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WATER AND/OR WASTEWATER UTILITIES

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

ANNUAL REPORT

OF

WS816-02-AR
CHC VII, Ltd.
P. O. Box 5252
Lakeland, FL 33807-5252

Submitted To The

STATE OF FLORIDA



PUBLIC SERVICE COMMISSION

FOR THE

YEAR ENDED DECEMBER 31, 2002

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FINANCIAL SECTION

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

Company: CHC VII, Ltd.

For the Year Ended December 31, 2002

(a)	(b)	(c)	(d)
Accounts	Gross Water Revenues Per Sch. F-3	Gross Water Revenues Per RAF Return	Difference (b) - (c)
Gross Revenue:			
Residential	\$ 174,276	\$ 174,276	\$ -0-
Commercial	62,167	62,167	-0-
Industrial			
Multiple Family			
Guaranteed Revenues			
Other			
Total Water Operating Revenue	\$ 236,443	\$ 236,443	\$ -0-
LESS: Expense for Purchased Water from FPSC-Regulated Utility			
Net Water Operating Revenues	\$ 236,443	\$ 236,443	\$ -0-

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).

REPORT OF

CHC VII, LTD

(EXACT NAME OF UTILITY)

P. O. Box 5252	500 South Florida Avenue, Suite 700	
Lakeland, Florida 33807-5252	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

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

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: Todd Maxwell	President of General Partner	500 South Florida Ave. Lakeland FL 33801	
Person who prepared this report: Jim D. Lee CPA	CPA	PO Box 2158 Lakeland, FL 33806	
Officers and Managers: Todd Maxwell	President of General Partner	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	90	500 S FL Ave., Lakeland	\$ 0
			\$
			\$
			\$
			\$
			\$
			\$

UTILITY NAME: CHC VII, LTDYEAR OF REPORT
DECEMBER 31, 2002

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential_ _ _ _ _		\$ _____	\$ _____	\$ _____	\$ <u>174,276</u>
Commercial_ _ _ _ _		_____	_____	_____	<u>62,167</u>
Industrial_ _ _ _ _		_____	_____	_____	_____
Multiple Family_ _ _ _ _		_____	_____	_____	_____
Guaranteed Revenues_ _		_____	_____	_____	_____
Other (Specify)_ _ _ _ _		_____	_____	_____	_____
Total Gross Revenue_ _ _		\$ _____	\$ _____	\$ _____	\$ <u>236,443</u>
Operation Expense (Must tie to pages W-3 and S-3)	W-3 S-3	\$ <u>266,333</u>	\$ <u>274,834</u>	\$ _____	\$ <u>541,167</u>
Depreciation Expense_ _ _	F-5	<u>17,332</u>	<u>69,412</u>	_____	<u>86,744</u>
CIAC Amortization Expense_	F-8	<u>0</u>	<u>0</u>	_____	<u>0</u>
Taxes Other Than Income_ _	F-7	<u>7,335</u>	<u>4,911</u>	_____	<u>12,246</u>
Income Taxes_ _ _ _ _	F-7	<u>0</u>	<u>0</u>	_____	<u>0</u>
Total Operating Expense		\$ <u>291,000</u>	<u>349,157</u>	_____	\$ <u>640,157</u>
Net Operating Income (Loss)		\$ _____	\$ _____	\$ _____	\$ <u>(403,714)</u>
Other Income:					
Nonutility Income_ _ _ _ _		\$ _____	\$ _____	\$ _____	\$ <u>3,854,629</u>
Interest Income		_____	_____	_____	<u>0</u>
_____		_____	_____	_____	_____
Other Deductions:					
Miscellaneous Nonutility Expenses_ _ _ _ _		\$ _____	\$ _____	\$ _____	\$ <u>2,087,147</u>
Interest Expense_ _ _ _ _		_____	_____	_____	<u>1,317,832</u>
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
_____		_____	_____	_____	_____
Net Income (Loss)		\$ <u>_____</u>	\$ <u>_____</u>	\$ <u>_____</u>	\$ <u>45,936</u>

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2002

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant in Service (101-105) -----	F-5,W-1,S-1	\$ 1,990,474	\$ 1,990,474
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-2	1,342,224	1,255,480
Net Utility Plant -----		\$ 648,250	\$ 734,994
Cash -----		498,779	369,027
Customer Accounts Receivable (141) -----			
Other Assets (Specify): -----			
Non Utility Property, Net (121,122)		5,398,102	5,839,387
Accounts Receivable Associated Cos (145)		4,676,253	4,524,190
Miscellaneous Current & Accrued Assets(174)		8,449,637	8,412,998
Total Assets -----		\$ 19,671,021	\$ 19,880,596
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	(2,301,398)	(2,347,334)
Total Capital -----		\$ (2,301,398)	\$ (2,347,334)
Long Term Debt (224) -----	F-6	\$ 21,314,816	\$ 21,561,032
Accounts Payable (231) -----		0	0
Notes Payable (232) -----			
Customer Deposits (235) -----			
Accrued Taxes (236) -----		12,246	10,440
Other Liabilities (Specify) -----			
Misc. Current & Accrued Liabilities(241)		645,357	656,458
Advances for Construction -----			
Contributions in Aid of Construction - Net (271-272) -----	F-8		
Total Liabilities and Capital -----		\$ 19,671,021	\$ 19,880,596

UTILITY NAME: **CHC VII, LTD**

YEAR OF REPORT
DECEMBER 31, 2002

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service -----	\$ <u>460,297</u>	\$ <u>1,530,177</u>	\$ _____	\$ <u>1,990,474</u>
Construction Work in -----	_____	_____	_____	_____
Other (Specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Utility Plant _____	\$ <u><u>460,297</u></u>	\$ <u><u>1,530,177</u></u>	\$ <u><u> </u></u>	\$ <u><u>1,990,474</u></u>

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

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year _____	\$ <u>266,768</u>	\$ <u>988,712</u>	\$ _____	\$ <u>1,255,480</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account _____	\$ <u>17,235</u>	\$ <u>69,288</u>	\$ _____	\$ <u>86,523</u>
Salvage _____	_____	_____	_____	_____
Other Credits (specify) _____	_____	_____	_____	_____
Amortization-Org. & Franch. <u>97</u>	<u>97</u>	<u>124</u>	_____	<u>221</u>
Total Credits _____	\$ <u><u>17,332</u></u>	\$ <u><u>69,412</u></u>	\$ _____	\$ <u><u>86,744</u></u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired _____	\$ _____	\$ _____	\$ _____	\$ _____
Cost of removal _____	_____	_____	_____	_____
Other debits (specify) _____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Debits _____	\$ _____	\$ _____	\$ _____	\$ _____
Balance End of Year _____	\$ <u><u>284,100</u></u>	\$ <u><u>1,058,124</u></u>	\$ <u><u> </u></u>	\$ <u><u>1,342,224</u></u>

UTILITY NAME: **CHC VII, LTD**

YEAR OF REPORT
DECEMBER 31, 2002

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_____	\$ _____	\$ (2,347,334)
Changes during the year (Specify): Current year income _____ _____ _____	_____ _____ _____	45,936 _____ _____
Balance end of year_____	\$ _____	\$ (2,301,398)

LONG TERM DEBT (224)

Description of Obligation (Including Date of Issue and Date of Maturity):	Interest		Principal per Balance Sheet Date
	Rate	# of Pymts	
Collateral Mortgage 9/20/01 10/01/06 _____ _____ _____	6.06	60	\$ 21,314,816
Total_____			\$ 21,314,816

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2002

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_ _ _ _ _	616	990	_____	1,606
Regulatory assessment fee_ _ _	6,719	3,921	_____	10,640
Other (Specify)_ _ _ _ _	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Taxes Accrued_ _ _ _ _	\$ 7,335	\$ 4,911	\$ _____	\$ 12,246

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
Century Realty Funds	\$ 16,136	\$ 16,136	Payroll
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2002

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, 2002

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: _____
--

UTILITY NAME: CHC VII, LTD.

SCHEDULE "B"

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	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

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WATER OPERATING SECTION

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2002

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization_____	\$ 500	\$ _____	\$ _____	\$ 500
302	Franchises_____	2,036	_____	_____	2,036
303	Land and Land Rights_____	11,313	_____	_____	11,313
304	Structures and Improvements_____	10,314	_____	_____	10,314
305	Collecting and Impounding Reservoirs_____	_____	_____	_____	_____
306	Lake, River and Other Intakes_____	_____	_____	_____	_____
307	Wells and Springs_____	20,546	_____	_____	20,546
308	Infiltration Galleries and Tunnels_____	_____	_____	_____	_____
309	Supply Mains_____	19,411	_____	_____	19,411
310	Power Generation Equipment_____	13,773	_____	_____	13,773
311	Pumping Equipment_____	_____	_____	_____	_____
320	Water Treatment Equipment_____	6,446	_____	_____	6,446
330	Distribution Reservoirs and Standpipes_____	10,241	_____	_____	10,241
331	Transmission and Distribution Lines_____	148,686	_____	_____	148,686
333	Services_____	67,693	_____	_____	67,693
334	Meters and Meter Installations_____	130,001	_____	_____	130,001
335	Hydrants_____	18,715	_____	_____	18,715
336	Backflow Prevention Devices_____	_____	_____	_____	_____
339	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
340	Office Furniture and Equipment_____	_____	_____	_____	_____
341	Transportation Equipment_____	_____	_____	_____	_____
342	Stores Equipment_____	_____	_____	_____	_____
343	Tools, Shop and Garage Equipment_____	622	_____	_____	622
344	Laboratory Equipment_____	_____	_____	_____	_____
345	Power Operated Equipment_____	_____	_____	_____	_____
346	Communication Equipment_____	_____	_____	_____	_____
347	Miscellaneous Equipment_____	_____	_____	_____	_____
348	Other Tangible Plant_____	_____	_____	_____	_____
	Total Water Plant_____	\$ 460,297	\$ _____	\$ _____	\$ 460,297

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 %	3.57 %	\$ 5,704	\$	\$ 368	\$ 6,072
305	Collecting and Impounding Reservoirs		%	%				
306	Lake, River and Other Intakes		%	%				
307	Wells and Springs	27	0 %	3.7 %	11,790		760	12,550
308	Infiltration Galleries & Tunnels		%	%				
309	Supply Mains	32	0 %	3.13 %	9,411		608	10,019
310	Power Generating Equipment	17	0 %	5.88 %	12,555		810	13,365
311	Pumping Equipment		%	%				
320	Water Treatment Equipment	17	0 %	5.88 %	5,875		379	6,254
330	Distribution Reservoirs & Standpipes	33	0 %	3.03 %	4,806		311	5,117
331	Trans. & Dist. Mains	38	0 %	2.63 %	60,644		3,910	64,554
333	Services	35	0 %	2.86 %	29,983		1,936	31,919
334	Meter & Meter Installations	17	0 %	5.88 %	118,051		7,644	125,695
335	Hydrants	40	0 %	2.5 %	7,254		468	7,722
336	Backflow Prevention Devices		%	%				
339	Other Plant and Miscellaneous Equipment		%	%				
340	Office Furniture and Equipment		%	%				
341	Transportation Equipment		%	%				
342	Stores Equipment		%	%				
343	Tools, Shop and Garage Equipment	15	0 %	6.67 %	124		41	165
344	Laboratory Equipment		%	%				
345	Power Operated Equipment		%	%				
346	Communication Equipment		%	%				
347	Miscellaneous Equipment		%	%				
348	Other Tangible Plant		%	%				
	Totals				\$ 266,197	\$	\$ 17,235	\$ 283,432 *

* This amount should tie to Sheet F-5.

UTILITY NAME: CHC VII LTDYEAR OF REPORT
DECEMBER 31, 2002**WATER OPERATION AND MAINTENANCE EXPENSE**

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees_____	\$ 16,193
603	Salaries and Wages - Officers, Directors, and Majority Stockholders_____	
604	Employee Pensions and Benefits_____	
610	Purchased Water_____	
615	Purchased Power_____	25,965
616	Fuel for Power Production_____	
618	Chemicals_____	3,726
620	Materials and Supplies_____	6,197
630	Contractual Services:	
	Billing_____	
	Professional_____	167,347
	Testing_____	504
	Other_____	5,414
640	Rents_____	
650	Transportation Expense_____	2,409
655	Insurance Expense_____	6,516
665	Regulatory Commission Expenses (Amortized Rate Case Expense)_____	
670	Bad Debt Expense_____	
675	Miscellaneous Expenses_____	32,062
	Total Water Operation And Maintenance Expense_____	\$ 266,333 *
	* 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	873	873	873.0
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5	4	4	10.0
1 1/2"	D,T	5.0	2	2	10.0
2"	D,C,T	8.0	1	1	8.0
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers					
Other (Specify)					
Total			880	880	901.0

** D = Displacement
C = Compound
T = Turbine

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2002

SYSTEM NAME: SWISS GOLF AND HIDDEN GOLF

PUMPING AND PURCHASED WATER STATISTICS

	Water Purchased For Resale (Omit 000's)	Finished Water From Wells (Omit 000's)	Recorded Accounted For Loss Through Line Flushing Etc. (Omit 000's)	Total Water Pumped And Purchased (Omit 000's) [(b)+(c)-(d)]	Water Sold To Customers (Omit 000's)
(a)	(b)	(c)	(d)	(e)	(f)
January_____	_____	13,649	_____	13,649	42,296
February_____	_____	13,094	_____	13,094	5,382
March_____	_____	18,367	_____	18,367	8,753
April_____	_____	21,729	_____	21,729	15,487
May_____	_____	22,547	_____	22,547	12,909
June_____	_____	10,041	_____	10,041	3,219
July_____	_____	18,801	_____	18,801	14,270
August_____	_____	17,157	_____	17,157	10,215
September_____	_____	12,386	_____	12,386	5,680
October_____	_____	19,135	_____	19,135	13,307
November_____	_____	13,120	_____	13,120	5,730
December_____	_____	9,710	_____	9,710	2,902
Total for Year_____	_____	189,736	_____	189,736	140,150

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, 2002

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	810,720	_____	_____
Auxiliary Power_____	NO	Diesel w/GM Power Takeoff	_____	_____
* 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, 2002

SOURCE OF SUPPLY

List for each source of supply (Ground, Surface, Purchased Water etc.)			
Permitted Gals. per day_____	779,040	810,720	_____
Type of Source_____	Ground	Ground	_____

WATER TREATMENT FACILITIES

List for each Water Treatment Facility:			
Type_____	Primary	Primary	_____
Make_____	_____	_____	_____
Permitted Capacity (GPD)_____	779,040	810,720	_____
High service pumping	_____	_____	_____
Gallons per minute_____	N/A	N/A	_____
Reverse Osmosis_____	N/A	N/A	_____
Lime Treatment	_____	_____	_____
Unit Rating_____	N/A	N/A	_____
Filtration	_____	_____	_____
Pressure Sq. Ft._____	N/A	N/A	_____
Gravity GPD/Sq.Ft._____	N/A	N/A	_____
Disinfection	_____	_____	_____
Chlorinator_____	No	No	_____
Ozone_____	No	No	_____
Other_____	No	No	_____
Auxiliary Power_____	No	No	_____

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2002

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. ____ 197
2. Maximum number of ERCs * which can be served. ____ 197
3. Present system connection capacity (in ERCs *) using existing lines. ____ 197
4. Future connection capacity (in ERCs *) upon service area buildout. ____ 197
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? _____
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.

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 # ____ None required
12. Water Management District Consumptive Use Permit ; 207187.05
 - a. Is the system in compliance with the requirements of the CUP? ____ YES
 - 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 residents (SFR) gallons sold by the average number of single family residence customers for the same period and divide the result by 365 days.

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

ERC = (Total SFR gallons sold (omit 000/365 days/350 gallons per day).

WASTEWATER OPERATING SECTION

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT DECEMBER 31, 2002

WASTEWATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization_____	\$ 400	\$ _____	\$ _____	\$ 400
352	Franchises_____	2,292	_____	_____	2,292
353	Land and Land Rights_____	18,166	_____	_____	18,166
354	Structures and Improvements_____	50,863	_____	_____	50,863
355	Power Generation Equipment_____	_____	_____	_____	_____
360	Collection Sewers - Force_____	_____	_____	_____	_____
361	Collection Sewers - Gravity_____	342,408	_____	_____	342,408
362	Special Collecting Structures_____	_____	_____	_____	_____
363	Services to Customers_____	82,700	_____	_____	82,700
364	Flow Measuring Devices_____	_____	_____	_____	_____
365	Flow Measuring Installations_____	_____	_____	_____	_____
370	Receiving Wells_____	_____	_____	_____	_____
371	Pumping Equipment_____	300,198	_____	_____	300,198
380	Treatment and Disposal Equipment_____	693,086	_____	_____	693,086
381	Plant Sewers_____	40,064	_____	_____	40,064
382	Outfall Sewer Lines_____	_____	_____	_____	_____
389	Other Plant and Miscellaneous Equipment_____	_____	_____	_____	_____
390	Office Furniture and Equipment_____	_____	_____	_____	_____
391	Transportation Equipment_____	_____	_____	_____	_____
392	Stores Equipment_____	_____	_____	_____	_____
393	Tools, Shop and Garage Equipment_____	_____	_____	_____	_____
394	Laboratory Equipment_____	_____	_____	_____	_____
395	Power Operated Equipment_____	_____	_____	_____	_____
396	Communication Equipment_____	_____	_____	_____	_____
397	Miscellaneous Equipment_____	_____	_____	_____	_____
398	Other Tangible Plant_____	_____	_____	_____	_____
	Total Wastewater Plant_____	\$ 1,530,177	\$ _____	\$ _____	\$ 1,530,177 *

* This amount should tie to sheet F-5.

UTILITY NAME: CHC VII, LTD.

YEAR OF REPORT
DECEMBER 31, 2002

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_	27	0 %	3.7 %	\$ 19,932	\$	\$ 1,882	\$ 21,814
355	Power Generation Equipment_		%	%				
360	Collection Sewers - Force_		%	%				
361	Collection Sewers - Gravity_	40	0 %	2.5 %	132,680		8,560	141,240
362	Special Collecting Structures_		%	%				0
363	Services to Customers_	35	0 %	2.86 %	36,633		2,365	38,998
364	Flow Measuring Devices_		%	%				0
365	Flow Measuring Installations_		%	%				0
370	Receiving Wells_		%	%				0
371	Pumping Equipment_	18	0 %	5.56 %	258,548		16,691	275,239
380	Treatment and Disposal Equipment_	18	0 %	5.56 %	520,863		38,536	559,399
381	Plant Sewers_	32	0 %	3.13 %	19,412		1,254	20,666
382	Outfall Sewer Lines_		%	%				
389	Other Plant and Miscellaneous Equipment_		%	%				
390	Office Furniture and Equipment_		%	%				
391	Transportation Equipment_		%	%				
392	Stores Equipment_		%	%				
393	Tools, Shop and Garage Equipment_		%	%				
394	Laboratory Equipment_		%	%				
395	Power Operated Equipment_		%	%				
396	Communication Equipment_		%	%				
397	Miscellaneous Equipment_		%	%				
398	Other Tangible Plant_		%	%				
	Totals_				\$ 988,068	\$	\$ 69,288	\$ 1,057,356 *

* This amount should tie to Sheet F-5.

WASTEWATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees_	\$ 16,136
703	Salaries and Wages - Officers, Directors, and Majority Stockholders_	
704	Employee Pensions and Benefits_	0
710	Purchased Wastewater Treatment_	
711	Sludge Removal Expense_	7,815
715	Purchased Power_	13,092
716	Fuel for Power Production_	
718	Chemicals_	9,564
720	Materials and Supplies_	7,263
730	Contractual Services:	
	Billing_	
	Professional_	174,837
	Testing_	1,699
	Other_	2,970
740	Rents_	
750	Transportation Expense_	2,725
755	Insurance Expense_	6,516
765	Regulatory Commission Expenses (Amortized Rate Case Expense)_	
770	Bad Debt Expense_	
775	Miscellaneous Expenses_	32,217
	Total Wastewater Operation And Maintenance Expense_	\$ 274,834 *

* 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	873	873	873.0
All meter sizes					
General Service	D D,T D,C,T D C T	1.0			
5/8"		1.5			
3/4"		2.5	4	4	10.0
1"		5.0	2	2	10.0
1 1/2"		8.0	1	1	8.0
2"		15.0			
3"		16.0			
3"		17.5			
Unmetered Customers					
Other (Specify)					
Total			880	880	901.0

** D = Displacement
C = Compound
T = Turbine

PUMPING EQUIPMENT

Lift Station Number_____ 1	_____ 2	_____ 3	_____ 4	_____ 5	_____ 6	_____ 7
Make or Type and nameplate data on pump_____ F.G.	Concrete	Concrete	Concrete	Concrete	Concrete	Concrete
Year installed_____ 1986	1986	1986	1986	1986	1986	1986
Rated capacity_____						
Size_____ 5' Deep	10'deep	12'3" deep	5' dia	11' deep	11' deep	11'6" deep
Power:						
Electric_____ Electric	Electric	Electric	Electric	Electric	Electric	Electric
Mechanical_____						
Nameplate data of motor_____						

SERVICE CONNECTIONS

Size (inches)_____	4"					
Type (PVC, VCP, etc.)_____	PVC					
Average length_____	12'					
Number of active service connections_____	815					
Beginning of year_____	815					
Added during year_____	0					
Retired during year_____	0					
End of year_____	815					
Give full particulars concerning inactive connections_____						

COLLECTING AND FORCE MAINS

	Collecting Mains				Force Mains			
Size (inches)_____	8"				N/A			
Type of main_____	PVC							
Length of main (nearest foot)_____	28105							
Beginning of year_____	28105							
Added during year_____	0							
Retired during year_____	0							
End of year_____	28105							

MANHOLES

Size (inches)_____	4"			
Type of Manhole_____	Brick			
Number of Manholes:				
Beginning of year_____	84			
Added during year_____	0			
Retired during year_____	0			
End of Year_____	84			

UTILITY NAME: CHC VII, LTD

SYSTEM NAME: SWISS GOLF AND HIDDEN GOLF

YEAR OF REPORT
DECEMBER 31, 2002

TREATMENT PLANT

Manufacturer_____	_____	_____	_____
Type_____	_____	_____	_____
"Steel" or "Concrete"_____	Concrete	_____	_____
Total Permitted Capacity_____	.176 MGD	_____	_____
Average Daily Flow_____	78,318	_____	_____
Method of Effluent Disposal_____	on site	_____	_____
Permitted Capacity of Disposal_____	_____	_____	_____
Total Gallons of Wastewater treated_____	28,586,000	_____	_____

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_____	2,974	_____	2,974
February_____	2,692	_____	2,692
March_____	2,901	_____	2,901
April_____	2,232	_____	2,232
May_____	1,473	_____	1,473
June_____	1,446	_____	1,446
July_____	1,768	_____	1,768
August_____	2,358	_____	2,358
September_____	2,145	_____	2,145
October_____	2,890	_____	2,890
November_____	2,715	_____	2,715
December_____	2,992	_____	2,992
Total for year_____	28,586	_____	28,586

If Wastewater Treatment is purchased, indicate the vendor: _____

UTILITY NAME: CHC VII, LTD

YEAR OF REPORT
DECEMBER 31, 2002

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. ____ 280
2. Maximum number of ERCs* which can be served. ____ 280
3. Present system connection capacity (in ERCs*) using existing line ____ 280
4. Future connection capacity (in ERCs*) upon service area buildout ____ 280
5. Estimated annual increase in ERCs*. _____ NONE

6. Describe any plans and estimated completion dates for any enlargements or improvements of this system

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? _____

If so, when? _____

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? _____ 1999

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 # _____ DO-53-200395

* 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 residents (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:

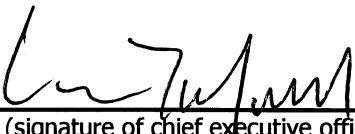
ERC = (Total SFR gallons sold (omit 000/365 days/280 gallons per day)).

CERTIFICATION OF ANNUAL REPORT

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

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

Items Certified

1. <input checked="checked" type="checkbox"/>	2. <input checked="checked" type="checkbox"/>	3. <input checked="checked" type="checkbox"/>	4. <input checked="checked" type="checkbox"/>	 _____ (signature of chief executive officer of the utility) *
1. <input type="checkbox"/>	2. <input type="checkbox"/>	3. <input type="checkbox"/>	4. <input type="checkbox"/>	_____ (signature of chief financial officer of the utility) *

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

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