926,845	4,849,737
Miscellaneous Current & Accrued Assets(174) -----		8,627,269	8,474,952
Total Assets -----		\$ 19,629,202	\$ 19,620,879
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	(1,851,950)	(2,098,376)
Total Capital -----		\$ (1,851,950)	\$ (2,098,376)
Long Term Debt (224) -----	F-6	\$ 20,778,421	\$ 21,053,039
Accounts Payable (231) -----		47,411	18,539
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		12,564	12,369
Other Liabilities (Specify) -----			
Miscellaneous Current & Accrued Liab (241) -----		642,756	635,308
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ 19,629,202	\$ 19,620,879

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2004

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 460,297	\$ 1,530,177	\$ _____	\$ 1,990,474

Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 460,297	\$ 1,530,177	\$ _____	\$ 1,990,474

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 297,506	\$ 1,127,535	\$ _____	\$ 1,425,041
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ 8,402	\$ 60,865	\$ _____	\$ 69,267
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Amortization-Org. & Franch.	98	123	_____	221
Total Credits _____	\$ 8,500	\$ 60,988	\$ _____	\$ 69,488
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ 306,006	\$ 1,188,523	\$ _____	\$ 1,494,529

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2004

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 _____	\$ _____	\$ (2,098,376)
Changes during the year (Specify): Current year loss _____ _____ _____	_____ _____ _____	246,520 _____ _____
Balance end of year _____	\$ _____	\$ (1,851,856)

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
Collateral Mortgage 9/20/01 10/01/06 _____	6.06	60	\$ 20,778,421
_____ _____	_____ _____	_____ _____	_____ _____
Total _____			\$ 20,778,421

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2004

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

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

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

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

ACCUMULATED AMORTIZATION OF CIAC (272)

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

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

UTILITY NAME: CHC VII, LTD.

YEAR OF REPORT DECEMBER 31, 2004

SCHEDULE "A"

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

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

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

APPROVED AFUDC RATE

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

**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_____	10,314	_____	_____	10,314
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	20,546	_____	_____	20,546
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	19,411	_____	_____	19,411
310	Power Generation Equipment_____	13,773	_____	_____	13,773
311	Pumping Equipment_____	_____	_____	_____	_____
320	Water Treatment Equipment_____	6,446	_____	_____	6,446
330	Distribution Reservoirs and Standpipes_____	10,241	_____	_____	10,241
331	Transmission and Distribution Lines_____	148,686	_____	_____	148,686
333	Services_____	67,693	_____	_____	67,693
334	Meters and Meter Installations_____	130,001	_____	_____	130,001
335	Hydrants_____	18,715	_____	_____	18,715
336	Backflow Prevention Devices_____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
340	Office Furniture and Equipment_____	_____	_____	_____	_____
341	Transportation Equipment_____	_____	_____	_____	_____
342	Stores Equipment_____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	622	_____	_____	622
344	Laboratory Equipment_____	_____	_____	_____	_____
345	Power Operated Equipment_____	_____	_____	_____	_____
346	Communication Equipment_____	_____	_____	_____	_____
347	Miscellaneous Equipment_____	_____	_____	_____	_____
348	Other Tangible Plant_____	_____	_____	_____	_____
	Total Water Plant_____	\$ 460,297	\$ _____	\$ _____	\$ 460,297

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 %	\$ 6,440	\$	\$ 368	\$ 6,808
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	0 %	3.7 %	13,310		760	14,070
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains	32	0 %	3.13 %	10,626		607	11,233
310	Power Generating Equipment	17	0 %	5.88 %	13,773		0	13,773
311	Pumping Equipment		%	%				
320	Water Treatment Equipment	17	0 %	5.88 %	6,446		0	6,446
330	Distribution Reservoirs & Standpipes	33	0 %	3.03 %	5,427		310	5,737
331	Trans. & Dist. Mains	38	0 %	2.63 %	68,465		3,911	72,376
333	Services	35	0 %	2.86 %	33,855		1,936	35,791
334	Meter & Meter Installations	17	0 %	5.88 %	130,001		0	130,001
335	Hydrants	40	0 %	2.5 %	8,190		468	8,658
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 %	207		42	249
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%				
	Totals				\$ 296,740	\$	\$ 8,402	\$ 305,142 *

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 18,797
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
604	Employee Pensions and Benefits_____	_____
610	Purchased Water_____	11,832
615	Purchased Power_____	36,955
616	Fuel for Power Production_____	_____
618	Chemicals_____	4,945
620	Materials and Supplies_____	18,852
630	Contractual Services:	
	Billing_____	_____
	Professional_____	147,786
	Testing_____	600
	Other_____	20,550
640	Rents_____	_____
650	Transportation Expense_____	1,887
655	Insurance Expense_____	5,783
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
670	Bad Debt Expense_____	_____
675	Miscellaneous Expenses_____	45,095
	Total Water Operation And Maintenance Expense_____	\$ 313,082 *

* 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	_____	_____	_____
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	4	4	10.0
1 1/2"	D,T	5.0	2	2	10.0
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	880	880
			880	880	901.0

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2004

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		12,075		12,075	12,215
February		11,649		11,649	5,167
March		12,512		12,512	10,186
April		17,263		17,263	28,410
May		16,896		16,896	11,755
June		11,886		11,886	11,478
July		13,346		13,346	17,512
August		23,071		23,071	5,675
September		14,655		14,655	5,549
October		13,951		13,951	13,574
November		14,043		14,043	15,819
December		13,796		13,796	8,794
Total for Year		175,143		175,143	146,134

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, 2004

SYSTEM NAME: SWISS GOLF AND HIDDEN GOLF

WELLS AND WELL PUMPS

(a)	(b)	(c)	(d)	(e)
Year Constructed _____	_____	_____	_____	_____
Types of Well Construction and Casing _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Depth of Wells _____	546'	_____	_____	_____
Diameters of Wells _____	12"	_____	_____	_____
Pump - GPM _____	_____	_____	_____	_____
Motor - HP _____	_____	_____	_____	_____
Motor Type * _____	_____	_____	_____	_____
Yields of Wells in GPD _____	779,040	810,720	_____	_____
Auxiliary Power _____	NO	Diesel w/GM Power Takeoff	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

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

HIGH SERVICE PUMPING

(a)	(b)	(c)	(d)	(e)
<u>Motors</u>				
Manufacturer _____	N/A	_____	_____	_____
Type _____	_____	_____	_____	_____
Rated Horsepower _____	_____	_____	_____	_____
<u>Pumps</u>				
Manufacturer _____	N/A	_____	_____	_____
Type _____	_____	_____	_____	_____
Capacity in GPM _____	_____	_____	_____	_____
Average Number of Hours Operated Per Day _____	_____	_____	_____	_____
Auxiliary Power _____	_____	_____	_____	_____

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2004

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, 2004

SYSTEM NAME: SWISS GOLF AND HIDDEN GOLF

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. ____ 197
2. Maximum number of ERCs * which can be served. ____ 197
3. Present system connection capacity (in ERCs *) using existing lines. ____ 197
4. Future connection capacity (in ERCs *) upon service area buildout. ____ 197
5. Estimated annual increase in ERCs *. NONE
6. Is the utility required to have fire flow capacity? YES
If so, how much capacity is required? _____
7. Attach a description of the fire fighting facilities. City of Winter Haven, Polk County Fire Departments
40 fire hydrants; on site well.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.

9. When did the company last file a capacity analysis report with the DEP? _____
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? NO
11. Department of Environmental Protection ID # _____ None required
12. Water Management District Consumptive Use Permit # 207187.05
 - a. Is the system in compliance with the requirements of the CUP? ____ YES
 - b. If not, what are the utility's plans to gain compliance? _____

* An ERC is determined based on one of the following methods:
(a) If actual flow data are available from the preceding 12 months:
Divide the total annual single family residence (SFR) gallons sold by the average number of single family residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

(b) If no historical flow data are available use:
ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

WASTEWATER
OPERATING
SECTION

WASTEWATER UTILITY PLANT ACCOUNTS

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

* This amount should tie to sheet F-5.

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 %	\$ 23,696	\$	\$ 1,882	\$ 25,578
355	Power Generation Equipment		%	%				
360	Collection Sewers - Force		%	%				
361	Collection Sewers - Gravity	40	0 %	2.5 %	149,800		8,560	158,360
362	Special Collecting Structures		%	%				0
363	Services to Customers	35	0 %	2.86 %	41,363		2,365	43,728
364	Flow Measuring Devices		%	%				0
365	Flow Measuring Installations		%	%				0
370	Receiving Wells		%	%				0
371	Pumping Equipment	18	0 %	5.56 %	291,930		8,268	300,198
380	Treatment and Disposal Equipment	18	0 %	5.56 %	597,935		38,536	636,471
381	Plant Sewers	32	0 %	3.13 %	21,920		1,254	23,174
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				\$ 1,126,644	\$	\$ 60,865	\$ 1,187,509 *

* This amount should tie to Sheet F-5.

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ 18,797
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
704	Employee Pensions and Benefits_____	0
710	Purchased Wastewater Treatment_____	_____
711	Sludge Removal Expense_____	17,165
715	Purchased Power_____	15,128
716	Fuel for Power Production_____	_____
718	Chemicals_____	4,722
720	Materials and Supplies_____	4,661
730	Contractual Services:	
	Billing_____	_____
	Professional_____	159,271
	Testing_____	1,054
	Other_____	7,821
740	Rents_____	1,928
750	Transportation Expense_____	1,670
755	Insurance Expense_____	5,782
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	_____
770	Bad Debt Expense_____	_____
775	Miscellaneous Expenses_____	46,067
	Total Wastewater Operation And Maintenance Expense_____	\$ 284,066 *

* 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			
3/4"	D	1.5			
1"	D	2.5	4	4	10.0
1 1/2"	D,T	5.0	2	2	10.0
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		
			<u>880</u>	<u>880</u>	<u>901.0</u>

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, 2004

TREATMENT PLANT

Manufacturer_____	_____	_____	_____
Type_____	_____	_____	_____
"Steel" or "Concrete"_____	Concrete	_____	_____
Total Permitted Capacity_____	.176 MGD	_____	_____
Average Daily Flow_____	67,309	_____	_____
Method of Effluent Disposal_____	on site	_____	_____
Permitted Capacity of Disposal_____	_____	_____	_____
Total Gallons of Wastewater treated_____	24,568,000	_____	_____

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_____	3,639	_____	3,639
February_____	2,876	_____	2,876
March_____	2,678	_____	2,678
April_____	2,130	_____	2,130
May_____	1,451	_____	1,451
June_____	1,303	_____	1,303
July_____	1,263	_____	1,263
August_____	1,630	_____	1,630
September_____	1,714	_____	1,714
October_____	1,714	_____	1,714
November_____	2,105	_____	2,105
December_____	2,065	_____	2,065
Total for year_____	24,568	_____	24,568

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2004

SYSTEM NAME: SWISS GOLF AND HIDDEN GOLF

GENERAL WASTEWATER SYSTEM INFORMATION

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

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

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

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

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

If so, when? _____

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

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

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

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

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

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

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

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

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

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

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

CERTIFICATION OF ANNUAL REPORT

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

YES
 XXX

NO

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
 XXX

NO

2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.

YES
 XXX

NO

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
 XXX

NO

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.

(signature of chief executive officer of the utility)

1. XX 2. XX 3. XX 4. XX



(signature of chief financial officer of the utility)

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

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

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

Company: CHC VII, Ltd.
For the Year Ended December 31, 2004

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 165,807	\$ 165,807	\$ -0-
Commercial	76,910	76,910	-0-
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Water Operating Revenue	\$ 242,717	\$ 242,717	\$ -0-
LESS: Expense for Purchased Water from FPSC-Regulated Utility	_____	_____	_____
Net Water Operating Revenues	\$ 242,717	\$ 242,717	\$ -0-

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).