

**STATE OF NORTH CAROLINA  
UTILITIES COMMISSION  
RALEIGH**

DOCKET NO. WR-3597, SUB 5

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

In the Matter of	
Notification by YES Companies EXP Key, )	
LLC, 5050 South Syracuse Street, Suite )	
1200, Denver, Colorado 80237, of Revised )	ORDER APPROVING
Rates and Fees for Charging for Water )	TARIFF REVISION
and Sewer Utility Service in Gallant )	
Estates Manufactured Home Community )	
in Guilford County, North Carolina )	

BY THE COMMISSION: On January 26, 2023, YES Companies EXP Key, LLC, (Applicant) filed with the Commission a notification of revised rates and fees for charging for water and sewer service to its customers in Gallant Estates Manufactured Home Community in Guilford County, North Carolina, the increased cost of purchasing water and sewer service from the City of Greensboro/Outside City Limits Tariff (Greensboro).

Based upon the filings of the Applicant, the Public Staff recommends approval of a monthly administrative fee of \$21.19 (consisting of \$3.75 for the Applicant's meter reading, billing, and collection costs plus a pass through of Greensboro's \$17.44 base charges for water and sewer service). Based upon 4,000 gallons per month usage and rates of \$11.43 per 1,000 gallons for water and \$13.98 per 1,000 gallons for sewer, the total monthly bill will be \$122.83 (\$101.64 usage charge and \$21.19 administrative fee).

Based upon the foregoing, the Commission approves the Public Staff's recommendation. Further, the Commission concludes that if Greensboro's base charges or usage rates should be reduced for any reason, the Applicant should be required to notify the Commission immediately for a tariff revision.

IT IS, THEREFORE, ORDERED as follows:

1. That YES Companies EXP Key, LLC, is granted a tariff revision for Gallant Estates Manufactured Home Community in Guilford County, North Carolina, as set forth herein;
2. That the Schedule of Rates, attached as Appendix A, is approved and deemed to be filed with the Commission pursuant to N.C. Gen. Stat. § 62-138. Said Schedule of Rates is authorized to become effective for service rendered on and after the date of this Order;

3. That if Greensboro's base charges or usage rates should be reduced for any reason, the Applicant shall notify the Commission immediately for a tariff revision;


4. That a copy of this Order and the Schedule of Rates, attached as Appendix A, shall be mailed with sufficient postage or hand delivered by the Applicant to all its customers in Gallant Estates Manufactured Home Community contemporaneously with the next billing of customers; and

5. That if the service area is sold or the ownership changes, the Applicant and the new owner shall file an Application for Transfer of Authority (Form WR2 may be found on the Commission's website – [www.ncuc.net](http://www.ncuc.net)). Failure to do so may result in revocation of the certificate of authority and suspension of rates.

ISSUED BY ORDER OF THE COMMISSION.

This the 7th day of February, 2023.

NORTH CAROLINA UTILITIES COMMISSION

A handwritten signature in dark ink, appearing to read "A. Shonta Dunston". The signature is fluid and cursive, with the first name "A." and last name "Dunston" clearly distinguishable.

A. Shonta Dunston, Chief Clerk

SCHEDULE OF RATES

for

YES COMPANIES EXP KEY, LLC

for water and sewer utility service in

GALLANT ESTATES MANUFACTURED HOME COMMUNITY

Guilford County, North Carolina

Monthly Metered Rates:

Water usage charge, per 100 cubic feet (ccf)	\$8.55
Sewer usage charge, per 100 cubic feet (ccf)	\$10.46

or

Water usage charge, per 1,000 gallons	\$11.43
Sewer usage charge, per 1,000 gallons	\$13.98

Monthly Administrative Fee: \$21.19 per unit

Bills Due: On billing date

Bills Past Due: 25 days after billing date

Billing Frequency: Shall be monthly for service in arrears

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Issued in Accordance with Authority Granted by the North Carolina Utilities Commission in Docket No. WR-3597, Sub 5, on this the 7th day of February, 2023.