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WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WS816-16-AR
Brian Altman
CHC VII, Ltd.
P. O. Box 5252
Lakeland, FL 33807-5252

Submitted To The

STATE OF FLORIDA



RECEIVED
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DIVISION OF
ACCOUNTING & FINANCE

PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2016

GENERAL INSTRUCTIONS

1. Prepare this report in conformity with the 1996 National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts for Water and Wastewater Utilities as adopted by Rule 25-30.115 (1), Florida Administrative Code.
2. Interpret all accounting words and phrases in accordance with the Uniform System of Accounts (USOA), Commission Rules and the definitions on the next page.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent, enter the words "Not Applicable." Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record. You may use permanent ink or a typewriter. Do not use a pencil.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule in the report. Additional pages should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The utility shall file the original and two copies of the report with the Commission at the address below, and keep a copy for itself. Pursuant to Rule 25-30.110 (3), Florida Administrative Code, the utility must submit the report by March 31 for the preceding year ending December 31.

Florida Public Service Commission
Division of Economic Regulation
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

11. Pursuant to Rule 25-30.110 (7) (a), Florida Administrative Code, any utility that fails to file its annual report or extension on or before March 31, or within the time specified by any extension approved in writing by the Division of Economic Regulation, shall be subject to a penalty. The penalty shall be based on the number of calendar days elapsed from March 31, or from an approved extended filing date, until the date of filing. The date of filing shall be included in the days elapsed.

GENERAL DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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FINANCIAL SECTION

REPORT OF

CHC VII, LTD

(EXACT NAME OF UTILITY)

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

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

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

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

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

Individual Sub Chapter S Corporation 1120 Corporation Partnership

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

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

CONTACTS:

Name	Title	Principle Business Address	Salary Charged Utility
Person to send correspondence: Brian Altman	Manager	500 South Florida Ave. Lakeland FL 33801	
Person who prepared this report: Kim S Kelley	Accountant	PO Box 5252 Lakeland, FL 33807	
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
Century Realty Funds	10	500 S FL Ave., Lakeland	\$ 0
T&A Investments	45	500 S FL Ave., Lakeland	\$ 0
T&A Family Partnership	45	500 S FL Ave., Lakeland	\$ 0
			\$
			\$
			\$
			\$
			\$

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2016

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential _____		\$ 90,542	145,946	\$ _____	\$ 236,488
Commercial _____		15,051	27,746	_____	42,797
Industrial _____		_____	_____	_____	_____
Multiple Family _____		_____	_____	_____	_____
Guaranteed Revenues _____		_____	_____	_____	_____
Other (Specify) _____		_____	_____	_____	_____
Total Gross Revenue _____		\$ 105,593	\$ 173,692	\$ _____	\$ 279,285
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 114,322	151,482	\$ _____	\$ 265,804
Depreciation Expense _____	F-5	16,114	13,214	_____	29,328
CIAC Amortization Expense _____	F-8	_____	_____	_____	0
Taxes Other Than Income _____	F-7	5,776	10,051	_____	15,827
Income Taxes _____	F-7	_____	_____	_____	0
Total Operating Expense		\$ 136,212	174,747	_____	\$ 310,959
Net Operating Income (Loss)		\$ (30,619)	(1,055)	\$ _____	\$ (31,674)
Other Income:					
Nonutility Income _____		\$ _____	\$ _____	\$ _____	\$ 5,690,010
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses _____		\$ _____	\$ _____	\$ _____	\$ 2,715,254
Interest Expense _____		_____	_____	_____	1,865,132
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ 1,077,950

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 1,053,624	\$ 996,291
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	740,138	714,060
Net Utility Plant -----		\$ 313,486	\$ 282,231
Cash -----		244,915	208,493
Customer Accounts Receivable (141) -----		0	0
Other Assets (Specify): Mtg Holder escrows -----		187,634	134,294
Non Utility Property, Net (121,122) -----		8,261,590	8,394,106
Accounts Receivable Associated Cos (145) -----		6,929,770	6,710,390
Miscellaneous Current & Accrued Assets(174) -----		10,473,187	10,491,860
Unamortized Regulatory Comm. Expns -----		2,924	4,584
Total Assets -----		\$ 26,413,506	\$ 26,225,958
Liabilities and Capital:			
Common Stock Issued (201) -----	F-6		
Preferred Stock Issued (204) -----	F-6		
Other Paid in Capital (211) -----			
Retained Earnings (215) -----	F-6		
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	(17,791,321)	(18,869,271)
Total Capital -----		\$ (17,791,321)	\$ (18,869,271)
Long Term Debt (224) -----	F-6	\$ 43,476,239	\$ 44,368,783
Accounts Payable (231) -----		26,480	24,266
Notes Payable (232) -----		3,593	5,189
Customer Deposits (235) -----			
Accrued Taxes (236) -----		15,827	15,992
Other Liabilities (Specify) -----		2,644	
Miscellaneous Current & Accrued Liab (241) -----		680,044	680,999
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ 26,413,506	\$ 26,225,958

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2016

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 438,287	\$ 615,337	\$ _____	\$ 1,053,624

Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 438,287	\$ 615,337	\$ _____	\$ 1,053,624

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 287,483	\$ 426,577	\$ _____	\$ 714,060
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ 16,114	\$ 13,214	\$ _____	\$ 29,328
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Amortization-Org. & Franch.	_____	_____	_____	0
Total Credits _____	\$ 16,114	\$ 13,214	\$ _____	\$ 29,328
Deduct Debits During Year:				
Book cost of plant retired _____	\$ _____	\$ 3,250	\$ _____	\$ 3,250
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ 3,250	\$ _____	\$ 3,250
Balance End of Year _____	\$ 303,597	\$ 436,541	\$ _____	\$ 740,138

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2016

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 _____	\$ _____	\$ (18,869,271)
Changes during the year (Specify): Current year income _____ _____ _____	_____ _____ _____	_____ 1,077,950 _____
Balance end of year _____	\$ _____	\$ (17,791,321)

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
Walker & Dunlop _____ _____ _____	4.18	120	\$ 43,476,239
Total _____			\$ 43,476,239

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2016

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 _____	1,250	2,009	_____	3,259
Regulatory assessment fee _____	4,526	8,042	_____	12,568
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued _____	\$ 5,776	\$ 10,051	\$ _____	\$ 15,827

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	\$ 7,200	\$ _____	monthly service
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2016

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, 2016

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, 2016

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):

**WATER
OPERATING
SECTION**

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2016

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	\$
302	Franchises				
303	Land and Land Rights	3,165			3,165
304	Structures and Improvements	8,000			8,000
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	7,482			7,482
308	Infiltration Galleries and Tunnels				
309	Supply Mains	0			0
310	Power Generation Equipment				
311	Pumping Equipment	100,642			100,642
320	Water Treatment Equipment	7,637	1,200		8,837
330	Distribution Reservoirs and Standpipes	71,500			71,500
331	Transmission and Distribution Lines	175,610			175,610
333	Services	0			0
334	Meters and Meter Installations	14,501			14,501
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				
342	Stores Equipment				
343	Tools, Shop and Garage Equipment				
344	Laboratory Equipment				
345	Power Operated Equipment	4,324			4,324
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	Total Water Plant	\$ 431,819	\$ 6,468	\$	\$ 438,287

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 %	82,996		5,918	88,914
320	Water Treatment Equipment	17	0 %	5.88 %	7,637		70	7,707
330	Distribution Reservoirs & Standpipes	33	0 %	3.03 %	14,039		2,145	16,184
331	Trans. & Dist. Mains	38	0 %	2.63 %	131,383		4,619	136,002
333	Services							0
334	Meter & Meter Installations	17	0 %	5.88 %	5,613		852	6,465
335	Hydrants	40	0 %	2.5 %	27,073		918	27,991
336	Backflow Prevention Devices		%	6.67 %	0		351	351
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment	6	0 %	16.7 %	1,315		376	1,691
341	Transportation Equipment		%	%				
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment							0
344	Laboratory Equipment		%	%				
345	Power Operated Equipment	20	%	5 %	1,945		865	2,810
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%				
	Totals				\$ 287,483	\$	\$ 16,114	\$ 303,597 *

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 50,790
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	4,867
616	Fuel for Power Production	
618	Chemicals	6,970
620	Materials and Supplies	18,055
630	Contractual Services:	
	Billing	
	Professional	4,930
	Testing	2,471
	Other	13,297
640	Rents	
650	Transportation Expense	4,930
655	Insurance Expense	3,652
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	830
670	Bad Debt Expense	722
675	Miscellaneous Expenses	2,808
	Total Water Operation And Maintenance Expense	\$ 114,322 *

* 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	13	13	13.0
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0	3	3	15.0
2"	D,C,T	8.0	5	5	40.0
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
		Total	<u>890</u>	<u>890</u>	<u>937.0</u>

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2016

SYSTEM NAME: SWISS GOLF AND HIDDEN GOLF

PUMPING AND PURCHASED WATER STATISTICS

(a)	(b) Water Purchased For Resale (Omit 000's)	(c) Finished Water From Wells (Omit 000's)	(d) Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	(e) Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	(f) Water Sold To Customers (Omit 000's)
January		4,171	0	4,171	3,525
February		4,144	0	4,144	3,818
March		4,642	165	4,477	4,158
April		4,016	35	3,981	4,079
May		4,153	10	4,143	4,263
June		3,423	10	3,413	2,695
July		3,671	18	3,653	3,584
August		3,425	87	3,338	3,051
September		3,419	68	3,351	3,495
October		3,760	64	3,696	3,259
November		4,490	30	4,460	3,972
December		4,987	20	4,967	4,947
Total for Year		48,301	507	47,794	44,846

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, 2016

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	_____	_____	_____
Auxiliary Power _____	NO	_____	_____	_____
* Submersible, centrifugal, etc.				

RESERVOIRS

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

HIGH SERVICE PUMPING

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

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2016

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, 2016

SYSTEM NAME: SWISS GOLF AND HIDDEN GOLF

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. _____ 937
2. Maximum number of ERCs * which can be served. _____ 937
3. Present system connection capacity (in ERCs *) using existing lines. _____ 937
4. Future connection capacity (in ERCs *) upon service area buildout. _____ 937
5. Estimated annual increase in ERCs *. NONE
6. Is the utility required to have fire flow capacity? YES
If so, how much capacity is required? fire flows of not less than 500 gallons per minute
7. Attach a description of the fire fighting facilities. City of Winter Haven, Polk County Fire Departments
40 fire hydrants; on site well.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
At this time there are no plans to enlarge or improve the water system.
9. When did the company last file a capacity analysis report with the DEP? _____
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? NO
11. Department of Environmental Protection ID # _____ 6535064
12. Water Management District Consumptive Use Permit # 20007187.010
 - a. Is the system in compliance with the requirements of the CUP? _____
 - b. If not, what are the utility's plans to gain compliance? _____

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

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

**WASTEWATER
OPERATING
SECTION**

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_____	0	14,864	_____	14,864
355	Power Generation Equipment_____	0	_____	_____	_____
360	Collection Sewers - Force_____	4,669	_____	_____	4,669
361	Collection Sewers - Gravity_____	347,535	_____	_____	347,535
362	Special Collecting Structures_____	0	_____	_____	_____
363	Services to Customers_____	1,050	_____	_____	1,050
364	Flow Measuring Devices_____	2,095	_____	_____	2,095
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	89,619	_____	_____	89,619
371	Pumping Equipment_____	12,130	8,095	2,237	17,988
380	Treatment and Disposal Equipment_____	87,835	36,986	1,013	123,808
381	Plant Sewers_____	0	_____	_____	0
382	Outfall Sewer Lines_____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_____	2,053	_____	_____	2,053
390	Office Furniture and Equipment_____	2,250	_____	_____	2,250
391	Transportation Equipment_____	_____	_____	_____	_____
392	Stores Equipment_____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____
394	Laboratory Equipment_____	_____	_____	_____	_____
395	Power Operated Equipment_____	4,324	_____	_____	4,324
396	Communication Equipment_____	_____	_____	_____	_____
397	Miscellaneous Equipment_____	_____	_____	_____	0
398	Other Tangible Plant_____	_____	_____	_____	_____
	Total Wastewater Plant_____	\$ 558,642	\$ 59,945	\$ 3,250	\$ 615,337 *

* This amount should tie to sheet F-5.

UTILITY NAME: CHC VII, LTD.

YEAR OF REPORT
DECEMBER 31, 2016

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				0		550	550
355	Power Generation Equipment							
360	Collection Sewers - Force			2.5 %	1,641		173	1,814
361	Collection Sewers - Gravity	40	0 %	2.5 %	256,308		8,688	264,996
362	Special Collecting Structures							0
363	Services to Customers	35	0 %	2.86 %	225		30	255
364	Flow Measuring Devices	5		20 %	1,257		419	1,676
365	Flow Measuring Installations							0
370	Receiving Wells				78,653		465	79,118
371	Pumping Equipment	18	0 %	5.56 %	1,731	2,237	1,200	694
380	Treatment and Disposal Equipment	18	0 %	5.56 %	84,066	1,013	313	83,366
381	Plant Sewers							0
382	Outfall Sewer Lines			6.67 %	375		136	511
389	Other Plant and Miscellaneous Equipment							
390	Office Furniture and Equipment							
391	Transportation Equipment	10		16.7 %	375		375	750
392	Stores Equipment							
393	Tools, Shop and Garage Equipment							
394	Laboratory Equipment							
395	Power Operated Equipment	20		5.00 %	1,946		865	2,811
396	Communication Equipment							
397	Miscellaneous Equipment							
398	Other Tangible Plant							
	Totals				426,577		13,214	436,541 *

* This amount should tie to Sheet F-5.

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees _____	\$ 51,564
703	Salaries and Wages - Officers, Directors, and Majority Stockholders _____	_____
704	Employee Pensions and Benefits _____	_____
710	Purchased Wastewater Treatment _____	_____
711	Sludge Removal Expense _____	27,580
715	Purchased Power _____	19,858
716	Fuel for Power Production _____	_____
718	Chemicals _____	5,664
720	Materials and Supplies _____	7,402
730	Contractual Services:	
	Billing _____	_____
	Professional _____	19,746
	Testing _____	3,366
	Other _____	3,722
740	Rents _____	_____
750	Transportation Expense _____	6,471
755	Insurance Expense _____	2,184
765	Regulatory Commission Expenses (Amortized Rate Case Expense) _____	830
770	Bad Debt Expense _____	287
775	Miscellaneous Expenses _____	2,808
	Total Wastewater Operation And Maintenance Expense _____	\$ 151,482 *

* 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 (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	13	13	13.0
3/4"	D	1.5	_____	_____	_____
1"	D	2.5	_____	_____	_____
1 1/2"	D,T	5.0	1	1	5.0
2"	D,C,T	8.0	4	4	32.0
3"	D	15.0	_____	_____	_____
3"	C	16.0	_____	_____	_____
3"	T	17.5	_____	_____	_____
Unmetered Customers	_____	_____	_____	_____	_____
Other (Specify)	_____	_____	_____	_____	_____
Total			<u>891</u>	<u>891</u>	<u>923.0</u>

** 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, 2016

TREATMENT PLANT

Manufacturer_____	_____	_____	_____
Type_____	_____	_____	_____
"Steel" or "Concrete"_____	Concrete	_____	_____
Total Permitted Capacity_____	.176 MGD	_____	_____
Average Daily Flow_____	58,339	_____	_____
Method of Effluent Disposal_____	on site	_____	_____
Permitted Capacity of Disposal_____	_____	_____	_____
Total Gallons of Wastewater treated_____	21,352,000	_____	_____

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_____	2,165	_____	2,165
February_____	2,165	_____	2,165
March_____	2,146	_____	2,146
April_____	1,562	_____	1,562
May_____	1,299	_____	1,299
June_____	1,324	_____	1,324
July_____	1,312	_____	1,312
August_____	1,224	_____	1,224
September_____	1,420	_____	1,420
October_____	1,906	_____	1,906
November_____	2,209	_____	2,209
December_____	2,620	_____	2,620
Total for year_____	21,352	_____	21,352

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2016

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).

CERTIFICATION OF ANNUAL REPORT

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

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

Items Certified

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



(signature of chief executive officer of the utility) *

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

(signature of chief financial officer of the utility) *

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

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

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

Company: CHC VII, Ltd.

For the Year Ended December 31, 2016

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 90,542	\$ 85,514	\$ 5,028
Commercial	\$ 15,051	\$ 15,051	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	\$ 105,593	\$ 100,565	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	\$ -	\$ -	\$ -
Net Water Operating Revenues	\$ 105,593	\$ 100,565	\$ 5,028

Explanations:

The income for Residential Water and Commercial Sewer were switched for the June 16 income. I did not catch the error until after the RAF returns were filed. There is no change in the total income - just in how it is allocated

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, 2016

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 145,946	\$ 145,946	\$ -
Commercial	27,746	32,774	\$ (5,028)
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Wastewater Operating Revenue	\$ 173,692	\$ 178,720	\$ (5,028)
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	_____
Net Wastewater Operating Revenues	\$ 173,692	\$ 178,720	\$ (5,028)

Explanations:

The income for one month was missposted between Residential water and Commercial Sewer. I did not catch the error until after I had filed the RAF returns. Total revenue did not change.

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).