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REPLY TO CENTRAL FLORIDA OFFICE

MARTIN S. FRIEDMAN, P.A.
VALERIE L. LORD
BRIAN J. STREET

July 16, 2007

VIA HAND DELIVERY

Ann Cole, Commission Clerk
Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399

070415-WS
(WS816)

RECEIVED-FPSC
07 JUL 16 AM 11:15
COMMISSION
CLERK

RE: Docket No.: _____; CHC VII, Ltd.'s Application for Staff Assisted Rate Case
Our File No.: 42035.01

Dear Ms. Cole:

Enclosed is the Application of CHC VII, Ltd., for a Staff Assisted Rate Case for its
CMP _____ utility system in Polk County, Florida.

COM _____ This Application is being filed simultaneously with 4 other small utilities in Polk
CTR _____ County since there will be some allocations of common expenses.

ECR _____

GCL _____

OPC 1

RCA _____

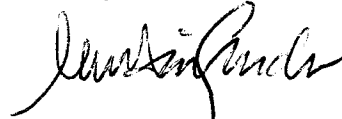
SCR _____

SGA _____

SEC _____

OTH _____ MSF/mp
Enclosures

Very truly yours,



MARTIN S. FRIEDMAN
For the firm

cc: Mr. Ron Baxley (w/o enclosure)

M:\1 ALTAMONTE\CHC VII, LTD (42035)\PSC Clerk 01.ltr.wpd

DOCUMENT NUMBER-DATE

05923 JUL 16 07

FPSC-COMMISSION CLERK

070415-WS

FLORIDA PUBLIC SERVICE COMMISSION

ORIGINAL

APPLICATION FOR A STAFF ASSISTED RATE CASE

I. General Data

A. Name of utility CHC VII, LTD

B. Address 500 SOUTH FLORIDA AVE., SUITE 700
LAKELAND, FL 33801

1. Telephone Nos. (863) 647-1581

2. County POLK Nearest City _____

3. General area served SWISS GOLF & TENNIS CLUB MOBILE HOME PARK
HIDDEN GOLF CLUB MOBILE HOME PARK

C. Authority:

1. Water Certificate No. 609-W Date Received 6/22/99

2. Wastewater Certificate No. 525-S Date Received 6/22/99

3. Date utility started operations: Water 1986 Wastewater 1986

D. How system was acquired BUILT

If utility was purchased, give date _____ Amount Paid _____

1. Name of Seller _____

2. Was seller affiliated with present owners? _____

3. Did you purchase: Stock _____ or assets only _____

E. Type of legal entity: Corporation, Partnership or Sole Proprietorship
LIMITED PARTNERSHIP

F. Ownership & Officers:

Name	Title	Percent Ownership
<u>1. TODD MAXWELL</u>	<u>PRESIDENT OF G.P.</u>	
<u>2. CENTRAL REALTY FUNDS</u>	<u>G.P.</u>	<u>10%</u>
<u>3. T&A INVESTMENTS</u>	<u>L.P.</u>	<u>90%</u>
<u>4.</u>		

DOCUMENT NUMBER-DATE
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G. List of Associated Companies and Addresses:

1. PLANTATION LANDINGS LTD.
2. HIDDEN COVE, LTD.
3. S.V. UTILITIES, LTD.
4. ANGLERS COVE WEST, LTD

H. If you have retained an attorney and/or a consultant to represent the utility for this application, furnish the name(s) and address(es):

Martin S. Friedman, Esquire
Rose, Sundstrom & Bentley, LLP
2180 W. State Road 434, Suite 2118
Longwood, FL 32779

II. Accounting Data

A. Outside Accountant

1. Name JIM D. LEE, CPA
2. Firm _____
3. Address 500 SOUTH FLORIDA AVE., SUITE 640, LAKELAND 33801
4. Telephone 863 647-1581

B. Individual to contact on accounting matters:

1. Name JIM D. LEE, CPA
2. Telephone 863, 647-1581

C. Location of books and records COMPANY OFFICE

D. Have you filed an Annual Report with the Commission? YES

Date Last Filed 5/1/07

E. Has your latest semiannual regulatory assessment fee payment been made (January 30 or July 30 whichever is applicable)? YES

F. Basic Rate Base Data (Most recent two years)

	2006	2005
1. Water		
Cost of Plant In Service:	\$ <u>469,683</u>	\$ <u>469,683</u>
Less Accumulated Depreciation:	<u>322,618</u>	<u>313,880</u>
Less Contributed Plant:	<u>0</u>	<u>0</u>
Net Owner's Investment:	\$ <u>147,065</u>	\$ <u>155,803</u>

2. Wastewater	2006	2005
Cost of Plant In Service:	\$ <u>1,530,177</u>	\$ <u>1,530,177</u>
Less Accumulated Depreciation:	<u>1,272,248</u>	<u>1,240,106</u>
Less Contributed Plant:	<u> </u>	<u> </u>
New Owner's Investment:	\$ <u>257,929</u>	\$ <u>290,071</u>

G. Basic Income Statement (Most recent two years):

1. Water	2006	2005
Revenues (By Class):		
a. <u>RESIDENTIAL</u>	\$ <u>83,135</u>	\$ <u>82,802</u>
b. <u>COMMERCIAL</u>	<u>58,950</u>	<u>61,020</u>
c. <u> </u>	<u> </u>	<u> </u>
Total Operating Revenues:	\$ <u>142,085</u>	\$ <u>143,822</u>
Less Expenses:		
a. Salaries & Wages - Employees	<u>28,294</u>	<u>20,875</u>
b. Salaries & Wages - Officers, Directors, & Majority Stockholders	<u> </u>	<u> </u>
c. Employee Pensions & Benefits	<u> </u>	<u> </u>
d. Purchased Water	<u>14,117</u>	<u>17,502</u>
e. Purchased Power	<u>29,519</u>	<u>23,756</u>
f. Fuel for Power Production	<u> </u>	<u> </u>
g. Chemicals	<u>8,410</u>	<u>5,824</u>
h. Materials & Supplies	<u>26,665</u>	<u>33,417</u>
i. Contractual Services	<u>174,581</u>	<u>190,398</u>
j. Rents	<u> </u>	<u> </u>
k. Transportation Expenses	<u>1,205</u>	<u>1,851</u>
l. Insurance Expense	<u>12,193</u>	<u>7,634</u>
m. Regulatory Commission Expense	<u>6,394</u>	<u>6,472</u>
n. Bad Debt Expense	<u> </u>	<u> </u>
o. Miscellaneous Expense	<u>36,864</u>	<u>39,189</u>
p. Depreciation Expense	<u>8,835</u>	<u>8,835</u>
q. Property Taxes	<u>1,225</u>	<u>833</u>
r. Other Taxes	<u> </u>	<u> </u>
s. Income Taxes	<u> </u>	<u> </u>
Operating Income (Loss)	(\$ <u>206,217</u>)	(\$ <u>212,764</u>)

2.	Wastewater	2006	2005
	Revenues (By Class):		
a.	<u>RESIDENTIAL</u>	<u>83,134</u>	<u>82,802</u>
b.	_____	_____	_____
c.	_____	_____	_____
	Total Operating Revenues:	\$ <u>83,134</u>	\$ <u>82,802</u>
	Less Expenses:		
a.	Salaries & Wages - Employees	\$ <u>32,678</u>	\$ <u>26,131</u>
b.	Salaries & Wages - Officers, Directors, & Majority Stockholders	_____	_____
c.	Employee Pensions & Benefits	_____	_____
d.	Purchased Wastewater Treatment	_____	_____
e.	Sludge Removal Expense	<u>13,805</u>	<u>12,740</u>
f.	Purchased Power	<u>13,556</u>	<u>14,708</u>
g.	Fuel for Power Production	_____	_____
h.	Chemicals	<u>12,631</u>	<u>5,989</u>
i.	Materials & Supplies	<u>20,620</u>	<u>43,055</u>
j.	Contractual Services	<u>174,619</u>	<u>202,217</u>
k.	Rents	<u>4,295</u>	<u>0</u>
l.	Transportation Expenses	<u>2,688</u>	<u>2,955</u>
m.	Insurance Expense	<u>12,153</u>	<u>7,745</u>
n.	Regulatory Commission Expense	<u>3,741</u>	<u>3,726</u>
o.	Bad Debt Expense	_____	_____
p.	Miscellaneous Expense	<u>37,633</u>	<u>39,699</u>
q.	Depreciation Expense	<u>32,256</u>	<u>52,720</u>
r.	Property Taxes	<u>1,968</u>	<u>1,337</u>
s.	Other Taxes	_____	_____
t.	Income Taxes	_____	_____
	Operating Income (Loss)	(\$ <u>281,549</u>)	(\$ <u>330,220</u>)

H. Outstanding Debt:

	<u>Creditor</u>	<u>Date Borrowed</u>	<u>Balance Due</u>	<u>Interest Rate</u>	<u>Expiration Date</u>
1.	<u>NORTHWESTERN MUTUAL LIFE</u>	<u>7.6.06</u>	<u>23,891,984</u>	<u>5.33%</u>	<u>8.1.2014</u>
2.	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____

I. Indicate Type of Tax Return Filed:

- _____ Form 1120 - Corporation
 _____ Form 1120S - Subchapter S Corporation
X _____ Form 1065 - Partnership
 _____ Form 1040 - Schedule C - Individual (Proprietorship)

III. Engineering Data

A. Outside Engineering Consultant:

1. Name _____
2. Firm _____
3. Address _____
4. Telephone () _____

B. Individual to contact on engineering matters:

1. Name _____
2. Telephone () _____

C. Is the utility under citation by the Department of Environmental Protection (DEP) or county health department? If yes, explain.

NO

D. List any known service deficiencies and steps taken to remedy problems.

NONE

E. Name of plant operator (s) and DEP operator certificate number (s) held.

JERRY CORYELL - CLASS C WATER AND WASTEWATER LICENSES

F. Is the utility serving customers outside of its certificated area? NO

If yes, explain _____

G. Wastewater:

1. Gallons per day capacity of treatment facilities existing 176,000 gpd
under construction 0 proposed 0

2. Type and make of present treatment facilities Concrete - extended air

3. Approximate average daily flow of treatment plant effluent 66,890

4. Approximate length of wastewater mains:

Size (diameter) 8"
Linear feet 28,105

5. Number of manholes 84

6. Number of liftstations 7

7. How do you measure treatment plant effluent? flow meter

8. Is the treatment plant effluent chlorinated? yes If yes, what is the normal dosage rate? 12 gallons/day
9. Tap in fees - Wastewater \$ 0
10. Service availability fees - Wastewater \$ 0
11. Note DEP Treatment Plant Certificate Number and date of expiration: Number DO-53-200395
Expiration Date _____
12. Total gallons treated during most recent twelve months 24,415,000
13. Wastewater treatment purchased during most recent twelve months 0

H. Water

1. Gallons per day capacity of treatment facilities existing 1,589,760 gpd under construction 0 proposed 0
2. Type of treatment Liquid Chlorine
3. Approximate average daily flow of treated water 225,000
4. Source of water supply GROUNDWATER
5. Types of chemicals used and their normal dosage rates Liquid Chlorine
90 gallons/day
6. Number of wells in service 2 Total capacity in gallons per minute (gpm)
1,589,760 gpd
- | | | | |
|---------------------|-----------------|---------------|---------------|
| Diameter/Depth | <u>12 / 546</u> | <u>1</u> | <u>1</u> |
| Motor horsepower | <u> </u> | <u> </u> | <u> </u> |
| Pump capacity (gpm) | <u> </u> | <u> </u> | <u> </u> |
7. Reservoirs and/or hydropneumatic tanks:
- | | | | |
|-------------|---------------------|---------------|---------------|
| Description | <u>STEEL-GROUND</u> | <u> </u> | <u> </u> |
| Capacity | <u>20,000 gal.</u> | <u> </u> | <u> </u> |
8. High service pumping:
- | | | | | |
|---------------------|---------------|---------------|---------------|---------------|
| Motor horsepower | <u>N/A</u> | <u> </u> | <u> </u> | <u> </u> |
| Pump capacity (gpm) | <u> </u> | <u> </u> | <u> </u> | <u> </u> |
9. How do you measure treatment plant production? _____
10. Approximate feet of water mains:
- | | | | | |
|-----------------|--------------|--------------|--------------|---------------|
| Size (diameter) | <u>2"</u> | <u>4"</u> | <u>6"</u> | <u> </u> |
| Linear feet | <u>8,760</u> | <u>1,140</u> | <u>9,060</u> | <u> </u> |
11. Note any fire flow requirements and imposing government agency

12. Number of fire hydrants in service 28

13. Do you have a meter change out program? NO
14. Meter installation or tap in fees - Water \$ 0
15. Service availability fees - Water \$ 0
16. Has the existing treatment facility been approved by DEP? _____
17. Total gallons pumped during most recent twelve months 176,801
18. Total gallons sold during most recent twelve months 142,221
19. Gallons unaccounted for during most recent twelve months 34,580
20. Gallons purchased during most recent twelve months 0

IV. Rate Data

A. Individual to contact on tariff matters:

1. Name _____
2. Telephone Number (____) _____

B. Schedule of present rates (Attach additional sheets if more space is needed):

1. ~~Water~~ Wastewater
- a. Residential Water ~~Water~~ Wastewater ^{\$ 15.71 (incl. 8,000)} 8,000 - 10,000 ^{\$ 1.31 K}
- b. General Service _____ ^{over 10,000 ^{\$ 2.09 K}}
- c. Special Contract _____
- d. Other _____

2. ~~Wastewater~~:

- a. ~~Residential Wastewater~~ _____
- b. ~~General Service~~ _____
- c. ~~Special Contract~~ _____
- d. ~~Other~~ _____

C. Number of Customers (Most recent two years):

- | | | |
|---------------------|--------------|--------------|
| 1. Water Metered | 20 <u>06</u> | 20 <u>05</u> |
| a. Residential | <u>873</u> | <u>873</u> |
| b. General Service | <u>7</u> | <u>7</u> |
| c. Special Contract | _____ | _____ |
| d. Other - Specify | _____ | _____ |
| 2. Water Unmetered | 20 <u>06</u> | 20 <u>05</u> |
| a. Residential | <u>0</u> | <u>0</u> |
| b. General Service | _____ | _____ |
| c. Special Contract | _____ | _____ |
| d. Other - Specify | _____ | _____ |

3. Wastewater

2004

2005

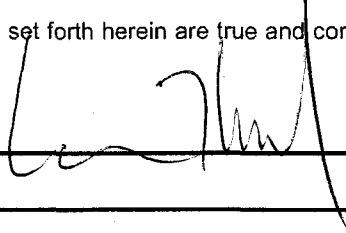
- a. Residential
- b. General Service
- c. Special Contract
- d. Other - Specify

873

V. Affirmation

I, TODD MAXWELL the undersigned owner, officer, or partner of the above named public utility, doing business in the State of Florida and subject to the control and jurisdiction of the Florida Public Service Commission, certify that the statements set forth herein are true and correct to the best of my information, knowledge and belief.

Signed



Title

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.