

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

NOTIFICATION OF REVISED RATES AND FEES FOR APARTMENT COMPLEXES AND MANUFACTURED HOME PARKS CHARGING FOR WATER AND/OR SEWER SERVICE PURSUANT TO G.S. 62-110(G)

COMPANY

1. Name of current certified owner Mayfaire Apartments, LLC
2. Business mailing address of owner 7813 Mayfaire Crest Lane
City and state Raleigh, North Carolina Zip Code 27615
3. Business telephone number 919-847-6177 Business fax number 919-847-7176
4. Business email address mgrmayfaire@druckerandfalk.com
5. Name, telephone number, and fax number for person to contact concerning this notification:
Darylene Jacobs: 972-810-2138; Email: darylene.jacobs@realpage.com

UTILITY SERVICE AREA

6. Name of Apartment Complex or Manufactured Home Park Mayfaire Apartments
7. Docket number on current schedule of rates WR-345 Sub 14
8. County Wake

PROPOSED AND PRESENT RATES

	<u>Proposed Rates</u>	<u>Present Rates</u>
9. Water usage rate (not to exceed supplier's unit consumption rate):	<u>\$3.98</u>	<u>\$3.70</u>
10. Sewer usage rate (not to exceed supplier's unit consumption rate):	<u>\$4.93</u>	<u>\$4.86</u>
11. Are the usage rates listed above per ccf or per 1,000 gallons?	<u>per ccf</u>	<u>per ccf</u>
12. Monthly administrative fee:	<u>\$7.47</u>	<u>\$7.47</u>
(NOTE: NCUC Rule R18-6(a) specifies that no more than \$3.75 may be added to the cost of purchased water and sewer service as an administrative fee to compensate the provider for meter reading, billing, and collection. An additional administration fee amount may be requested to compensate the provider for administrative fees imposed by the supplier)		
13. Bills past due <u>25</u> days after billing date (NCUC Rule R18-7(d) specifies that bills shall not be past due less than twenty-five (25) days after billing date).		
14. Bills Due: On billing date.		
15. Billing Frequency: Shall be monthly for service in arrears.		
16. Effective date of the supplier's rate increase <u>July 1, 2024</u>		

REQUIRED EXHIBITS

17. Enclose a copy of the supplier's schedule of new rates that will be charged to the provider for purchased water.
18. Enclose a copy of the supplier's schedule of new rates that will be charged to the provider for purchased sewage treatment.
19. If the company is requesting an increase in the administrative fee, see instructions on the reverse.

INSTRUCTIONS

20. Pursuant to NCUC Rule R18-6(b), an apartment complex or manufactured home park may increase its rates by filing this notification of revised rates and fees with the Commission. The rates proposed on this notification will become effective on the latter of: (1) the effective date of the increase in rates by your supplier of water and purchased sewage treatment, or (2) fourteen (14) days after the date the notification was filed with the Commission, unless the rates are suspended or disapproved by Commission Order issued within 14 days of the filing of this notification.

INSTRUCTIONS (continued)

- 21. A separate notification should be filed for each apartment complex or manufactured home park.
- 22. **Line 1** - The Company's name listed on Line 1 should be the name of the current owner as certified by the Commission. Do not list the name of the billing and collection company or the management company. Under General Statute 62-111, any transfer of the authority to charge rates requires prior approval by the Commission. If the system has been transferred without prior Commission approval, the new owner should immediately file a transfer application with the Commission. Until a transfer application is filed and approved, the new owner has no authority to charge rates. The transfer application form may be obtained by calling the Public Staff – Water Division at (919) 733-5610 or from the Commission's website at www.ncuc.net by accessing Applications (Water/Wastewater Resale Applications).
- 23. **Line 2** – The business mailing address listed on Line 2 should be the mailing address for the current owner as certified by the Commission. Do not list the mailing address for the billing and collecting company or the management company.
- 24. **Line 6** – The name of the apartment complex or manufactured home park listed on Line 6 should be the name as certified by the Commission. If the name of the apartment complex or manufactured home park has been changed since the authority was granted by the Commission, list both the original name and the current name. For example, Happy Hollow (formerly High Ridge).
- 25. **Line 7** – The docket number, which begins with "WR-", as listed on the current schedule of rates for the apartment complex or manufactured home park, should be included on this line.
- 26. **Line 19** - Enclose a copy of the current agreements or contracts covering the provision of billing and collection and meter reading services or other documentation supporting the requested increase in the administrative fee. Enclose an exhibit listing the master meters serving the apartment complex or mobile home park, indicating for each master meter the size of the meter. Apartment complexes should also indicate the number of apartment buildings served by the meter, and the number of apartments in each apartment building.
- 27. **Line 20** – The notification should be signed by the owner or management company, not the billing and collecting company.
- 28. **MAIL TO** – Submit one (1) original application with original notarized signature and required exhibits, plus eight (8) additional collated copies to: [USPS address] **Chief Clerk's Office, North Carolina Utilities Commission, 4325 Mail Service Center, Raleigh, North Carolina 27699-4325**, or [overnight delivery at street address] **Chief Clerk's Office, North Carolina Utilities Commission, 430 North Salisbury Street, Raleigh, North Carolina 27603**. Provide a self-addressed stamped envelope, plus additional copies, if a file-stamped copy is requested by the Applicant.
- 29. **QUESTIONS** – For any questions concerning this notification form, please contact the **Public Staff – Water Division at (919) 733-5610**.

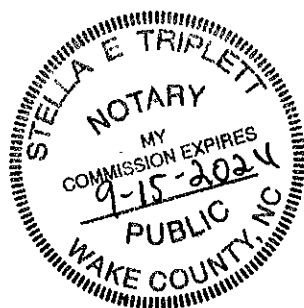
SIGNATURE

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

Signature Brittany Pantaleidis
 Date 7/1/2024

31. (Typed or Printed Name) Brittany Pantaleidis
 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.

This the 1 day of July, 2024.
Stella E Triplett
 Notary Public
 My Commission Expires: 9-15-2024
 Date



Effective July 1, 2024

Raleigh, Garner, Rolesville, Wake Forest, Knightdale, Wendell & Zebulon

(as applicable)

Public Utilities Rates

WATER BASE CHARGES			
Water / Reuse / Irrigation Base Charges Per Meter	Meter Size	Inside City Limits	Outside City Limits
	5/8"	\$7.56	\$15.12
	3/4"	\$9.48	\$18.96
	1"	\$14.11	\$28.22
	1 1/2"	\$25.92	\$51.84
	2"	\$40.32	\$80.64
	3"	\$87.41	\$174.82
	4"	\$135.97	\$271.94
	6"	\$278.34	\$556.68
	8"	\$470.90	\$941.80
10"	\$718.26	\$1,436.52	
WATER CONSUMPTIVE RATES			
Residential Water Consumption	Per CCF	Inside City Limits	Outside City Limits
	0-4 CCF	\$2.88	\$5.76
	5 - 10 CCF	\$5.03	\$10.06
	11 CCF & greater	\$6.47	\$12.94
Non-Residential Water Consumption	Per CCF	\$3.87	\$7.74
Irrigation Consumption	Per CCF	\$6.47	\$12.94
WATER REUSE CHARGES			
Water Reuse Consumption (without Associated Waste Water Rates)	Per CCF	\$3.24	\$6.47
Water Reuse Consumption (with Associated Waste Water Rates)	Per CCF	\$1.94	\$3.87
METERED WELL CHARGES			
Metered Well Consumption	Per CCF	\$4.93	\$9.86
WATERSHED PROTECTION FEE (APPLIES TO ALL POTABLE WATER)			
Watershed Protection Fee	Per CCF	\$0.1122	
WATER INFRASTRUCTURE REPLACEMENT CHARGE (IRC)			
Water / Reuse / Irrigation Infrastructure Replacement Charge Per Meter	Meter Size	Inside/Outside Charge	
	5/8"	\$1.50	
	3/4"	\$2.25	
	1"	\$3.75	
	1 1/2"	\$7.50	
	2"	\$12.00	
	3"	\$24.00	
	4"	\$37.50	
	6"	\$75.00	
	8"	\$120.00	
10"	\$172.50		

WASTE WATER BASE CHARGES			
Associated Waste Water / Metered Waste Water Base Charges Per Meter	Meter Size	Inside City Limits	Outside City Limits
	5/8"	\$8.20	\$16.40
	3/4"	\$11.16	\$22.32
	1"	\$17.11	\$34.22
	1 1/2"	\$32.01	\$64.02
	2"	\$49.89	\$99.78
	3"	\$97.59	\$195.18
	4"	\$151.23	\$302.46
	6"	\$300.23	\$600.46
	8"	\$479.06	\$958.12
10"	\$687.66	\$1,375.32	
WASTE WATER USAGE CHARGES			
Associated Waste Water	Per CCF	\$4.93	\$9.86
Metered Waste Water	Per CCF	\$4.93	\$9.86
WASTE WATER INFRASTRUCTURE REPLACEMENT CHARGE (IRC)			
Associated Waste Water / Metered Waste Water Infrastructure Replacement Charge Per Meter	Meter Size	Inside/Outside Charge	
	5/8"	\$4.50	
	3/4"	\$6.75	
	1"	\$11.25	
	1 1/2"	\$22.50	
	2"	\$36.00	
	3"	\$72.00	
	4"	\$112.50	
	6"	\$225.00	
	8"	\$360.00	
10"	\$517.50		
FLAT WASTE WATER CHARGES (includes IRC)			
	Meter Size	Inside City Limits	Outside City Limits
Residential Flat Waste Water	FLAT	\$47.21	\$89.92
OTHER NON-METERED CHARGES			
Raleigh			
RECYCLING & SOLID WASTE			
Residential Recycling Fee		\$4.80	
Residential Solid Waste Fee		\$13.70	
Residential Yard Waste (1st Cart)		\$5.60	
Residential Yard Waste (additional carts)		\$2.00	
CENTRAL BUSINESS DISTRICT (CBD) RATES			
6 Day Recycle Only		\$57.60	
7 Day Recycle Only		\$67.20	
1 Day Solid Waste & Recycle	Solid Waste	\$19.30	
	Recycle	\$4.80	
6 Day Solid Waste & Recycle	Solid Waste	\$115.80	
	Recycle	\$28.80	
7 Day Solid Waste & Recycle	Solid Waste	\$135.10	
	Recycle	\$33.60	
STORMWATER			
Stormwater	Per SFEU	\$7.65	

Exhibit 19
Master Meter Exhibit for Mayfaire Apartments (WR-345)

Mayfaire Apartments
 7813 Mayfaire Crest Lane
 Raleigh, North Carolina 27615

Service Address	Meter Number	Meter Size	# of Units	Water Admin Fee	Water IRC	Sewer Admin Fee	Sewer IRC
7801 Mayfaire Crest LN	39748812	1-inch	12	\$14.11	\$3.75	\$17.11	\$11.25
7805 Mayfaire Crest LN	31942433	1½-inch	24	\$25.92	\$7.50	\$32.01	\$22.50
7808 Mayfaire Crest LN	10629428	1-inch	12	\$14.11	\$3.75	\$17.11	\$11.25
7809 Mayfaire Crest LN	38714451	1-inch	12	\$14.11	\$3.75	\$17.11	\$11.25
7816 Mayfaire Crest LN	60024474	1½-inch	24	\$24.92	\$7.50	\$32.01	\$22.50
7817 Mayfaire Crest LN	60011144	1½-inch	24	\$25.92	\$7.50	\$32.01	\$22.50
7820 Mayfaire Crest LN	60011143	1½-inch	24	\$25.92	\$7.50	\$32.01	\$22.50
7824 Mayfaire Crest LN	51150869	1-inch	12	\$14.11	\$3.75	\$17.11	\$11.25
7813 Mayfaire Crest LN	31942380	Clubhouse	0	\$0.00	\$0.00	\$0.00	\$0.00
			144	\$159.12	\$45.00	\$196.48	\$135.00

Fixed Water Charges:	\$204.12
Fixed Water Charge/Unit	\$1.42

Fixed Sewer Charges:	\$331.48
Fixed Sewer Charge/Unit	\$2.30

Admin Billing Fee:	\$3.75
Fixed Charges Per Unit:	\$3.72

Total Monthly Fee: \$7.47



ORIGINAL

MASTER SERVICES AGREEMENT

This MASTER SERVICES AGREEMENT (this "Agreement") is entered into as of November 7, 2012 (the "Effective Date"), between NWP Services Corporation ("NWP") and Mayfaire Apartments LLC ("Owner"). Defined terms herein shall have the meanings set forth in Section 10.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Services Provided by NWP. NWP will provide certain utility bill back services (the "Services") for each of the properties (each a "Property") owned or controlled by the Owner listed on Exhibit A (hereinafter, "Exhibit A" or the "Property List"). The particular types of utility or other services being billed to Residents (collectively, the "Utility Charges") and the applicable Billing Method(s) for each Property are set forth on the Property List. The services to be provided by NWP are generally described in Exhibit B (hereinafter, "Exhibit B" or the "Services Schedule").

2. NWP Obligations. In addition to its obligations set forth on Exhibit B in connection with the Services, NWP will perform the following obligations:

- (a) Commence providing Services on behalf of Owner using the Billing Method selected within a mutually agreed upon time after the Effective Date, unless delayed by the local utility company, a regulatory agency, a force majeure event (as described in Section 11(b)), or Owner's failure to meet its obligations under this Agreement. NWP shall provide Services only to Residents obligated under a lease agreement to pay for such Services.
- (b) Provide Owner with monthly reports relating to the Services as further described on Exhibit B. NWP reserves the right to change reports from time to time.
- (c) Provide Residents access to NWP's customer service call center as further described in Exhibit B.
- (d) Comply with laws, rules and regulations specifically and expressly applicable to (i) the presentment of the Resident Bill and (ii) collection practices of NWP if applicable based on the Services provided, and (ii) specific billing practices of billing vendors in the multi-family utility billing industry, subject to Owner's obligations hereunder.
- (e) Assign company personnel to interface with Owner and support Owner's employees regarding NWP's Services.
- (f) Assist Owner, when requested by Owner, with filings and applications in applicable jurisdictions associated with billing Residents for the Utility Charges, provided that such filings shall remain the responsibility of the Owner.

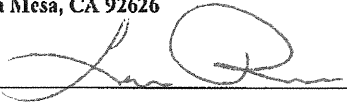
OFFICIAL COPY

JUL 01 2024



This Agreement has been executed and delivered as of the date last written below.

NWP SERVICES CORPORATION
535 Anton Blvd. Ste. 1100
Costa Mesa, CA 92626

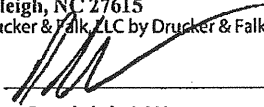
By: 

Name: Lana Reeve

Title: SVP and General Counsel

Date: November 20, 2012

Mayfaire Apartments, LLC
7813 Mayfaire Crest
Raleigh, NC 27615
Drucker & Falk, LLC by Drucker & Falk, Inc., its Manager

By: 

Name: Randolph J. Warren

Title: Regional Director

Date: November 16, 2012

Please return executed Agreement to by fax or mail to:
NWP Services Corporation, 22 Executive Park, Irvine, California 92614; Attention: Sales Operations Manager Fax: (949) 253-3338



Drucker & Falk (181)
Mayfaire Apartments, LLC
 Exhibit A


Property Name	Address or City/State	# of Units	Utility Charged	Billing Service	Billing Method	Billing Fee	Service Fee Included in Bill Sent to Residents on behalf of Owner?	Other Services & Fees	Other Fees Included in Bills sent to Residents For Owner?	Corporate Contact	Phone
Mayfaire	7813 Mayfaire Crest Raleigh, NC 27615	144	W,S	R1B/ CSA**	Meter	██████	██████	██████	Yes	Randy Warren	919-846-7300

Key: BO= Bill Only; R1B = ResidentOne Bill; RBR = Read, Bill and Remit; Meter = submetered Usage; RUBS = Ratio Utility Billing Systems; NAF = New Account Fee; LF = Late Fee; NSF = Nonsufficient Funds Fee; MRF = Meter Reading Fee; FB = Final Bill; W = Water; S = Sewer; T = Trash; G = Gas; or Related Energy Service; E = Electric or Related Energy Service; CSA = Continuous Service Agreement; Meter Reading fee (MRF) = ██████ per unit, if the Property is metered and electronically read. In the event the Property becomes manually read, the meter reading fee (MRF) will become ██████ per unit.

**Property must be billing eighty percent (80%) of the units for R1B in order for NWP to provide CSA Services.

The parties acknowledge and agree that this Exhibit A shall be governed by the 11/7/12 Master Services Agreement between the parties and that this Exhibit shall become an attachment thereto.

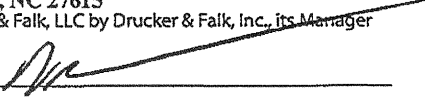
NWP SERVICES CORPORATION
 22 Executive Park
 Irvine, CA 92614

By: 

Title: SVP and General Counsel

Date: November 20, 2012

Mayfaire Apartments, LLC
 7813 Mayfaire Crest
 Raleigh, NC 27615
 Drucker & Falk, LLC by Drucker & Falk, Inc., its Manager

By: 

Title: Regional Director

Date: November 16, 2012