

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

NOTIFICATION OF REVISED RATES AND FEES FOR APARTMENT COMPLEXES AND MANUFACTURED HOME  
PARKS CHARGING FOR WATER AND/OR SEWER SERVICE PURSUANT TO G.S. 62-110(G)

COMPANY

1. Name of current certified owner TLBH Gregory South Owner, LP
2. Business mailing address of owner 100 Northwoods Village Drive  
City and state Cary, North Carolina Zip Code 27513
3. Business telephone number 919-460-8188 Business fax number \_\_\_\_\_
4. Business email address [ncuc@conservice.com](mailto:ncuc@conservice.com)
5. Name, telephone number, and fax number for person to contact concerning this notification:  
Carmen Sifri:435-716-7229

UTILITY SERVICE AREA

6. Name of Apartment Complex or Manufactured Home Park The Gregory South
7. Docket number on current schedule of rates WR-3674 Sub 0
8. County Wake County

PROPOSED AND PRESENT RATES

- |  | <u>Proposed Rates</u>    | <u>Present Rates</u>     |
|--|--------------------------|--------------------------|
| 9. Water usage rate (not to exceed supplier's unit consumption rate):  | <u>\$ 5.55</u>           | <u>\$ 5.39</u>           |
| 10. Sewer usage rate (not to exceed supplier's unit consumption rate):   | <u>\$ 10.59</u>          | <u>\$ 10.28</u>          |
| 11. Are the usage rates listed above per ccf or per 1,000 gallons?   | <u>Per 1,000 Gallons</u> | <u>Per 1,000 Gallons</u> |
| 12. Monthly administrative fee:<br>(NOTE: NCUC Rule R18-6(a) specifies that no more than \$3.75 may be added to the cost of purchased water and sewer service as an administrative fee to compensate the provider for meter reading, billing, and collection. An additional administration fee amount may be requested to compensate the provider for administrative fees imposed by the supplier) | <u>\$ 7.49</u>           | <u>\$ 7.49</u>           |
| 13. Bills past due <u>25</u> days after billing date (NCUC Rule R18-7(d) specifies that bills shall not be past due less than twenty-five (25) days after billing date).   |                          |                          |
| 14. Bills Due: On billing date.  |                          |                          |
| 15. Billing Frequency: Shall be monthly for service in arrears.  |                          |                          |
| 16. Effective date of the supplier's rate increase <u>07/01/22</u>   |                          |                          |

REQUIRED EXHIBITS

17. Enclose a copy of the supplier's schedule of new rates that will be charged to the provider for purchased water.
18. Enclose a copy of the supplier's schedule of new rates that will be charged to the provider for purchased sewage treatment.
19. If the company is requesting an increase in the administrative fee, see instructions on the reverse.

INSTRUCTIONS

20. Pursuant to NCUC Rule R18-6(b), an apartment complex or manufactured home park may increase its rates by filing this notification of revised rates and fees with the Commission. The rates proposed on this notification will become effective on the later of: (1) the effective date of the increase in rates by your supplier of water and purchased sewage treatment, or (2) fourteen (14) days after the date the notification was filed with the Commission, unless the rates are suspended or disapproved by Commission Order issued within 14 days of the filing of this notification.

INSTRUCTIONS (continued)

21. A separate notification should be filed for each apartment complex or manufactured home park.
22. Line 1 - The Company's name listed on Line 1 should be the name of the current owner as certified by the Commission. Do not list the name of the billing and collection company or the management company. Under General Statute 62-111, any transfer of the authority to charge rates requires prior approval by the Commission. If the system has been transferred without prior Commission approval, the new owner should immediately file a transfer application with the Commission. Until a transfer application is filed and approved, the new owner has no authority to charge rates. The transfer application form may be obtained by calling the Public Staff - Water Division at (919) 733-5610 or from the Commission's website at [www.ncuc.net](http://www.ncuc.net) by accessing Applications (Water/Wastewater Resale Applications).
23. Line 2 - The business mailing address listed on Line 2 should be the mailing address for the current owner as certified by the Commission. Do not list the mailing address for the billing and collecting company or the management company.
24. Line 6 - The name of the apartment complex or manufactured home park listed on Line 6 should be the name as certified by the Commission. If the name of the apartment complex or manufactured home park has been changed since the authority was granted by the Commission, list both the original name and the current name. For example, Happy Hollow (formerly High Ridge).
25. Line 7 - The docket number, which begins with "WR-", as listed on the current schedule of rates for the apartment complex or manufactured home park, should be included on this line.
26. Line 19 - Enclose a copy of the current agreements or contracts covering the provision of billing and collection and meter reading services or other documentation supporting the requested increase in the administrative fee. Enclose an exhibit listing the master meters serving the apartment complex or mobile home park, indicating for each master meter the size of the meter. Apartment complexes should also indicate the number of apartment buildings served by the meter, and the number of apartments in each apartment building.
27. Line 20 - The notification should be signed by the owner or management company, not the billing and collecting company.
28. **MAIL TO** - Submit one (1) original application with original notarized signature and required exhibits, plus eight (8) additional collated copies to: [USPS address] Chief Clerk's Office, North Carolina Utilities Commission, 4325 Mail Service Center, Raleigh, North Carolina 27699-4300, or [overnight delivery at street address] Chief Clerk's Office, North Carolina Utilities Commission, 430 North Salisbury Street, Raleigh, North Carolina 27603. Provide a self-addressed stamped envelope, plus additional copies, if a file-stamped copy is requested by the Applicant.
29. **QUESTIONS** - For any questions concerning this notification form, please contact the Public Staff - Water Division at (919) 733-5610.

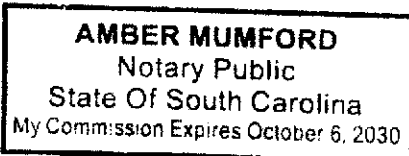
SIGNATURE

30. Application shall be signed and verified by the Applicant.

Signature

Date

31. (Typed or Printed Name) Dina Biggs  
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 11<sup>th</sup> day of September, 2022

Amber Mumford  
Notary Public

My Commission Expires: October 2030  
Date

### FISCAL YEAR 2023 RATES AND FEES JULY 1, 2022 - JUNE 30, 2023

**Service Locations INSIDE Cary, Morrisville and Research Triangle Park Corporate Limits**

**MONTHLY BASE CHARGE:**

METER SIZE	1" or smaller	1 1/2"	2"	3"	4"	6"
Each Water, Irrigation and Sewer Service	\$ 3.82	23.99	29.08	77.42	117.05	144.36
						<u>Previous</u> <u>New</u>
						Per 1,000 Gallons

**WATER SERVICE metered as:**

**Single household**

Tier 1: 1 - 5,000 gallons	\$ 4.81	\$ 4.95
Tier 2: 5,001 - 8,000 gallons	5.39	5.55
Tier 3: 8,001 - 23,000 gallons or up to water budget amount	6.81	7.01
Tier 4: Usage > 23,000 gallons or over water budget amount	12.86	12.51

**Non-residential & multiple unit dwellings**

Tier 1: All gallons	5.39	5.55
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**IRRIGATION SERVICE metered as:**

**Single household**

Tier 1: Usage 1 - 15,000 gallons or up to custom irrigation budget	6.71	7.01
Tier 2: Usage > 15,000 gallons or over custom irrigation budget	12.67	12.51

**Non-residential & multiple unit dwellings**

Tier 1: Usage 1 - custom irrigation budget	6.71	7.01
Tier 2: Usage > custom irrigation budget	12.67	12.51

**RECLAIMED WATER SERVICE metered as:**

Irrigation usage	3.90	4.02
Non-Irrigation, such as cooling towers	1.00	1.03

*Note: Effective January 2023, Tier 4 water rates and Tier 2 irrigation rates will temporarily reset to Tier 3 and Tier 1, respectively*

**SEWER SERVICE, 100% of metered water:**

All customers except separately metered cooling towers	10.28	10.59
Cooling towers	2.06	2.12



**Service Locations OUTSIDE Cary, Morrisville and Research Triangle Park Corporate Limits  
(50% Premium, except reclaimed)**

**MONTHLY BASE CHARGE:**

METER SIZE	1" or smaller	1 1/2"	2"	3"	4"	6"
Each Water, Irrigation and Sewer Service (3)	\$ 5.73	35.99	43.62	116.13	175.58	216.54

Previous New  
Per 1,000 Gallons

**WATER SERVICE metered as:**

**Single household**

Tier 5: 1 - 5,000 gallons	\$ 7.22	\$ 7.44
Tier 6: 5,001 - 8,000 gallons	8.09	8.33
Tier 7: 8,001 - 23,000 gallons or up to water budget amount	10.22	10.53
Tier 8: Usage > 23,000 gallons or over water budget amount	19.29	19.87

**Non-residential & multiple unit dwellings**

Tier 3: All gallons	8.09	8.33
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**IRRIGATION SERVICE metered as:**

**Single household**

Tier 3: Usage 1 - 15,000 gallons or up to custom irrigation budget	10.07	10.52
Tier 4: Usage > 15,000 gallons or over custom irrigation budget	19.01	19.58

**Non-residential & multiple unit dwellings**

Tier 3: Usage 1 - custom irrigation budget	10.07	10.52
Tier 4: Usage > custom irrigation budget	19.01	18.77

**RECLAIMED WATER SERVICE metered as:**

Irrigation usage	3.90	4.02
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Non-Irrigation, such as cooling towers	1.00	1.03
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*Note: Effective January 2023, Tier 8 water rates and Tier 4 irrigation rates will temporarily reset to Tier 7 and Tier 3, respectively*

**SEWER SERVICE, 100% of metered water:**

All customers except separately metered cooling towers	15.42	15.88
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Cooling towers	3.09	3.18
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**Local Government (1)**

Water	4.81	4.95
Irrigation	6.81	7.01
Sewer	10.28	10.59

(1) Short term services for mutual aid emergencies and maintenance shall be discounted 15%

Property Name	The Gregory South (wr88)		Created By	ialkinani
Address	100 Appledown Dr Cary, NC 27513		Date:	08/10/22
Number of Units	342		Last Utility Rate Change:	07/01/22
Utility	Town of Cary [Inside City, Multi-Family Designation]		Next Utility Rate Change:	07/01/23

  
**Water Base Charges**

(18) 2.0 " Meter Charges	\$	29.08 each	\$	523.44 monthly
(1) 4.0 " Meter Charge	\$	117.05 each	\$	117.05 monthly
			\$	640.49 monthly total
			\$	1.87 per unit monthly

  
**Water Consumption Charges**  
**Utility Rates:**

All Usage	\$	4.15 per CCF	\$	5.55 per 1,000 gallons
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**NCUC Recommendation Rate:**

All gallons	\$	5.55 per 1,000 gallons
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**Sewer Base Charges**

(18) 2.0 " Meter Charges	\$	29.08 each	\$	523.44 monthly
(1) 4.0 " Meter Charge	\$	117.05 each	\$	117.05 monthly
			\$	640.49 monthly total
			\$	1.87 per unit monthly

  
**Sewer Consumption Charges**  
**Utility Rates:**

All Usage	\$	7.92 per CCF	\$	10.59 per 1,000 gallons
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**NCUC Recommendation Rate:**

All gallons	\$	10.59 per 1,000 gallons
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**Test:**

Gallons:	Water	\$	24.07	NOTE: \$3.75 Per Unit Monthly Billing Management Fee.
4000	Sewer	\$	44.23	

Property Name: The Gregory South (wr88)  
Utility Provider: Town of Cary

Account Number:	Meter Number:	Service Address:	Meter Size(s):	Units:
235468-78375	78776729	102 Rosedown Dr	4.0 " Meter	128
235468-83292	72826564	200 Appledown Dr	IRR [Excluded]	IRR [Excluded]
235468-83292	73117688	200 Appledown Dr	2.0 " Meter	12
235468-83293	89025429	400 Appledown Dr	2.0 " Meter	12
235468-83294	72753478	600 Appledown Dr	2.0 " Meter	12
235468-83295	79604501	800 Appledown Dr	2.0 " Meter	12
235468-83299	73117693	500 Appledown Dr	2.0 " Meter	12
235468-83300	60425304	2700 Appledown Dr	2.0 " Meter	12
235468-83301	89025431	2500 Appledown Dr	2.0 " Meter	12
235468-83302	60425300	2000 Appledown Dr	2.0 " Meter	12
235468-83303	72828700	2600 Appledown Dr	IRR [Excluded]	IRR [Excluded]
235468-83303	60425285	2600 Appledown Dr	2.0 " Meter	12
235468-83304	72753473	2800 Appledown Dr	2.0 " Meter	12
235468-83305	72753474	3000 Appledown Dr	2.0 " Meter	12
235468-83309	60425302	1400 Creekwatch Ln	2.0 " Meter	12
235468-83310	60425287	1600 Creekwatch Ln	2.0 " Meter	12
235468-83312	60425286	1800 Creekwatch Ln	2.0 " Meter	12
235468-83417	72826550	100 Appledown Dr	IRR [Excluded]	IRR [Excluded]
235468-83417	73117682	100 Appledown Dr	Common Area [Excluded] Confirmed to be office and no	Common Area [Excluded] confirmed to be office and no
235468-83418	60425299	2200 Appledown Dr	2.0 " Meter	12
235468-83419	60425293	2400 Appledown Dr	2.0 " Meter	12
235468-83420	73117687	1200 Creekwatch Ln	2.0 " Meter	12
235468-83421	72753477	1000 Creekwatch Ln	2.0 " Meter	10
<b>Total:</b>			<b>(18) 2.0 " Meters &amp; (1) 4.0 " Meter</b>	<b>342</b>