

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, 2025

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
			\$
			\$
			\$

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_____		\$ 152,003	235,945	\$ _____	\$ 387,948
Commercial_____		8,397	6,337	_____	14,734
Industrial_____		_____	_____	_____	_____
Multiple Family_____		_____	_____	_____	_____
Guaranteed Revenues_____		_____	_____	_____	_____
Other (Specify)_____		_____	_____	_____	_____
Total Gross Revenue_____		\$ 160,400	\$ 242,282	\$ _____	\$ 402,682
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ 147,874	242,068	\$ _____	\$ 389,942
Depreciation Expense_____	F-5	28,062	28,608	_____	56,670
CIAC Amortization Expense_____	F-8	_____	_____	_____	0
Taxes Other Than Income_____	F-7	8,910	13,620	_____	22,530
Income Taxes_____	F-7	_____	_____	_____	0
Total Operating Expense		\$ 184,846	284,296	_____	\$ 469,142
Net Operating Income (Loss)		\$ (24,446)	(42,014)	\$ _____	\$ (66,460)
Other Income:					
Nonutility Income_____		\$ _____	\$ _____	\$ _____	\$ 7,630,383
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_____		\$ _____	\$ _____	\$ _____	\$ 3,321,129
Interest Expense_____		_____	_____	_____	1,977,241
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ _____	\$ _____	\$ _____	\$ 2,265,553

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 1,621,136	\$ 1,556,445
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	1,169,620	1,116,490
Net Utility Plant -----		\$ 451,516	\$ 439,955
Cash -----		1,093,568	1,257,945
Customer Accounts Receivable (141) -----		0	0
Other Assets (Specify):_Mtg Holder escrows		406,458	489,061
Non Utility Property, Net (121,122)		7,616,996	7,545,575
Accounts Receivable Associated Cos (145)		37,037,553	35,663,633
Miscellaneous Current & Accrued Assets(174)		1,541,875	1,513,125
Unamortized Regulatory Comm. Expns		0	3,490
Total Assets -----		\$ 48,147,967	\$ 46,912,784
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	(8,196,148)	(10,461,701)
Total Capital -----		\$ (8,196,148)	\$ (10,461,701)
Long Term Debt (224) -----	F-6	\$ 55,552,286	\$ 56,615,000
Accounts Payable (231) -----		79,134	44,134
Notes Payable (232) -----		0	0
Customer Deposits (235) -----		22,530	22,773
Accrued Taxes (236) -----		2,670	1,899
Other Liabilities (Specify)Unearned Income		687,495	690,679
Miscellaneous Current & Accrued Liab (241)			
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ 48,147,967	\$ 46,912,784

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2025

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service	\$ 759,183	\$ 861,953	\$ _____	\$ 1,621,136

Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ 759,183	\$ 861,953	\$ _____	\$ 1,621,136

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ 474,962	\$ 641,228	\$ _____	\$ 1,116,190
Add Credits During Year:				
Accruals charged to depreciation account _____	\$ 28,098	\$ 28,608	\$ _____	\$ 56,706
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	0
Amortization-Org. & Franch.	_____	_____	_____	_____
Total Credits _____	\$ 28,098	\$ 28,608	\$ _____	\$ 56,706
Deduct Debits During Year:				
Book cost of plant retired _____	\$ 1,421	\$ 1,855	\$ _____	\$ 3,276
Cost of removal _____	_____	0	_____	0
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ 1,421	\$ 1,855	\$ _____	\$ 3,276
Balance End of Year _____	\$ 501,639	\$ 667,981	\$ _____	\$ 1,169,620

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2025

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 _____	\$ _____	\$ (10,461,701)
Changes during the year (Specify): Current year income(loss) _____ _____	_____ _____	_____ 2,265,553
Balance end of year _____	\$ _____	\$ (8,196,148)

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	\$ 55,552,286
_____ _____	_____ _____	_____ _____	_____ _____
Total _____			\$ 55,552,286

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2025

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, 2025

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	\$ _____	100.00 %		_____ %

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

APPROVED AFUDC RATE

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

**WATER
OPERATING
SECTION**

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ _____	\$ _____	\$ _____	\$ _____
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	2,023	1421	12,486
330	Distribution Reservoirs and Standpipes_____	71,500	46750	_____	118,250
331	Transmission and Distribution Lines_____	178,501	1,701	_____	180,202
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_____	\$ <u>710,130</u>	\$ <u>50,474</u>	\$ <u>1,421</u>	\$ <u>759,183</u>

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 %	10,631	1,421	119	9,329
330	Distribution Reservoirs & Standpipes	33	0 %	3.03 %	33,334		3,548	36,882
331	Trans. & Dist. Mains	38	0 %	2.63 %	173,555		4,742	178,297
333	Services							0
334	Meter & Meter Installations	17	0 %	5.88 %	72,811		14,581	87,392
335	Hydrants	40	0 %	2.5 %	35,857		851	36,708
336	Backflow Prevention Devices		%	6.67 %	2,986		351	3,337
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment	6	0 %	16.7 %	2,250			2,250
341	Transportation Equipment		%	%	16,115		2,761	18,876
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment			6.67	111		38	149
344	Laboratory Equipment		%	%				
345	Power Operated Equipment	20	%	10 %	8,151		927	9,078
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	10 %	1,237		180	1,417
	Totals				\$ 474,962	\$ 1,421	\$ 28,098	\$ 501,639 *

* This amount should tie to Sheet F-5.

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$ 70,820
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	6,803
616	Fuel for Power Production	
618	Chemicals	20,143
620	Materials and Supplies	9,638
630	Contractual Services:	
	Billing	4,164
	Professional	4,551
	Testing	
	Other	22,117
640	Rents	
650	Transportation Expense	2,683
655	Insurance Expense	3,550
665	Regulatory Commission Expenses (Amortized Rate Case Expense)	949
670	Bad Debt Expense	0
675	Miscellaneous Expenses	2,456
	Total Water Operation And Maintenance Expense	\$ 147,874 *

* 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)					
** D = Displacement C = Compound T = Turbine			Total	885	885
					928.0

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2025

SYSTEM NAME: SWISS GOLF AND HIDDEN GOLF

PUMPING AND PURCHASED WATER STATISTICS

(a)	Water Purchased For Resale (Omit 000's) (b)	Finished Water From Wells (Omit 000's) (c)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's) (d)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)] (e)	Water Sold To Customers (Omit 000's) (f)
January		3,391	0	3,391	3,697
February		3,428	0	3,428	3,569
March		4,004	0	4,004	3,952
April		4,163	0	4,163	4,466
May		3,996	216	3,780	4,152
June		3,551	292	3,259	3,193
July		3,299	0	3,299	3,287
August		3,871	0	3,871	3,613
September		3,390	59	3,331	3,619
October		3,652	0	3,652	2,942
November		4,383	200	4,183	3,825
December		4,415	76	4,339	3,847
Total for Year		45,543	843	44,700	44,162

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, 2025

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, 2025

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, 2025

SYSTEM NAME: SWISS GOLF AND HIDDEN GOLF

GENERAL WATER SYSTEM INFORMATION

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

1. Present ERC's * the system can efficiently serve. _____ 937
2. Maximum number of ERCs * which can be served. _____ 937
3. Present system connection capacity (in ERCs *) using existing lines. _____ 937
4. Future connection capacity (in ERCs *) upon service area buildout. _____ 937
5. Estimated annual increase in ERCs *. NONE
6. Is the utility required to have fire flow capacity? YES
If so, how much capacity is required? fire flows of not less than 500 gallons per minute
7. Attach a description of the fire fighting facilities. City of Winter Haven, Polk County Fire Departments
40 fire hydrants; on site well.
8. Describe any plans and estimated completion dates for any enlargements or improvements of this system.
At this time there are no plans to enlarge or improve the water system.
9. When did the company last file a capacity analysis report with the DEP? _____
10. If the present system does not meet the requirements of DEP rules, submit the following:
 - a. Attach a description of the plant upgrade necessary to meet the DEP rules.
 - b. Have these plans been approved by DEP? _____
 - c. When will construction begin? _____
 - d. Attach plans for funding the required upgrading.
 - e. Is this system under any Consent Order with DEP? NO
11. Department of Environmental Protection ID # _____ 6535064
12. Water Management District Consumptive Use Permit # 20007187.008
 - a. Is the system in compliance with the requirements of the CUP? _____
 - b. If not, what are the utility's plans to gain compliance? _____

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

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

**WASTEWATER
OPERATING
SECTION**

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization _____	\$ _____	_____	_____	_____
352	Franchises _____	_____	_____	_____	_____
353	Land and Land Rights _____	5,082	_____	_____	5,082
354	Structures and Improvements _____	14,864	_____	_____	14,864
355	Power Generation Equipment _____	1,139	_____	_____	1,139
360	Collection Sewers - Force _____	4,669	_____	_____	4,669
361	Collection Sewers - Gravity _____	353,575	_____	_____	353,575
362	Special Collecting Structures _____	0	_____	_____	_____
363	Services to Customers _____	1,050	_____	_____	1,050
364	Flow Measuring Devices _____	4,328	_____	_____	4,328
365	Flow Measuring Installations _____	350	_____	_____	350
370	Receiving Wells _____	144,139	_____	_____	144,139
371	Pumping Equipment _____	122,823	17,493	1,855	138,461
380	Treatment and Disposal Equipment _____	153,332	_____	_____	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 _____	\$ 846,315	\$ 17,493	\$ 1,855	\$ 861,953 *

* This amount should tie to sheet F-5.

UTILITY NAME: CHC VII, LTD.

YEAR OF REPORT
DECEMBER 31, 2025

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				4,127		550	\$ 4,677
355	Power Generation Equipment		%	10 %	741		113	854
360	Collection Sewers - Force		%	2.5 %	3,196		174	3,370
361	Collection Sewers - Gravity	40	0 %	2.5 %	335,511		8,839	344,350
362	Special Collecting Structures		%				0	0
363	Services to Customers	35	0 %	2.86 %	465		30	495
364	Flow Measuring Devices	5	%	20 %	4,328		0	4,328
365	Flow Measuring Installations		%	20 %	75		10	85
370	Receiving Wells		%	4 %	99,338		4,158	103,496
371	Pumping Equipment	18	0 %	5.56 %	28,527	1,855	9,235	35,907
380	Treatment and Disposal Equipment	18	0 %	5.56 %	136,757		1,185	137,942
381	Plant Sewers		%					0
382	Outfall Sewer Lines		%	6.67 %				0
389	Other Plant and Miscellaneous Equipment		%		1,428		119	1,547
390	Office Furniture and Equipment		%					
391	Transportation Equipment	10	%	16.7 %	2,250		0	2,250
392	Stores Equipment		%		14,227		2,761	16,988
393	Tools, Shop and Garage Equipment		%		770		385	1,155
394	Laboratory Equipment		%	6.67 %				
395	Power Operated Equipment	20	%	5.00 %	9,488		1,049	10,537
396	Communication Equipment		%					
397	Miscellaneous Equipment		%					
398	Other Tangible Plant		%					
	Totals				\$ 641,228	\$ 1,855	\$ 28,608	\$ 667,981 *

* This amount should tie to Sheet F-5.

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	\$ 94,269
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	_____
704	Employee Pensions and Benefits	_____
710	Purchased Wastewater Treatment	_____
711	Sludge Removal Expense	19,360
715	Purchased Power	20,270
716	Fuel for Power Production	_____
718	Chemicals	21,638
720	Materials and Supplies	12,951
730	Contractual Services:	_____
	Billing	52,907
	Professional	2,383
	Testing	2,573
	Other	_____
740	Rents	7,230
750	Transportation Expense	3,550
755	Insurance Expense	1,049
765	Regulatory Commission Expenses (Amortized Rate Case Expense)	_____
770	Bad Debt Expense	3,888
775	Miscellaneous Expenses	_____
	Total Wastewater Operation And Maintenance Expense	\$ 242,068 *

* 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 Customer Equivalents (c x e) (f)	
Residential Service	D	1.0	869	869	869.0	
All meter sizes			_____	_____	_____	
General Service	D D D D,T D,C,T D C T	1.0 1.5 2.5 5.0 8.0 15.0 16.0 17.5	1	1	1.0	
5/8"			_____	_____	_____	
3/4"			_____	_____	_____	
1"			_____	_____	_____	
1 1/2"			_____	_____	10.0	
2"			_____	_____	_____	
3"			_____	_____	_____	
3"			_____	_____	_____	
Unmetered Customers	_____	_____	_____	_____	_____	
Other (Specify)	_____	_____	_____	_____	_____	
** D = Displacement C = Compound T = Turbine			Total	872	872	880.0

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

YEAR OF REPORT
DECEMBER 31, 2025

SYSTEM NAME: SWISS GOLF AND HIDDEN GOLF

TREATMENT PLANT

Manufacturer _____	_____	_____	_____
Type _____	_____	_____	_____
"Steel" or "Concrete" _____	Concrete	_____	_____
Total Permitted Capacity _____	.176 MGD	_____	_____
Average Daily Flow _____	39,329	_____	_____
Method of Effluent Disposal _____	on site	_____	_____
Permitted Capacity of Disposal _____	_____	_____	_____
Total Gallons of Wastewater treated _____	14,355,000	_____	_____

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 _____	1,643	_____	1,643
February _____	1,344	_____	1,344
March _____	1,519	_____	1,519
April _____	1,590	_____	1,590
May _____	1,333	_____	1,333
June _____	870	_____	870
July _____	806	_____	806
August _____	839	_____	839
September _____	840	_____	840
October _____	1,364	_____	1,364
November _____	1,201	_____	1,201
December _____	1,006	_____	1,006
			0
Total for year _____	14,355	_____	14,355

If Wastewater Treatment is purchased, indicate the vendor: _____

GENERAL WASTEWATER SYSTEM INFORMATION

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

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

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

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

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

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

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

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

10. When did the company last file a capacity analysis report with the DEP? _____ March 2025

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
Wastewater Operations
Class C**

Company: CHC VII, Ltd.

For the Year Ended December 31, 2025

(a)	(b)	(c)	(d)
Accounts	Gross Wastewater Revenues Per Sch. F-3	Gross Wastewater Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 235,945	\$ 235,939	\$ 6
Commercial	6,337	6,337	-
Industrial	_____	_____	_____
Multiple Family	_____	_____	_____
Guaranteed Revenues	_____	_____	_____
Other	_____	_____	_____
Total Wastewater Operating Revenue	\$ 242,282	\$ 242,276	\$ 6
LESS: Expense for Purchased Wastewater from FPSC-Regulated Utility	-	-	_____
Net Wastewater Operating Revenues	\$ 242,282	\$ 242,276	\$ 6

Explanations:

Adjustments were made to receivables after the January payment was made.

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).

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

Company: CHC VII, Ltd

For the Year Ended December 31, 2025

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 152,003	\$ 152,003	\$ -
Commercial	\$ 8,397	\$ 8,397	\$ -
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	\$ 160,400	\$ 160,400	\$ -
LESS: Expense for Purchased Water from FPSC-Regulated Utility	\$ -	\$ -	\$ -
Net Water Operating Revenues	\$ 160,400	\$ 160,400	\$ -

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).