

MEMORANDUM

To: A. Shonta Dunston, Chief Clerk

From: Sharon Wade
Public Staff Water, Sewer and Telephone Division

Date: January 20, 2023

Re: **1425 Winnifred Property New Co, LLC**
Docket No. WR-4186, Sub 0, Filed on December 28, 2022
Docket No. WR-3406, Sub 3, 1425 Winnifred NC Property LLC
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

Service Area: The Winnifred Apartments
County: Mecklenburg
Supplier: Charlotte Water
No. of Customers: 91
Billing Method: Full Capture

This apartment complex is part of a **MIXED-USE PROPERTY**. The meter exhibit reflects 108 total units are served by the same meter, with 91 residential units and 17 retail units. The rates and service are applicable for **RESIDENTIAL UNITS ONLY**.

Water usage charge:	\$3.08 per ccf	or	\$4.12 per 1,000 gallons
Sewer usage charge:	\$5.46 per ccf	or	\$7.30 per 1,000 gallons
Monthly administrative fee:	\$5.38 per unit		

(\$3.75 billing fee + \$0.25 water base charges + \$1.38 sewer base charges)

Based on 4,000 gallons average monthly usage, the monthly water/sewer utility bill is \$51.06, a decrease of \$0.02 from the currently approved rates.

An order needs to be issued by January 27, 2023.

cc: Holly Forrest
Janice Fulmore
Nick Jeffries
Jenny Li
File