



David P. Ferrell
Shareholder

OFFICIAL COPY

Mar 28 2024

March 28, 2024

Ms. Shonta Dunston, Chief Clerk
North Carolina Utilities Commission
430 North Salisbury Street
Raleigh, NC 27603-5918

Re: Docket No. ER-168, Sub 0
L&C PropCo LLC (Applicant) – Yugo Raleigh Logan & Chamberlain
Applicant's Clarifying Information

Dear Ms. Dunston:

Based on informal communications with the Public Staff of the North Carolina Utilities, an amended application showing 102 Logan Court and 113 Chamberlain Street on line 8 of the application is attached as clarifying information in the Docket.

We request that the Commission approve this Application and issue a Certificate of Authority to Resell Electric Service. Should you have any further questions, please do not hesitate to contact me. Thank you.

Sincerely,

A handwritten signature in blue ink that reads "David P. Ferrell".

David P. Ferrell

Enclosure

DOCKET NO. ER- 168 .SUB 0

FILING FEE RECEIVED _____

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

APPLICATION FOR CERTIFICATE OF AUTHORITY TO RESELL ELECTRIC SERVICE IN ACCORDANCE WITH
G.S. 62-110(h) and NORTH CAROLINA UTILITIES COMMISSION CHAPTER 22

INSTRUCTIONS

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

Utility laws, the Commission's Rules, and other information may be accessed at <http://www.ncuc.net/index.htm>

APPLICANT

1. Name of owner: L&C PropCo LLC
(Individual name if the owner is a sole proprietor or business name if not a sole proprietor.)
2. Type of Business Entity: Limited Liability Company
3. Business mailing address of owner: 250 Fillmore Street, Suite 150
City and state: Denver, CO Zip code: 80206
4. Business telephone number: (919) 827-8600 Business fax number: n/a
5. Business email address: mgr.raleighlogan@yugo.com
6. Person to Contact Concerning this Application (Name, Telephone, and Email):
David P. Ferrell (919) 573-7421 DFerrell@maynardnexsen.com

PROPOSED UTILITY SERVICE AREA

(Attach additional sheets if more than one property)

7. Name of Single-Family Dwelling, Residential Building, or Apartment Complex (hereinafter leased premises):
Yugo Raleigh Logan & Chamberlain
8. Street Address of leased premises: 102 Logan Court and 113 Chamberlain Street, Raleigh, NC 27607
9. County: Wake
10. Name, address and telephone number of the supplier of electricity: Duke Energy Progress
PO Box 1326, Charlotte, NC 28201-1326 (800) 544-6900
11. Number of lessees that can be served at this leased premises: 294

RESALE PROVISIONS

12. Describe the method Applicant proposes to use to allocate the supplier's individual electric bill for a unit among all the lessees in the unit (NCUC Rule R22-5): (Note: if it is a single-family dwelling or residential building, there may be no allocation method): Please see SimpleBills Lease Provision Pertaining to Utility Billing (attached) for explanation of electric billing to tenants.

FORM ER-1**4/2018**13. Monthly administrative fee per bill: \$3.75

(Pursuant to NCUC Rule R22-5(d), no more than \$3.75 per month, the maximum amount authorized for water resellers by NCUC Rule R18-6, may be added as an administrative fee to the cost of electric service. The amount of the administrative fee, up to the maximum amount, should be justified by Applicant's actual costs.)

14. Bills will be past due 25 days after they are mailed or otherwise delivered to lessees. (NCUC Rule R22-7(e) specifies that bills shall not be past due less than twenty-five (25) days after mailing or other delivery to lessees.)15. Late fee amount: 1% (Pursuant to NCUC Rule 22-5(d) and (e), a late fee of no more than 1% per month of the balance in arrears may be assessed.)16. Returned check charge: \$25 (Pursuant to NCUC Rule 22-5(f) and G.S. 25-3-506, a returned check fee of no more than \$25.00 may be assessed.)17. Statement of Applicant's plans for retention and availability of records (see NCUC Rule R22-6(a) and (b)): _____
Please see SimpleBills Lease Provision Pertaining to Utility Billing (attached) for explanation for plans for retention and availability of records.**PERSONS TO CONTACT**

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>
18. Management:	Janna Arnold	102 Logan Court Raleigh, NC 27607	(919) 827-8600
		Email <u>mgr.raleighlogan@yugo.com</u>	
19. Complaints or Billing:	Simple Bills/Real Page	100 Ritchie Road Waco, TX 76712	(254) 230-0199
		Email <u>info@simplebills.com</u>	
20. Emergency Service:	Janna Arnold	102 Logan Court Raleigh, NC 27607	(919) 827-8600
		Email <u>mgr.raleighlogan@yugo.com</u>	
21. Filing and Payment of Regulatory Fees to NCUC:	Janna Arnold	102 Logan Court Raleigh, NC 27607	(919) 827-8600
		Email <u>mgr.raleighlogan@yugo.com</u>	

OTHER PROVISIONS

22. Applicant must notify the Commission in writing within 30 days following the change of any information supplied on this form.
23. Applicant must also file quarterly Regulatory Fee Reports and make regulatory fee payments. Details are set out in NCUC Rule R15-1.

REQUIRED EXHIBITS

24. If Applicant is a corporation, LLC, LP, or other legal business entity, enclose a copy of the certification from the North Carolina Department of the Secretary of State (Articles of Incorporation or Application for Certificate of Authority for Limited Liability Company, etc.). (Must match name on Line 1 of application.)
25. If Applicant is a partnership, enclose a copy of the partnership agreement. (Must match name on Line 1 of application.)

FORM ER-1**4/2018**

26. Enclose a copy of a Warranty Deed showing that the Applicant has ownership of all the property necessary to operate the utility. **(Must match name on Line 1 of application.)**
27. Enclose a vicinity map showing the location of the leased premises in sufficient detail for someone not familiar with the county to locate the leased premises. (A county roadmap with the leased premises outlined is suggested.)
28. Enclose a copy of the supplier's schedule of rates that will be charged to the Applicant for electric service.
29. Enclose a copy of any agreements or contracts that Applicant has entered into covering the provision of billing and collections services to the leased premises.
30. Indicate the number of apartment buildings, residential buildings, or single-family dwellings to be served, the number of units in each apartment building or residential building, and the number of bedrooms in each unit.
31. Enclose a copy of the template or form used for billing statements.
32. Enclose a copy of all forms used for the lease to lessees, including a statement of which parts of the lease relate to billing for electric service.

FILING INSTRUCTIONS

33. Electronic filing is available at www.ncuc.net for application submittal, or mail one (1) original application with required exhibits and original **notarized signature**, plus three (3) additional collated copies to:

USPS Address:

OR

Overnight Delivery at Street Address:

Chief Clerk's Office

Chief Clerk's Office

North Carolina Utilities Commission

North Carolina Utilities Commission

4325 Mail Service Center

430 North Salisbury Street

Raleigh, North Carolina 27699-4300

Raleigh, NC 27603-5918

34. Enclose a filing fee as required by G.S. 62-300. A Class A utility (annual electricity revenues of \$1,000,000 or more) requires a \$250 filing fee. A Class B utility (annual electricity revenues between \$200,000 and \$1,000,000) requires a \$100 filing fee. A Class C utility (annual electricity revenues less than \$200,000) requires a \$25 filing fee. **MAKE CHECK PAYABLE TO N.C. DEPARTMENT OF COMMERCE/UTILITIES COMMISSION.**

SIGNATURE

35. Application shall be signed and verified by an authorized representative of Applicant.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

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

This the 28th day of March, 2024._____
Signature of Notary Public

Name of Notary Public – Typed or Printed

My Commission Expires: _____

Date

(NOTARY SEAL)

ALEXANDER BRIAN PANKONIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084032371
MY COMMISSION EXPIRES FEBRUARY 19, 2025

Alexander Brian Pankonin2/19/2025