

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 Wilmington Gallery I, LLC
2. Business mailing address of owner 1605 Barclay Pointe Boulevard
City and state Wilmington, North Carolina Zip Code 28403
3. Business telephone number 910-395-5945 Business fax number _____
4. Business email address elementbarclaymgr@greystar.com
5. Name, telephone number, and fax number for person to contact concerning this notification:
Darylene Jacobs: 972-810-2138; Email: darylene.jacobs@realpage.com

UTILITY SERVICE AREA

6. Name of Apartment Complex or Manufactured Home Park Element Barclay
7. Docket number on current schedule of rates WR-2317 Sub 1
8. County New Hanover

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>\$4.74</u> | <u>\$4.02</u> |
| 10. Sewer usage rate (not to exceed supplier's unit consumption rate): | <u>\$4.63</u> | <u>\$4.63</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: | <u>\$12.40</u> | <u>\$13.52</u> |
- (NOTE: NCUC Rule R18-6(a) specifies that no more than \$3.75 may be added to the cost of purchased water and sewer service as an administrative fee to compensate the provider for meter reading, billing, and collection. An additional administration fee amount may be requested to compensate the provider for administrative fees imposed by the supplier)
13. Bills past due 25 days after billing date (NCUC Rule R18-7(d) specifies that bills shall not be past due less than twenty-five (25) days after billing date).
 14. Bills Due: On billing date.
 15. Billing Frequency: Shall be monthly for service in arrears.
 16. Effective date of the supplier's rate increase July 1, 2022

REQUIRED EXHIBITS

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

INSTRUCTIONS

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

INSTRUCTIONS (continued)

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May 23 2023

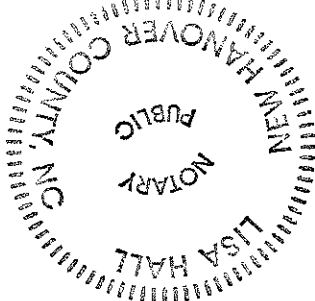
21. A separate notification should be filed for each apartment complex or manufactured home park.
22. **Line 1** – The Company's name listed on Line 1 should be the name of the current owner as certified by the Commission. Do **not** list the name of the billing and collection company or the management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

SIGNATURE

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

Signature S. Ward
Date 5/23/23

31. (Typed or Printed Name) Sarah Ward
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 23 day of May, 2023.
Lisa Hall
Notary Public
My Commission Expires: July 27, 2023
Date

CAPE FEAR PUBLIC UTILITY AUTHORITY
RATES AND FEES SCHEDULE FY 22-23

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May 23 2023

		Rates and Fees Effective 12/08/21	Rates and Fees Effective 07/01/2022	Ordinance Reference
1	WATER RATES & FEES			
	Water rates include both a fixed meter charge based on meter size and consumption charge based on metered consumption, billed monthly.			
A.	Fixed Meter Charge by Meter Size*	Monthly	Monthly	
	5/8"	\$ 13.78	\$ 16.21	Sec. 1-97 (1) f
	1" (Single-Family Residential with fire sprinkler system)	\$ 13.78	\$ 16.21	Sec. 1-97 (1) f
	1"	\$ 34.45	\$ 40.53	Sec. 1-97 (1) f
	1 1/2"	\$ 68.90	\$ 81.05	Sec. 1-97 (1) f
	2"	\$ 110.24	\$ 129.68	Sec. 1-97 (1) f
	3"	\$ 206.70	\$ 243.15	Sec. 1-97 (1) f
	4"	\$ 344.50	\$ 405.25	Sec. 1-97 (1) f
	6"	\$ 689.00	\$ 810.50	Sec. 1-97 (1) f
	8"	\$ 1,102.40	\$ 1,296.80	Sec. 1-97 (1) f
	10"	\$ 1,722.50	\$ 2,026.25	Sec. 1-97 (1) f
	12"	\$ 2,067.00	\$ 2,431.50	Sec. 1-97 (1) f
	* Fixed Meter Charge is not applied to Irrigation Meters if a separate Water Meter exists.			
B.	Consumption Charge (per 1,000 gallons)**	\$ 4.02	\$ 4.74	Sec. 1-97 (1) c
	** Single-Family Residential is serviced by one domestic meter			
C.	Availability Charge for unconnected 5/8" water service; Availability Charge for larger meters based on meter size	Monthly	Monthly	
		\$ 13.78	\$ 16.21	Sec. 1-97 (1) a
D.	Bulk Water Rates			
	Bulk Water Resale Rate (per 1,000 gallons)	\$ 3.48	\$ 4.11	Sec. 1-97 (1) b
	Bulk Reclaimed Water In-Service Area Rate (per 1,000 gallons)	\$ 2.55	\$ 2.55	Sec. 1-97 (1) b
	Bulk Reclaimed Water Deposit In-Service Area Rate ***	\$100 minimum	\$100 minimum	Sec. 1-97 (1) b
	Bulk Reclaimed Water Out-of-Service Area Rate (per 1,000 gallons)	\$ 3.19	\$ 3.19	Sec. 1-97 (1) b
	Bulk Reclaimed Water Deposit Out-of-Service Area Rate***	\$125 minimum	\$125 minimum	Sec. 1-97 (1) b
	*** Greater of 3 months estimated usage or the minimum			
E.	Water Service Connection Fee*			
	Service Line Connection Fee by Service Size			
	1" Service	\$ 1,850.00	\$ 1,850.00	Sec. 1-97 (2) a; Sec. 1-5 c
	2" Service	\$ 2,300.00	\$ 2,300.00	Sec. 1-97 (2) a; Sec. 1-5 c
	Inspection Fee for Developer-Installed Connection	\$ 55.00	\$ 55.00	Sec. 1-97 (2) b; Sec. 1-6 a
	Inspection Fee for Developer-Installed Connection (After hours - Minimum of 2 hours)	\$75/hour	\$75/hour	Sec. 1-97 (2) b; Sec. 1-6 a
F.	Meter Set Fee by Meter Size (includes labor and materials)			
	5/8"	\$ 250.00	\$ 250.00	Sec. 1-97 (2) c; Sec. 1-5 c
	5/8" Split Service	\$ 575.00	\$ 575.00	Sec. 1-97 (2) c; Sec. 1-5 c
	1"	\$ 350.00	\$ 350.00	Sec. 1-97 (2) c; Sec. 1-5 c
	1 1/2"	\$ 1,600.00	\$ 1,600.00	Sec. 1-97 (2) c; Sec. 1-5 c
	2"	\$ 1,800.00	\$ 1,800.00	Sec. 1-97 (2) c; Sec. 1-5 c
G.	System Development Charges			
	Water by Meter Size			Sec. 4-27 (a)
	5/8"	\$ 2,120.00	\$ 2,230.00	Sec. 1-97 (2) d
	1" (Single-Family Residential with fire sprinkler system)	\$ 2,120.00	\$ 2,230.00	Sec. 1-97 (2) d
	1"	\$ 5,300.00	\$ 5,575.00	Sec. 1-97 (2) d
	1 1/2"	\$ 10,600.00	\$ 11,150.00	Sec. 1-97 (2) d
	2"	\$ 16,960.00	\$ 17,840.00	Sec. 1-97 (2) d
	3"	\$ 31,800.00	\$ 33,450.00	Sec. 1-97 (2) d
	4"	\$ 53,000.00	\$ 55,750.00	Sec. 1-97 (2) d
	6"	\$ 106,000.00	\$ 111,500.00	Sec. 1-97 (2) d
	8"	\$ 169,600.00	\$ 178,400.00	Sec. 1-97 (2) d
	10"	\$ 265,000.00	\$ 278,750.00	Sec. 1-97 (2) d
H.	Special Use of Water			
	Water Rates include both a fixed meter charge as referenced in Section A based on meter size or backflow preventer size, whichever is less, plus consumption charge based on metered consumption as referenced in Section B, billed monthly.			
	Fixed Meter Charge by Size	Initial Fee	Initial Fee	
	5/8"	\$ 31.00	\$ 31.00	Sec. 1-97 (3) g
	3/4"	\$ 35.00	\$ 35.00	Sec. 1-97 (3) g
	1"	\$ 45.00	\$ 45.00	Sec. 1-97 (3) g
	1 1/2"	\$ 56.00	\$ 56.00	Sec. 1-97 (3) g
	2"	\$ 96.00	\$ 96.00	Sec. 1-97 (3) g
	3"	\$ 165.00	\$ 165.00	Sec. 1-97 (3) g
	4"	\$ 254.00	\$ 254.00	Sec. 1-97 (3) g
	Lost or stolen special use sign	\$ 50.00	\$ 50.00	Sec. 1-97 (3) g
I.	Water Quality Fees			
	Inspection Fees Backflow Assembly			
	Initial inspection	No Charge	No Charge	Sec. 1-97 (2) b
	Subsequent inspections	\$ 55.00	\$ 55.00	Sec. 1-97 (2) b
J.	Fire Line Service			
	Fixed Fire Line Charge by Size	Monthly	Monthly	
	2"	\$ 10.00	\$ 10.00	Sec. 1-97 (1) e
	3"	\$ 15.00	\$ 15.00	Sec. 1-97 (1) e

CAPE FEAR PUBLIC UTILITY AUTHORITY
RATES AND FEES SCHEDULE FY 22-23

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May 23 2023

		Rates and Fees Effective 12/08/21	Rates and Fees Effective 07/01/2022	Ordinance Reference
	4"	\$ 20.00	\$ 20.00	Sec. 1-97 (1) e
	6"	\$ 40.00	\$ 40.00	Sec. 1-97 (1) e
	8"	\$ 70.00	\$ 70.00	Sec. 1-97 (1) e
	10"	\$ 110.00	\$ 110.00	Sec. 1-97 (1) e
	12"	\$ 160.00	\$ 160.00	Sec. 1-97 (1) e
2 SEWER RATES & FEES				
Sewer rates include both a fixed meter charge based on meter size and consumption charge based on metered consumption, billed monthly.				
A. Fixed Meter Charge by Meter Size		Monthly	Monthly	
	5/8"	\$ 14.55	\$ 14.55	Sec. 1-97 (1) f; Sec. 1-75
	1" (Single-Family Residential with fire sprinkler system)	\$ 14.55	\$ 14.55	Sec. 1-97 (1) f; Sec. 1-75
	1"	\$ 36.38	\$ 36.38	Sec. 1-97 (1) f; Sec. 1-75
	1 1/2"	\$ 72.75	\$ 72.75	Sec. 1-97 (1) f; Sec. 1-75
	2"	\$ 116.40	\$ 116.40	Sec. 1-97 (1) f; Sec. 1-75
	3"	\$ 218.25	\$ 218.25	Sec. 1-97 (1) f; Sec. 1-75
	4"	\$ 363.75	\$ 363.75	Sec. 1-97 (1) f; Sec. 1-75
	6"	\$ 727.50	\$ 727.50	Sec. 1-97 (1) f; Sec. 1-75
	8"	\$ 1,164.00	\$ 1,164.00	Sec. 1-97 (1) f; Sec. 1-75
	10"	\$ 1,818.75	\$ 1,818.75	Sec. 1-97 (1) f; Sec. 1-75
	12"	\$ 2,182.50	\$ 2,182.50	Sec. 1-97 (1) f; Sec. 1-75
B. Consumption Charge (per 1,000 gallons) See Notes 1 & 2		\$ 4.63	\$ 4.63	Sec. 1-97 (1) c; Sec. 1-75
Note 1	Single-Family Residential metered consumption capped at 15,000 gallons per monthly billing			Sec. 1-97 (1) c; Sec. 1-75
Note 2	No cap for non-residential metered consumption			Sec. 1-97 (1) g; Sec. 1-75
C. Flat Sewer Charge				
	Residential (Note 1)	\$ 34.46	\$ 33.53	Sec. 1-97 (1) c; Sec. 1-75
	Non-residential (Note 2)			
	5/8"	\$ 70.11	\$ 36.77	Sec. 1-97 (1) c; Sec. 1-75
	1"	\$ 70.11	\$ 92.87	Sec. 1-97 (1) c; Sec. 1-75
	1 1/2"	\$ 70.11	\$ 188.96	Sec. 1-97 (1) c; Sec. 1-75
	2"	\$ 70.11	\$ 387.72	Sec. 1-97 (1) c; Sec. 1-75
	3"	\$ 70.11	\$ 627.54	Sec. 1-97 (1) c; Sec. 1-75
	4"	\$ 70.11	\$ 1,199.00	Sec. 1-97 (1) c; Sec. 1-75
	6"	\$ 70.11	\$ 1,942.41	Sec. 1-97 (1) c; Sec. 1-75
	8"	\$ 70.11	\$ 4,058.21	Sec. 1-97 (1) c; Sec. 1-75
	10"	\$ 70.11	\$ 5,189.39	Sec. 1-97 (1) c; Sec. 1-75
Note 1	The residential flat sewer rate consists of the fixed meter charge for a 5/8" meter plus assumed consumption based on the average consumption for residential customers having domestic metered water service during the most recent calendar year			
Note 2	Each tier of the non-residential flat sewer rate consists of the fixed meter charge for the assumed meter size plus assumed consumption based on the average metered consumption for non-residential customers having that meter size during the most recent calendar year			
D. Availability Charge for unconnected 5/8" sewer service; Availability Charge for larger meters based on meter size		Monthly	Monthly	
		\$ 14.55	\$ 14.55	Sec. 1-97 (1) a
D. Bulk Wastewater Collection and Treatment Rate (per 1,000 gallons)		\$3.34	\$3.34	Sec. 1-97 (1) b
E. Sewer Service Connection Fee				
Installation Fee by Service Size				
	4" Service	\$ 2,200.00	\$ 2,200.00	Sec. 1-97 (2) a; Sec. 1-5 c
	6" Service	\$ 2,800.00	\$ 2,800.00	Sec. 1-97 (2) a; Sec. 1-5 c
Inspection Fee for Developer-Installed Connection		\$ 55.00	\$ 55.00	Sec. 1-97 (2) b; Sec. 1-6 a
Inspection Fee for Developer-Installed Connection (After hours - Minimum of 2 hours)		\$75/hour	\$75/hour	Sec. 1-97 (2) b; Sec. 1-6 a
F. System Development Charges				
Sewer by Meter Size				Sec. 4-47 (a)
	5/8"	\$ 2,180.00	\$ 2,160.00	Sec. 1-97 (2) d
	1" (Single-Family Residential with fire sprinkler system)	\$ 2,180.00	\$ 2,160.00	Sec. 1-97 (2) d
	1"	\$ 5,450.00	\$ 5,400.00	Sec. 1-97 (2) d
	1 1/2"	\$ 10,900.00	\$ 10,800.00	Sec. 1-97 (2) d
	2"	\$ 17,440.00	\$ 17,280.00	Sec. 1-97 (2) d
	3"	\$ 32,700.00	\$ 32,400.00	Sec. 1-97 (2) d
	4"	\$ 54,500.00	\$ 54,000.00	Sec. 1-97 (2) d
	6"	\$ 109,000.00	\$ 108,000.00	Sec. 1-97 (2) d
	8"	\$ 174,400.00	\$ 172,800.00	Sec. 1-97 (2) d
	10"	\$ 272,500.00	\$ 270,000.00	Sec. 1-97 (2) d
	Unmetered service (sewer only)	\$10/gallon projected flow	\$10/gallon projected flow	Sec. 1-97 (2) d
G. Grinder Pump Fees				
Residential grinder pump fee, monthly		\$15.00	\$15.00	
Developer grinder pump fee per platted lot		\$300.00	\$300.00	

Exhibit 19

Master Meter Exhibit for Element Barclay (WR-2317)

Element Barclay Apartments
1605 Barclay Pointe Boulevard
Wilmington, North Carolina 28403

Service Address	Meter Number	Meter Size	Units Served	Monthly Water Fixed Charge	Monthly Sewer Fixed Charge
1303 Element Way	17018142	2-inch	30	\$129.68	\$116.40
1311 Element Way	17609775	2-inch	27	\$129.68	\$116.40
1315 Element Way	48790910	2-inch	27	\$129.68	\$116.40
1335 Element Way	17609770	2-inch	30	\$129.68	\$116.40
1342 Element Way*	82537992	4-inch	90	\$405.25	\$363.75
1347 Element Way	17609774	2-inch	27	\$129.68	\$116.40
1605 Barclay Pointe BLVD	16633218	2-inch	Clubhouse	\$0.00	\$0.00
1620 Barclay Pointe BLVD	17609763	2-inch	30	\$129.68	\$116.40
1630 Barclay Pointe BLVD	17609767	2-inch	27	\$129.68	\$116.40
			288	\$1,313.01	\$1,178.55

Monthly Fixed Water	\$1,313.01
Per Unit Fixed Monthly Charge	\$4.56

Monthly Fixed Sewer	\$1,178.55
Per Unit Fixed Monthly Charge	\$4.09

Admin Billing Fee:	\$3.75
Fixed Charges Per Unit:	\$8.65

Total Monthly Fee: \$12.40

*The master meter located at 1342 Element Way is shared with WR-2779. WR-2317 has 60 units associated with this meter and WR-2997 has 30 units. This has increased the total number of units for allocating the monthly administrative fee from the original 258 units to 288 units.



2201 Lakeside Blvd Richardson, Texas 75082

Order Form

Correct number of units is 258

GREYSTAR MANAGEMENT SERVICES LP
600 LAS COLINAS BLVD E STE 2100
IRVING, TX 75039-5628
UNITED STATES
(972) 556-1700, (972) 556-8915 fax

Customer ID	Sites	Units/Beds	Sync Date
C0901 005 364	1	286 / --	January 01
Order No	Quote Date	Exp Date	Default License Term Start Date
Q2202 002 160	02/22/2022	03/24/2022	N/A

This Order Form ("Order Form") is subject to and by this reference made a part of the Master Agreement dated 01/01/2021 between RealPage, Inc. and Greystar Management Services L.P. ("Master Agreement"). Execution of this Order Form by RealPage, Inc. and Greystar Management Services L.P. shall obligate one or more of the RealPage Parties to provide and Greystar Management Services L.P. to accept and pay for the Product Centers shown below, and creates a legally enforceable set of Governing Documents for each Site listed below. In the event of a conflict between the Fees shown on this Order Form for a particular Product Center and the Fees shown on the Schedule of Charges incorporated into the Master Agreement ("SOC") for that same Product Center, the Fees shown on this Order Form shall control.

ORDER SUMMARY

Products			Qty	ILF(\$)	Access(\$)	Billing	Measure		
Resident Billing: Resident OneBill			1	0.00	██████	Per Occurrence	Transaction		
Utility Expense Management: Delivery Fee			1	0.00	██████	Per Occurrence	Transaction		
Utility Expense Management: Expedited Vendor Payment			1	0.00	██████	Per Occurrence	Transaction		
Utility Expense Management: Utility Account Setup			1	0.00	██████	Per Occurrence	Transaction		
Utility Expense Management: Vacant Recovery			1	0.00	██████	Per Occurrence	Transaction		
Property Name		Site ID	Owner Name		City		State	Units/Beds	PPU %
ELEMENT BARCLAY STATION			GREYSTAR MANAGEMENT LLC		WILMINGTON		NC	286 / --	N/A

Products			Qty	ILF(\$)	Access(\$)	Billing	Measure
Greystar Utility Expense Management: Standard			1	0.00		Monthly	Unit
Property Name	Site ID	Owner Name	City	State	Units/Beds	PPU %	
ELEMENT BARCLAY STATION		GREYSTAR MANAGEMENT LLC	WILMINGTON	NC	286 / --	N/A	

- Notwithstanding the Submeter Reads Product Center shown above (if any), if upon Activation Site Owner determines it requires Submeter Reads: Automated, Site Owner shall pay \$██████ per meter read and if Site Owner determines it requires Submeter Reads: Manual, Site Owner shall pay \$██████ per meter read.
- The RealPage Party accepting this Order Form and providing the RealPage Utility Management (RUM) Product Center(s) referenced above is Realpage Utility Management Inc.
- Notwithstanding anything in the Governing Documents to the contrary, in the event Site Owner's License Term commences at any time after the first of a month, a RealPage Party will not prorate Access Fees for that initial partial month for the RealPage Utility Management Product Center.





Order Form

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May 23 2023

2201 Lakeside Blvd Richardson, Texas 75082

CLIENT PORTAL ADMIN INFORMATION

Name	Title	Phone	Email

Prior to accessing a Product Center, the undersigned must designate its authorized Superuser either within an order form or by providing written notice to RealPage. Following RealPage's provision of access to such Superuser, the undersigned will be responsible for managing the Superuser's rights and privileges, including without limitation any changes to the identity of the Superuser.

GREYSTAR MANAGEMENT SERVICES LP
600 LAS COLINAS BLVD E STE 2100
IRVING, TX 75039-5628
UNITED STATES

REALPAGE, INC.
2201 LAKESIDE BLVD
RICHARDSON, TEXAS 75082
UNITED STATES

DocuSigned by:
Signature: Vicki Parrish
8615768CD5154C9...

By: _____

Title: _____

Sr. Dir-Greystar, as agent for owner

Date: 2/24/2022

By: Richard Kraska

Title: Chief Financial Officer

Effective Date: _____

Account Manager: David Burns

Date: 02/22/2022

