

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 YES Companies EXP WFC, LLC
2. Business mailing address of owner 5050 S. Syracuse St., Ste. 1200
City and state Denver, CO Zip Code 80226
3. Business telephone number (303) 483-7179 Business fax number n/a
4. Business email address utilities@yescommunities.com
5. Name, telephone number, and fax number for person to contact concerning this notification:
Josh Dean, (303) 483-7179, utilities@yescommunities.com

UTILITY SERVICE AREA

6. Name of Apartment Complex or Manufactured Home Park Foxhall Village
7. Docket number on current schedule of rates WR-3598, sub 0
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>\$3.56</u> | <u>\$3.51</u> |
| 10. Sewer usage rate (not to exceed supplier's unit consumption rate): | <u>\$4.67</u> | <u>\$4.60</u> |
| 11. Are the usage rates listed above per ccf or per 1,000 gallons? | <u>ccf</u> | <u>ccf</u> |
| 12. Monthly administrative fee: | <u>\$6.30</u> | <u>\$6.28</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 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 14 days after date of notification

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 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

[Handwritten Signature]

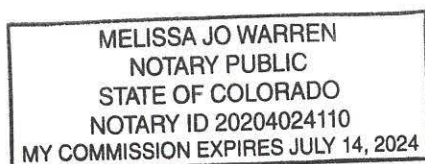
Date

11/25/23

31. (Typed or Printed Name)

S. Craig Fellin

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*, 20*23*.

Notary Public

My Commission Expires:

Jan/25/2023
Date

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Jan 26 2023

Name	Foxhall Village
	Yes Companies
Management	EXP WFC, LLC
	Wake County/City of Raleigh (Inside City)
Municipality	

Base Fee Breakdown							
	Service Address	Meter Number	Number of units per meter	Meter Size	Water Base Charge & Infrastructure Repl		Sewer Base Charge & Infrastructure Repl
Number of Sites							
322	5709 Buffalo Rd	70208362	322	6"	\$ 232.74		\$ 288.68
				IRC	\$ 75.00		\$ 225.00
				Total Water Base Fees	\$ 307.74	Total Sewer Base Fees	\$ 513.68
				Water Base Fees/Unit: Total base fee + # of units	\$ 0.96	Sewer Base Fees/Unit: Total base fee + # of units	\$ 1.61

Administrative Fee	
\$ 3.75	per unit

Total Charge	
\$ 3.75	Admin Fee
\$ 0.96	Water Base Fee
\$ 1.61	Sewer Base Fee
\$ 6.32	Total



CITY OF RALEIGH
PO BOX 590
RALEIGH NC 27602-0590

* All past due charges are due upon receipt
and subject to disconnection of services.

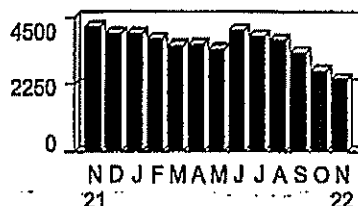
Account Number	0141087430
Customer Name	YES COMPANIES EXP LLC
Bill Date	11/07/2022
Previous Balance	\$32,732.48
Payments	\$0.00
Past Due	*\$32,732.48
Current Activity	30,458.63
Misc. Charges	\$5.00
Pay This Amount	\$63,196.11
Current Charges Due	11/28/2022

(Due Date is applicable to Current Activity and Misc. Charges only)



1-888-4928-9402-9402 - 4927
YES COMPANIES EXP LLC
PO BOX 36127
CHARLOTTE NC 28236-6127

Historical Water Usage



1 CCF = 748 Gallons

Service - 5709 BUFFALOE RD, RALEIGH NC 27616

METER #	AVG GALLONS/DAY	SERVICE PERIOD	CURRENT READ	PREVIOUS READ	USAGE
70208362	57455.8	10/06/2022 to 11/07/2022	20235 3	17777 3	2458
Water Base Charge					\$232.74
Water Usage					2458 CCF @ \$3.45 \$8,480.10
Watershed Protection 2,458.000 CCF @ \$0.1122					\$275.79
Water Infrastructure Replacement Charge					\$75.00
Waste Water Base Charge					\$288.68
Waste Water Usage					2458 CCF @ \$4.67 \$11,478.86
Waste Water Infrastructure Replacement Charge					\$225.00
Metered Total					\$21,056.17
Non-metered Charges					
Recycling					\$1,472.00
Solid Waste					\$5,024.00
Stormwater					\$2,906.46
Non-metered Total					\$9,402.46
					Current Activity \$30,458.63
					Late Charge \$5.00

DETACH AND RETAIN THIS PORTION FOR YOUR RECORDS

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NUMBER	CURRENT CHARGES DUE	PAST DUE	CURRENT BILL	PAY THIS AMOUNT	AMOUNT PAID
0141087430	11/28/2022	\$32,732.48	\$30,463.63	\$63,196.11	
SERVICE ADDRESS: 5709 BUFFALOE RD, RALEIGH NC 27616					

Make Check Payable & Remit To:

1-888-4928-9402-9402 - 4927
YES COMPANIES EXP LLC
PO BOX 36127
CHARLOTTE NC 28236-6127

CITY OF RALEIGH
PO BOX 71081
CHARLOTTE NC 28272-1081



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Jan-26-2023

Important Messages

- 1) The City of Raleigh applies rates and charges (e.g., Base Charge, Service Initiation, etc.) per meter.
- 2) An Infrastructure Replacement Charge has been implemented to help fund replacement of aging infrastructure of the Water Distribution and Waste Water Systems. This is a monthly charge based on each individual meter size.
- 3) AutoPay accounts will be drafted on the due date for the total amount owed.
- 4) An "E" next to the meter read indicates the meter reading was estimated.
- 5) Accounts must be paid by the due date to avoid a late charge of \$5. Unpaid balances are subject to further collection efforts, including service interruption.
- 6) Moving? The account holder is responsible for all charges and must notify Customer Care and Billing to start or stop services.
- 7) Unpaid balances on final billed accounts will be transferred after the due date to an active account.
- 8) Due to the potential water loss, leaks found on the property side of the meter must be corrected within 48 hours. Customers will receive a door hanger as notification. Failure to comply will result in fines and service interruption.

Enroll your account in online services at www.raleighnc.gov

PAST DUE ACCOUNTS NOTICE:

Collections activity will begin immediately on past due accounts, which may include disconnecting services, disabling access to non-metered services (such as sewer access), and sending debt to a collection agency or to the North Carolina Debt Set-Off Program. If services are terminated for non-payment of any past due balance, full payment is required prior to restoration of services. For more information, go to www.raleighnc.gov

Payment Options:

AutoPay / Monthly Bank Draft: Sign up online at www.raleighnc.gov

Each month on the due date, your utility payment will be paid from your chosen payment method.

Web: www.raleighnc.gov/utilitypay

Phone: 888-905-3169

Scan:



Mail: City of Raleigh
PO Box 71081
Charlotte, NC 28272-1081

Online Banking: Include your utility account number when utilizing an online bill payment service. Schedule your payment at least 3-5 business days before the due date, as some banks take that long to process your payment.

In Person at any of our Official Utility Payment Locations:

View a complete list of locations at www.raleighnc.gov

For questions, visit www.raleighnc.gov or call:

Billing, Solid Waste & Recycling (Raleigh): 919-996-3245

Stormwater Bills (Raleigh): 919-996-3245

Solid Waste, Recycling & Stormwater (Other Towns): Call the Individual Town Hall

WATER & SEWER EMERGENCIES: 919-996-3245

Past Due Accounts: A late charge of \$5 will be applied to accounts not paid by the due date. All unpaid balances are due immediately or service is subject to disconnection. Service will be restored after payment is received for all unpaid balances.

Tampering: North Carolina GS14:151:1. It is illegal to alter, tamper or bypass a meter installed for the purpose of measuring the use of water. It is also illegal for anyone other than City of Raleigh personnel to reconnect the water meter once it has been disconnected. Violators will be liable for three times the usage amount or \$500.00, whichever is greater.

Returned Check/Debit Fee: The City of Raleigh charges a fee for returned items.

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Jan 26 2023