

**CLASS "C"**  
**WATER AND/OR WASTEWATER UTILITIES**

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

***ANNUAL REPORT***

OF

CHC VII, LTD

---

Exact Legal Name of Respondent

609-W

525-S

---

Certificate Number(s)

*Submitted To The*

***STATE OF FLORIDA***

***PUBLIC SERVICE COMMISSION***

FOR THE

**YEAR ENDED DECEMBER 31, 2021**

## 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 Accounting and Finance  
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 Accounting and Finance, 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 330 Lakeland, Florida 33802-0330	500 South Florida Avenue, Suite 700 Lakeland FL 33801	Polk
Mailing Address	Street Address	County

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

Fax Number (863) 647-3992 E-mail Address [baltman@centurycompanies.net](mailto:baltman@centurycompanies.net)

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

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

Individual     Sub Chapter S Corporation     1120 Corporation     Partnership

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

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

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: <u>Brian Altman</u>	<u>Manager</u>	<u>500 South Florida Ave.</u> <u>Lakeland FL 33801</u>	
Person who prepared this report: <u>Kim S Kelley</u>	<u>Accounting Clerk</u>	<u>PO Box 330</u> <u>Lakeland, FL 33802</u>	
Officers and Managers: <u>Brian Altman</u>	<u>Manager</u>	<u>500 South Florida Ave.</u> <u>Lakeland FL 33801</u>	\$ <u>0</u>
			\$ _____
			\$ _____
			\$ _____
			\$ _____

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

Name	Percent Ownership in Utility	Principle Business Address	Salary Charged Utility
<u>T&amp;A Investments</u>	<u>5</u>	<u>500 S FL Ave., Lakeland</u>	\$ <u>0</u>
<u>T&amp;A Family Partnership</u>	<u>15</u>	<u>500 S FL Ave., Lakeland</u>	\$ <u>0</u>
<u>Anita K Maxwell</u>	<u>79</u>	<u>500 S Florida Ave, Lkld</u>	\$ <u>0</u>
			\$ _____
			\$ _____
			\$ _____

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 133,766	164,362	\$ _____	\$ 298,128
Commercial_____		7,492	5,200	_____	12,692
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 141,258	\$ 169,562	\$ _____	\$ 310,820
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 148,254	172,854	\$ _____	\$ 321,108
Depreciation Expense_____	F-5	27,059	33,913	_____	60,972
CIAC Amortization Expense_____	F-8	_____	_____	_____	0
Taxes Other Than Income_____	F-7	7,720	9,819	_____	17,539
Income Taxes_____	F-7	_____	_____	_____	0
Total Operating Expense		\$ 183,033	216,586	_____	\$ 399,619
Net Operating Income (Loss)		\$ (41,775)	(47,024)	\$ _____	\$ (88,799)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 6,371,272
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 2,971,764
Interest Expense_____		_____	_____	_____	1,997,566
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ 1,313,143



COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
<b>Assets:</b>			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 1,522,811	\$ 1,491,622
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	1,016,336	960,633
<b>Net Utility Plant</b> -----		<b>\$ 506,475</b>	<b>\$ 530,989</b>
Cash -----		554,682	476,413
Customer Accounts Receivable (141) -----		0	0
Other Assets (Specify): Mtg Holder escrows Non Utility Property, Net (121,122) -----		60,138	130,364
Accounts Receivable Associated Cos (145) -----		7,700,389	7,663,931
Miscellaneous Current & Accrued Assets(174) -----		32,500,545	31,609,359
Unamortized Regulatory Comm. Expns -----		1,577,359	1,193,754
		4,169	5,023
<b>Total Assets</b> -----		<b>\$ 42,903,757</b>	<b>\$ 41,609,833</b>
<b>Liabilities and Capital:</b>			
Common Stock Issued (201) -----	F-6		
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6		
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	(14,446,093)	(15,759,236)
<b>Total Capital</b> -----		<b>\$ (14,446,093)</b>	<b>\$ (15,759,236)</b>
Long Term Debt (224) -----	F-6	\$ 56,615,000	\$ 56,615,000
Accounts Payable (231) -----		22,771	39,681
Notes Payable (232) -----		0	1,043
Customer Deposits (235) -----			
Accrued Taxes (236) -----		17,539	17,318
Other Liabilities (Specify) <b>Unearned Income</b> -----		3,861	5,348
Miscellaneous Current & Accrued Liab (241) -----		690,679	690,679
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
<b>Total Liabilities and Capital</b> -----		<b>\$ 42,903,757</b>	<b>\$ 41,609,833</b>

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2022
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GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 710,130	\$ 812,681	\$ _____	\$ 1,522,811
-----				
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 710,130	\$ 812,681	\$ _____	\$ 1,522,811

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 397,640	\$ 562,993	\$ _____	\$ 960,633
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ 27,059	\$ 33,913	\$ _____	\$ 60,972
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Amortization-Org. & Franch.				0
Total Credits _____	\$ 27,059	\$ 33,913	\$ _____	\$ 60,972
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ 3,097	\$ 2,172	\$ _____	\$ 5,269
Cost of removal _____	_____	0	_____	0
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ 3,097	\$ 2,172	\$ _____	\$ 5,269
Balance End of Year _____	\$ 421,602	\$ 594,734	\$ _____	\$ 1,016,336

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2022
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CAPITAL STOCK ( 201 - 204 )

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

RETAINED EARNINGS ( 215 )

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

PROPRIETARY CAPITAL ( 218 )

	Proprietor Or Partner	Partner
Balance first of year _____	\$ _____	\$ (15,759,236)
Changes during the year (Specify): Current year income(loss) _____	_____	1,313,143
_____	_____	_____
Balance end of year _____	\$ _____	\$ (14,446,093)

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 11/27/19 Matures 12/1/29	3.48%	120	\$ 56,615,000
_____	_____	_____	_____
Total _____	_____	_____	\$ 56,615,000



**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_____	1,363	2,189	_____	3,552
Regulatory assessment fee_____	6,357	7,630	_____	13,987
Other (Specify)_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued_____	\$ 7,720	\$ 9,819	\$ _____	\$ 17,539

**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
Consta flow Inc	\$ 14,390	\$ _____	monthly service/testing
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____



UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2022
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**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
			\$ 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, 2022
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**SCHEDULE "A"**

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

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

(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, 2022
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**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)	_____	_____	_____	_____	_____
<b>Total</b>	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

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

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**WATER  
OPERATING  
SECTION**

**WATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$ _____	\$ _____	\$ _____	\$ _____
302	Franchises	_____	_____	_____	_____
303	Land and Land Rights	3,165	_____	_____	3,165
304	Structures and Improvements	8,000	2,112	_____	10,112
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	102,443	-	_____	102,443
320	Water Treatment Equipment	10,463	1,421	_____	11,884
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	248,229	2,834	3,097	247,966
335	Hydrants	36,708	-	_____	36,708
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	20,669	_____	_____	20,669
342	Stores Equipment	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment	_____	1,118.00	_____	1,118
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
	<b>Total Water Plant</b>	<b>\$ 705,742</b>	<b>\$ 7,485</b>	<b>\$ 3,097</b>	<b>\$ 710,130</b>



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 %	102,442			102,442
320	Water Treatment Equipment	17	0 %	5.88 %	10,000		463	10,463
330	Distribution Reservoirs & Standpipes	33	0 %	3.03 %	26,899		2,145	29,044
331	Trans. & Dist. Mains	38	0 %	2.63 %	159,461		4,698	164,159
333	Services							0
334	Meter & Meter Installations	17	0 %	5.88 %	32,168	3,097	14,580	43,651
335	Hydrants	40	0 %	2.5 %	33,103		918	34,021
336	Backflow Prevention Devices		%	6.67 %	1,933		351	2,284
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment	6	0 %	16.7 %	2,250			2,250
341	Transportation Equipment		%	%	7,832		2,761	10,593
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment			6.67 %	0		37	37
344	Laboratory Equipment		%	%				
345	Power Operated Equipment	20	%	10 %	5,373		926	6,299
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	10 %	697		180	877
	Totals				\$ 397,640	\$	\$ 27,059	\$ 421,602 *

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

**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 89,622
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
604	Employee Pensions and Benefits_____	
610	Purchased Water_____	
615	Purchased Power_____	8,483
616	Fuel for Power Production_____	
618	Chemicals_____	12,729
620	Materials and Supplies_____	11,757
630	Contractual Services:	
	Billing_____	
	Professional_____	1,600
	Testing_____	1,610
	Other_____	9,093
640	Rents_____	0
650	Transportation Expense_____	4,517
655	Insurance Expense_____	3,694
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	707
670	Bad Debt Expense_____	805
675	Miscellaneous Expenses_____	3,637
	Total Water Operation And Maintenance Expense_____	\$ 148,254 *

\* 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)	
<b>Residential Service</b>					
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			
<b>General Service</b>					
5/8"	D	1.0	10	10	10.0
3/4"	D	1.5			
1"	D	2.5	2	2	5.0
1 1/2"	D,T	5.0	2	2	20.0
2"	D,C,T	8.0	2	2	24.0
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
** D = Displacement C = Compound T = Turbine			<b>Total</b>	<b>885</b>	<b>885</b>
				<b>885</b>	<b>928.0</b>

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2022
-------------------------------------

SYSTEM NAME: SWISS GOLF AND HIDDEN GOLF

**PUMPING AND PURCHASED WATER STATISTICS**

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [ (b)+(c)-(d) ] (e)	Water Sold To Customers (Omit 000's) (f)
January_____	_____	5,118	49	5,069	5,832
February_____	_____	4,855	12	4,843	4,875
March_____	_____	5,102	132	4,970	4,803
April_____	_____	4,892	29	4,863	5,151
May_____	_____	5,055	0	5,055	4,664
June_____	_____	4,526	14	4,512	4,889
July_____	_____	4,386	130	4,256	4,210
August_____	_____	3,961	0	3,961	3,869
September_____	_____	3,783	91	3,692	3,580
October_____	_____	4,473	15	4,458	3,552
November_____	_____	4,555	33	4,522	3,924
December_____	_____	4,492	33	4,459	4,043
Total for Year_____	_____	55,198	538	54,660	53,392

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, 2022

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



**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, 2022

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 # 20007187.008
  - a. Is the system in compliance with the requirements of the CUP? \_\_\_\_\_
  - b. If not, what are the utility's plans to gain compliance? \_\_\_\_\_

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

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

WASTEWATER  
OPERATING  
SECTION

**WASTEWATER UTILITY PLANT ACCOUNTS**

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ _____	_____	_____	_____
352	Franchises_____	_____	_____	_____	_____
353	Land and Land Rights_____	5,082	_____	_____	5,082
354	Structures and Improvements_____	14,864	_____	_____	14,864
355	Power Generation Equipment_____	1,139	_____	_____	1,139
360	Collection Sewers - Force_____	4,669	_____	_____	4,669
361	Collection Sewers - Gravity_____	353,575	_____	_____	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_____	125,215	18,924	_____	144,139
371	Pumping Equipment_____	101,369	2,521	_____	103,890
380	Treatment and Disposal Equipment_____	139,052	7,528	2,172	144,408
381	Plant Sewers_____	0	_____	_____	0
382	Outfall Sewer Lines_____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_____	1,781	_____	_____	1,781
390	Office Furniture and Equipment_____	2,250	_____	_____	2,250
391	Transportation Equipment_____	20,669	_____	_____	20,669
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_____	_____	_____	_____	_____
	<b>Total Wastewater Plant_____</b>	<b>\$ 785,880</b>	<b>\$ 28,973</b>	<b>\$ 2,172</b>	<b>\$ 812,681 *</b>

\* 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				2,477		550	\$ 3,027
355	Power Generation Equipment		%	10 %	399		114	513
360	Collection Sewers - Force		%	2.5 %	2,679		172	2,851
361	Collection Sewers - Gravity	40	0 %	2.5 %	308,991		8,840	317,831
362	Special Collecting Structures		%					0
363	Services to Customers	35	0 %	2.86 %	375		30	405
364	Flow Measuring Devices	5	%	20 %	4,328		0	4,328
365	Flow Measuring Installations		%	20 %	45		10	55
370	Receiving Wells		%		86,864		4,158	91,022
371	Pumping Equipment	18	0 %	5.56 %	7,984		6,929	14,913
380	Treatment and Disposal Equipment	18	0 %	5.56 %	133,245	2,172	9,181	140,254
381	Plant Sewers		%					0
382	Outfall Sewer Lines		%	6.67 %				0
389	Other Plant and Miscellaneous Equipment		%		1,071		119	1,190
390	Office Furniture and Equipment		%					
391	Equipment	10	%	16.7 %	2,250		0	2,250
392	Transportation Equipment		%		5,944		2,761	8,705
393	Stores Equipment Tools, Shop and Garage Equipment		%					
394	Laboratory Equipment		%					
395	Power Operated Equipment	20	%	5.00 %	6,341		1,049	7,390
396	Communication Equipment		%					
397	Miscellaneous Equipment		%					
398	Other Tangible Plant		%					
	Totals				\$ 562,993	\$ 2,172	\$ 33,913	\$ 594,734 *

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

**WASTEWATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ 77,552
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	_____
704	Employee Pensions and Benefits_____	_____
710	Purchased Wastewater Treatment_____	_____
711	Sludge Removal Expense_____	17,995
715	Purchased Power_____	19,989
716	Fuel for Power Production_____	_____
718	Chemicals_____	17,452
720	Materials and Supplies_____	9,527
730	Contractual Services:	
	Billing_____	0
	Professional_____	6,155
	Testing_____	1,983
	Other_____	11,539
740	Rents_____	_____
750	Transportation Expense_____	5,414
755	Insurance Expense_____	3,694
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	682
770	Bad Debt Expense_____	0
775	Miscellaneous Expenses_____	872
	Total Wastewater Operation And Maintenance Expense_____	\$ 172,854 *

\* 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

**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, 2022
-------------------------------------

**TREATMENT PLANT**

Manufacturer_____	_____	_____	_____
Type_____	_____	_____	_____
"Steel" or "Concrete"_____	Concrete	_____	_____
Total Permitted Capacity_____	.176 MGD	_____	_____
Average Daily Flow_____	36,334	_____	_____
Method of Effluent Disposal_____	on site	_____	_____
Permitted Capacity of Disposal_____	_____	_____	_____
Total Gallons of Wastewater treated_____	13,262,000	_____	_____

**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_____	1,644	_____	1,644
February_____	1,314	_____	1,314
March_____	1,514	_____	1,514
April_____	1,310	_____	1,310
May_____	1,045	_____	1,045
June_____	822	_____	822
July_____	842	_____	842
August_____	858	_____	858
September_____	852	_____	852
October_____	787	_____	787
November_____	962	_____	962
December_____	1,312	_____	1,312
Total for year_____	13,262	_____	13,262

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

\_\_\_\_\_

GENERAL WASTEWATER SYSTEM INFORMATION

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

- 1. Present number of ERCs\* now being served. \_\_\_\_\_ 923
- 2. Maximum number of ERCs\* which can be served. \_\_\_\_\_ 923
- 3. Present system connection capacity (in ERCs\*) using existing lines \_\_\_\_\_ 923
- 4. Future connection capacity (in ERCs\*) upon service area buildout. \_\_\_\_\_ 923
- 5. Estimated annual increase in ERCs\*. \_\_\_\_\_ NONE
- 6. Describe any plans and estimated completion dates for any enlargements or improvements of this system  
 \_\_\_\_\_ Currently there are no plans for any enlargements or improvements to be done to the system. The service area is at 100%  
 \_\_\_\_\_ occupancy.

- 7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.
- 8. If the utility does not engage in reuse, has a reuse feasibility study been completed? Do not engage in reuse.  
 If so, when? \_ At this point there has been no feasibility study done.
- 9. Has the utility been required by the DEP or water management district to implement reuse? \_\_\_\_\_  
 If so, what are the utility's plans to comply with this requirement? \_\_\_\_\_

- 10. When did the company last file a capacity analysis report with the DEP? \_\_\_\_\_ October 2014
- 11. If the present system does not meet the requirements of DEP rules, submit the following:
  - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
  - b. Have these plans been approved by DEP? \_\_\_\_\_
  - c. When will construction begin? \_\_\_\_\_
  - d. Attach plans for funding the required upgrading.
  - e. Is this system under any Consent Order with DEP? \_\_\_\_\_ NO
- 12. Department of Environmental Protection ID # \_\_\_\_\_ FLA013103

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

- (a) If actual flow data are available from the preceding 12 months:  
 Divide the total annual single family residence (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.
- (b) If no historical flow data are available use:  
 ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day).

# CERTIFICATION OF ANNUAL REPORT

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

YES  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  NO

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

YES  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  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.  2.  3.  4.

\_\_\_\_\_  
(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, 2022**

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 133,766	\$ 133,766	\$ -
Commercial	\$ 7,492	\$ 7,492	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
<b>Total Water Operating Revenue</b>	<b>\$ 141,258</b>	<b>\$ 141,258</b>	<b>\$ -</b>
<b>LESS: Expense for Purchased Water from FPSC-Regulated Utility</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Water Operating Revenues</b>	<b>\$ 141,258</b>	<b>\$ 141,258</b>	<b>\$ -</b>

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, 2022**

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 164,362	\$ 164,362	\$ -
Commercial	5,200	5,200	\$ -
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
<b>Total Wastewater Operating Revenue</b>	<b>\$ 169,562</b>	<b>\$ 169,562</b>	<b>\$ -</b>
<b>LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility</b>	<b>-</b>	<b>-</b>	_____
<b>Net Wastewater Operating Revenues</b>	<b>\$ 169,562</b>	<b>\$ 169,562</b>	<b>\$ -</b>

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).

