

AMENDED!

SELLER DOCKET NO.	WR- 2797 Sub 2
PURCHASER DOCKET NO.	WR- 3786 Sub 0
FILING FEE RECEIVED	\$100

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

APPLICATION FOR TRANSFER OF AUTHORITY TO CHARGE FOR WATER AND/OR SEWER SERVICE AND FOR APPROVAL OF RATES FOR APARTMENT COMPLEXES AND MANUFACTURED HOME PARKS

**INSTRUCTIONS**

If additional space is needed, supplementary sheets may be attached. If any section does not apply, write "not applicable".

**SELLER**

1. Name of current certified owner L'Audace Equity LLC
2. Mailing address 301 W 57th St Apt. 14A New York, NY 10019
3. Business telephone number 858-354-1479

**PURCHASER**

4. Name of purchaser Eagleview Cedar View, LLC and Ceci Cedar View, LLC
5. Business mailing address of purchaser 13000 S Tryon Street Suite F163  
City and state Charlotte NC Zip code 28278
6. Business telephone number 704-962-9926 Business fax number \_\_\_\_\_
7. Business email address ddesantis@eagleviewcap.com

**UTILITY SERVICE AREA**

8. Name of Apartment Complex or Manufactured Home Park Cedarview Apartments
9. County (or counties) Forsyth
10. Type of Service (Water and/or Sewer) Water / Sewer
11. Supplier of purchased water City of Winston Salem
12. Supplier of purchased sewage treatment City of Winston Salem
13. Current number of customers - Water 67 Sewer 67
14. Number of customers that can be served (including present customers, vacant units or lots, etc.):  
Water 67 Sewer 67

**PROPOSED AND PRESENT RATES**

- |                                                                        | Proposed Rates | Present Rates |
|------------------------------------------------------------------------|----------------|---------------|
| 15. Water usage rate (not to exceed supplier's unit consumption rate): | \$3.58         | \$3.58        |
| 16. Sewer usage rate (not to exceed supplier's unit consumption rate): | \$3.48         | \$3.48        |
| 17. Are the usage rates listed above per ccf or per 1,000 gallons?     | per CCF        | per CCF       |
| 18. Monthly administrative fee:                                        | \$6.01         | \$5.00        |
- (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)
19. Bills past due \_\_\_\_\_ 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).

**PERSONS TO CONTACT**

- |                                                                   | NAME            | ADDRESS                                            | TELEPHONE    |
|-------------------------------------------------------------------|-----------------|----------------------------------------------------|--------------|
| 20. Management Company                                            | Daniel DeSantis | 13000 S Tryon Street Suite F163 Charlotte NC 28278 | 704-962-9926 |
| 21. Complaints or Billing                                         | Daniel DeSantis | 13000 S Tryon Street Suite F163 Charlotte NC 28278 | 704-962-9926 |
| 22. Emergency Service                                             | Daniel DeSantis | 13000 S Tryon Street Suite F163 Charlotte NC 28278 | 704-962-9926 |
| 23. Filing and Payment of Regulatory Fees to Utilities Commission |                 |                                                    |              |

**REQUIRED EXHIBITS**

1. If the Purchaser is a corporation, LLC, LP, etc., enclose a copy of the certification from the North Carolina Secretary of State (Articles of Incorporation or Application for Certificate of Authority for Limited Liability Company, etc.). **(Must match name on Line 4 of application.)**
2. If the Purchaser is a partnership, enclose a copy of the partnership agreement. **(Must match name on Line 4 of application.)**
3. Enclose a copy of a Warranty Deed showing that the Purchaser has ownership of all the property necessary to operate the utility. **(Must match name on Line 4 of application.)**
4. Enclose a vicinity map showing the location of the apartment complex or manufactured home park in sufficient detail for someone not familiar with the county to locate the apartment complex or manufactured home park. (A county roadmap with the apartment complex or manufactured home park outlined is suggested.)
5. Enclose maps of the apartment complex or manufactured home park in sufficient detail to show the layout of streets, apartment buildings or manufactured home lots, and water and/or sewer mains.
6. Enclose a copy of the supplier's schedule of rates that will be charged to the provider for purchased water.
7. Enclose a copy of the supplier's schedule of rates that will be charged to the provider for purchased sewage treatment.
8. Enclose a copy of any agreements or contracts that the Purchaser has entered into covering the provision of billing and collecting and meter reading services to the apartment complex or manufactured home park.
9. If the provider is requesting to include the supplier's administrative fee in its 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.

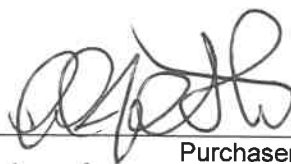
**FILING INSTRUCTIONS**

10. Submit one (1) original application with required exhibits and **original notarized signature** 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 an additional copy, if a file-stamped copy is requested by the Applicant.
11. 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 \$250 filing fee. A Class B company (annual revenues between \$200,000 and \$1,000,000) requires a \$100 filing fee. A Class C company (annual revenues less than \$200,000) requires a \$25 filing fee. **MAKE CHECK PAYABLE TO N.C. DEPARTMENT OF COMMERCE/UTILITIES COMMISSION.**

**SIGNATURES**

12. Application shall be signed and verified by the Applicants.

Signature



Purchaser

Date

1/25/2023

Signature

Seller

Date

13. (Typed or Printed Name)

Daniel Desantis

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

25

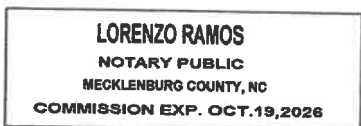
day of

January

, 20

23

Notary Public



My Commission Expires:

Oct 19 2026

Date

Name: Cedarview Apartments  
Management Eagleview Capital  
Municipality Winston Salem

**Base Fee Breakdown**

Number of Contracted Units		Meter Number	Number of Units per meter	Meter Size	Water Base Charge Per Bill (Bimonthly)		Sewer Base Charge Per Bill (Bimonthly)
13		HE019179898W	13	1.5"	\$ 27.50		\$ 33.07
21		HE000000711W	21	1.5"	\$ 27.50		\$ 33.07
11		HE007075704W	11	1.5"	\$ 27.50		\$ 33.07
11		HE009708465W	11	1.5"	\$ 27.50		\$ 33.07
11		HE001806574W	11	1.5"	\$ 27.50		\$ 33.07
					Total Water Base Fees	\$ 137.50	\$ 165.35
					Total Water Base Fees (MONTHLY)	\$ 68.75	\$ 82.68
					Water Base Fees per Unit: Total base fee / Number of units	\$ 1.03	Sewer Base Fees per Unit: Total base fee / Number of units \$ 1.23

<b>Administration Fee:</b>	
\$ 3.75	Per Unit

<b>Total Charge:</b>	
\$ 3.75	Admin Fee
\$ 1.03	Water Base Fee
\$ 1.23	Sewer Base Fee
\$ 6.01	Total

D DeSantis 1/24/2023



**City of Winston-Salem, NC  
Sewer Rates  
Effective July 1, 2022**

**Inside City, Rural Hall**

1

**Consumption Charge per CUFT  
0.03815**

**Base Charges**

Meter Size										
Inches	5/8 or 3/4	1	1.5	2	3	4	6	8	10	12
BiMonthly	15.94	22.34	33.07	45.89	80.06	118.54	225.41	353.63	503.25	930.71
Monthly	10.75	13.97	19.42	25.86	43.12	62.53	116.45	181.14	256.67	472.41

**Walkertown**

1

**Consumption Charge per CUFT  
0.03815**

**Base Charges**

Meter Size										
Inches	5/8 or 3/4	1	1.5	2	3	4	6	8	10	12
BiMonthly	15.94	22.34	33.07	45.89	80.06	118.54	225.41	353.63	503.25	930.71
Monthly	10.75	13.97	19.42	25.86	43.12	62.53	116.45	181.14	256.67	472.41

**Clemmons**

1.2

**Consumption Charge per CUFT  
0.04578**

**Base Charges**

Meter Size										
Inches	5/8 or 3/4	1	1.5	2	3	4	6	8	10	12
BiMonthly	19.13	26.81	39.68	55.07	96.07	142.25	270.49	424.36	603.90	1,116.85
Monthly	12.90	16.76	23.30	31.03	51.74	75.04	139.74	217.37	308.00	566.89

**Outside City**

1.5

**Consumption Charge per CUFT  
0.05216**

**Base Charges**

Meter Size										
Inches	5/8 or 3/4	1	1.5	2	3	4	6	8	10	12
BiMonthly	19.80	27.77	41.10	57.05	99.51	147.35	280.17	439.55	625.52	1,156.82
Monthly	15.36	19.34	26.13	34.11	55.58	79.70	146.72	227.10	321.00	589.17

**City of Winston-Salem, NC**  
**Water Rates**  
**Effective July 1, 2022**

**Inside City, Clemmons, Rural Hall**

1

Monthly Water				Consumption Charges				Monthly Irrigation				BiMonthly Water				BiMonthly Irrigation			
From Level	To Level	Rate		From Level	To Level	Rate		From Level	To Level	Rate		From Level	To Level	Rate		From Level	To Level	Rate	
CUFT	CUFT	per CUFT		CUFT	CUFT	per CUFT		CUFT	CUFT	per CUFT		CUFT	CUFT	per CUFT		CUFT	CUFT	per CUFT	
0	400	0.02335		0	99,999,999	0.04000		0	800	0.02335		0	800	0.02335		0	99,999,999	0.04000	
401	900	0.03610						801	1,800	0.03610									
901	20,000	0.04000						1,801	40,000	0.04000									
20,001	99,999,999	0.02335						40,001	99,999,999	0.02335									

**Base Charges**

Meter Size	5/8 or 3/4	1	1.5	2	3	4	6	8	10	12
Inches										
BiMonthly	13.58	19.03	27.50	39.04	334.79	437.90	690.73	983.99	1,292.46	1,798.66
Monthly	8.82	11.57	15.82	21.63	169.69	221.36	348.12	495.15	649.84	904.11

**Walkertown**

1

Monthly Water				Consumption Charges				Monthly Irrigation				BiMonthly Water				BiMonthly Irrigation			
From Level	To Level	Rate		From Level	To Level	Rate		From Level	To Level	Rate		From Level	To Level	Rate		From Level	To Level	Rate	
CUFT	CUFT	per CUFT		CUFT	CUFT	per CUFT		CUFT	CUFT	per CUFT		CUFT	CUFT	per CUFT		CUFT	CUFT	per CUFT	
0	400	0.02335		0	99,999,999	0.04000		0	800	0.02335		0	800	0.02335		0	99,999,999	0.04000	
401	900	0.03610						801	1,800	0.03610									
901	20,000	0.04000						1,801	40,000	0.04000									
20,001	99,999,999	0.02335						40,001	99,999,999	0.02335									

**Base Charges**

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