

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, 2024

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

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

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

UTILITY NAME: CHC VII, LTDYEAR OF REPORT
DECEMBER 31, 2024

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 156,984	240,319	\$ _____	\$ 397,303
Commercial_____		8,284	5,546	_____	13,830
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue____		\$ 165,268	\$ 245,865	\$ _____	\$ 411,133
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 155,266	196,623	\$ _____	\$ 351,889
Depreciation Expense_____	F-5	26,680	27,565	_____	54,245
CIAC Amortization Expense_____	F-8	_____	_____	_____	0
Taxes Other Than Income_____	F-7	9,076	13,697	_____	22,773
Income Taxes_____	F-7	_____	_____	_____	0
Total Operating Expense		\$ 191,022	237,885	_____	\$ 428,907
Net Operating Income (Loss)		\$ (25,754)	7,980	\$ _____	\$ (17,774)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 7,326,858
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 3,082,527
Interest Expense_____		_____	_____	_____	2,003,039
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ 2,223,518

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) _____	F-5,W-1,S-1	\$ 1,556,445	\$ 1,534,383
Accumulated Depreciation and Amortization (108)_____	F-5,W-2,S-2	1,116,490	1,067,898
Net Utility Plant _____		\$ 439,955	\$ 466,485
 Cash_____		 1,257,945	 662,587
Customer Accounts Receivable (141)_____		0	0
Other Assets (Specify):_Mtg Holder escrows_____		489,061	427,799
Non Utility Property, Net (121,122)_____		7,545,575	7,581,777
Accounts Receivable Associated Cos (145)_____		35,663,633	33,934,629
Miscellaneous Current & Accrued Assets(174)_____		1,513,125	1,623,382
Unamortized Regulatory Comm. Expns_____		3,490	3,490
Total Assets _____		\$ 46,912,784	\$ 44,700,149
 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	(10,461,701)	(12,685,218)
Total Capital _____		\$ (10,461,701)	\$ (12,685,218)
 Long Term Debt (224)_____	F-6	 \$ 56,615,000	 \$ 56,615,000
Accounts Payable (231)_____		44,134	56,131
Notes Payable (232)_____		0	0
Customer Deposits (235)_____		_____	_____
Accrued Taxes (236)_____		22,773	22,536
Other Liabilities (Specify)Unearned Income_____		1,899	1,021
Miscellaneous Current & Accrued Liab (241)_____		690,679	690,679
 Advances for Construction_____		 _____	 _____
Contributions in Aid of Construction - Net (271-272)_____	F-8	_____	_____
Total Liabilities and Capital _____		\$ 46,912,784	\$ 44,700,149

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2024

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 710,130	\$ 846,315	\$	\$ 1,556,445

Construction Work in				

Other (Specify) -----				

Total Utility Plant -----	\$ 710,130	\$ 846,315	\$	\$ 1,556,445

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year -----	\$ 448,282	\$ 619,616	\$	\$ 1,067,898
Add Credits During Year:				
Accruals charged to depreciation account -----	\$ 26,680	\$ 27,565	\$	\$ 54,245
Salvage -----				
Other Credits (specify) -----				
Amortization-Org. & Franch. -----				0
Total Credits -----	\$ 26,680	\$ 27,565	\$	\$ 54,245
Deduct Debits During Year:				
Book cost of plant retired -----	\$ 0	\$ 5,953	\$	\$ 5,953
Cost of removal -----		0		0
Other debits (specify) -----				
Total Debits -----	\$ 0	\$ 5,953	\$	\$ 5,953
Balance End of Year -----	\$ 474,962	\$ 641,228	\$	\$ 1,116,190

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2024

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_____	\$ _____	\$ (12,685,218)
Changes during the year (Specify): Current year income(loss) _____ _____	_____ _____	2,223,517 _____
Balance end of year_____	\$ _____	\$ (10,461,701)

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

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2024

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_____	1,639	2,633	_____	4,272
Regulatory assessment fee_____	7,437	11,064	_____	18,501
Other (Specify)_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued_____	\$ 9,076	\$ 13,697	\$ _____	\$ 22,773

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similar 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.

[illegible]

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2024

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
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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, 2024

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>100.00</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:	_____

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

UTILITY NAME: CHC VII, LTD.

YEAR OF REPORT
DECEMBER 31, 2024

SCHEDULE "B"

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Preferred Stock	_____	_____	_____	_____	_____
Long Term Debt	_____	_____	_____	_____	_____
Customer Deposits	_____	_____	_____	_____	_____
Tax Credits-Zero Cost	_____	_____	_____	_____	_____
Tax Credits-Weighted	_____	_____	_____	_____	_____
Cost of Capital	_____	_____	_____	_____	_____
Deferred Income Taxes	_____	_____	_____	_____	_____
Other (Explain)	_____	_____	_____	_____	_____
Total	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

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

<div></div>

**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_____	10,112			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_____	11,884			11,884
330	Distribution Reservoirs and Standpipes_____	71,500			71,500
331	Transmission and Distribution Lines_____	178,501			178,501
333	Services_____	0			0
334	Meters and Meter Installations_____	247,966			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			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
	Total Water Plant_____	\$ 710,130	\$ _____	\$ _____	\$ 710,130

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 %	10,547		84	10,631
330	Distribution Reservoirs & Standpipes	33	0 %	3.03 %	31,189		2,145	33,334
331	Trans. & Dist. Mains	38	0 %	2.63 %	168,857		4,698	173,555
333	Services							0
334	Meter & Meter Installations	17	0 %	5.88 %	58,231		14,580	72,811
335	Hydrants	40	0 %	2.5 %	34,939		918	35,857
336	Backflow Prevention Devices		%	6.67 %	2,635		351	2,986
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment							
341	Equipment	6	0 %	16.7 %	2,250		-	2,250
342	Transportation Equipment		%	%	13,354		2,761	16,115
343	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment			6.67	74		37	111
344	Laboratory Equipment		%	%				
345	Power Operated Equipment	20	%	10 %	7,225		926	8,151
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	10 %	1,057		180	1,237
	Totals				\$ 448,282	\$	\$ 26,680	\$ 474,962 *

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 68,024
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
604	Employee Pensions and Benefits_____	
610	Purchased Water_____	
615	Purchased Power_____	7,739
616	Fuel for Power Production_____	
618	Chemicals_____	17,006
620	Materials and Supplies_____	10,413
630	Contractual Services:	
	Billing_____	
	Professional_____	8,509
	Testing_____	4,594
	Other_____	31,416
640	Rents_____	
650	Transportation Expense_____	539
655	Insurance Expense_____	3,929
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	707
670	Bad Debt Expense_____	
675	Miscellaneous Expenses_____	2,390
	Total Water Operation And Maintenance Expense_____	\$ 155,266 *
	* This amount should tie to Sheet F-3.	

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	869	869	869.0
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0	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)					
Total			885	885	928.0

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2024

SYSTEM NAME: SWISS GOLF AND HIDDEN GOLF

PUMPING AND PURCHASED WATER STATISTICS

	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)
(a)	(b)	(c)	(d)	(e)	(f)
January_____	_____	3,924	67	3,857	3,540
February_____	_____	3,668	58	3,610	3,791
March_____	_____	3,959	0	3,959	4,161
April_____	_____	3,848	0	3,848	3,996
May_____	_____	5,051	17	5,034	5,239
June_____	_____	4,340	0	4,340	3,798
July_____	_____	3,934	15	3,919	3,676
August_____	_____	3,382	113	3,269	3,137
September_____	_____	3,112	0	3,112	3,430
October_____	_____	4,582	82	4,500	3,486
November_____	_____	3,394	-	3,394	3,592
December_____	_____	3,403	0	3,403	3,505
Total for Year_____	_____	46,597	352	46,245	45,351

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, 2024

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)
<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, 2024

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, 2024

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

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2024

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_____	144,139	_____	_____	144,139
371	Pumping Equipment_____	103,890	20,440	1,507	122,823
380	Treatment and Disposal Equipment_____	150,203	7,575	4,446	153,332
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_____	5,777	_____	_____	5,777
394	Laboratory Equipment_____	_____	_____	_____	_____
395	Power Operated Equipment_____	10,487	_____	_____	10,487
396	Communication Equipment_____	_____	_____	_____	_____
397	Miscellaneous Equipment_____	_____	_____	_____	0
398	Other Tangible Plant_____	_____	_____	_____	_____
	Total Wastewater Plant_____	\$ 824,253	\$ 28,015	\$ 5,953	\$ 846,315 *

* This amount should tie to sheet F-5.

UTILITY NAME: CHC VII, LTD.

YEAR OF REPORT
DECEMBER 31, 2024

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				3,577		550	\$ 4,127
355	Power Generation Equipment			10 %	627		114	741
360	Collection Sewers - Force			2.5 %	3,023		173	3,196
361	Collection Sewers - Gravity	40	0 %	2.5 %	326,671		8,840	335,511
362	Special Collecting Structures							0
363	Services to Customers	35	0 %	2.86 %	435		30	465
364	Flow Measuring Devices	5		20 %	4,328		0	4,328
365	Flow Measuring Installations			20 %	65		10	75
370	Receiving Wells			4 %	95,180		4,158	99,338
371	Pumping Equipment	18	0 %	5.56 %	21,842	1,507	8,192	28,527
380	Treatment and Disposal Equipment	18	0 %	5.56 %	140,019	4,446	1,184	136,757
381	Plant Sewers							0
382	Outfall Sewer Lines			6.67 %				0
389	Other Plant and Miscellaneous Equipment							
390	Office Furniture and Equipment				1,309		119	1,428
391	Transportation Equipment	10		16.7 %	2,250		0	2,250
392	Stores Equipment				11,466		2,761	14,227
393	Tools, Shop and Garage Equipment							
394	Laboratory Equipment			6.67 %	385		385	770
395	Power Operated Equipment	20		5.00 %	8,439		1,049	9,488
396	Communication Equipment							
397	Miscellaneous Equipment							
398	Other Tangible Plant							
	Totals				\$ 619,616	\$ 5,953	\$ 27,565	\$ 641,228 *

* This amount should tie to Sheet F-5.

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_____	\$ 82,560
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
704	Employee Pensions and Benefits_____	
710	Purchased Wastewater Treatment_____	
711	Sludge Removal Expense_____	19,403
715	Purchased Power_____	18,835
716	Fuel for Power Production_____	
718	Chemicals_____	20,153
720	Materials and Supplies_____	13,460
730	Contractual Services:	
	Billing_____	
	Professional_____	3,468
	Testing_____	1,640
	Other_____	23,814
740	Rents_____	
750	Transportation Expense_____	7,889
755	Insurance Expense_____	3,929
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	785
770	Bad Debt Expense_____	
775	Miscellaneous Expenses_____	687
	Total Wastewater Operation And Maintenance Expense_____	\$ 196,623 *
* This amount should tie to Sheet F-3.		

WASTEWATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers Start of Year (d)	End of Year (e)	Total Number of er Equivalents (c x e) (f)
Residential Service	D	1.0			
All meter sizes			869	869	869.0
General Service	D D D D,T D,C,T D C T	1.0	1	1	1.0
5/8"		1.5			
3/4"		2.5			
1"		5.0	2	2	10.0
1 1/2"		8.0			
2"		15.0			
3"		16.0			
3"		17.5			
Unmetered Customers					
Other (Specify)					
Total			872	872	880.0

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2024

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, 2024

TREATMENT PLANT

Manufacturer_____	_____	_____	_____
Type_____	_____	_____	_____
"Steel" or "Concrete"_____	Concrete	_____	_____
Total Permitted Capacity_____	.176 MGD	_____	_____
Average Daily Flow_____	44,634	_____	_____
Method of Effluent Disposal_____	on site	_____	_____
Permitted Capacity of Disposal_____	_____	_____	_____
Total Gallons of Wastewater treated_____	16,336,000	_____	_____

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_____	1,879	_____	1,879
February_____	1,716	_____	1,716
March_____	1,644	_____	1,644
April_____	1,568	_____	1,568
May_____	1,210	_____	1,210
June_____	904	_____	904
July_____	849	_____	849
August_____	1,061	_____	1,061
September_____	1,199	_____	1,199
October_____	1,312	_____	1,312
November_____	1,425	_____	1,425
December_____	1,569	_____	1,569
Total for year_____	16,336	_____	16,336

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2024

SYSTEM NAME: SWISS GOLF AND HIDDEN GOLF

GENERAL WASTEWATER SYSTEM INFORMATION

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

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

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

7. If the utility uses reuse as a means of effluent disposal, provide a list of the reuse end users and the amount of reuse provided to each, if known.
8. If the utility does not engage in reuse, has a reuse feasibility study been completed? Do not engage in reuse.

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

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

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

10. When did the company last file a capacity analysis report with the DEP? _____ October 2014

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

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

12. Department of Environmental Protection ID # _____ FLA013103

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

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

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

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

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

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2024

CERTIFICATION OF ANNUAL REPORT

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

- | | | | |
|---|--------------------------------|----|--|
| YES
<input checked="checked" type="checkbox"/> | NO
<input type="checkbox"/> | 1. | The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission in Rule 25-30.115 (1), Florida Administrative Code. |
| YES
<input checked="checked" type="checkbox"/> | NO
<input type="checkbox"/> | 2. | The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission. |
| YES
<input checked="checked" type="checkbox"/> | NO
<input type="checkbox"/> | 3. | There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility. |
| YES
<input checked="checked" type="checkbox"/> | NO
<input type="checkbox"/> | 4. | The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct, and complete for the period for which it represents. |

Items Certified

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



(signature of chief executive officer of the utility) *

1. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <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, 2024

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 156,984	\$ 156,984	\$ -
Commercial	\$ 8,284	\$ 8,284	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	\$ 165,268	\$ 165,268	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	\$ -	\$ -	\$ -
Net Water Operating Revenues	\$ 165,268	\$ 165,268	\$ -

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, 2024

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 240,319	\$ 240,319	\$ -
Commercial	5,546	5,546	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Wastewater Operating Revenue	\$ 245,865	\$ 245,865	\$ -
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	
Net Wastewater Operating Revenues	\$ 245,865	\$ 245,865	\$ -

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).