

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 Edward Rose Millennial Development, L.L.C.
2. Business mailing address of owner 4551 Crown Parkway
City and state Morrisville North Carolina Zip Code 27560
3. Business telephone number 919-294-0900 Business fax number _____
4. Business email address Nancy_Flynn-Strater@edwardrose.com
5. Name, telephone number, and fax number for person to contact concerning this notification:
Nancy Flynn-Strater 317-569-7640 or Community Manager 919-294-0900

UTILITY SERVICE AREA

6. Name of Apartment Complex or Manufactured Home Park Avellan Springs Apartments
7. Docket number on current schedule of rates WR-1935 SUB 6
8. County Durham

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>\$3.35</u> | <u>\$3.35</u> |
| 10. Sewer usage rate (not to exceed supplier's unit consumption rate): | <u>\$5.18</u> | <u>\$4.95</u> |
| 11. Are the usage rates listed above per ccf or per 1,000 gallons? | <u>Per CCF</u> | <u>Per CCF</u> |
| 12. Monthly administrative fee: | <u>\$7.33 (\$1.98+\$1.60+\$3.75)</u> | <u>\$7.33</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 7/1/2021

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)

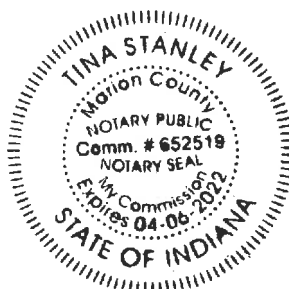
21. A separate notification should be filed for each apartment complex or manufactured home park.
22. **Line 1** - The Company's name listed on Line 1 should be the name of the current owner as certified by the Commission. Do not list the name of the billing and collection company or the management company. 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, plus eight (8) additional collated copies 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 Nancy Flynn-Strater
Date 8/27/2021

31. (Typed or Printed Name) Nancy Flynn-Strater
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 27 day of Aug, 2021.
[Signature]
Notary Public

My Commission Expires: 9-6-2022
Date

Avellan Springs Apartments

Master Meter Exhibit

Account #	Meter Number (Compound Meters)	Meter Size	Service Address	# of Dwelling Units	Water Fixed Fee	Sewer Fixed Fee
249117728145	60892476	2"	5345 Jessip St	24	\$47.43	\$8.96
249117740948	70355643	2"	5315 Jessip St	24	\$47.43	\$53.10
249117740647	70360649	2"	5319 Jessip St	24	\$47.43	\$53.10
246137738481	70347162	2"	5323 Jessip St	24	\$47.43	\$53.10
246137727633	60893384	2"	5301 Jessip St	24	\$47.43	\$8.96
246137740313	70346155	2"	5325 Jessip St	24	\$47.43	\$53.10
246137728558	60892473	2"	5341 Jessip St	24	\$47.43	\$8.96
246137730139	60915566	2"	5307 Jessip St	24	\$47.43	\$53.10
246137730141	60915572	2"	5311 Jessip St	24	\$47.43	\$53.10
246137730143	60915571	2"	5331 Jessip St	24	\$47.43	\$53.10
246137730145	60915570	2"	5337 Jessip St	24	\$47.43	\$53.10
246137728382	60893576	2"	5305 Jessip St	24	\$47.43	\$8.96
Total:				288	\$569.16	\$460.64
Per Dwelling Unit Charge:					\$1.98	\$1.60

Common Area Accounts

Account #	Meter Number (Compound Meters)	Meter Size	Service Address	# of Dwelling Units	Service Purpose
246137728419	52985972	1"	4551 Crown Pkwy	N/A	Clubhouse
246137728421	68607363	5/8"	5327 Jessip St	N/A	Common Area

Avellan Springs Apartments
City of Durham, Water/Sewer Usage Rates

Water Rates

All Usage (CCF):	\$3.35
All Usage (Kgal):	\$4.48

Sewer Rates:

Durham County Rates	All usage	\$5.25	per CCF
City of Durham Rates	All usage	\$4.39	per CCF

Meter Number	Meter Size	Service Address / Building	Units Served	x 4,000 Gallons (converted to CCF)	All Usage (Durham County)	All Usage (City Of Durham)	Total	Total \$ / Total Consumption
60892476	2"	5345 Jessip St	24	128	\$673.80	\$0.00	\$673.80	\$5.25
70355643	2"	5315 Jessip St	24	128	\$673.80	\$0.00	\$673.80	\$5.25
70360649	2"	5319 Jessip St	24	128	\$673.80	\$0.00	\$673.80	\$5.25
70347162	2"	5323 Jeesip St	24	128	\$0.00	\$563.42	\$563.42	\$4.39
60893384	2"	5301 Jessip St	24	128	\$673.80	\$0.00	\$673.80	\$5.25
70346155	2"	5325 Jessip St	24	128	\$673.80	\$0.00	\$673.80	\$5.25
60892473	2"	5341 Jessip St	24	128	\$673.80	\$0.00	\$673.80	\$5.25
60915566	2"	5307 Jessip St	24	128	\$673.80	\$0.00	\$673.80	\$5.25
60915572	2"	5311 Jessip St	24	128	\$673.80	\$0.00	\$673.80	\$5.25
60915571	2"	5331 Jessip St	24	128	\$673.80	\$0.00	\$673.80	\$5.25
60915570	2"	5337 Jessip St	24	128	\$673.80	\$0.00	\$673.80	\$5.25
60893576	2"	5305 Jessip St	24	128	\$673.80	\$0.00	\$673.80	\$5.25

Average Rate per CCF:	\$5.18
Average Rate per KGAL:	\$6.92

Meter Size: (5/8 inch is typical residential meter size)

Consumption units used (CF):

All values below are calculated:

Water Service Charge: \$

Sewer Service Charge: \$

Tier 1 Water Usage Charge: \$

Tier 2 Water Usage Charge: \$

Tier 3 Water Usage Charge: \$

Tier 4 Water Usage Charge: \$

Tier 5 Water Usage Charge: \$

Fixed Water Usage Charge: \$

Sewer Usage Charge: \$

Total Water Charges: \$

Total Sewer Charges: \$

Total Water and Sewer Bill: \$

Please note that for customers outside city limits, rates and service charges are doubled. Volume and service charges for certain customers served by Durham County's Triangle Wastewater Treatment Plant may vary from this schedule. Call 919-560-1200 for details if your bill is not calculated per the rates below.

MONTHLY WATER RATES

Tier (per 100 cubic feet - ccf)	FY 18 Rates	FY 19 Rates	FY 20 Rates	FY 21 Rates*
Tier 1 (0 - 2 ccf)	\$1.93	\$1.95	\$2.00	\$2.03
Tier 2 (> 2 - 5 ccf)	\$2.91	\$2.94	\$3.01	\$3.06
Tier 3 (> 5 - 8 ccf)	\$3.19	\$3.22	\$3.30	\$3.35
Tier 4 (> 8 - 15 ccf)	\$4.16	\$4.21	\$4.31	\$4.38
Tier 5 (> 15 ccf)	\$6.23	\$6.30	\$6.46	\$6.56

MONTHLY SEWER RATES

Volume Charge Per 100 Cubic Feet

- FY 17: \$4.07
- FY 18: \$4.16

(2) Non-Residential accounts are billed at the Tier 3 fixed commodity charge per 100 cubic feet of water use. Irrigation/Outdoor Use rate applies to all metered Irrigation/Outdoor use.

- FY 19: \$4.20
- FY 20: \$4.33
- FY 21: \$4.39

Fixed Rates

Size	FY 2018	FY 2019	FY 2020	FY 2021*
4 or more persons in household	\$37.44	\$37.80	\$38.97	\$40.06
3 persons in household	\$29.12	\$29.40	\$30.31	\$31.16
1 or 2 persons in household	\$20.80	\$21.00	\$21.65	\$22.26

Durham County Sewer Customers rates are set annually by Durham County Commissioners. Visit the [Durham County website](#) for applicable rates.

*Effective for all bills issued on or after 8/1/20.

SERVICE CHARGES

Meter Size	FY 18 Water Service Charge	FY 18 Sewer Service Charge	FY 19 Water Service Charge	FY 19 Sewer Service Charge	FY 20 Water Service Charge	FY 20 Sewer Service Charge	FY 21 Water Service Charge**	FY 21 Sewer Service Charge**
5/8 inches	\$7.15	\$7.91	\$7.32	\$8.09	\$7.51	\$8.29	\$7.81	\$8.65
1 inches	\$15.37	\$17.11	\$15.54	\$17.29	\$15.73	\$17.49	\$16.30	\$18.18
1 ½ inches	\$29.07	\$32.43	\$29.24	\$32.61	\$29.43	\$32.81	\$30.45	\$34.05
2 inches	\$45.51	\$50.82	\$45.68	\$51.00	\$45.87	\$51.20	\$47.43	\$53.10
3 inches	\$98.03	\$110.19	\$98.53	\$110.75	\$99.03	\$111.31	\$99.53	\$111.87
4 inches	\$167.53	\$188.25	\$168.37	\$189.20	\$169.22	\$190.15	\$170.07	\$191.11
6 inches	\$348.23	\$391.48	\$349.98	\$393.44	\$351.73	\$395.41	\$353.49	\$397.39
8 inches	\$501.12	\$563.46	\$503.63	\$566.28	\$506.15	\$569.12	\$508.69	\$571.97
Greater than 8 inches	\$796.27	\$890.63	\$796.44	\$890.81	\$796.63	\$891.01	\$822.85	\$923.05

Service charges recover the costs of meter reading, meter maintenance, and billing for water and sewer. They also cover some work done by other City departments such as personnel, finance and treasury (printing bills, cashing, etc) that support these functions.

**Effective for all bills issued on or after 8/1/20.

A. SEWER SERVICE CHARGES

1. MONTHLY SERVICE FEES FOR COUNTY CUSTOMERS WITH CITY WATER

Consumption Rate Charge: \$5.25 per hundred cubic feet

Water Meter Size	Monthly Service Charge	Water Meter Size	Monthly Service Charge
5/8"	\$4.53	3"	\$21.78
1"	\$6.08	4"	\$49.10
1.5"	\$8.28	6"	\$62.48
2"	\$8.96	8" and above	\$75.55

2. MONTHLY SERVICE FOR COUNTY CUSTOMERS WITHOUT CITY WATER

Number of Bedrooms	Monthly Charge
1 or 2 bedrooms	\$28.53
3 bedrooms	\$64.16
4 or more bedrooms	\$103.06

B. ROUGEMONT WATER FEES

Total Water Usage Fee includes Administrative Fee + Base Facility Charge + Usage Charge

1. ROUGEMONT WATER ADMINISTRATIVE FEE

Fee	Charge
Rougemont Administrative Fee	\$2.00 per month

2. ROUGEMONT WATER BASE FACILITY CHARGE

Meter Size	Charge
< 1" Meter	\$18.00

3. ROUGEMONT WATER USAGE CHARGE

Water Usage	Charge
< 10,000 gallons	\$6.13 (per 1,000 gallons)
10,000 to 20,000 gallons	\$9.20 (per 1,000 gallons)
> 20,000 gallons	\$12.28 (per 1,000 gallons)

4. ROUGEMONT WATER ACCOUNT FEES

Fee	Charge
Rougemont Water New Account Deposit	\$100.00
Rougemont Water Service Initiation Fee	\$20.00
Rougemont Water Security Deposit	\$50.00
Rougemont Water Disconnection Fee	\$75.00
Rougemont Water Reconnection Fee	\$100.00 (must be paid prior to service reconnection)
Rougemont Water After Hour Service Charge	\$40.00
Rougemont Water Late Fee	\$5.00
Rougemont Water Vacancy Service Charge	\$25.00
Rougemont Water Meter Extraction Fee	\$75.00
Rougemont Water Meter Yoke Extraction Fee	\$150.00

5. ROUGEMONT WATER CONNECTION AND INSPECTION FEES (SEE SECTION E.2 AND E.3)

**ADDENDUM TO UTILITY BILLING SERVICE AGREEMENT
BETWEEN
YES ENERGY MANAGEMENT, INC. ("YES") AND EDWARD ROSE & SONS ("CLIENT")
(this "Addendum")**

Addendum Effective Date: August 14, 2019

YES Pin #: 100065307

YES Order #: 116387

Client and YES revise their Utility Billing Service Agreement dated December 22, 2017 (the "Agreement") as follows:

YES shall provide the following services for the additional Properties referenced below.

1. PROPERTY INFORMATION:

#	Property Name	Unit	Address	City	State	Zip	Contact Info
1	Polo Run Apartments	695	800 Kings Rd.	Greenwood	IN	46142	IN-YES@edwardrose.com and/or (317) 297-3060
2	Bavarian Village Apartments	348	3001 Bavarian Dr.	Indianapolis	IN	46235	IN-YES@edwardrose.com and/or (317) 297-3060
3	Scarborough Lake Apartments	653	6430 Maidstone Rd.	Indianapolis	IN	46254	IN-YES@edwardrose.com and/or (317) 297-3060
4	The Timbers Apartments	456	3213 Tamarack Dr.	Evansville	IN	47715	IN-YES@edwardrose.com and/or (317) 297-3060
5	Autumn Woods Apartments	384	8500 Tree Top Ct.	Miamisburg	OH	45342	IN-YES@edwardrose.com and/or (317) 297-3060
6	Bay Pointe Apartments	180	3331 Mystic Ln.	Lafayette	IN	47905	IN-YES@edwardrose.com and/or (317) 297-3060
7	WaterFront Apartments	684	1431 Bayhead Dr.	Virginia Beach	VA	23453	IN-YES@edwardrose.com and/or (317) 297-3060
8	Sundance Apartments	452	7213 Sundance Dr.	Indianapolis	IN	46237	IN-YES@edwardrose.com and/or (317) 297-3060
9	Trophy Club Apartments	248	2301 Thoroughbred Circle	Midlothian	VA	23113	IN-YES@edwardrose.com and/or (317) 297-3060
10	Mallard Bay Apartments	246	9310 Monroe St.	Crown Point	IN	46307	IN-YES@edwardrose.com and/or (317) 297-3060
11	Sunscape Apartments	264	3635 Sunscape Dr.	Roanoke	VA	24018	IN-YES@edwardrose.com and/or (317) 297-3060
12	The Vinings Apartments	258	5500 Vinings Dr.	Richmond	VA	23234	IN-YES@edwardrose.com and/or (317) 297-3060
13	Latitudes Apartments	552	8940 Latitudes Dr.	Indianapolis	IN	46237	IN-YES@edwardrose.com and/or (317) 297-3060
14	Brickshire Apartments	296	9000 Lincoln St.	Merrillville	IN	46410	IN-YES@edwardrose.com and/or (317) 297-3060
15	Enclave Apartments	254	13300 Enclave Dr.	Midlothian	VA	23114	IN-YES@edwardrose.com and/or (317) 297-3060
16	Alexandria Apartments	324	1411 Fairfax Manor	Carmel	IN	46032	IN-YES@edwardrose.com and/or (317) 297-3060
17	Bella Vista Apartments	320	10732 Bella Vista Dr.	Fishers	IN	46038	IN-YES@edwardrose.com and/or (317) 297-3060
18	Avellan Springs Apartments	288	4551 Crown Parkway	Morrisville	NC	27560	IN-YES@edwardrose.com and/or (317) 297-3060
19	The Avenue Apartments	309	8321 Seattle Ave.	Columbus	OH	43240	IN-YES@edwardrose.com and/or (317) 297-3060
20	River Crossings Apartments	156	1 Riverine Dr.	St. Charles	MO	63303	IN-YES@edwardrose.com and/or (317) 297-3060
21	The Retreat Apartments	162	6500 Grand Retreat Dr.	Roanoke	VA	24019	IN-YES@edwardrose.com and/or (317) 297-3060
22	Pheasant Run Apartments	737	3090 Pheasant Run Dr.	Lafayette	IN	47909	IN-YES@edwardrose.com and/or (317) 297-3060
Total Units		8,266					

2. BILLING SERVICES:

Utility Solution:	<input checked="" type="checkbox"/> Utility Billing	<input checked="" type="checkbox"/> Utility Expense Management
Service Type:	<input checked="" type="checkbox"/> Bill Only	