

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 Auston Grove - Raleigh Apartments, Limited
2. Business mailing address of owner 1160 Auston Grove Drive Partnership
City and state Raleigh, NC 27610 Zip Code 27610
3. Business telephone number 919-217-9995 Business fax number 919-217-9981
4. Business email address +Nryenhoek@hhhunt.com
5. Name, telephone number, and fax number for person to contact concerning this notification:
Terri Vryenhoek 919-217-9995 / 919-217-9981

UTILITY SERVICE AREA

6. Name of Apartment Complex or Manufactured Home Park Auston Grove now Abberly Grove
7. Docket number on current schedule of rates WR-233, Sub 19 effective 9/14/2021
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): | \$4.76 | \$4.69 |
| 10. Sewer usage rate (not to exceed supplier's unit consumption rate): | \$6.24 | \$6.15 |
| 11. Are the usage rates listed above per ccf or per 1,000 gallons? | Per 1,000 gallons | Per 1,000 gallons |
| 12. Monthly administrative fee: | \$9.23 (2.07+3.41+3.75) | \$9.17 (5.42+3.75) |
- (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 25 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 1 July 2022

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 later 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)

OFFICIAL COPY

Jan 27 2023

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 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

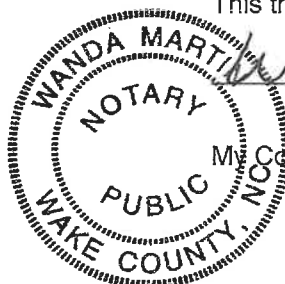
30. Application shall be signed and verified by the Applicant.

Signature

Date

31. (Typed or Printed Name) Terrell Vryenhoek
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 25th day of January, 2023.



Notary Public

My Commission Expires:

Date

11-9-2023

North Carolina Instructions for Water/Sewer Notification of Revised Rates and Fees (WR3)

Client:

Property: Abberly Grove

The North Carolina Utilities Commission ("NCUC") regulates the resale of water and sewer utility services by landlords to tenants of apartments and mobile home parks. Landlords must submit an application to the NCUC to obtain authorization to bill tenants for water and sewer costs. Landlords must also be reauthorized if the rates or fees change. Landlords who are already billing tenants at a property must submit the enclosed Notification of Revised Rates and Fees for Apartment Complexes and Manufactured Home Parks Charging for Water and/or Sewer Service (WR3) ("Notification") to the NCUC (one for each property) before new rates and fees can be charged to tenants. For your convenience, we have filled out the Utility Service Area and Proposed and Present Rates sections of the Notification, but please complete the remaining sections. You may contact Yardi Energy staff should you have any questions concerning this Notification.

The checklist below lists the exhibits required for this Notification. Yardi Energy has enclosed certain exhibits for your convenience. Please provide the remaining exhibits as indicated below with your Notification.

Exhibit Checklist

	Exhibit Type for Revised Rates Only	Provided by Yardi Energy	Provided by you
A	Schedule of Water Rates from utility company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B	Schedule of Sewer Rates from utility company	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Exhibit Type for Revised Administrative Fee (Water/Sewer Base Fee Portion Only)	Provided by Yardi Energy	Provided by you
A	Schedule of Water Rates from utility company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B	Schedule of Sewer Rates from utility company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C	Copy of Billing Services Agreement (Schedule A of the Energy Service Agreement and any other documentation supporting the requested fee increase)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D	Master Meters Exhibit (listing of all master meters by size, building served, and units served)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Exhibit Type for Revised Administrative Fee (Tenant Paid [Yard Service] Fee Portion Only)	Provided by Yardi Energy	Provided by you
A	Copy of Billing Services Agreement (Schedule A of the Energy Service Agreement and any other documentation supporting the requested fee increase)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B	Master Meters Exhibit (listing of all master meters by size, building served, and units served)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

United States | Canada | Europe | Asia | Australia | Middle East

- i. *Additional Comments/Information:* Reference in this text box that [insert property owner name] is requesting an new sub to submit a Notification of Revised Rates and Fees for [insert property name].
 - j. *If Facility Address is different than Owner's address, provide location address:* Provide the property address, if it is different from the ownership entity's address.
 - k. *County:* Add County
 - l. *Size of Electric Facility, if Applicable:* leave blank
 - m. *Are you seeking Renewable Energy Credits:* Select 'no'
- 2) Upon receipt of the docket number (NCUC typically provides within 2-3 business days from submission to the email address provided in the Request to Reserve a Docket Number), continue to (3) below.
 - 3) Complete Notification including adding the docket number (and sub) assigned and the "Company" section.
 - 4) Sign and date the Notification in the "Signature" section located on page 2 of the Notification, before a notary public.
 - 5) If you would like a file-stamped copy of the submission, include a self-addressed stamped envelope plus an additional copy of the Notification and exhibits with your submission.
 - 6) Mail one (1) original Notification with required exhibits and original notarized signature + (if you want a file-stamped copy for your records) one (1) additional copy of the Notification and exhibits and a self-addressed and stamped envelope, via either United States Postal Service or overnight delivery to either:

United States Postal Service
Chief Clerk's Office
North Carolina Utilities Commission
4325 Mail Service Center
Raleigh, North Carolina 27699-4325

or

Overnight Delivery (Recommended)
Chief Clerk's Office
North Carolina Utilities Commission
430 North Salisbury Street
Raleigh, North Carolina 27603.

The rates proposed 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 NCUC, unless the rates are suspended or disapproved by NCUC Order issued within 14 days of the filing of the Notification. Change in administrative fee amount must be approved specifically by the NCUC. Improper submittals will delay the Notification approval. Yardi Energy will proceed with the billing only after NCUC approval. You may track your Notification's progress through the NCUC's Docket Portal, which can be located at: <https://starw1.ncuc.net/NCUC/page/Dockets/portal.aspx>.

Number (Compound Meters)	Meter Size	Service Address	Dwelling Units	Water Base Charge	Sewer Base Charge	Water IRC Charge	
60319258	2"	1020 River Shadow Ct	28	\$38.77	\$47.97	\$12.00	
60319384	2"	1010 River Shadow Ct	24	\$38.77	\$47.97	\$12.00	
60319306	2"	5431 Morning Creek Way	24	\$38.77	\$47.97	\$12.00	
60355814	2"	5411 Morning Creek Way	24	\$38.77	\$47.97	\$12.00	
60355821	2"	1120 Auston Grove Dr.	24	\$38.77	\$47.97	\$12.00	
60319370	2"	1110 Auston Grove Dr	24	\$38.77	\$47.97	\$12.00	
60355853	2"	1010 Auston Grove Dr.	28	\$38.77	\$47.97	\$12.00	
60355837	2"	1001 Wind Grove Way	24	\$38.77	\$47.97	\$12.00	
60396941	2"	5330 Garden Springs Ln	24	\$38.77	\$47.97	\$12.00	
60355824	2"	5340 Garden Springs Ln	24	\$38.77	\$47.97	\$12.00	
60319382	2"	5410 Morning Creek Way	24	\$38.77	\$47.97	\$12.00	
60355840	2"	1110 Wind Grove Way	24	\$38.77	\$47.97	\$12.00	
60355825	2"	1010 Wind Grove Way	24	\$38.77	\$47.97	\$12.00	
Total:			320	\$504.01	\$623.61	\$156.00	
Per Dwelling Unit Charge:				\$1.58	\$1.95	\$0.49	

Water Base	\$2.07
Sewer Base	\$3.41
Admin Fee	\$3.75
Total	\$9.23

Number (Compound Meters)	Meter Size	Service Address	
37063079	5/8"	5492 Morning Creek Way	Office
60355823	2"	1160 Auston Grove Dr	Office

Effective July 1, 2022

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

(as applicable)

Public Utilities Rates**WATER BASE CHARGES**

	Meter Size	Inside City Limits	Outside City Limits
Water / Reuse / Irrigation Base Charges Per Meter	5/8"	\$6.45	\$12.90
	3/4"	\$8.76	\$17.52
	1"	\$13.37	\$26.74
	1 1/2"	\$24.92	\$49.84
	2"	\$38.77	\$77.54
	3"	\$75.72	\$151.44
	4"	\$117.29	\$234.58
	6"	\$232.74	\$465.48
	8"	\$371.29	\$742.58
	10"	\$532.94	\$1,065.88

WATER CONSUMPTIVE RATES

	Per CCF	Inside City Limits	Outside City Limits
Residential Water Consumption	0-4 CCF	\$2.67	\$5.34
	5 - 10 CCF	\$4.45	\$8.90
	11 CCF & greater	\$5.93	\$11.86
Non-Residential Water Consumption	Per CCF	\$3.45	\$6.90
Irrigation Consumption	Per CCF	\$5.93	\$11.86

WATER REUSE CHARGES

Water Reuse Consumption (without Associated Waste Water Rates)	Per CCF	\$2.97	\$5.93
Water Reuse Consumption (with Associated Waste Water Rates)	Per CCF	\$1.73	\$3.45

METERED WELL CHARGES

Metered Well Consumption	Per CCF	\$4.67	\$9.34
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WATERSHED PROTECTION FEE (APPLIES TO ALL POTABLE WATER)

Watershed Protection Fee	Per CCF	\$0.1122
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WATER INFRASTRUCTURE REPLACEMENT CHARGE (IRC)

	Meter Size	Inside/Outside Charge
Water / Reuse / Irrigation Infrastructure Replacement Charge Per Meter	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

Knightdale		
RECYCLING & SOLID WASTE		
Recycling Fee		\$5.00
Solid Waste Fee		\$12.50
STORMWATER		
Stormwater	Per SFEU	\$6.75
Wake Forest		
RECYCLING, SOLID WASTE & YARD WASTE		
Recycling Fee		\$5.00
Solid Waste Fee		\$11.00
Yard Waste		\$5.00
Wendell		
RECYCLING, SOLID WASTE & YARD WASTE		
Solid Waste		\$25.00
Zebulon		
RECYCLING & SOLID WASTE		
Recycling Fee		\$4.18
Solid Waste Fee (First Can)		\$24.75
Solid Waste Fee (Additional Can)		\$11.69
1 CCF = 748 gallons		



SUBMETERING SERVICES AGREEMENT

<p>Viterra Energy Services Incorporated 7406 Fullerton Street, Suite 300 Jacksonville, FL 32256 Phone: 904-807-2292</p>
<p>HH Hunt of North Carolina 117 Edinburgh South Suite 100 Cary, NC 27511 <i>Auston Grove - Raleigh</i> <i>Apartment Limited Partnership</i> <i>(Customer)</i></p>

I HAVE READ THIS AGREEMENT ("AGREEMENT") INCLUDING THE ATTACHMENT (S) CAREFULLY, UNDERSTAND IT COMPLETELY, AND AGREE TO ALL OF IT, THIS AGREEMENT CONSISTS OF THE ORDER FORM AND THE GENERAL TERMS AND CONDITIONS ATTACHED BELOW AND ANY ADDITIONAL TERMS AND CONDITIONS DESCRIBED ON THE ATTACHED ADDENDUM (S). ALL OF WHICH ARE INCORPORATED HEREIN BY REFERENCE.

I AM AUTHORIZED TO EXECUTE THIS AGREEMENT ON BEHALF OF CUSTOMER.

<p>Accepted for: <u>HH Hunt of North Carolina</u> Accepted by - Name & Title <i>Janet Riddlebarger</i> <u>VP Property Management</u> <i>[Signature]</i> (Signature) <u>8/11/03</u> (Date)</p>

<p>Accepted for: <u>Viterra Energy Services Incorporated</u> Accepted by - Name & Title John Michael Clements President <i>[Signature]</i> (Signature) <u>8/14/03</u> (Date)</p>
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Agreement

ORDER FORM

PROPERTY AND CONTACT INFORMATION

Property Name Auston Grove - Raleigh Apartments Main Contact Jennifer Moran
 Property Address Limited Partnership Contact Title Regional Property Manager
1160 Auston Grove Dr Contact E-mail
 City, State & Zip Raleigh, NC 27610 Contact Phone 919-461-0587
 Account Manager Catherine Hanick Contact Fax 919-461-0589

SUBMETERING SYSTEM SPECIFICATION

Submetering System Specification: New Construction
 New Contract or Renewal: New Contract

Take-over Property: Yes ☐ No ☒
 Company Name (If Yes):

Item #	No. of Points	Utility Service	Meter Type & Size	Reading Type	Read Manufacturer
1	288	Water and Sewer	Istameter with 3/4" spc	RF Fixed Network	Inovonics
2					
3					

SYSTEM ASSESSMENT PRICING

System Assessment Fee _____ per unit (one time for take over properties only)

BILLING MANAGEMENT SERVICES AND FEES

Number of Billing Periods: 12	Amount to Charge Customer	Amount to Pass Through to Occupant
Number of Units: 288		
Scope of Service: Read, Bill, Collect and Reimburse		
Account Setup: per unit (one-time fee)		
Submetering Service (monthly per unit): Water and Sewer	\$3.75	\$3.75
Utility Expense Management: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA	NA
Second Utility Service Fee (monthly per unit):		
Third Utility Service Fee (monthly per unit):		
Additional Flat Fee Billing Item (monthly per unit): 1.		
2.		
3.		
Hard Copy of Management Reports: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		NA
Final Bill Fee (per occurrence): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$	\$0.00
Vacant Unit Cost Recovery: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Late Notices with Late Fee: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA	
On-line Reminder Notices: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	NA	NA
Late Notices without Late Fee: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		NA
Extended Collection Service (per occurrence): <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Full Service Maintenance (unit/month): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	\$0.00	
System(s) Covered under Maintenance: meters & reading equipment		
On-Call Maintenance Rate per 1/2 hour: (hardware costs, travel expenses & project management costs not included)	\$	NA

*Invoice processing and payment services are required.

BILLING METHOD

Billing Method: Tariff
 Common Area Deduction: 0% Goodwill Deduction: 0%