

W-1324 Sub 0

OFFICIAL COPY



# SPRINGDALE

AT COLD MOUNTAIN

---

200 GOLFWATCH ROAD • CANTON • NORTH CAROLINA • 28716 • 828-235-8451

Kimberley A. Campbell  
Chief Clerk  
NC Utilities Commission

**FILED**

September 26, 2019

**OCT 04 2019**

Clerk's Office

N.C. Utilities Commission

Dear Ms. Campbell,

My name is Buddy Lawrence the new General Manager at Springdale at Cold Mountain an 18-hole golf course with several amenities. After my arrival in January of 2019 and doing my dual diligence I noticed that Springdale Golf Partners LLC, were operating the water and sewer through the Springdale Golf Partners LLC books. I asked my owner why we are comingling the two companies and he was informed by the prior General Manager that there were two companies.

So, here is the history as I know it; the water and sewer utility franchised to Royal Oaks, Inc., operating under the trade name, Springdale Water and Sewer Company, was sold to Springdale Golf Partners, LLC in March 2018 and Springdale Golf Partners, LLC the new owner seeks to acquire a franchise for the water and sewer utility operations and increase rates under the entity "Springdale Water & Sewer, LLC.

It is my goal to confirm that Springdale Water & Sewer, LLC are and will be operating in the proper guidelines set by NCDWQ and the NC Utilities Commission.

Sincerely,

  
Buddy Lawrence

PS Water (w/o conf)  
Zhang

## BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

APPLICATION FOR TRANSFER OF PUBLIC UTILITY FRANCHISE  
AND FOR APPROVAL OF RATES

OFFICIAL COPY

## INSTRUCTIONS

Notes or explanations placed in the margins of the application are acceptable. If additional space is needed, supplementary sheets may be attached. If any section does not apply, write "not applicable" or cross out the section.

## SELLER

1. Trade name used for utility business Royal Oaks, Inc DBA- Springdale Water and Sewer Company
2. Mailing address 200 Golfwatch Rd., Canton, NC 28716
3. Business telephone number (828) 235-8451

## PURCHASER

4. Trade name used for utility business Springdale Water & Sewer, LLC
5. Name of owner (if different from trade name) Springdale Golf Partners, LLC
6. Business mailing address 200 Golfwatch Rd.  
City and state Canton, NC Zip code 28716
7. Business street address (if different from mailing address) \_\_\_\_\_
8. Business telephone number (828) 235-8451
9. If corporation, list the following:  
 President \_\_\_\_\_ Vice President \_\_\_\_\_  
 Secretary \_\_\_\_\_ Treasurer \_\_\_\_\_  
 Three (3) largest stockholders and percent of voting shares held by each  
Alexander West, Jr - 50%  
Alexander West, Sr - 50%
10. If partnership, list the owners and percent of ownership held by each  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
11. Is the purchaser acquiring the utility assets or stock? Assets  
 (No filing fee required if stock transfer only.)

FILED

OCT 04 2019

Clerk's Office

N.C. Utilities Commission

## PROPOSED AND PRESENT RATES

- |                                       | <u>Proposed Rates</u>                               | <u>Present Rates</u>                                |
|---------------------------------------|---|---|
| 12. Metered Residential Service:      |   |   |
| Water:                                | <u>\$30.00 per month + \$4.00 per 1,000 gallons</u> | <u>\$6.59 per month + \$2.63 per 1,000 gallons</u>  |
| Sewer:                                | <u>\$36.00 per month + \$5.00 per 1,000 gallons</u> | <u>\$10.81 per month + \$3.76 per 1,000 gallons</u> |
| 13. Flat Rate Residential Service:    |   |   |
| Water:                                | _____   | _____   |
| Sewer:                                | _____   | _____   |
| 14. Nonresidential Service (explain): |   |   |
| Water:                                | _____   | _____   |
| Sewer:                                | _____   | _____   |
| 15. Tap-on fees:                      |   |   |
| Water:                                | <u>\$ 1,000</u>                                     | <u>\$ 350</u>                                       |
| Sewer:                                | <u>\$ 1,250</u>                                     | <u>\$ 1,000</u>                                     |

## OTHER PROPOSED RATES

16. Finance charge for late payment: 1.0% per month  
 (NCUC Rule R12-9) specifies not more than one percent (1.0%) per month will be applied to the unpaid balance of all bills still past due 25 days after billing date.)
17. Reconnection charge if water service cut off by utility as specified in NCUC Rule R7-20: \_\_\_\_\_
18. Reconnection charge if water service discontinued at customer's request: \$35
19. Reconnection charge if sewer service cut off by utility as specified in NCUC Rule R10-16: \_\_\_\_\_
20. Other charges: \_\_\_\_\_
21. What date are the proposed rates to become October 1, 2019

effective:

22. How long have the present rates been in effect? 23 Years

-2-

PURCHASER'S PROPOSED BILLING

1. Frequency of billing shall be (monthly, quarterly, etc.) Quarterly
2. Billing shall be for service (in advance or arrears) In Arrears
3. Bills past due 30 days after billing dates: (NCUC Rule R12-9 specifies that bills shall not be past due less than fifteen (15) days after billing date).
4. Will regular billing be by written statement? (yes or no) Yes
5. Will the billing statement contain the following? (Indicate yes or no for each item)
  - (a) Meter reading at beginning and end of billing period Yes
  - (b) Date of meter readings Yes
  - (c) Gallons used, based on meter readings Yes
  - (d) Amount due for current billing period listed as a separate amount Yes
  - (e) Amount due from previous billing period listed as a separate amount Yes
  - (f) Amount due for each special charge (i.e., deposits, tap fees, etc.) listed as a separate amount Yes
6. Show how the following will appear on the billing statement:
  - (a) Mailing address of Company: 200 Golfwatch Rd, Canton, NC 28716
  - (b) Address where bill can be paid in person: 200 Golfwatch Rd, Canton, NC 28716
  - (c) Name and phone number of alternative persons to contact for emergency service after business hours:  
Buddy Lawrence, General Manager (252) 339-4216
7. Is service already metered? (yes or no) Yes
8. Does the Purchaser understand the provisions for establishing credit and collecting customer deposits set forth in NCUC Rules and Regulations, Chapter 12? (yes or no) Yes  
(Customer deposits must be refunded to customers having not more than two (2) bills overdue during a 12-month period and who are not then delinquent on the payment of their bills, per NCUC Rule R12-5.)
9. List the amount of customer deposits still held by Seller:  
Water: None Sewer: None

PURCHASER'S SERVICE ORGANIZATION

- |                            | <u>NAME</u>       | <u>ADDRESS</u>               | <u>TELEPHONE</u> |
|----------------------------|-------------------|------------------------------|------------------|
| 10. General Manager        | Buddy Lawrence    | 200 Golfwatch Rd, Canton, NC | (828) 235-8451   |
| 11. Complaints or Billing  | Tamara Burchfield | 200 Golfwatch Rd, Canton, NC | (828) 235-8451   |
| 12. Engineering Operations | Buddy Lawrence    | 200 Golfwatch Rd, Canton, NC | (828) 235-8451   |
| 13. Emergency Service      | Buddy Lawrence    | 200 Golfwatch Rd, Canton, NC | (828) 235-8451   |
| 14. Accounting             | Paige Rogers      | 200 Golfwatch Rd, Canton, NC | (828) 235-8451   |
15. Are the names and phone numbers shown above listed in the phone book by each of the proposed service areas? (yes or no) No
  16. Will customers be able to make telephone calls for service without being charged for a long distance phone call? (yes or no) Yes
  17. Will persons designated to receive phone calls for emergency service, after regular business hours, have authority to provide the needed repairs without first contacting owner? (yes or no) Yes
  18. List the qualifications of the person in charge of the utility system:  
Gifford Raulerson - Certified Operator WW Grade 2 - Certificate # 10126, and Certified Water Treatment Operator Certificate # 975181.  
Jeffery Evans - Certified Operator WW Grade 4 - Certificate # 1003660

19. List the date(s) and describe any DENR violation(s) since the last application for franchise, transfer, or rate increase: \_\_\_\_\_  
May 2019 -- Failure to notify customers of lead testing. Testing results were favorable; however the required notification was not sent. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SERVICE AREA

**Fill in one column for each Subdivision or Service Area.**

|     |  | (1)   | (2)       | (3) |
|-----|--|---|-----------|-----|
| 1.  | Name of Subdivision(s) or Service Area(s)  | Springdale Estates Subdivision                                |           |     |
| 2.  | County (or Counties)   | Haywood   |           |     |
| 3.  | Type of service (water, sewer, etc.)   | Water   |           |     |
| 4.  | If water is purchased, list from whom  |   |           |     |
| 5.  | Source of water supply (wells, etc.)   | Wells   |           |     |
| 6.  | Number of wells in service   | Two   |           |     |
| 7.  | Pumping capacity of each pump in service   |   |           |     |
| 8.  | Elevated storage tank capacity (gals.)   | 48,000  |           |     |
| 9.  | Pressure tank capacity (gals.)   |   |           |     |
| 10. | Types of water treatment (chlorine, etc.)  | Chlorine  |           |     |
| 11. | Number of fire hydrants installed  | None  |           |     |
| 12. | Is sewage disposal by septic tank or by sewer system?  | Sewer System  |           |     |
| 13. | If disposal is by sewer system, is sewage treated by utility company or by others?                                 | Utility Company   |           |     |
| 14. | Capacity of Company's sewage treatment plant (gallons per day)   |   |           |     |
| 15. | Is service metered? (yes or no)  | Yes   |           |     |
| 16. | Number of water meters in use  | 113   |           |     |
| 17. | Number of service taps in use (list number of each size)   | Water   |           |     |
|     |  |   |           |     |
|     |  | Sewer   |           |     |
|     |  |   |           |     |
| 18. | Number of customers at the end of test year  | Water 113   |           |     |
|     |  | Sewer 50  |           |     |
| 19. | Number of customers that can be served by mains already installed (including present customers, vacant lots, etc.) | Water 213   |           |     |
|     |  | Sewer 125   |           |     |
| 20. | Number of customers that can be served by pumping capacity   | Water 213 plus  |           |     |
| 21. | Number of customers that can be served by storage tank capacity  | Water 213 plus  |           |     |
| 22. | Number of customers that can be served by treatment plant capacity   | Sewer 500   |           |     |
| 23. | Name nearest water/sewer utility system  | City of Canton, NC  |           |     |
| 24. | Distance to nearest water/sewer utility system   | 11 miles  |           |     |
| 25. | Does any other person or utility seek to furnish the service(s) proposed herein? (yes or no)                       | No  |           |     |
| 26. | Has the system been offered for sale to the customers, county, or municipality? (yes or no)                        | No  |           |     |
|     | If not, why not?   | Purchaser has focused on operational needs since acquisition. |           |     |
| 27. | a. DENR System I.D. No.  | Water   | NC0144113 |     |
|     | b. NPDES or Nondischarge Permit No.  | Sewer   | NC004355  |     |

FINANCIAL STATEMENT

1. Will a separate set of books be maintained for the utility business?  
Yes
2. Will a separate bank account be maintained for the utility business?  
Yes
3. Are the revenues and expenses listed below based on past operations or are they estimated for future operations?  
(actual or estimated) Past Operations

REVENUES AND EXPENSES

For 12 Months Ended March 31, 2019 (Date)

|   | <u>Revenues</u> | <u>Water</u> | <u>Sewer</u> |
|---|-----------------|--------------|--------------|
| 4. Residential service (flat rate)                      |                 | \$ 21,967    | \$ 16,872    |
| 5. Residential service (metered rate)                   |                 | \$           | \$           |
| 6. Nonresidential service (flat rate)                   |                 | \$           | \$           |
| 7. Nonresidential service (metered rate)                |                 | \$           | \$           |
| 8. Other revenues (describe in remarks below)           |                 | \$           | \$           |
| 9. Total Revenues (Lines 4 thru 8)                      |                 | \$ 21,967    | \$ 16,872    |
| 10. Total salaries (except owner)                       |                 | \$ 3,000     | \$ 3,000     |
| 11. Salaries paid to owner                              |                 | \$ 0         | \$ 0         |
| 12. Administrative and office expense (except salaries) |                 | \$ 1,500     | \$ 1,500     |
| 13. Maintenance and repair expense (except salaries)    |                 | \$ 3,200     | \$ 600       |
| 14. Transportation expenses                             |                 | \$ 0         | \$ 0         |
| 15. Electric power for pumping                          |                 | \$ 15,651    | \$ 2,390     |
| 16. Chemicals for treatment                             |                 | \$ 607       | \$ 600       |
| 17. Testing fees & Outside Labor                        |                 | \$ 9,000     | \$ 9,000     |
| 18. Permit fees   |                 | \$           | \$ 860       |
| 19. Purchased water/sewer treatment                     |                 | \$           | \$           |
| 20. Annual depreciation                                 |                 | \$ 3,902     | \$ 3,333     |
| 21. Taxes: State income taxes                           |                 | \$           | \$           |
| 22. Federal income taxes                                |                 | \$           | \$           |
| 23. Gross receipts (or franchise tax)                   |                 | \$ 879       | \$ 675       |
| 24. Property taxes                                      |                 | \$ 1,200     | \$ 1,200     |
| 25. Payroll taxes                                       |                 | \$ 240       | \$ 240       |
| 26. Other taxes   |                 | \$ 22        | \$ 17        |
| 27. Interest on debt during year                        |                 | \$           | \$           |
| 28. Other expenses (describe in remarks below)          |                 | \$           | \$           |
| 29. Total Expenses (Lines 10 thru 28)                   |                 | \$ 39,201    | \$ 23,415    |
| 30. Net Income (Line 9 minus Line 29)                   |                 | \$ (17,234)  | \$ (6,543)   |

Remarks

31. \_\_\_\_\_
32. \_\_\_\_\_
33. \_\_\_\_\_
34. \_\_\_\_\_
35. \_\_\_\_\_

NUMBER OF CUSTOMERS SERVED

|                                       | <u>Water</u>     |                | <u>Sewer</u>     |                |
|---------------------------------------|------------------|----------------|------------------|----------------|
|                                       | <u>Flat Rate</u> | <u>Metered</u> | <u>Flat Rate</u> | <u>Metered</u> |
| 36. Customers at beginning of year    |                  | 113            |                  | 50             |
| 37. Customers at end of year          |                  | 113            |                  | 50             |
| 38. Average gallons used per customer | 3,400 gallons    |                |                  | per month      |

PURCHASER'S COST OF UTILITY SYSTEM

1. List Purchaser's cost of utility systems:

Water: \$ 100,000

Sewer: \$ 100,000

ORIGINAL COST OF UTILITY SYSTEM

As of Year 12-31-2017 (Date)  
Ended

**Note: List the total original cost to construct and establish the system, whether or not paid for by the Seller.**

Utility Property in Service

Balance at End of Year

Water

Sewer

|   |    |         |    |         |
|---|----|---------|----|---------|
| 2. Land and rights-of-way   | \$ |         | \$ |         |
| 3. Structures and site improvement  | \$ |         | \$ |         |
| 4. Wells  | \$ |         | \$ |         |
| 5. Pumping equipment  | \$ |         | \$ |         |
| 6. Treatment equipment  | \$ |         | \$ |         |
| 7. Storage tanks  | \$ |         | \$ |         |
| 8. Mains (excluding service connections)  | \$ |         | \$ |         |
| 9. Service connections  | \$ |         | \$ |         |
| 10. Meters (including spare meters)   | \$ |         | \$ |         |
| 11. Office furniture and equipment  | \$ |         | \$ |         |
| 12. Transportation equipment  | \$ |         | \$ |         |
| 13. Other utility property in service (describe in remarks below)                             | \$ | 211,272 | \$ | 233,361 |
| 14. Total utility property in service (Lines 2 thru 13)                                       | \$ | 211,272 | \$ | 233,361 |
| 15. Less: acquisition adjustments (difference between original cost above and cost to Seller) | \$ |         | \$ |         |
| 16. Less: Seller's accumulated depreciation   | \$ | 111,911 | \$ | 188,711 |
| 17. Less: Seller's accumulated tap fees and other contributions in aid of construction        | \$ | 99,361  | \$ | 44,650  |
| 18. Seller's net investment in utility property (Line 14 minus 15, 16, & 17)                  | \$ | -0-     | \$ | -0-     |

Utility Property Not in Service

Balance at End of Year

Water

Sewer

|                                       |    |  |    |  |
|---------------------------------------|----|--|----|--|
| 19. Construction work in progress     | \$ |  | \$ |  |
| 20. Property held for future use      | \$ |  | \$ |  |
| 21. Other (describe in remarks below) | \$ |  | \$ |  |

Remarks

22. \_\_\_\_\_  
 23. \_\_\_\_\_  
 24. \_\_\_\_\_  
 25. \_\_\_\_\_

ANNUAL DEPRECIATION

26. If annual depreciation is claimed using a composite rate for the entire system, show rate of depreciation used:

Water: \_\_\_\_\_  
 Sewer: \_\_\_\_\_

27. If annual depreciation is claimed using individual rates for each type of equipment, show rates of depreciation used: Straight Line Depreciation with various lives between 31-1/2 and 7 Years

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

OTHER FINANCIAL INFORMATION

1. Please provide the following capital structure information for the Purchaser prior to the purchase of the new water and/or sewer system(s):

a. Capital structure as of March 28, 2018

b. Capital structure balances:

|                          | <u>Amount</u>                     | <u>Percent Of<br/>Total Capital</u> |
|--------------------------|-----------------------------------|-------------------------------------|
| Long-term debt/loans     | \$ <u>                    </u>    | <u>                    </u>         |
| Preferred stock (if any) | \$ <u>                    </u>    | <u>                    </u>         |
| Common equity:           |                                   |                                     |
| Common stock             | \$ <u>                    </u>    | <u>                    </u>         |
| Retained earnings        | \$ <u>                    </u>    | <u>                    </u>         |
| Total common equity      | \$ <u>                    </u>    | <u>                    </u>         |
| Total capital            | \$ <u>          -0-          </u> | <u>          100%          </u>     |

2. The purchase price of the system will be financed as follows:

|  |                                |
|--|--------------------------------|
| a. Long-term debt                          | \$ <u>                    </u> |
| b. Short-term debt                         | \$ <u>                    </u> |
| c. Common stock                            | \$ <u>                    </u> |
| d. Retained earnings                       | \$ <u>                    </u> |
| e. Other (please describe below on Line g) | \$ <u>100,000</u>              |
| f. Total purchase price                    | \$ <u>100,000</u>              |

g. Description of other: Cash Purchase

Included in the asset purchase of Springdale Country Club on March 28, 2018 by Springdale Golf Partners, LLC

3. Please provide the following for improvements/additions to be made in the first year:

a. Brief description: Replaced one of two wells - \$8,537

b. Financing:

|   |                                |
|---|--------------------------------|
| (1) Long-term debt                            | \$ <u>                    </u> |
| (2) Short-term debt                           | \$ <u>                    </u> |
| (3) Common stock                              | \$ <u>                    </u> |
| (4) Retained earnings                         | \$ <u>                    </u> |
| (5) Other (please describe below on Line (7)) | \$ <u>8,537</u>                |
| (6) Total improvements/additions              | \$ <u>8,537</u>                |

(7) Description of other: Cash



1. Are there any major improvements/additions required in the next five years and the next ten years? Indicate the estimated cost of each improvement/addition, the year it will be made, and how it will be financed (long-term debt, short-term debt, common stock, retained earnings, and other (please explain)).

An engineering firm has been engaged to determine what major improvements/additions are needed.  
The needed work will be financed with cash provided by owners.

2. Are there any major replacements required in the next five years and the next ten years? Indicate the estimated cost of each replacement, the year it will be made, and how it will be financed (long-term debt, short-term debt, common stock, retained earnings, and other (please explain)).

An engineering firm has been engaged to determine what major replacements are needed.  
The needed work will be financed with cash provided by owners.

3. Please fill out the attached addendum showing the projected cash flows and income statement for the first five years of operation of this system. This addendum should be for the utility system for which the subject application is being submitted, exclusively. Instructions are included on page 3 of the addendum. The following information may be provided instead of filing the addendum:

- (1) Audited financial statements for the Purchaser and/or parent company.
- (2) Budgets, capital and operating, for the Purchaser's North Carolina utility operations for the next five years.
- (3) The most recent fiscal year budgets, capital and operating, and the actual amounts for that year for the Purchaser's and/or parent company's North Carolina utility operations.

**EXHIBITS**

THE FOLLOWING EXHIBITS SHALL BE ATTACHED TO THE APPLICATION:

1. If the Purchaser is a corporation, enclose a copy of the Articles of Incorporation on file with the North Carolina Secretary of State. (Not required if previously filed with the Commission.)
2. If the Purchasers are doing business as a partnership, enclose a copy of the partnership agreement. (Not required if previously filed with the Commission.)
3. If the Purchaser is conducting business under a trade name or d/b/a, enclose a copy of the certificate filed with the register of deeds in each county where the Applicant will be conducting business as required by G.S. 66-68.
4. Enclose a copy of (1) exhibits showing that the Seller has ownership of all property necessary to operate the utility and (2) a purchase agreement reduced to writing. Any changes in the purchase agreement should be filed immediately with the Commission.
5. If the application is for a stock transfer, enclose a copy of the most recent financial statements, including a balance sheet, for the Seller.
6. Enclose a copy of contracts or agreements, including all attachments, exhibits, and appendices, between the utility and any other party (land developers, customers, etc.) regarding the proposed utility services, including contracts regarding tap fees, construction costs, easements, and rights-of-way, etc. (If none, write None "none").
7. Enclose a copy of the most recent fiscal year financial statements, audited if available, for the Purchaser.
8. Enclose a copy of the most recent fiscal year financial statements, audited if available, for the parent company of the Purchaser.
9. If the information requested in Exhibits 7 and 8 is not available, enclose a copy of the most recent fiscal year financial statements or statement of net worth for the principals of the Purchaser and/or parent company.

**FILING INSTRUCTIONS**

10. Eight (8) copies of the application and exhibits shall be filed with the North Carolina Utilities Commission, 4325 Mail Service Center, Raleigh, North Carolina 27699-4325. Twenty-five (25) copies of an application to acquire a Class A or B utility company should be filed. One of these copies must have original signatures. (Applicants must also provide any copies to be returned to them.)
11. Enclose a filing fee as required by G. S. §62-300. A Class A company (annual revenues of \$1,000,000 or more) requires a \$250 filing fee. A Class B company (annual revenues between \$200,000 and \$1,000,000) requires a \$100 filing fee. A Class C company (annual revenues less than \$200,000) requires a \$25 filing fee. **MAKE CHECK PAYABLE TO THE N.C. DEPARTMENT OF COMMERCE/UTILITIES COMMISSION.** (No filing fee required if stock transfer only.)

**SIGNATURES**

12. Application shall be signed and verified by the Applicants.

Signature   
Purchaser

Date 9/25/19

Signature   
Seller

Date 9/25/19

13. (Typed or Printed Name)

Alexander C. West Jr.

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 25 day of September, 2019

Notary Public Madison P. Rogers

Address 1188 Poison Cove Rd. Clyde, NC 28721

My Commission Expires:

2/20/24

Date 9/25/19





# LIMITED LIABILITY COMPANY ANNUAL REPORT

NAME OF LIMITED LIABILITY COMPANY: Springdale Water and Sewer, LLC

SECRETARY OF STATE ID NUMBER: 1669698 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2019



Filing Office Use Only

☐ Changes

## SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Alexander C West, Jr

2. SIGNATURE OF THE NEW REGISTERED AGENT: \_\_\_\_\_

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS

200 Golfwater Rd

200 Golfwater Rd

Canton, NC 28716

Canton, NC 28716

## SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Water & Sewer Treatment Plant

2. PRINCIPAL OFFICE PHONE NUMBER: (828) 235-8451

3. PRINCIPAL OFFICE EMAIL: \_\_\_\_\_

4. PRINCIPAL OFFICE STREET ADDRESS

5. PRINCIPAL OFFICE MAILING ADDRESS

200 Golfwater Rd

200 Golfwater Rd

Canton, NC 28716

Canton, NC 28716



6. Select one of the following if applicable. (Optional see instructions)

☐

The company is a veteran-owned small business

☐

The company is a service-disabled veteran-owned small business

## SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: Alexander C West, Jr

NAME: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: President

TITLE: \_\_\_\_\_

TITLE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

910 Prestwood Dr

Hartsville, SC 29550 Darlington

## SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

SIGNATURE

DATE

Form must be signed by a Company Official listed under Section C of This form.

Print or Type Name of Company Official

Print or Type Title of Company Official

SUBMIT THIS ANNUAL REPORT WITH THE REQUIRED FILING FEE OF \$200

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

**ADDENDUM TO APPLICATION FOR TRANSFER OF PUBLIC UTILITY FRANCHISE AND FOR APPROVAL OF RATES**  
**Projected Income Statement**

Page 1

| Line #                    | Item  | Actual<br>Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---------------------------|---|------------------|--------|--------|--------|--------|
| <u>Operating revenue</u>  |   |                  |        |        |        |        |
| 1                         | Metered service revenue   | 96,280           | 96,280 | 96,280 | 96,280 | 96,280 |
| 2                         | Flat rate service revenue   |                  |        |        |        |        |
| 3                         | EPA toiling surcharge   |                  |        |        |        |        |
| 4                         | Re-connect fees   |                  |        |        |        |        |
| 5                         | Returned check charge   |                  |        |        |        |        |
| 6                         | Late payment charge   |                  |        |        |        |        |
| 7                         | Other operating revenue   |                  |        |        |        |        |
| 8                         | Total operating revenue (Sum of Line 1 thru Line 7)                   | 96,280           | 96,280 | 96,280 | 96,280 | 96,280 |
| <u>Operating expenses</u> |   |                  |        |        |        |        |
| 9                         | Total salaries and wages (employees only)                             | 20,000           | 20,000 | 20,000 | 20,000 | 20,000 |
| 10                        | Outside labor expenses (non-employees)                                | 20,200           | 20,200 | 20,200 | 20,200 | 20,200 |
| 11                        | Administrative and office expense                                     | 3,000            | 3,000  | 3,000  | 3,000  | 3,000  |
| 12                        | Maintenance and repair expense  | 7,500            | 7,500  | 7,500  | 7,500  | 7,500  |
| 13                        | Purchased water   |                  |        |        |        |        |
| 14                        | Purchased sewage treatment  |                  |        |        |        |        |
| 15                        | Electric power expense (excludes office)                              | 22,000           | 22,000 | 22,000 | 22,000 | 22,000 |
| 16                        | Chemicals expense   | 1,200            | 1,200  | 1,200  | 1,200  | 1,200  |
| 17                        | Testing fees (Included in Line 10, Outside Labor)                     | -                | -      | -      | -      | -      |
| 18                        | Transportation expense  |                  |        |        |        |        |
| 19                        | Other operating expense   | 860              | 860    | 860    | 860    | 860    |
| 20                        | Total operation and maintenance expenses (Sum of Line 9 thru Line 19) | 74,760           | 74,760 | 74,760 | 74,760 | 74,760 |
| 21                        | Annual depreciation expense   | 8,902            | 8,902  | 8,902  | 8,902  | 8,902  |
| 22                        | Property taxes paid on utility property                               | 2,400            | 2,400  | 2,400  | 2,400  | 2,400  |
| 23                        | Payroll taxes   | 1,600            | 1,600  | 1,600  | 1,600  | 1,600  |
| 24                        | Franchise (gross receipts) tax  | -                | -      | -      | -      | -      |
| 25                        | Annual NCUC regulatory fee  | 96               | 96     | 96     | 96     | 96     |
| 26                        | Total operating expenses (Sum of Line 20 thru Line 25)                | 87,758           | 87,758 | 87,758 | 87,758 | 87,758 |
| <u>Income Taxes</u>       |   |                  |        |        |        |        |
| 27                        | State income taxes  | 588              | 588    | 588    | 588    | 588    |
| 28                        | Federal income taxes  | 1,190            | 1,190  | 1,190  | 1,190  | 1,190  |
| 29                        | Total income taxes (Line 27 + Line 28)                                | 1,778            | 1,778  | 1,778  | 1,778  | 1,778  |
| 30                        | Net operating income (loss) (Line 8 - Line 26 - Line 29)              | 6,744            | 6,744  | 6,744  | 6,744  | 6,744  |
| 31                        | Interest expense  | -                | -      | -      | -      | -      |
| 32                        | Net income (loss) (Line 30 - Line 31)                                 | 6,744            | 6,744  | 6,744  | 6,744  | 6,744  |

Data contained in this addendum are estimates based on actual expenses since acquisition.

Statement of Cash Flows

| Line<br>No.                                 | Item  | Year 1   | Year 2   | Year 3   | Year 4   | Year 5   |
|---|---|----------|----------|----------|----------|----------|
| 1   | Pre-tax operating income (loss):                    |          |          |          |          |          |
| 2   | Total operating revenue                             | 96,280   | 96,280   | 96,280   | 96,280   | 96,280   |
| 3   | Less: Operation and maintenance expenses            | (74,760) | (74,760) | (74,760) | (74,760) | (74,760) |
| 4   | Less: Taxes other than income                       | (4,096)  | (4,096)  | (4,096)  | (4,096)  | (4,096)  |
| 5   | Pre-tax operating income (loss)                     | 17,424   | 17,424   | 17,424   | 17,424   | 17,424   |
| 6   | Income tax calculation:                             |          |          |          |          |          |
| 7   | Pre-tax operating income (loss)                     | 17,424   | 17,424   | 17,424   | 17,424   | 17,424   |
| 8   | Plus: Contributions in aid of construction          |          |          |          |          |          |
| 9   | Less: Tax depreciation                              | 8,902    | 8,902    | 8,902    | 8,902    | 8,902    |
| 10  | Less: Interest expense                              |          |          |          |          |          |
| 11  | Taxable income (loss)                               | 8,522    | 8,522    | 8,522    | 8,522    | 8,522    |
| 12  | State income tax                                    | 588      | 588      | 588      | 588      | 588      |
| 13  | Federal income tax                                  | 1,190    | 1,190    | 1,190    | 1,190    | 1,190    |
| 14  | Total income taxes to be paid                       | 1,778    | 1,778    | 1,778    | 1,778    | 1,778    |
| 15  | Net cash provided by (used in) operating activities | 15,646   | 15,646   | 15,646   | 15,646   | 15,646   |
| <u>Cash Flows From Investing Activities</u> |   |          |          |          |          |          |
| 16  | Purchases of utility plant                          | 25,000   |          |          |          |          |
| 17  | Plus: Cash bonds posted                             |          |          |          |          |          |
| 18  | Less: Contributions in aid of construction          |          |          |          |          |          |
| 19  | Less: Proceeds from disposal of utility plant       |          |          |          |          |          |
| 20  | Net cash used (provided) by investing activities    | 25,000   | -        | -        | -        | -        |
| <u>Cash Flows From Financing Activities</u> |   |          |          |          |          |          |
| 21  | Proceeds from issuing short term debt               |          |          |          |          |          |
| 22  | Less: Principal repayment of short term debt        |          |          |          |          |          |
| 23  | Plus: Proceeds from issuing long term debt          |          |          |          |          |          |
| 24  | Less: Principal repayment of long term debt         |          |          |          |          |          |
| 25  | Less: Interest payment for short and long term debt |          |          |          |          |          |
| 26  | Plus: Proceeds from issuing stock                   |          |          |          |          |          |
| 27  | Less: Dividends paid                                |          |          |          |          |          |
| 28  | Plus: Funds provided by owner                       | 25,000   | -        | -        | -        | -        |
| 29  | Net cash provided (used) by financing activities    | 25,000   | -        | -        | -        | -        |
| 30  | Net increase (decrease) in cash                     | 15,646   | 15,646   | 15,646   | 15,646   | 15,646   |
| 31  | Cash balance at beginning of year                   | -        | 15,646   | 31,291   | 46,937   | 62,583   |
| 32  | Cash balance at end of year                         | 15,646   | 31,291   | 46,937   | 62,583   | 78,228   |

## Monthly Rate Comparison

|       | Springdale           | Waynesville           |                       | Canton                   |                          | Carolina Water       |
|-------|----------------------|-----------------------|-----------------------|--------------------------|--------------------------|----------------------|
|       |                      | City Limits           | Outside               | City Limits              | Outside                  | 1"                   |
| Water |                      |                       |                       |                          |                          |                      |
| Base  | \$6.59               | \$16.18               | \$29.17               | \$15.00                  | \$30.00                  | \$61.10              |
| Usage | \$2.63 per 1,000 gal | \$1.72 per 748 > 2057 | \$3.06 per 748 > 2057 | \$3.88 per 1,000 > 3,000 | \$7.76 per 1,000 > 3,000 | \$7.70 per 1,000 gal |
| Sewer |                      |                       |                       |                          |                          |                      |
| Base  | \$10.81              | \$17.72               | \$32.02               | \$7.50                   | \$15.00                  | \$45.97              |
| Usage | \$3.76 per 1,000 gal | \$2.34 per 748 > 2057 | \$4.27 per 748 > 2057 | \$1.94 per 1,000 > 3,000 | \$3.88 per 1,000 > 3,000 | \$3.11 per 1,000 gal |
| Usage | 2,805                | Cubic Feet<br>375     | Cubic Feet<br>375     | 2,805                    | 2,805                    | 2,805                |
| Water | \$13.97              | 17.90                 | 32.23                 | 14.24                    | 28.49                    | \$82.70              |
| Sewer | \$21.36              | 20.06                 | 36.29                 | 7.12                     | 14.24                    | \$54.69              |
| Total | \$35.32              | \$37.96               | \$68.52               | \$21.37                  | \$42.73                  | \$137.39             |

### Tap Fees:

|            |         |         |         |         |
|------------|---------|---------|---------|---------|
| Water - 1" | \$1,250 | \$1,875 | \$1,250 | \$1,500 |
| Sewer - 4" | \$1,000 | \$1,500 | \$1,000 | \$1,250 |

### Usage

100 accounts from Jul - Sep 2018. Highs & Lows removed.

|               |        |
|---------------|--------|
| Average Usage | 3,431  |
| Median        | 2,913  |
| High          | 11,377 |
| Low           | 297    |

1 cubic foot = 7.48052 gallons

275 cu ft = 2,057 gallons

100 cu ft = 748 gallons

## Proposed Rate Worksheet

|                            | Water            |                  | Sewer            |                  |
|----------------------------|------------------|------------------|------------------|------------------|
|                            | Existing         | Input New Rate   | Existing         | Input New Rate   |
|                            | Year End 3.31.19 | Proposed         | Year End 3.31.19 | Proposed         |
| Annualized number of bills | 113              | 113              | 50               | 50               |
| Annualized consumption     | 4,954,732        | 5,000,000        | 2,762,372        | 2,800,000        |
| Base Charge                | 6.59             | 30.00            | 10.81            | 36.00            |
| Usage Charge               | 2.63             | 4.00             | 3.76             | 5.00             |
|                            |                  |                  |                  |                  |
| Base Charge                | \$ 8,936         | \$ 40,680        | \$ 6,486         | \$ 21,600        |
| Usage Charge               | \$ 13,031        | \$ 20,000        | \$ 10,387        | \$ 14,000        |
|                            | <u>\$ 21,967</u> | <u>\$ 60,680</u> | <u>\$ 16,873</u> | <u>\$ 35,600</u> |
|                            |                  |                  |                  |                  |
| Total                      |                  |                  | \$ 38,840        | \$ 96,280        |
| Revenue Requirement:       |                  |                  |                  |                  |
| Operating Ratio Method     |                  |                  | \$               | 97,950           |
| Rate Base Method           |                  |                  | \$               | 102,144          |

**ADDENDUM TO APPLICATION FOR TRANSFER OF PUBLIC UTILITY FRANCHISE AND FOR APPROVAL OF RATES**  
**Projected Income Statement**

Page 1

| Line # | Item  | Actual<br>Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|--------|---|------------------|--------|--------|--------|--------|
|        | <u>Operating revenue</u>  |                  |        |        |        |        |
| 1      | Metered service revenue   | 96,280           | 96,280 | 96,280 | 96,280 | 96,280 |
| 2      | Flat rate service revenue   |                  |        |        |        |        |
| 3      | EPA testing surcharge   |                  |        |        |        |        |
| 4      | Re-connect fees   |                  |        |        |        |        |
| 5      | Returned check charge   |                  |        |        |        |        |
| 6      | Late payment charge   |                  |        |        |        |        |
| 7      | Other operating revenue   |                  |        |        |        |        |
| 8      | Total operating revenue (Sum of Line 1 thru Line 7)                   | 96,280           | 96,280 | 96,280 | 96,280 | 96,280 |
|        | <u>Operating expenses</u>   |                  |        |        |        |        |
| 9      | Total salaries and wages (employees only)                             | 20,000           | 20,000 | 20,000 | 20,000 | 20,000 |
| 10     | Outside labor expenses (non-employees)                                | 22,000           | 22,000 | 22,000 | 22,000 | 22,000 |
| 11     | Administrative and office expense                                     | 3,000            | 3,000  | 3,000  | 3,000  | 3,000  |
| 12     | Maintenance and repair expense  | 7,500            | 7,500  | 7,500  | 7,500  | 7,500  |
| 13     | Purchased water   |                  |        |        |        |        |
| 14     | Purchased sewage treatment  |                  |        |        |        |        |
| 15     | Electric power expense (exclude office)                               | 22,000           | 22,000 | 22,000 | 22,000 | 22,000 |
| 16     | Chemicals expense   | 1,200            | 1,200  | 1,200  | 1,200  | 1,200  |
| 17     | Testing fees (Included in Line 10, Outside Labor)                     | -                | -      | -      | -      | -      |
| 18     | Transportation expense  |                  |        |        |        |        |
| 19     | Other operating expense   | 860              | 860    | 860    | 860    | 860    |
| 20     | Total operation and maintenance expenses (Sum of Line 9 thru Line 19) | 76,560           | 76,560 | 76,560 | 76,560 | 76,560 |
| 21     | Annual depreciation expense   | 8,902            | 8,902  | 8,902  | 8,902  | 8,902  |
| 22     | Property taxes paid on utility property                               | 2,400            | 2,400  | 2,400  | 2,400  | 2,400  |
| 23     | Payroll taxes   | 1,600            | 1,600  | 1,600  | 1,600  | 1,600  |
| 24     | Franchise (gross receipts) tax  | -                | -      | -      | -      | -      |
| 25     | Annual NCUC regulatory fee  | 96               | 96     | 96     | 96     | 96     |
| 26     | Total operating expenses (Sum of Line 20 thru Line 25)                | 89,558           | 89,558 | 89,558 | 89,558 | 89,558 |
|        | <u>Income Taxes</u>   |                  |        |        |        |        |
| 27     | State income taxes  | 464              | 464    | 464    | 464    | 464    |
| 28     | Federal income taxes  | 939              | 939    | 939    | 939    | 939    |
| 29     | Total income taxes (Line 27 + Line 28)                                | 1,402            | 1,402  | 1,402  | 1,402  | 1,402  |
| 30     | Net operating income (loss) (Line 8 - Line 26 - Line 29)              | 5,319            | 5,319  | 5,319  | 5,319  | 5,319  |
| 31     | Interest expense  | -                | -      | -      | -      | -      |
| 32     | Net income (loss) (Line 30 - Line 31)                                 | 5,319            | 5,319  | 5,319  | 5,319  | 5,319  |

Data contained in this addendum are estimates based on actual expenses since acquisition.



## Statement of Cash Flows

| Line<br>No. Item                                       | Year 1   | Year 2   | Year 3   | Year 4   | Year 5   |
|--|----------|----------|----------|----------|----------|
| 1 Pre-tax operating income (loss):                     |          |          |          |          |          |
| 2 Total operating revenue                              | 96,280   | 96,280   | 96,280   | 96,280   | 96,280   |
| 3 Less: Operation and maintenance expenses             | (76,560) | (76,560) | (76,560) | (76,560) | (76,560) |
| 4 Less: Taxes other than income                        | (4,096)  | (4,096)  | (4,096)  | (4,096)  | (4,096)  |
| 5 Pre-tax operating income (loss)                      | 15,624   | 15,624   | 15,624   | 15,624   | 15,624   |
| 6 Income tax calculation:                              |          |          |          |          |          |
| 7 Pre-tax operating income (loss)                      | 15,624   | 15,624   | 15,624   | 15,624   | 15,624   |
| 8 Plus: Contributions in aid of construction           |          |          |          |          |          |
| 9 Less: Tax depreciation                               | 8,902    | 8,902    | 8,902    | 8,902    | 8,902    |
| 10 Less: Interest expense                              |          |          |          |          |          |
| 11 Taxable income (loss)                               | 6,722    | 6,722    | 6,722    | 6,722    | 6,722    |
| 12 State income tax                                    | 464      | 464      | 464      | 464      | 464      |
| 13 Federal income tax                                  | 939      | 939      | 939      | 939      | 939      |
| 14 Total income taxes to be paid                       | 1,402    | 1,402    | 1,402    | 1,402    | 1,402    |
| 15 Net cash provided by (used in) operating activities | 14,221   | 14,221   | 14,221   | 14,221   | 14,221   |
| <u>Cash Flows From Investing Activities</u>            |          |          |          |          |          |
| 16 Purchases of utility plant                          | 25,000   |          |          |          |          |
| 17 Plus: Cash bonds posted                             |          |          |          |          |          |
| 18 Less: Contributions in aid of construction          |          |          |          |          |          |
| 19 Less: Proceeds from disposal of utility plant       |          |          |          |          |          |
| 20 Net cash used (provided) by investing activities    | 25,000   | -        | -        | -        | -        |
| <u>Cash Flows From Financing Activities</u>            |          |          |          |          |          |
| 21 Proceeds from issuing short term debt               |          |          |          |          |          |
| 22 Less: Principal repayment of short term debt        |          |          |          |          |          |
| 23 Plus: Proceeds from issuing long term debt          |          |          |          |          |          |
| 24 Less: Principal repayment of long term debt         |          |          |          |          |          |
| 25 Less: Interest payment for short and long term debt |          |          |          |          |          |
| 26 Plus: Proceeds from issuing stock                   |          |          |          |          |          |
| 27 Less: Dividends paid                                |          |          |          |          |          |
| 28 Plus: Funds provided by owner                       |          | 25,000   | -        | -        | -        |
| 29 Net cash provided (used) by financing activities    |          | 25,000   | -        | -        | -        |
| 30 Net increase (decrease) in cash                     | (10,779) | 39,221   | 14,221   | 14,221   | 14,221   |
| 31 Cash balance at beginning of year                   |          | (10,779) | 28,442   | 42,664   | 56,885   |
| 32 Cash balance at end of year                         | (10,779) | 28,442   | 42,664   | 56,885   | 71,106   |

Revenue Requirement Calculation  
Rate Case Handbook  
*Operating Ratio Method*

---

| Item                      | Amount    | Retention<br>Factor | Revenue<br>Requirement |
|---------------------------|-----------|---------------------|------------------------|
| Operating Expenses:       |           |                     |                        |
| O & M Expenses (Year 3)   | \$ 76,560 |                     |                        |
| Depreciation              | 8,902     |                     |                        |
| Payroll taxes             | 1,600     |                     |                        |
| Property taxes            | 2,400     |                     |                        |
| Total Operating Expenses  | \$ 89,462 | 0.999000            | \$ 89,552              |
| 7.5% Net Operating Income | \$ 6,710  | 0.798905            | \$ 8,399               |
| Total Revenue Requirement |           |                     | \$ 97,950              |

|                            |          |          |
|----------------------------|----------|----------|
| with gross receipts tax    | 0.959000 | 0.758905 |
| without gross receipts tax | 0.999000 | 0.798905 |

Revenue Requirement Calculation  
Rate Case Handbook  
*Rate Base Method*

---

| Item                          | Amount    | Retention<br>Factor | Revenue<br>Requirement |
|-------------------------------|-----------|---------------------|------------------------|
| Operating Expenses:           |           |                     |                        |
| O & M Expenses (Year 3)       | \$ 76,560 |                     |                        |
| Depreciation                  | 8,902     |                     |                        |
| Payroll taxes                 | 1,600     |                     |                        |
| Property taxes                | 2,400     |                     |                        |
| Total Operating Expenses      | \$ 89,462 | 0.999000            | \$ 89,552              |
| Net Operating Income (Equity) | \$ 10,060 | 0.798905            | \$ 12,593              |
| Total Revenue Requirement     |           |                     | \$ 102,144             |

|                          |            |
|--------------------------|------------|
| Utility plant in service | \$ 133,537 |
| Accumulated Depreciation | (7,235)    |
| CIAC                     |            |
| Cash Working Capital     | 9,570      |
| Average tax accruals     | (1,733)    |
| Total Rate Base          | \$ 134,139 |
| 7.5%                     | \$ 10,060  |

|                          |            |
|--------------------------|------------|
| Utility Plant in Service |            |
| Beginning                | \$ 108,537 |
| Additions (Year Two)     | 25,000     |
| Total                    | \$ 133,537 |

|                            |          |          |
|----------------------------|----------|----------|
| with gross receipts tax    | 0.959000 | 0.758905 |
| without gross receipts tax | 0.999000 | 0.798905 |

**MONTHLY BILLING DATA**

| <b>Line No.</b> | <b>Month</b><br>(a)   | <b>Water Operations</b>           |                                 |   | <b>Sewer Operations</b>           |                                 |   |
|-----------------|-----------------------|-----------------------------------|---------------------------------|---|-----------------------------------|---------------------------------|---|
|                 |                       | <b>Flat Rate Customers</b><br>(b) | <b>Metered Customers</b><br>(c) | <b>Gallons Sold To Metered Customers</b><br>(d) | <b>Flat Rate Customers</b><br>(e) | <b>Metered Customers</b><br>(f) | <b>Gallons Sold To Metered Customers</b><br>(g) |
| 1.              | January (2019)        |                                   |                                 |   |                                   |                                 |   |
| 2.              | February (2019)       |                                   |                                 |   |                                   |                                 |   |
| 3.              | March (2019)          |                                   | 113                             | 1,247,444                                       |                                   | 50                              | 751,264   |
| 4.              | April (2018)          |                                   |                                 |   |                                   |                                 |   |
| 5.              | May                   |                                   |                                 |   |                                   |                                 |   |
| 6.              | June (Quarterly)      |                                   | 113                             | 1,151,562                                       |                                   | 50                              | 666,722   |
| 7.              | July                  |                                   |                                 |   |                                   |                                 |   |
| 8.              | August                |                                   |                                 |   |                                   |                                 |   |
| 9.              | September (Quarterly) |                                   | 113                             | 1,220,527                                       |                                   | 50                              | 573,930   |
| 10.             | October               |                                   |                                 |   |                                   |                                 |   |
| 11.             | November              |                                   |                                 |   |                                   |                                 |   |
| 12.             | December (Quarterly)  |                                   | 113                             | 1,335,199                                       |                                   | 50                              | 770,456   |
| 13.             | Totals for the year   | -                                 | 113                             | 4,954,732                                       | -                                 | 50                              | 2,762,372                                       |

## Averages

|    |        |           |
|----|--------|-----------|
| Q2 | 10,191 | 13,334    |
| Q3 | 10,801 | 11,479    |
| Q4 | 11,816 | 15,409    |
| Q1 | 11,039 | 15,025.28 |

Monthly  
Per Customer

|         |         |
|---------|---------|
| 412,894 | 230,198 |
| 3,654   | 4,604   |





Search Results Layers

Results List

Details

[View Tax Card](#)

SPRINGDALE GOLF PARTNERS LLC  
200 GOLFWATCH RD  
CANTON, NC 28718-8658

PIN: 0563-46-7521  
Legal Ref 1: 64012EE  
Legal Ref 2: 15E41 AC  
Acres: 15E41 AC

Acct#: 251771  
Add Ref 1: A33534  
Add Ref 2:

| Tax Information |             | Tax Bill |
|-----------------|-------------|----------|
| Land:           | \$324,400   | 2016     |
| Building:       | \$903,600   | 2017     |
| Market:         | \$1,788,000 |          |
| Deferred:       | \$0         |          |

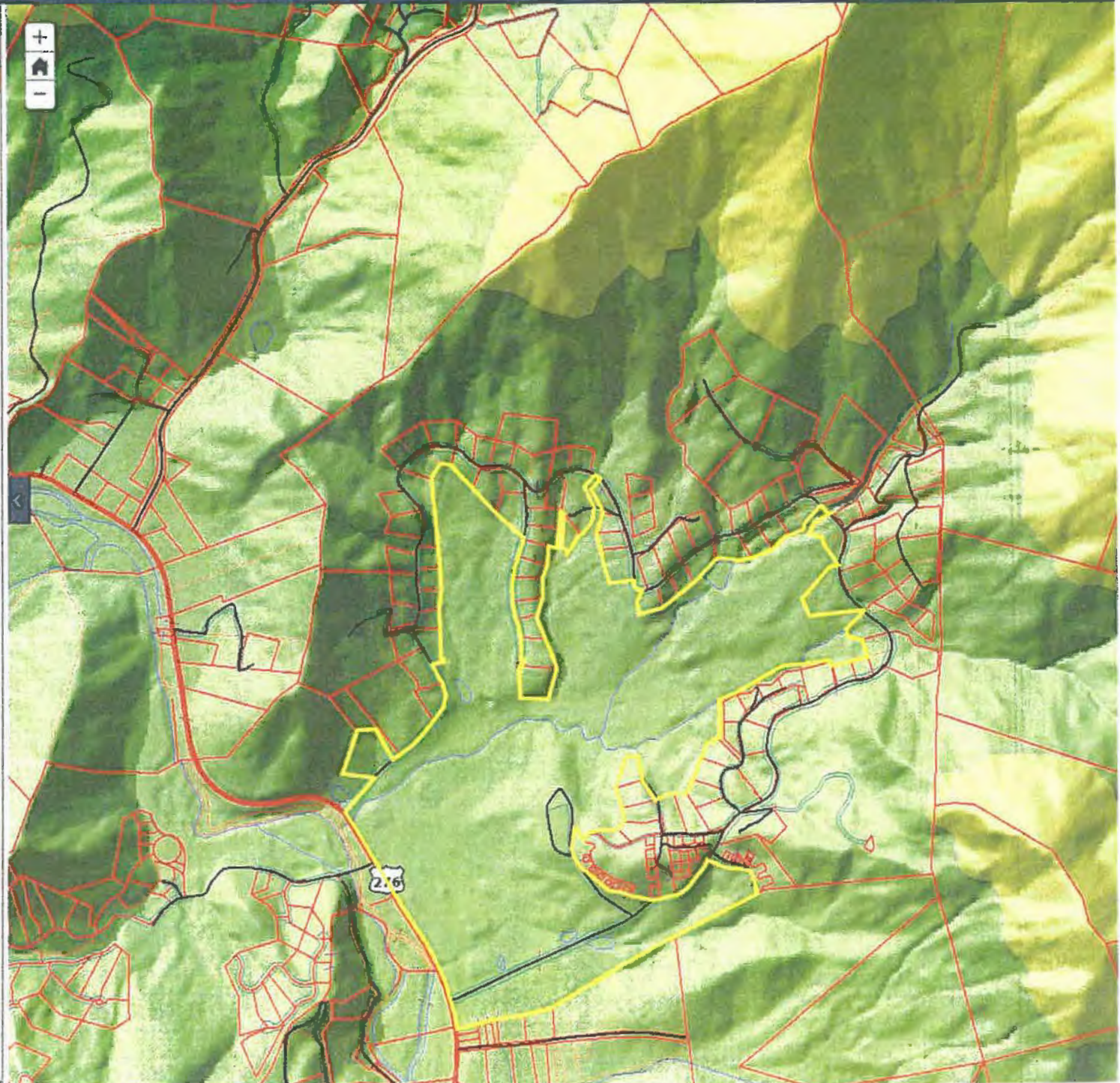
Total Assessed: \$1,788,000  
Sale Info  
Price: \$2,100,000  
Date: 3/28/2018

Additional Information

Address: 200 GOLFWATCH RD  
Subdivision:  
Year Built: 1992  
Heated Area: 7872  
Building: RESTAURANT WALK-IN, OFFICE GENERAL,  
Desc: OFFICE GENERAL, OFFICE GENERAL,  
WAREHOUSE, RESTAURANT WALK-IN  
Land Use: Commercial Primary, Commercial Retail  
Occupancy: Commercial Use, Commercial Use, Commercial  
Desc: Use, Commercial Use, Commercial  
Property Desc: 200 GOLFWATCH RD

Zoom To Clear

Select By Location Adjoiners







Search Results Layers

Results List

Database



SPRINGDALE GOLF PARTNERS LLC  
200 GOLFWATCH RD  
CANTON, NC 28716-6639

PK: 9564-89-6401  
Legal Ref 1: 425/1288  
Legal Ref 2: 425/1288  
Acres: 251771  
Add Ref 1: 625/2225  
Add Ref 2: 625/2225  
Acres: 12

| Tax Information |           | Tax Due |
|-----------------|-----------|---------|
| Land:           | \$595,200 | 2016    |
| Building:       | \$0       | 2017    |
| Market:         | \$595,200 |         |
| Deferred:       | \$0       |         |

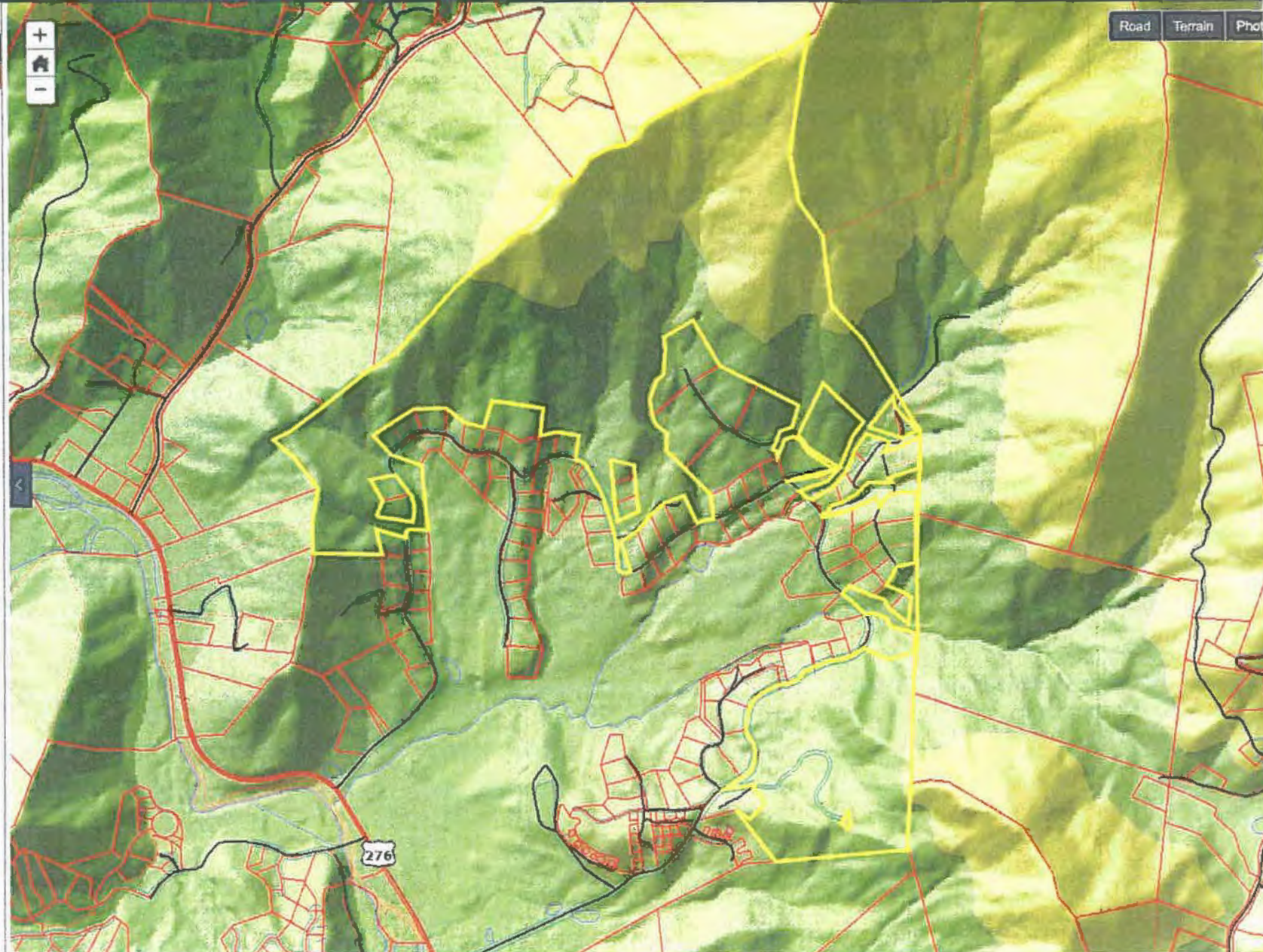
Total  
Assessed: \$595,200  
Sale Info  
Price: \$2,100,000  
Date: 3/26/2018

Additional Information  
Address: COUNTRY CLUB DR  
Subdivision:  
Year Built:  
Total Area:  
Building Area:  
Land Desc: Openland/Woodland  
Occupancy Desc:  
Property Desc: COUNTRY CLUB DR

Zoom To Clear

Select By Location

Adjoiners



# Springdale Country Club

## BALANCE SHEET

As of December 31, 2018

|   | TOTAL                 |
|---|-----------------------|
| <b>ASSETS</b>                                 |                       |
| Current Assets                                |                       |
| Bank Accounts                                 |                       |
| 1000 DDA - 7991676432 (6432)                  | 370,351.99            |
| 1010 DDA - 7991676440 (6440)                  | -15,450.79            |
| 1104 Golf Now - Cash & Check                  | -3,517.51             |
| 1105 Golf Now - Credit Cards                  | -22,698.97            |
| 1109 Petty Cash / Change Fund                 | 800.00                |
| <b>Total Bank Accounts</b>                    | <b>\$329,484.72</b>   |
| Accounts Receivable                           |                       |
| 1400 Accounts Receivable (A/R)                | 7,928.35              |
| 1403 Quickbooks Account Charges               | 451,971.65            |
| 1404 Quickbooks A/R Payments                  | -458,794.97           |
| 1406 Royal Oaks Water & Sewer AR              | 0.00                  |
| <b>Total 1400 Accounts Receivable (A/R)</b>   | <b>1,105.03</b>       |
| <b>Total Accounts Receivable</b>              | <b>\$1,105.03</b>     |
| Other Current Assets                          |                       |
| 1300 Inventory - Parent Account               | 0.00                  |
| 1301 Inventory - Pro Shop                     | 12,486.48             |
| 1302 Inventory- Food & Beverage               | 3,298.40              |
| 1303 Inventory- Alcohol (Beer & Wine)         | 1,592.82              |
| 1304 Inventory - Alcohol - (Canton ABC)       | 2,394.32              |
| <b>Total 1300 Inventory - Parent Account</b>  | <b>19,712.02</b>      |
| 1501 Springdale Water & Sewer LLC             | 2,335.65              |
| 1601 Sales Clearing (Month Correction)        | 0.00                  |
| 5397 Golf Now - Sales Exchange                | 0.00                  |
| Inventory Asset                               | 0.00                  |
| Undeposited Funds                             | 0.00                  |
| <b>Total Other Current Assets</b>             | <b>\$22,047.67</b>    |
| <b>Total Current Assets</b>                   | <b>\$352,637.42</b>   |
| Fixed Assets                                  |                       |
| 1500 Acquisition Cost - To Be Allocated       | 0.00                  |
| 1710 Buildings                                | 421,818.18            |
| 1720 Course Maintenance Machinery & Equipment | 106,782.50            |
| 1730 Furniture & Fixtures                     | 30,601.68             |
| 1740 Leasehold Improvements                   | 29,050.78             |
| 1750 Machinery & Equipment                    | 362,903.09            |
| 1800 Golf Course Real Property                | 1,001,818.18          |
| 1810 Unimproved Real Property                 | 641,659.09            |
| 1890 Accumulated Depreciation                 | -509,191.23           |
| <b>Total Fixed Assets</b>                     | <b>\$2,085,442.27</b> |
| Other Assets                                  |                       |
| 1900 Closing Costs                            | 19,293.00             |

|   | TOTAL                 |
|---|-----------------------|
| 1910 Intangible Property                          | 10,545.46             |
| 1920 Website Development                          | 3,652.48              |
| 1990 Accumulated Amortization                     | -1,070.47             |
| <b>Total Other Assets</b>                         | <b>\$32,420.47</b>    |
| <b>TOTAL ASSETS</b>                               | <b>\$2,470,500.16</b> |
| <b>LIABILITIES AND EQUITY</b>                     |                       |
| <b>Liabilities</b>                                |                       |
| <b>Current Liabilities</b>                        |                       |
| Accounts Payable                                  |                       |
| 2000 Accounts Payable (A/P)                       | 27,305.43             |
| <b>Total Accounts Payable</b>                     | <b>\$27,305.43</b>    |
| Credit Cards                                      |                       |
| 2200 First Citizens Credit Card                   | 4,036.92              |
| <b>Total Credit Cards</b>                         | <b>\$4,036.92</b>     |
| Other Current Liabilities                         |                       |
| 2300 Stay N Play Deposits                         | 27,040.20             |
| 2301 Stay n Play - Check In Payments              | 0.00                  |
| 2307 Accrued Payroll                              | 0.00                  |
| 2309 Due to Villa Owners                          | 0.00                  |
| 2400 Sales Tax Payable                            |                       |
| 2404 Haywood County Lodging Tax                   | 0.00                  |
| 2405 North Carolina Department of Revenue Payable | 340.18                |
| 2406 Sales Tax Payable - Manual Entry             | 0.00                  |
| <b>Total 2400 Sales Tax Payable</b>               | <b>340.18</b>         |
| 2500 Payroll Liabilities                          |                       |
| 2501 Federal Taxes (941/944)                      | 4,763.41              |
| 2502 Federal Unemployment (940)                   | 110.06                |
| 2503 NC Income Tax                                | 647.97                |
| 2504 NC Unemployment Tax                          | 891.06                |
| NCDOR   | 181.68                |
| <b>Total 2500 Payroll Liabilities</b>             | <b>6,594.18</b>       |
| Direct Deposit Payable                            | 0.00                  |
| <b>Total Other Current Liabilities</b>            | <b>\$33,974.56</b>    |
| <b>Total Current Liabilities</b>                  | <b>\$85,316.91</b>    |
| Long-Term Liabilities                             |                       |
| 2900 PNC Lease - Golf Carts                       | 244,355.89            |
| <b>Total Long-Term Liabilities</b>                | <b>\$244,355.89</b>   |
| <b>Total Liabilities</b>                          | <b>\$309,672.80</b>   |
| <b>Equity</b>                                     |                       |
| 3500 Partner Capital Contributions                |                       |
| 3501 Capital Contributions - Lex                  | 1,405,263.00          |
| 3502 Capital Contributions - Zan                  | 1,405,263.00          |
| 3503 Capital Contributions - Michael              | 0.00                  |
| <b>Total 3500 Partner Capital Contributions</b>   | <b>2,810,526.00</b>   |
| Opening Balance Equity                            | 0.00                  |
| Retained Earnings                                 |                       |
| Net Income  | -649,698.64           |
| <b>Total Equity</b>                               | <b>\$2,160,827.36</b> |



# Springdale Country Club

## PROFIT AND LOSS

January - December 2018

|   | TOTAL             |
|---|-------------------|
| Income                                  |                   |
| 4200 Golf                               | 0.00              |
| 4201 Green Fees                         | 171,297.35        |
| 4202 Cart Fees                          | 55,327.82         |
| 4203 Cart Fees - Member                 | 13,633.62         |
| 4204 Range Balls                        | 11,151.88         |
| <b>Total 4200 Golf</b>                  | <b>251,410.67</b> |
| 4300 Memberships                        |                   |
| 4301 Single Green Fee Membership        | 77,445.00         |
| 4303 Single Trail Fee Membership        | 24,916.58         |
| 4304 Couple Trail Fee Membership        | 6,000.00          |
| 4305 Short Term Members/Play Cards      | 4,875.00          |
| 4306 Member Add On - Service/Fee Income | 2,400.00          |
| <b>Total 4300 Memberships</b>           | <b>115,636.58</b> |
| 4400 Stay N Play Packages               |                   |
| 4401 Stay N Play - Green Fees           | 182,720.97        |
| 4402 Stay N Play - Dining               | 125,270.52        |
| 4403 Stay N Play - Lodging              | 144,241.46        |
| 4404 Stay N Play - Cart Fees            | 55,926.98         |
| 4405 Stay N Play - Service Fees         | 27,919.10         |
| 4408 Stay N Play - Pre Close Deposits   | 0.00              |
| 4409 Stay N Play - Owner Portion        | -96,609.40        |
| <b>Total 4400 Stay N Play Packages</b>  | <b>439,469.63</b> |
| 4500 F&B Dining Room                    | 0.00              |
| 4501 F&B - Food                         | 44,466.03         |
| 4503 F&B - Alcohol                      | 33,760.73         |
| 4509 Hole in the Wall Sales             | 3,253.28          |
| <b>Total 4500 F&amp;B Dining Room</b>   | <b>81,480.04</b>  |
| 4502 F&B- Snack Shack                   | 8,799.77          |
| 4510 Water & Sewer- Homeowners Income   | 0.00              |
| 4600 Pro Shop Sales                     | 0.00              |
| 4601 Pro Shop - Apparel                 | 11,302.80         |
| 4602 Pro Shop - Shoes                   | 760.30            |
| 4603 Pro Shop - Golf Accessories        | 4,575.65          |
| 4604 Pro Shop - Other Accessories       | 1,096.24          |
| <b>Total 4600 Pro Shop Sales</b>        | <b>17,734.99</b>  |
| 4700 Gift Certificates                  |                   |
| 4701 Gift Certificates                  | 961.18            |
| <b>Total 4700 Gift Certificates</b>     | <b>961.18</b>     |
| 4801 Misc. Income                       | 7.61              |
| 5398 Golf Now - Cash Short/Over         | -1,691.74         |
| Sales                                   | 0.00              |
| Uncategorized Income                    | 0.00              |

|   | TOTAL               |
|---|---------------------|
| <b>Total Income</b>                               | <b>\$913,808.73</b> |
| <b>Cost of Goods Sold</b>                         |                     |
| 4900 Dining Room                                  |                     |
| 4902 Dining Room Non Alcohol                      | 0.00                |
| 4903 Dining Room Alcohol                          | 33,003.10           |
| 4904 Dining Room Food                             | 404.40              |
| <b>Total 4900 Dining Room</b>                     | <b>33,407.50</b>    |
| 4901 Snack Shack                                  | 132,603.97          |
| 4905 Pro Shop                                     | 12,622.99           |
| 4909 Tavern                                       | 1,401.50            |
| <b>Total Cost of Goods Sold</b>                   | <b>\$180,035.96</b> |
| <b>GROSS PROFIT</b>                               | <b>\$733,772.77</b> |
| <b>Expenses</b>                                   |                     |
| 5300 Office Expenses                              | 921.08              |
| 5300.01 Admin/Pro Shop Office Expense             | 37.72               |
| 5300.02 F&B Office Expense                        | 350.00              |
| 5301 Advertising & Marketing                      | 9,926.16            |
| 5303 Housekeeping Supplies                        | 2,626.41            |
| 5304 Office Supplies                              | 21,944.30           |
| 5304.01 Admin/Pro Shop Office Supplies & Software | 174.21              |
| 5304.02 F&B Office Supplies & Software            | -61.64              |
| <b>Total 5304 Office Supplies</b>                 | <b>22,056.87</b>    |
| 5305 Propane - Supplies & Materials               | 6,000.52            |
| 5312 Legal Fees                                   | 6,514.25            |
| 5312.1 Architecture Fees                          | 25,000.00           |
| 5313 Computers & Software                         | 2,458.70            |
| 5315 Postage & Shipping                           | 945.24              |
| 5316 Repair & Maintenance                         | 800.09              |
| 5317 Small Equipment Purchases                    | 4,175.17            |
| 5318 Website Expense                              | 150.22              |
| 5319 Travel                                       | 4,077.10            |
| 5396 Stay N Play Adjustments                      | -1,614.80           |
| Meals & Entertainment                             | 70.79               |
| <b>Total 5300 Office Expenses</b>                 | <b>84,495.52</b>    |
| 5302 Bank Fees                                    | 3,410.85            |
| 5310 Credit Card Processing                       | 14,614.50           |
| <b>Total 5302 Bank Fees</b>                       | <b>18,025.35</b>    |
| 5306 Trash Service Republic                       | 19,813.18           |
| 5307 Taxes & Licenses                             | 19,721.23           |
| 5307.01 Property Taxes                            | 36,471.98           |
| <b>Total 5307 Taxes &amp; Licenses</b>            | <b>56,193.21</b>    |
| 5308 Telephone                                    | 11,223.62           |
| 5309 Electric Bill                                | 34,341.51           |
| 5311 F&B Supplies / Equipment                     | 14,001.86           |
| 5314 Dues & Subscriptions                         | 1,823.94            |
| 5399 Direct TV                                    | 2,435.96            |
| 5400 Payroll Expenses                             |                     |
| 5401 Wages  | 0.00                |
| 5402 Payroll Taxes                                | 47,777.10           |

|   | TOTAL                 |
|---|-----------------------|
| 5403 Payroll - Admin & Pro Shop                       | 94,414.07             |
| 5404 Payroll - Dining Room                            | 94,289.05             |
| 5405 Payroll - Course Maintenance                     | 110,981.49            |
| 5406 Payroll - Housekeeping                           | 41,058.93             |
| 5407 Payroll - Starter & Carts                        | 50,535.44             |
| 5411 Christmas Bonus                                  | 3,000.00              |
| <b>Total 5400 Payroll Expenses</b>                    | <b>442,056.08</b>     |
| 5408 Water & Sewer- Homeowners                        | 2,335.76              |
| 5500 Course Maintenance & Operations                  | 172.36                |
| 5501 Golf Course Chemicals                            | 25,620.45             |
| 5502 Golf Course Maintenance                          | 28,075.38             |
| 5503 Golf Course Equipment                            | 2,442.55              |
| 5504 Fuel   | 22,559.75             |
| 5505 Golf Cart Lease                                  | 7,475.98              |
| <b>Total 5500 Course Maintenance &amp; Operations</b> | <b>86,346.47</b>      |
| 5600 Repair & Maintenance                             | 873.00                |
| 5601 Dining Room Repair & Maintenance                 | 13,282.25             |
| 5602 Game Room Repair & Maintenance                   | 487.21                |
| 5603 Pro Shop - Admin Repair & Maintenance            | 5,395.00              |
| 5605 Laundry - Repair & Maintenance                   | 1,852.97              |
| 5606 Bar Repair & Maintenance                         | 10,114.93             |
| 5609 Repairs & Maintenance                            | 31,520.70             |
| 5610 Roads - Repair & Maintenance                     | 6,744.81              |
| <b>Total 5600 Repair &amp; Maintenance</b>            | <b>70,270.87</b>      |
| 5700 Insurance Parent Account                         |                       |
| 5701 Insurance - General                              | 19,932.95             |
| 5702 Insurance - Worker's Comp                        | 4,010.00              |
| 5703 Insurance - Environmental                        | 5,453.43              |
| <b>Total 5700 Insurance Parent Account</b>            | <b>29,396.38</b>      |
| Uncategorized Expense                                 | 0.00                  |
| <b>Total Expenses</b>                                 | <b>\$872,759.71</b>   |
| <b>NET OPERATING INCOME</b>                           | <b>\$ -138,986.94</b> |
| Other Expenses  |                       |
| 8500 Depreciation                                     | 509,191.23            |
| 8510 Amortization                                     | 1,070.47              |
| 8520 Gain or Loss on Sale                             | 450.00                |
| <b>Total Other Expenses</b>                           | <b>\$510,711.70</b>   |
| <b>NET OTHER INCOME</b>                               | <b>\$ -510,711.70</b> |
| <b>NET INCOME</b>                                     | <b>\$ -649,698.64</b> |

**ROBERTS & STEVENS, P.A.**

PO Box 7647  
Asheville, NC 28802

*Writer's Direct Telephone: 828/210-6844  
Writer's Direct Facsimile: 828/210-6554  
Writer's E-mail: shayden@roberts-stevens.com*

**TRANSMITTAL FORM**

TO: NC DEQ / DWR / NPDES  
1617 Mail Service Center  
Raleigh, NC 27699-1617

FROM: Sarah Hayden, Legal Assistant to William Clarke

RE: Permit Name Change / Ownership Change Form

DATED: June 5, 2018

Enclosed please find a fully executed Permit Name / Ownership Change Form for Springdale Country Club WWTP (Permit Number NC0040355) and a copy of the recorded deed showing the transfer of ownership to Springdale Golf Partners, LLC.

Please do not hesitate to contact our office if you have any questions or concerns.

Thanks,  
Sarah Hayden



Water Resources  
ENVIRONMENTAL QUALITY

ROY COOPER  
*Director*

MICHAEL S. REGAN  
*Secretary*

LINDA CULPEPPER  
*Assistant Director*

## PERMIT NAME/OWNERSHIP CHANGE FORM

### I. CURRENT PERMIT INFORMATION:

Permit Number: NC0040355

1. Facility Name: Springdale Country Club WWTP

### II. NEW OWNER/NAME INFORMATION:

1. This request for a name change is a result of:

☒ a. Change in ownership of property/company

☐ b. Name change only

☐ c. Other (please explain): \_\_\_\_\_

2. New owner's name (name to be put on permit): Springdale Golf Partners, LLC

3. New owner's or signing official's name and title: Michael W. Boss  
President

4. Mailing address: 223 Fairway Terrace City: Canton

State: NC Zip Code: 28716 Phone: (904) 834-0993

E-mail address: michaelboss63@gmail.com

THIS APPLICATION PACKAGE WILL NOT BE ACCEPTED BY THE DIVISION UNLESS ALL OF THE APPLICABLE ITEMS LISTED BELOW ARE INCLUDED WITH THE SUBMITTAL.

### REQUIRED ITEMS:

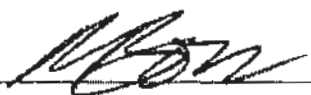
1. This completed application form
2. Legal documentation of the transfer of ownership (such as a property deed, articles of incorporation, or sales agreement)

[see reverse side of this page for signature requirements]

**Applicant's Certification:**

I, Michael W. Boss, attest that this application for a name/ownership change has been reviewed and is accurate and complete to the best of my knowledge. I understand that if all required parts of this application are not completed and that if all required supporting information and attachments are not included, this application package will be returned as incomplete.

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

5/17/2018

**THE COMPLETED APPLICATION PACKAGE, INCLUDING ALL SUPPORTING INFORMATION & MATERIALS, SHOULD BE SENT TO THE FOLLOWING ADDRESS:**

NC DEQ / DWR / NPDES  
1617 Mail Service Center  
Raleigh, North Carolina 27699-1617

PENDING REVIEW FOR TAX LISTING

Also PT 8663-68-7400

DATE 3-28-18 BY SA



**2018002553**

HAYWOOD CO, NC FEE \$25.00  
STATE OF NC REAL ESTATE EXT  
**\$4200.00**

PREPARED & RECORDED:  
03-28-2018 03:23:02 PM  
SHERRI C. ROGERS  
REGISTER OF DEEDS  
BY: ETACY C. MOORE  
ASSISTANT

**BK: RB 948**  
**PG: 1255-1262**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$4,200.00

Parcel Identifier No.

Mail/Box to: Roberts & Stevens, P.A., P.O. Box 7647, Asheville, NC 28802

This instrument was prepared by: Lyman J. Gregory, III, a licensed North Carolina attorney  
- Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. - NO TITLE EXAMINATION

Brief description for the Index:

| THIS DEED, made this the <u>28</u> day of <u>March</u> , 2018, by and between:  |  |
|---|--|
| GRANTOR   | GRANTEE  |
| Royal Oaks, Inc., a North Carolina corporation<br>Route 2, Box 202<br>Canton, NC 28716  | Springdale Golf Partners, LLC, a North Carolina limited liability company<br>223 Fairway Terrace<br>Canton, NC 28716 |
| For tax information purposes only: All or a portion of the property herein conveyed <u>  </u> includes or <u>  X  </u> does not include the primary residence of a Grantor. |  |

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in East Fork Township, Haywood County, North Carolina and more particularly described as follows:

Tract No. 1 - Parcel No. 1 is PIN 8663-48-7535 (being approximately 162.41 acres); Parcel No. 2 is PIN 8664-62-7574 (being approximately 211.00 acres); and, Parcel No. 3 is PIN 8663-39-2550 (being approximately 15.68 acres)

BEING all of the real property conveyed to Royal Oaks, Inc., a North Carolina corporation by Deed dated January 15, 1968, and recorded in Deed Book 223, Page 561, in the Haywood County Registry, which has not heretofore been conveyed, consisting of the Golf Course and remaining adjoining undeveloped property and shown in part on that plat recorded in Plat Cabinet C at Slot 1333.

Tract No. 2 - PIN 8663-39-7611

BEGINNING at a point in center of the right of way for Country Club Drive, Southwest corner of 4.42 acre tract conveyed by Royal Oaks, Inc. to Tingle by deed recorded in Deed Book 325, Page 269, and runs N. 39 deg. 2 min. 6 sec. W. (passing a concrete marker at 30 feet, and passing center of a 15 foot utility easement at 161.06 feet, 317.11 feet to a concrete marker; thence N. 38 deg. 2 min. 53 sec. W., 310.15 feet to a concrete marker; thence N. 62 deg. 5 min. 15 sec. E. 142 feet to a stake in Easterly margin of a 15 foot utility easement; thence with said margin of said easement S. 38 deg. 32 min. 28 sec. E. 612.89 feet to a railroad spike in center of right of way for country Club Drive; thence with center of said right of way S. 56 deg. 18 min. 48 sec. W. 140 feet to the BEGINNING, containing 2.01 acres, as shown on survey and plat dated December 19, 1983, revised July 18, 1991, Drawing No. 831446138FRED8664 by Keith Gibson, R.L.S.

SUBJECT TO A 15 foot utility easement, the Easterly margin of which runs with the entire Easterly line of the above-described tract.

SUBJECT TO an additional 15 foot utility easement, the center line of which is described as follows: BEGINNING at a point located S. 38 deg. 32 min. 28 sec. E. 359.28 feet from the Northeast corner of the above-described 2.01 acre tract, and runs S. 2 deg. 11 min. 38 sec. W. 33.78 feet; thence S. 26 deg. 34 min. 52 sec. W. 131 feet to a point in the Westerly line of the above-described tract.

BEING ALSO all of the property described in that deed recorded in Book 419 at Page 887, Haywood County Registry.

Tract No. 3 - PIN 8663-69-7823

BEING all of that parcel labeled, "Common Area," and shaded with cross-hatching of Section A of Springdale Estates Subdivision as shown on that plat recorded in Map Book K at Page 55, Haywood County, NC Registry, reference to which plat is hereby made for a more particular description of said parcel.



Tract No. 4 – PIN 8663-68-1526

BEING all of Lot F of Section 1 of Springdale Country Cottages as shown on that plat recorded in Map Book N at Page 107, Haywood County, NC Registry, reference to which plat is hereby made for a more particular description of said parcel.

Tract No. 5 – PIN 8663-58-9567

BEING all of the parcel labeled, "Parking & Green Area," of Section 1 of Springdale Country Cottages as shown on that plat recorded in Map Book N at Page 107, Haywood County, NC Registry, reference to which plat is hereby made for a more particular description of said parcel.

Tract No. 6 – PIN 8663-68-1612

BEGINNING at the northwest corner of Lot A as shown on a plat of Section 1 of Springdale Country Cottages, recorded in Map Book N at Page 107, Haywood County Registry; and runs thence with the western line of said Lot A South 01 deg. 59 min. 15 sec. East 97.04 feet to the southwest corner of said Lot A; thence with the southern line of said Lot A North 80 deg. 48 min. 20 sec. East 76.23 feet to the common southern corner of Lots A and B of said plat; thence with the southern line of said Lot B the following two courses and distances (1) North 87 deg. 30 min. 50 sec. East 45.85 feet, and (2) North 74 deg. 38 min. 05 sec. East 33.85 feet to the common southern corner of Lots B and C of said plat; thence with the southern line of said Lot C the following two courses and distances: (1) South 82 deg. 37 min. 45 sec. East 35.16 feet, and (2) North 69 deg. 27 min. 55 sec. East 34.31 feet to the southeastern corner of said Lot C in the eastern line of Lot D of said plat; thence with the eastern line of said Lot D South 06 deg. 52 min. 15 sec. East 36.50 feet to the northernmost corner of Lot H of said plat; thence with the northern line of said Lot H the following two courses and distances: (1) South 69 deg. 13 min. 50 sec. West 22.53 feet, and (2) South 84 deg. 52 min. 55 sec. West 40.54 feet to the common northern corner of Lots H and G of said plat; thence with the northern line of said Lot G South 78 deg. 27 min. 20 sec. West 58.14 feet to the common northern corner of Lots G and F of said plat; thence with the northern line of said Lot F the following two courses and distances: (1) South 75 deg. 12 min. 20 sec. West 39.41 feet, and (2) North 69 deg. 51 min. 45 sec. West 24.31 feet to the common northern corner of Lots F and E of said plat; thence with the northern line of said Lot E North 87 deg. 32 min. 55 sec. West 74.23 feet to the northwestern corner of said Lot E in the eastern line of a parcel labeled, "Parking & Green Area," as shown on said plat; thence with the eastern line of said "Parking & Green Area" North 06 deg. 40 min. 34 sec. West 125.00 feet to the southwestern corner of Lot L-7-A as shown on the plat recorded in Plat Book K and Page 55, said Registry, in the centerline of Club Drive; thence with the common southern line of said Lot L-7-A and the

centerline of Club Drive North 89 deg. 19 min. 31 sec. East 39.82 feet to the point and place of BEGINNING, being labeled, "Common Area."

Tract No. 7 – PIN 8663-68-1422

BEGINNING at the northwest corner of Lot L as shown on a plat of Section 1 of Springdale County Cottages, recorded in Map Book N at Page 107, Haywood County Registry; and runs thence with the northern line of said Lot L the following two courses and distances: (1) North 85 deg. 44 min. 55 sec. East 57.79 feet, and (2) North 77 deg. 18 min. 35 sec. East 76.75 feet to the southwestern corner of Lot K of said plat; thence with the western line of said Lot K North 15 deg. 54 min. 35 sec. West 39.66 feet to the southeastern corner of Lot J of said plat; thence with the southern line of said Lot J South 77 deg. 01 min. 50 sec. West 66.71 feet to the common southern corner of Lots J and I of said plat; thence with the southern line of said Lot I South 86 deg. 45 min. 25 sec. West 61.50 feet to the southwestern corner of said Lot I in the eastern line of a parcel labeled, "Parking & Green Area," as shown on said plat; thence with the eastern line of said "Parking & Green Area" South 06 deg. 40 min. 34 sec. East 41.08 feet to the point and place of BEGINNING.

Tract No. 8 – PIN 8663-58-7534

BEING all of that property shown on the plat recorded in Plat Cabinet C at Slot 532, as subsequently amended by plats recorded in Plat Cabinet C at Slot 1955, Plat Cabinet C at Slot 2027, and Plat Cabinet C at Slot 2635; and also includes those Common Areas shown on the plat recorded in Plat Cabinet A at Slot 106-A, LESS AND EXCEPTING the six units shown on the plat recorded in Plat Cabinet C at Slot 2635, the five lots shown on the plat recorded in Plat Cabinet A at Slot 106-A, and those tracts conveyed to The Golfwatch Townhomes Property Owners Association by deeds recorded in Book 416 at page 1417, and in Book 472 at page 2251.

Tract No. 9 – PIN 8663-68-6329

BEING all of that parcel shown on plats recorded in Plat Cabinet C at Slot 904, and Plat Cabinet C at Slot 907, LESS AND EXCEPTING the common area conveyed by deed to the Springdale Townhomes Property Owners Association, Inc., dated April 3, 1990, and recorded in Deed Book 407 at page 1076; and, LESS AND EXCEPTING Units A-1 through A-4, as shown on the above-referenced plats; and, LESS AND EXCEPTING Unit A-5 as shown on the plat recorded in Plat Cabinet C at Slot 2010, all of record in the Haywood County, NC Registry, reference to which plats is hereby made for a more particular description of said parcel, said remaining property being all of Units A-6, A-7, A-8, and A-9 of the Springdale Townhomes as shown on the above referenced Plats.

Tract No. 10 – PIN 8663-58-7775 and PIN 8663-58-5791

BEING all of two unlabeled lots located in the southwest corner of Section A of Springdale Estates Subdivision recorded in Map Book K at Page 55, Haywood County Registry, the southern line of which lots runs with the centerline of Club Drive, reference to which plat is hereby made for a more particular description. The northern line of PIN 8663-58-7775 abuts the southern line of Lot 3 of Section A of Springdale Estates Subdivision recorded in Map Book K at Page 55.

Tract No. 11 – PIN 8664-61-5334

BEING all of Lot 4 of Section I of Springdale Estates Subdivision as shown on that plat recorded in Plat Cabinet C at Slot 3667, Haywood County, NC Registry, reference to which plat is hereby made for a more particular description of said parcel.

Tract No. 12 – PIN 8664-61-2673

BEING all of Lot 5 of Section I of Springdale Estates Subdivision as shown on that plat recorded in Plat Cabinet C at Slot 3667, Haywood County, NC Registry, reference to which plat is hereby made for a more particular description of said parcel.

Tract No. 13 – PIN 8664-41-0589

BEING all of Lots L-1-G and L-2-G of Section G of Springdale Estates Subdivision as shown on that plat recorded in Map Book M at Page 8, Haywood County, NC Registry, reference to which plat is hereby made for a more particular description of said parcel.

Tract No. 14 – PIN 8664-51-8123

BEING all of Lot L-2-E of Section E of Springdale Estates Subdivision as shown on that plat recorded in Map Book M at Page 7, Haywood County, NC Registry, reference to which plat is hereby made for a more particular description of said parcel.

Tract No. 15 – PIN 8664-71-4151

BEING all of Lot L-24-D of Section D of Springdale Estates Subdivision as shown on that plat recorded in Plat Book M at Page 43, LESS AND EXCEPTING that portion conveyed by deed dated March 29, 1995, and recorded in Book 446 at Page 1681, all in the Haywood County Registry.

Tract No. 16- PIN 8664-71-6441

BEING all of Lot L-22-D of Section D of Springdale Estates Subdivision as shown on that plat recorded in Map Book M at Page 43, Haywood County, NC Registry, reference to which plat is hereby made for a more particular description of said parcel.

Tract No. 17 – PIN 8664-70-8332

BEING all of Lot L-8-D of Section D of Springdale Estates Subdivision as shown on that plat recorded in Map Book M at Page 43, Haywood County, NC Registry, reference to which plat is hereby made for a more particular description of said parcel.

Tract No. 18 – PIN 8664-71-5236

BEING all of Lot L-23-D of Section D of Springdale Estates Subdivision as shown on that plat recorded in Map Book M at Page 43, Haywood County, NC Registry, reference to which plat is hereby made for a more particular description of said parcel.

Tract No. 19 – PIN 8664-71-9630

BEING all of Lot L-19-D of Section D of Springdale Estates Subdivision as shown on that plat recorded in Map Book M at Page 43, Haywood County, NC Registry, reference to which plat is hereby made for a more particular description of said parcel.

Tract No. 20 – PIN 8663-69-9793

BEING all of that parcel labeled, "New Common Area (For Drainage and Utilities) 0.164 Acre Portion L-26-A," as shown on that plat titled, "Property of Royal Oaks, Inc.," recorded in Plat Cabinet C at Slot 4124, Haywood County, NC Registry, reference to which plat is hereby made for a more particular description of said parcel.

Tract No. 21 -PIN 8663-79-2827

BEING all of that parcel labeled, "0.038 Acre Portion L-27-A (223/561) To Be Combined With Watring Property," as shown on that plat titled, "Property of Royal Oaks, Inc.," recorded in Plat Cabinet C at Slot 4124, Haywood County, NC Registry, reference to which plat is hereby made for a more particular description of said parcel.

Tract No. 22 -PIN 8663-69-9762

BEING all of that parcel labeled, "0.016 Acre Portion L-26-A (223/561) To Be Combined With Bell Property," as shown on that plat titled, "Property of Royal Oaks, Inc.," recorded in Plat Cabinet C at Slot 4124, Haywood County, NC Registry, reference to which plat is hereby made for a more particular description of said parcel.

And any other property owned by Royal Oaks, Inc. in Haywood County not described herein which would be disclosed by an accurate survey.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 223 at Page 561; Book 419 at Page 887, as to Tract 2; and, Book 507 at Page 363, as to Tract 4.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

AND the Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, restrictions, and rights-of-way of record; utility lines in existence over and under subject property; ad valorem taxes for the year 2018, which shall be prorated at closing, and for subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Royal Oaks, Inc.

By:   
Eunice Tingle, President

STATE OF NC, COUNTY OF Buncombe

I, Vickie Deniese Davis, a Notary Public for said County and State, do hereby certify that Eunice Tingle personally came before me this day and acknowledged that he/she is President of Royal Oaks, Inc. a corporation, and that he/she, as President being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official seal, this the 28<sup>th</sup> day of March, 2018.

Date: 3/28/18 Official Signature of Notary Vickie Deniese Davis  
Notary's printed or typed name Vickie Deniese Davis  
My commission expires: 2/28/22

PLACE NOTARIAL SEAL HERE

