

## BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

## APPLICATION FOR RATE INCREASE

INSTRUCTIONS

Notes or explanations placed in the margins of the application are acceptable. If additional space is needed, supplementary sheets may be attached. If any section does not apply, write "not applicable" or cross out the section.

APPLICANT

1. Trade name used for utility business Fairfield Water Company
2. Name of owner (if different from trade name) George W. Morosani
3. Business mailing address 932 Hendersonville Rd Suite 201  
City and state Asheville NC Zip Code 28803
4. Business street address (if different from mailing address) \_\_\_\_\_
5. Business telephone number 828-274-4111
6. List the counties in which you provide water utility service Henderson
7. List the counties in which you provide sewer utility service N/A

PROPOSED AND PRESENT RATES

- |  | <u>Proposed Rates</u>                            | <u>Present Rates</u>                             |
|--|--|--|
| 8. Metered Residential Service:        |  |  |
| Water:                                 | <u>Base: 230.28 / usage 8.61 / 1,000 gallons</u> | <u>Base: 121.82 / usage 4.76 / 1,000 gallons</u> |
| Sewer:                                 | _____  | _____  |
| 9. Flat Rate Residential Service:      |  |  |
| Water:                                 | _____  | _____  |
| Sewer:                                 | <u>N/A</u>                                       | <u>N/A</u>                                       |
| 10. Nonresidential Service (explain):  |  |  |
| Water:                                 | <u>Base \$57.57 / usage 8.61 / 1,000 gallons</u> | <u>Base: 30.33 / usage 4.76 / 1,000 gallons</u>  |
| Sewer:                                 | _____  | _____  |
| 11. Tap-on fees: <u>monthly add-on</u> |  |  |
| Water:                                 | <u>\$ 4.80</u>                                   | <u>7.53</u>                                      |
| Sewer:                                 | <u>0</u>   | <u>0</u>   |

OTHER PROPOSED RATES

12. Finance charge for late payment: 1% Per month  
(NCUC Rule R12-9) specifies not more than one percent (1.0%) per month will be applied to the unpaid balance of all bills still past due 25 days after billing date.)
13. Reconnection charge if water service cut off by utility as specified in NCUC Rule R7-20: \$ 15.00
14. Reconnection charge if water service discontinued at customer's request: \$ 15.00
15. Reconnection charge if sewer service cut off by utility as specified in NCUC Rule R10-16: N/A
16. Other charges: \_\_\_\_\_
17. What date are the proposed rates to become effective? February 1st 2024
18. How long have the present rates been in effect? October 2019

PROPOSED BILLING

19. Frequency of billing shall be (monthly, quarterly, etc.) Monthly
20. Billing shall be for service (in advance or arrears) arrears
21. Bills past due 15 days after the billing dates:  
(NCUC Rule R12-9 specifies that bills shall not be past due less than fifteen (15) days after billing date).
22. Will regular billing be by written statement? (yes or no) yes

**REVENUES AND EXPENSES**  
For 12 Months Ended December 31, 2022 (Date)

<u>Revenues</u>		<u>Water</u>	<u>Sewer</u>
1. Residential service (flat rate)		\$ 0	\$
2. Residential service (metered rate) (metered by billing)		\$ 23,468	\$
3. Nonresidential service (flat rate)		\$ 0	\$
4. Nonresidential service (metered rate)		\$ 0	\$
5. Other revenues (describe in remarks below)		\$ 0	\$
6. Total Revenues (Lines 1 thru 5)		\$ 23,468	\$
7. Total salaries		\$	\$
8. Administrative and office expense (except salaries)		\$ 2618.00	\$
9. Maintenance and repair expense (except salaries)		\$ 0	\$
10. Transportation expenses		\$ 0	\$
11. Electric power for pumping		\$ 0	\$
12. Chemicals for treatment		\$ 0	\$
13. Testing fees		\$ 3,545.00	\$
14. Permit fees		\$ 275.51	\$
15. Purchased water/sewer treatment		\$ 0	\$
16. Annual depreciation		\$ 818.96	\$
17. Taxes: State income taxes		\$ 0	\$
18. Federal income taxes		\$ 0	\$
19. Gross receipts (or franchise tax)		\$ 0	\$
20. Property taxes		\$ 0	\$
21. Payroll taxes		\$ 0	\$
22. Other taxes		\$ 0	\$
23. Other expenses (describe in remarks below)		\$ 21,534.61	\$
24. Total Expenses (Lines 7 thru 23)		\$ 28,792.08	\$
25. Net Operating Income (Line 6 minus Line 24) LOSS		\$ 45,324.08	\$
26. Interest on debt during year		\$ 0	\$
27. Net Income (Line 25 minus Line 26)		\$ 45,324.08	\$

Remarks

28. Other expenses - Insurance	1014.28
29. Other expenses - meter reading service	396.04
30. Other expenses - purchased water from city of Asheville	10,712.74
31. Other expenses - meter reading & testing	9,206.25
32. Other expenses - Bank Fee	205.30
	<u>21,534.61</u>

NUMBER OF CUSTOMERS SERVED  
(at end of month)

<u>Month</u>	<u>Water</u>			<u>Sewer</u>		
	<u>Flat Rate Customers</u>	<u>Metered Customers</u>	<u>Gallons Sold to Metered Custs.</u>	<u>Flat Rate Customers</u>	<u>Metered Customers</u>	<u>Gallons Sold to Metered Custs.</u>
33. January		12	143400			
34. February		12	108610			
35. March		12	114940			
36. April		12	119240			
37. May		12	124600			
38. June		12	121050			
39. July	N/A	12	114230	N/A		
40. August	N/A	12	143460	N/A		
41. September		12	127140			
42. October		12	134856			
43. November		12	124094			
44. December		12	116380			

**ORIGINAL COST OF UTILITY SYSTEM**  
As of Year Ended December 31, 2019 (Date)

**Note:** List the total original cost to construct and establish the system, whether or not paid for by the Present Owner.

	<u>Utility Property in Service</u>	
	<u>Water</u>	<u>Sewer</u>
1. Land and rights-of-way	\$ <u>0</u>	\$ _____
2. Structures and site improvement	\$ <u>32,758.50</u>	\$ _____
3. Wells	\$ <u>0</u>	\$ _____
4. Pumping equipment	\$ <u>0</u>	\$ _____
5. Treatment equipment	\$ <u>0</u>	\$ _____
6. Storage tanks	\$ <u>0</u>	\$ _____
7. Mains (excluding service connections)	\$ <u>0</u>	\$ _____
8. Service connections	\$ <u>0</u>	\$ _____
9. Meters (including spare meters)	\$ <u>0</u>	\$ <u>N/A</u>
10. Office furniture and equipment	\$ <u>0</u>	\$ _____
11. Transportation equipment	\$ <u>0</u>	\$ _____
12. Other utility property in service (describe in remarks below)	\$ <u>0</u>	\$ _____
13. Total utility property in service (Lines 1 thru 12)	\$ <u>32,758.50</u>	\$ _____
14. Less: accumulated depreciation	\$ <u>4,299.54</u>	\$ _____
15. Less: accumulated tap fees and other contributions in aid of construction	\$ <u>0</u>	\$ _____
16. Less: customer advances	\$ <u>0</u>	\$ _____
17. Net investment in utility property (Line 13 minus 14, 15, & 16)	\$ <u>28,458.96</u>	\$ _____

	<u>Utility Property Not in Service</u>	
	<u>Water</u>	<u>Sewer</u>
18. Construction work in progress	\$ <u>0</u>	\$ <u>N/A</u>
19. Property held for future use	\$ <u>0</u>	\$ _____
20. Other (describe in remarks below)	\$ <u>0</u>	\$ _____

**Remarks**

21. \_\_\_\_\_
22. \_\_\_\_\_
23. \_\_\_\_\_
24. \_\_\_\_\_

**ANNUAL DEPRECIATION**

25. If annual depreciation is claimed using a composite rate for the entire system, show composite rate used:  
Water: \$ 818.96  
Sewer: N/A
26. If annual depreciation is claimed using individual rates for each type of equipment, show rates of depreciation used:  
\_\_\_\_\_

Type of Equipment	Annual Depreciation Rate	Method Used (Straight Line, etc.)	Amount of Annual Depreciation
<u>Mains</u>	<u>2.5%</u>	<u>SL</u>	<u>818.96</u>

CONTRIBUTIONS IN AID OF CONSTRUCTION  
(Including Tap Fees)

1. Has the utility collected any gross-up on contributions in aid of construction (CIAC), such as contributed plant and tap fees, since the test year of its last rate case? (yes or no) NO

EMPLOYEE SALARIES  
(Including Owner)

	Name	Duties	Salaries Paid During Year	Hours Worked During Year
2.	<u>none</u>		\$	
3.			\$	
4.			\$	

FINANCIAL INFORMATION

	Source of Loans (For Utility Purposes)	Interest Rates	Amount Unpaid End of Year
5.	<u>Grand Western Management</u>	<u>0</u>	\$ <u>14,897.72</u>
6.	<u>George Morosani</u>	<u>0</u>	\$ <u>45,169.00</u>
7.	<u>Morosani &amp; Associates</u>	<u>0</u>	\$ <u>25,210.00</u>
	<u>Fairfield Investments</u>	<u>0</u>	<u>3,000.00</u>

	OTHER FINANCIAL INFORMATION	
8.	Stocks issued .....	\$ <u>N/A</u>
9.	Accumulated (or retained) earnings or losses .....	\$ <u>232,077.85</u> 7
10.	Cash on hand .....	\$ <u>2,316.80</u>
11.	Accounts receivable .....	\$ <u>0</u>
12.	Accounts payable .....	\$ <u>0</u>
13.	Customer deposits on hand .....	\$ <u>0</u>
14.	Materials and supplies .....	\$ <u>0</u>
15.	Other investments <u>CD</u> .....	\$ <u>20,099.52</u>

FILING INSTRUCTIONS

16. Seven (7) copies of the application and exhibits shall be filed with the North Carolina Utilities Commission, 4325 Mail Service Center, Raleigh, North Carolina 27699-4325. **Twenty-five (25) copies of a Class A or B utility company should be filed.** One of these copies must have original signature. (Applicants must make their copies if desired.) Class A and B utility companies are also required to file a written letter of intent to file a general rate case with the Commission thirty (30) days in advance of filing this application. Furthermore, Class A utility companies should file a NCUC Form W-1 along with this rate increase application form as required in Rule R1-17(12)(d).
17. Enclose a filing fee as required by G. S. §62-300. A Class A company (annual revenues of \$1,000,000 or more) requires a \$500 filing fee. A Class B company (annual revenues between \$200,000 and \$1,000,000) requires a \$250 filing fee. A Class C company (annual revenues less than \$200,000) requires a filing fee of \$100. **MAKE CHECK PAYABLE TO N.C. DEPARTMENT OF COMMERCE/UTILITIES COMMISSION.**

SIGNATURE

18. Application shall be signed and verified by the Applicant.

19. (Typed or Printed Name) George W. Morosani  
personally appearing before me and being first duly sworn, says that the information contained in this application and in the exhibits attached hereto are true to the best of his/her knowledge and belief.

Constance J Blankenship  
NOTARY PUBLIC  
Buncombe County, NC  
My Commission Expires December 03, 2024

This the 3rd day of January, 2024  
Constance J Blankenship  
Notary Public

8 mos way center we 2975  
Address

My Commission Expires: 12/03/24  
Date

# Combined Services Statement

## City of Asheville and Metropolitan Sewerage District

### CITY OF ASHEVILLE

P.O. BOX 733  
ASHEVILLE, NC 28802-0733

ADDRESS SERVICE REQUESTED

Presorted First-Class

U.S. Postage

PAID

Asheville, NC  
Permit #422

FAIRFIELD WATER COMPANY  
932 HENDERSONVILLE RD STE 201  
ASHEVILLE, NC 28803-6617



8/2000

SERVICE ADDRESS	BILL NUMBER
TENNIS RANCH RD	
ACCOUNT NUMBER	CUSTOMER NUMBER
LAST PAYMENT POSTED	08/29/2023
LAST PAYMENT AMOUNT	\$1197.25
CURRENT BILL DATE	11/14/2023
PAYABLE ON OR BEFORE	12/04/2023
CURRENT CHARGES	\$2292.78
BALANCE FORWARD	\$0.00
TOTAL AMOUNT DUE	\$2292.78

OFFICIAL COPY  
Jan 16 2024

If you have any questions concerning this bill call Customer Services (828) 251-1122

Service	Service Period	Days	Meter Number	Current	Previous	Consumption
WATER	08/21/2023 to 10/31/2023	71	12642950	16438	15958	480 CCF
				Total Consumption		480 CCF

### CITY OF ASHEVILLE CHARGES

WATER CONSUMPTION CHARGE \$2198.40  
BASE CHARGE \$94.38  
Total City \$2292.78



www.ashevillenc.gov • (828)251-1122

### METROPOLITAN SEWERAGE DISTRICT CHARGES (These services not affiliated with the City of Asheville)



www.msdbc.org • (828)254-9646

For on-line services visit [www.ashevillenc.gov](http://www.ashevillenc.gov) and click Online Services, Online Services Menu, then Utility Payment.  
Or enter the following web address in your browser <https://ipn2.paymentus.com/cp/ashv>.

Please visit the City of Asheville webpage to view the 2022 Annual Water Quality Report. Visite la pagina web de la ciudad de Asheville para del Agua. [www.ashevillenc.gov/department/water](http://www.ashevillenc.gov/department/water)

Retain this portion for your records.

Please tear below on perforation.

See reverse side for Customer Information.

**PLEASE RETURN THIS PORTION OF STATEMENT WITH YOUR PAYMENT  
USING THE SEND AND RETURN ENVELOPE.**

FAIRFIELD WATER COMPANY  
TENNIS RANCH RD

PAYABLE ON OR BEFORE	12/04/2023
ACCOUNT NUMBER	
CUSTOMER NUMBER	
BILL NUMBER	
BALANCE FORWARD	\$0.00
CURRENT AMT DUE	\$2292.78
TOTAL AMT DUE	\$2292.78
AMOUNT OF PAYMENT	

### CITY OF ASHEVILLE

P.O. BOX 733  
ASHEVILLE, NC 28802-0733



Make Check Payable to: **City of Asheville**

00006042024805420861600002292787



# Fee Changes for the City of Asheville's Combined Utility Service

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Jan 16 2024

## Water Resources

### Utility Charges

Single Family Residential  
Irrigation  
Multi-Family Residential  
Commercial, 1-1,000 CCF/month  
Commercial, >1,000 CCF/month  
Manufacturer, 1-1,000 CCF/month  
Manufacturer, >1,000 CCF/month

### Fee through June 30, 2023

\$4.77 per CCF  
\$5.90 per CCF  
\$4.20 per CCF  
\$4.04 per CCF  
\$2.51 per CCF  
\$4.04 per CCF  
\$2.29 per CCF

### Fee effective July 1, 2023 for bills issued on or after September 1, 2023

\$5.21 per CCF  
\$6.44 per CCF \*  
\$4.58 per CCF  
\$4.41 per CCF  
\$2.74 per CCF  
\$4.41 per CCF  
\$2.50 per CCF

### Bi-Monthly Base Fee

#### Meter Size

5/8 inch  
3/4 inch  
1 inch  
1 1/2 inch  
2 inch  
3 inch  
4 inch  
6 inch  
8 inch  
10 inch

\$11.10  
\$16.03  
\$25.88  
\$50.50  
\$80.05  
\$158.85  
\$247.50  
\$493.75  
\$789.25  
\$2,069.75

\$12.95  
\$18.76  
\$30.40  
\$59.48  
\$94.38 \*  
\$187.46  
\$292.16  
\$583.01  
\$932.03  
\$2,444.45

## Public Works

Recycling Fee  
Solid Waste Fee

No Charge  
\$16.00 per month

No Charge  
\$17.00 per month

## Stormwater

(Based on Total Impervious Area)

Single Family Residential Properties (225-2,000 sq. ft.)  
Single Family Residential Properties (2,001-4,000 sq. ft.)  
Single Family Residential Properties (>4,001 sq. ft.)  
Non Single Family Residential Properties

\$3.68 per month  
\$5.87 per month  
\$8.08 per month  
\$5.87 per ERU per month

\$4.23 per month  
\$6.75 per month  
\$9.29 per month  
\$6.75 per ERU per month

## Metropolitan Sewerage District

The Metropolitan Sewerage District will publish their rates in a separate brochure.



THE CITY OF ASHEVILLE  
NORTH CAROLINA

# **FAIRFIELD WATER COMPANY WATER RATE CALCULATION**

<b>Annual Expenses:</b>	<b>Amount:</b>
Administrative	2,618.00
Maintenance & Repair	-
Testing Fees	3,545.00
Permit Fees	275.51
Annual Depreciation	818.96
Other Expenses- Meter Reading	<u>21,534.61</u>
	28,792.08

28,792.08 divided by 12 months = 2,399.34 per month

2,399.34 divided by 45 units = 53.32 per unit per month

53.32 expenses per unit per month

\$4.27 8% profit allowed

\$57.57 base fee

## **Fairfield Water - Administrative Costs:**

818.96 depreciation	919-5500
\$2,618.00 Management Fee/Admin	919-6250
\$1,014.28 Insurance	919-6200
\$205.30 Bank Fees	919-6080
\$3,545.00 water testinh	919-6360
\$9,206.25 James & James- operations charges	919-6320
\$671.55 permit & service	919-6370
<u>\$10,712.74</u> Water Purchase	919-8120
\$28,792.08	

## **Purchased water from the City of Asheville:**

1 CCF equals 748 gallons	
billed per	<u>1,000</u>
	1.3369
COA rate per CCF	<u>\$6.44</u>
rate per 1,000 gallons	\$8.61

143,400  
108,610  
114,940  
119,240  
124,600  
121,050  
114,230  
143,460  
127,140  
134,856  
124,094  
116,380

Just change the yellow  
Everything else is calcu

1,492,000	\$ 8,611	\$ 12,846.12	Volumetric	
	\$ 690.84	BFC	Church (1)	\$ 57,575
	\$ 30,396.96	BFC	Residential (11)	\$ 230,288
	\$ 43,933.92	Total Revenue		



**FAIRFIELD WATER COMPANY**  
**Income Statement**  
For the Period Ended December 31, 2022

Account	Title	CURRENT ACTIVITY	CCurrent Balance
<b><u>Income</u></b>			
919-4190	WATER INCOME	\$ 1,918.82	\$ 23,468.49
	Total Income	\$ 1,918.82	\$ 23,468.49
	Gross Margin	\$ 1,918.82	\$ 23,468.49
<b><u>Expenses</u></b>			
919-5500	DEPRECIATION EXPENSE	\$ 818.96	\$ 818.96
919-6080	BANK SERVICE CHARGE	.48	205.30
919-6200	PROPERTY INSURANCE		1,014.28
919-6250	MANAGEMENT FEE	200.00	2,400.00
919-6275	ACCOUNTING		218.00
919-6320	PROFESSIONAL FEES	600.00	9,206.25
919-6360	WATER TESTING SERVICE	100.00	3,545.00
919-6370	PERMIT FEE		275.51
919-6380	METER READING SERVICE		396.04
919-8120	WATER / SEWER	1,512.25	10,712.74
	Total Expenses	\$ 3,231.69	\$ 28,792.08
	Net Income (Loss)	\$ (1,312.87)	\$ (5,323.59)

OFFICIAL COPY

Jan 16 2024

**FAIRFIELD WATER COMPANY****Balance Sheet****December 31, 2022****Assets****Current Assets**

919-1007	CERTIFICATE OF DEPOSIT FCB	\$ 20,099.52	
919-1010	CASH - GEN OP- HOMETRUST	<u>2,316.80</u>	
Total Current Assets			\$ 22,416.32

**Long Term Assets**

919-1100	LAND AND BUILDING	\$ 32,758.50	
919-1105	ACCUMULATED DEPRECIATION	<u>(4,299.54)</u>	
Total Long Term Assets			<u>\$ 28,458.96</u>

Total Assets			<u><u>\$ 50,875.28</u></u>
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**Liabilities and Equity****Current Liabilities**

919-2001	N/P GREAT WESTERN	\$ 14,897.72	
919-2002	N/P GEORGE MOROSANI	45,169.00	
919-2200	N/P- FAIRFIELD INVESTMENTS	<u>3,000.00</u>	
Total Current Liabilities			\$ 63,066.72

**Long Term Liabilities**

919-2100	NOTE PAYABLE - MOROSANI &	<u>\$ 25,210.00</u>	
Long Term Liabilities			<u>\$ 25,210.00</u>
Total Liabilities			\$ 88,276.72

**Equity**

919-2740	RETAINED EARNINGS	\$ (32,077.85)	
	Net Income	<u>(5,323.59)</u>	
Total Equity			<u>\$ (37,401.44)</u>
Total Liabilities & Equity			<u><u>\$ 50,875.28</u></u>

**OFFICIAL COPY****Jan 16 2024**