

SELLER DOCKET NO.	WR-2851 Sub 1
PURCHASER DOCKET NO.	WR-2852 Sub 2
FILING FEE RECEIVED	

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

APPLICATION FOR TRANSFER OF AUTHORITY TO CHARGE FOR WATER AND/OR SEWER SERVICE AND FOR APPROVAL OF RATES FOR  
APARTMENT COMPLEXES AND MANUFACTURED HOME PARKS

INSTRUCTIONS

If additional space is needed, supplementary sheets may be attached. If any section does not apply, write "not applicable".

SELLER

1. Name of current certified owner Ginkgo Quads LLC
2. Mailing address 200 South College Street, Suite 200, Charlotte, North Carolina 28202
3. Business telephone number 704-944-0100

PURCHASER

4. Name of purchaser Ginkgo Fieldbrook LLC
5. Business mailing address of purchaser 776 White Oak Road, #501  
City and state Mooreville, North Carolina Zip code 28115
6. Business telephone number 704-944-0100 Business fax number \_\_\_\_\_
7. Business email address [ncuc@conservice.com](mailto:ncuc@conservice.com)

UTILITY SERVICE AREA

8. Name of Apartment Complex or Manufactured Home Park Fieldbrook Village
9. County (or counties) Iredell
10. Type of Service (Water and/or Sewer) Water and Sewer
11. Supplier of purchased water Town of Mooreville (Mooreville)
12. Supplier of purchased sewage treatment Town of Mooreville (Mooreville)
13. Current number of customers - Water 16 Sewer 16
14. Number of customers that can be served (including present customers, vacant units or lots, etc.):  
Water 16 Sewer 16

PROPOSED AND PRESENT RATES

- |  | <u>Proposed Rates</u>    | <u>Present Rates</u>     |
|--|--------------------------|--------------------------|
| 15. Water usage rate (not to exceed supplier's unit consumption rate):   | <u>\$ 5.40</u>           | <u>\$ 4.87</u>           |
| 16. Sewer usage rate (not to exceed supplier's unit consumption rate):   | <u>\$ 6.28</u>           | <u>\$ 6.28</u>           |
| 17. 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> |
| 18. 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>\$ 14.07</u>          | <u>\$ 14.07</u>          |
| 19. 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).   |                          |                          |

PERSONS TO CONTACT

- |   | <u>NAME</u>               | <u>ADDRESS</u>   | <u>TELEPHONE</u>    |
|---|---------------------------|--|---------------------|
| 20. Management Company  | <u>Nicole Lankas</u>      | <u>776 White Oak Road, #501, Mooreville, NC 28115</u>          | <u>704-897-6166</u> |
| 21. Complaints or Billing   | <u>Elizabeth Peterson</u> | <u>9950 Scripps Lake Drive, Suite 101, San Diego, CA 92131</u> | <u>435-271-6589</u> |
| 22. Emergency Service   | <u>Nicole Lankas</u>      | <u>776 White Oak Road, #501, Mooreville, NC 28115</u>          | <u>704-897-6166</u> |
| 23. Filing and Payment of Regulatory Fees to Utilities Commission | <u>Elizabeth Peterson</u> | <u>9950 Scripps Lake Drive, Suite 101, San Diego, CA 92131</u> | <u>435-271-6589</u> |

REQUIRED EXHIBITS

1. If the Purchaser is a corporation, LLC, LP, etc., enclose a copy of the certification from the North Carolina Secretary of State (Articles of Incorporation or Application for Certificate of Authority for Limited Liability Company, etc.). (Must match name on Line 4 of application.)
2. If the Purchaser is a partnership, enclose a copy of the partnership agreement. (Must match name on Line 4 of application.)
3. Enclose a copy of a Warranty Deed showing that the Purchaser has ownership of all the property necessary to operate the utility. (Must match name on Line 4 of application.)
4. Enclose a vicinity map showing the location of the apartment complex or manufactured home park in sufficient detail for someone not familiar with the county to locate the apartment complex or manufactured home park. (A county roadmap with the apartment complex or manufactured home park outlined is suggested.)
5. Enclose maps of the apartment complex or manufactured home park in sufficient detail to show the layout of streets, apartment buildings or manufactured home lots, and water and/or sewer mains.
6. Enclose a copy of the supplier's schedule of rates that will be charged to the provider for purchased water.
7. Enclose a copy of the supplier's schedule of rates that will be charged to the provider for purchased sewage treatment.
8. Enclose a copy of any agreements or contracts that the Purchaser has entered into covering the provision of billing and collecting and meter reading services to the apartment complex or manufactured home park.
9. If the provider is requesting to include the supplier's administrative fee in its 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.

FILING INSTRUCTIONS

10. 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 Mall 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.
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 N.C. DEPARTMENT OF COMMERCE/UTILITIES COMMISSION.**

SIGNATURES

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

Signature Ginkgo Fieldbrook LLC  
By: [Signature] Authorized Representative  
Purchaser

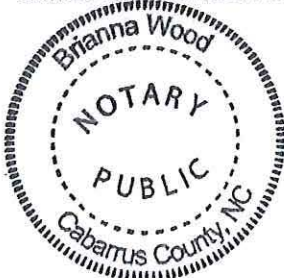
Date 10/25/22

Signature \_\_\_\_\_  
Seller

Date \_\_\_\_\_

13. (Typed or Printed Name) Eric Rohm

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 October, 2022  
Brianna Wood  
Notary Public

My Commission Expires: 12/22/25

Date



REQUIRED EXHIBITS

1. If the Purchaser is a corporation, LLC, LP, etc., enclose a copy of the certification from the North Carolina Secretary of State (Articles of Incorporation or Application for Certificate of Authority for Limited Liability Company, etc.). (Must match name on Line 4 of application.)
2. If the Purchaser is a partnership, enclose a copy of the partnership agreement. (Must match name on Line 4 of application.)
3. Enclose a copy of a Warranty Deed showing that the Purchaser has ownership of all the property necessary to operate the utility. (Must match name on Line 4 of application.)
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6. Enclose a copy of the supplier's schedule of rates that will be charged to the provider for purchased water.
7. Enclose a copy of the supplier's schedule of rates that will be charged to the provider for purchased sewage treatment.
8. Enclose a copy of any agreements or contracts that the Purchaser has entered into covering the provision of billing and collecting and meter reading services to the apartment complex or manufactured home park.
9. If the provider is requesting to include the supplier's administrative fee in its 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.

FILING INSTRUCTIONS

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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 N.C. DEPARTMENT OF COMMERCE/UTILITIES COMMISSION.**

SIGNATURES

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

Signature \_\_\_\_\_ Purchaser

Date \_\_\_\_\_

Signature Ginkgo Woods LLC Authorized Representative  
By: [Signature] Seller

Date \_\_\_\_\_

13. (Typed or Printed Name) Eric Rohm

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 22 day of October, 2022

Brianna Wood  
Notary Public

My Commission Expires: 12/22/25  
Date

• Upload a PDF Filing • Order a Document Online • Add Entity to My Email Notification List • View Filings • Print a Pre-Populated Annual Report form • Print an Amended a Annual Report form

## Limited Liability Company

### Legal Name

Ginkgo Fieldbrook NC LLC

### Prev Legal Name

Ginkgo Quads LLC

## Information

**SosId:** 1769910

**Status:** Merged ⓘ

**Date Formed:** 11/8/2018

**Citizenship:** Domestic

**Annual Report Due Date:** April 15th

**Annual Report Status:**

**Registered Agent:** Rohm, Eric

## Addresses

### Mailing

200 S College Street Suite 200  
Charlotte, NC 28202

### Principal Office

200 S College Street Suite 200  
Charlotte, NC 28202

### Reg Office

200 S College Street Suite 200  
Charlotte, NC 28202

### Reg Mailing

200 S College Street Suite 200  
Charlotte, NC 28202

## Company Officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

**Manager**

FQ Holding LLC

200 S College Street Suite 200

Charlotte NC 28202

**OFFICIAL COPY**

**Oct 25 2022**

SOSID: 1769910  
Date Filed: 11/8/2018 9:10:00 AM  
Elaine F. Marshall  
North Carolina Secretary of State  
C2018 308 00018

**OFFICIAL COPY**

Oct 25 2022

- | Name      | Business Address                                | Capacity  |
|-----------|---|---|
| Eric Rohm | 1023 W Morehead St Ste 301, Charlotte, NC 28208 | <input type="checkbox"/> Member <input checked="" type="checkbox"/> Organizer |
|           |   | <input type="checkbox"/> Member <input type="checkbox"/> Organizer            |
|           |   | <input type="checkbox"/> Member <input type="checkbox"/> Organizer            |

4. The street address and county of the initial registered agent office of the limited liability company is:

Number and Street 1023 W Morehead Street Suite 301

City Charlotte State: NC Zip Code: 28208 County: Mecklenburg

- Number and Street \_\_\_\_\_
- City \_\_\_\_\_ State: NC Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

- a. ☐ The limited liability company has a principal office.

The principal office telephone number: \_\_\_\_\_

The street address and county of the principal office of the limited liability company is:

Number and Street: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

The mailing address, if different from the street address, of the principal office of the company is:

Number and Street: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

b. ☒ The limited liability company does not have a principal office.

7. Any other provisions which the limited liability company elects to include (e.g., the purpose of the entity) are attached.

8. **(Optional):** Listing of Company Officials (See instructions on the importance of listing the company officials in the creation document.

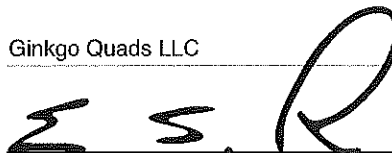
Name	Title	Business Address

9. **(Optional):** Please provide a business e-mail address: Privacy Redaction  
The Secretary of State's Office will e-mail the business automatically at the address provided above at no cost when a document is filed. The e-mail provided will not be viewable on the website. For more information on why this service is offered, please see the instructions for this document.

10. These articles will be effective upon filing, unless a future date is specified:

This is the 2nd day of November, 2018.

Ginkgo Quads LLC



Signature

Eric Rohm, Organizer

Type or Print Name and Title

The below space to be used if more than one organizer or member is listed in Item #2 above.

\_\_\_\_\_

\_\_\_\_\_

Signature

Signature

Type and Print Name and Title

Type and Print Name and Title

**NOTE:**

1. Filing fee is \$125. This document must be filed with the Secretary of State.



State of North Carolina  
Department of the Secretary of State

SOSID: 1769910  
Date Filed: 11/20/2020 2:15:00 PM  
Elaine F. Marshall  
North Carolina Secretary of State  
C2020 324 00829

OFFICIAL COPY

Oct 25 2022

ARTICLES OF MERGER

Pursuant to North Carolina General Statute Sections 55-11-05(a), 55-11-12, 55A-11-09(d), 55A-11-04, 57D-9-42, 59-73.32(a) and 59-1072(a), as applicable, the undersigned entity does hereby submit the following Articles of Merger as the surviving business entity in a merger between two or more business entities.

1. The name of the surviving entity is Ginkgo Quads LLC, a (check one)  
☐ corporation, ☐ nonprofit corporation, ☐ professional corporation, ☒ limited liability company,  
☐ limited partnership, ☐ partnership, ☐ limited liability partnership organized under the laws of  
North Carolina (state or country).

2. The address of the surviving entity is:

Street Address: 200 S College Street Suite 200 City: Charlotte  
State: NC Zip Code: 28202 County: Mecklenburg

- (a) (Complete only if the surviving business entity is a foreign business entity that is not authorized to transact business or conduct affairs in North Carolina.) The mailing address of the surviving foreign business entity is:

Street Address: \_\_\_\_\_ City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

The Surviving foreign business entity will file a statement of any subsequent change in its mailing address with the North Carolina Secretary of State.

3. For each merging entity: (if more than one, complete on separate sheet and attach.)

The name of the merged entity is Ginkgo Fieldbrook LLC, a (check one)  
☐ corporation, ☐ nonprofit corporation, ☐ professional corporation, ☒ limited liability company,  
☐ limited partnership, ☐ partnership, ☐ limited liability partnership organized under the laws of  
Delaware (state or country).

The mailing address of each merging entity is: (if more than one, complete on separate sheet and attach)

Street Address: 200 S College Street Suite 200 City: Charlotte  
State: NC Zip Code: 28202 County: Mecklenburg

4. If the surviving business entity is a domestic business entity, the text of each amendment, if any, to the Articles of Incorporation, Articles of Organization, or Certificate of Limited Partnership within the Plan of Merger is attached.



5. A Plan of Merger has been duly approved in the manner required by law by each of the business entities participating in the merger.

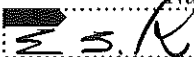
**Provide the information in Items 6 and 7 below for a merger between a parent unincorporated entity and a subsidiary corporation or corporations. (§55-11-12)**

6. The terms and conditions of the merger are attached. (§55-11-12 mergers only)
7. Information concerning the manner and basis of converting the interests in each merging business entity into interests, obligations, or securities of the surviving business entity, or into cash or other property in whole or in part, or of cancelling the interests is attached. (§55-11-12 mergers only)
8. These articles will be effective upon filing unless a delayed date and/or time is specified \_\_\_\_\_.

This the 19 day of November, 2020.

Ginkgo Quads LLC

*Name of Entity*



*Signature*

Eric Rohm, Authorized Persc

*Type or Print Name and Title*

**NOTES:**

1. Filing fee is \$50 for For-profit entities.
2. Filing fee is \$25 when the surviving business entity is a Non-profit corporation.
3. This document must be filed with the Secretary of State. Certificate(s) of Merger must be registered pursuant to the requirements of N.C.G.S. Section 47-18.1

ATTACHMENT TO ARTICLES OF MERGER  
OF  
GINKGO FIELDBROOK LLC (MERGING ENTITY)  
INTO  
GINKGO QUADS LLC (SURVIVING ENTITY)

The Articles of Organization of Ginkgo Quads LLC, the surviving entity, are amended as of the effective date of merger, as follows:

The name of the limited liability company is changed to Ginkgo Fieldbrook NC LLC.

State of North Carolina  
Department of the Secretary of State

ARTICLES OF MERGER

SOSID: 2383264  
Date Filed: 5/23/2022 10:15:00 AM  
Elaine F. Marshall  
North Carolina Secretary of State  
C2022 140 00329

OFFICIAL COPY  
Oct 25 2022

Pursuant to North Carolina General Statute Sections 55-11-05(a), 55-11-12, 55A-11-09(d), 55A-11-04, 57D-9-42, 59-73.32(a) and 59-1072(a), as applicable, the undersigned entity does hereby submit the following Articles of Merger as the surviving business entity in a merger between two or more business entities.

1. The name of the surviving entity is Ginkgo White Oak LLC, a (check one)  
☐ corporation, ☐ nonprofit corporation, ☐ professional corporation, ☒ limited liability company,  
☐ limited partnership, ☐ partnership, ☐ limited liability partnership organized under the laws of  
North Carolina (state or country).

2. The address of the surviving entity is:

Street Address: 200 S College Street Suite 200 City: Charlotte

State: NC Zip Code: 28202 County: Mecklenburg

- (a) (Complete only if the surviving business entity is a foreign business entity that is not authorized to transact business or conduct affairs in North Carolina.) The mailing address of the surviving foreign business entity is:

Street Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ County: \_\_\_\_\_

The Surviving foreign business entity will file a statement of any subsequent change in its mailing address with the North Carolina Secretary of State.

3. For each merging entity: (if more than one, complete on separate sheet and attach.)

The name of the merged entity is Ginkgo Fieldbrook NC LLC, a (check one)

☐ corporation, ☐ nonprofit corporation, ☐ professional corporation, ☒ limited liability company,  
☐ limited partnership, ☐ partnership, ☐ limited liability partnership organized under the laws of

North Carolina (state or country).

The mailing address of each merging entity is: (if more than one, complete on separate sheet and attach)

Street Address: 200 S College Street Suite 200 City: Charlotte

State: NC Zip Code: 28202 County: Mecklenburg

4. If the surviving business entity is a domestic business entity, the text of each amendment, if any, to the Articles of Incorporation, Articles of Organization, or Certificate of Limited Partnership within the Plan of Merger is attached.

5. A Plan of Merger has been duly approved in the manner required by law by each of the business entities participating in the merger.

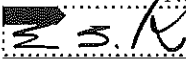
**Provide the information in Items 6 and 7 below for a merger between a parent unincorporated entity and a subsidiary corporation or corporations. (§55-11-12)**

6. The terms and conditions of the merger are attached. (§55-11-12 mergers only)
7. Information concerning the manner and basis of converting the interests in each merging business entity into interests, obligations, or securities of the surviving business entity, or into cash or other property in whole or in part, or of cancelling the interests is attached. (§55-11-12 mergers only)
8. These articles will be effective upon filing unless a delayed date and/or time is specified \*\_\_\_\_\_.

\* These articles shall be effective May 23, 2022

This the 20 day of May, 2022.

Ginkgo White Oak LLC

*Name of Entity*  
  
*Signature*

Eric Rohm, Authorized Person

*Type or Print Name and Title*

**NOTES:**

1. Filing fee is \$50 for For-profit entities.
2. Filing fee is \$25 when the surviving business entity is a Non-profit corporation.
3. This document must be filed with the Secretary of State. Certificate(s) of Merger must be registered pursuant to the requirements of N.C.G.S. Section 47-18.1



ATTACHMENT TO ARTICLES OF MERGER OF  
GINKGO FIELDBROOK NC LLC (MERGING ENTITY) INTO  
GINKGO WHITE OAK LLC (SURVIVING ENTITY)

The Articles of Organization of Ginkgo White Oak LLC, the surviving entity, are amended as of the effective date of merger, as follows:

The name of the limited liability company is changed to Ginkgo Fieldbrook LLC.

Type: CONSOLIDATED REAL PROPERTY  
Recorded: 4/11/2019 1:22:00 PM  
Fee Amt: \$1,550.00 Page 1 of 2  
Revenue Tax: \$1,524.00  
Iredell County, NC  
Ronald N. Wyatt Register of Deeds

BK 2612 PG 239 - 240

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Oct 25 2022

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 1,524<sup>00</sup>

Parcel Identifier No. 4666411321, 4666411109, 4666410076, and 4666400942

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Mail/Box to: \_\_\_\_\_

This instrument was prepared by: Erika M. Erlenbach, The McIntosh Law Firm, P.C., P. O. Box 2270, Davidson, NC 28036

Brief description for the Index: Lots, 25, 26, 27 and 28 White Oaks Section 7

THIS DEED made this 9 of April, 2019, by and between

**GRANTOR**

**The Peggy R. Griffith Family Limited Partnership**

**Mailing Address: 727 Heatherly Road  
Mooresville, NC 28115**

**GRANTEE**

**Ginkgo Quads, LLC, a North Carolina Limited  
Liability Company**

**Mailing Address: 200 S. College Street, Suite 200  
Charlotte, NC 28202**

**Property Address:  
1268, 1276, 1284, and 1292 Fieldstone Road  
Mooresville, NC 28115**

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, parcel of land or condominium unit situated in the City/Town of Mooresville, Iredell County, North Carolina and more particularly described as follows:

BEING all of Lots 25, 26, 27, and 28 of White Oaks, Section 7 as shown in Map Book 11, at Page 24 and 24A of the Iredell County Register of Deeds.

Subject to restrictions and easements including but not limited to those of record Iredell County Registry of Deeds,

The property hereinabove described was acquired by Grantor Book 1025, Page 132 and Estate of Peggy R. Griffeth 18E501 Iredell County Registry of Deeds.

A map showing part of the above described property is recorded in Map Book 11, Page 24 and 24A Iredell County Registry of Deeds.

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

(1) All such valid and enforceable easements, conditions and restrictions as may appear of record and the ad valorem taxes for the current and subsequent years and all matters which would be disclosed by a current survey and physical inspection.

This property is \_\_\_\_\_ is not XXX part of the Grantors' primary residence.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

The Peggy R. Griffeth Family Limited Partnership

Margaret Griffeth Lyerly Executrix (SEAL)  
By: Estate of Peggy R. Griffeth  
By: Margaret Griffeth Lyerly, Executrix

State of North Carolina - County of Mecklenburg

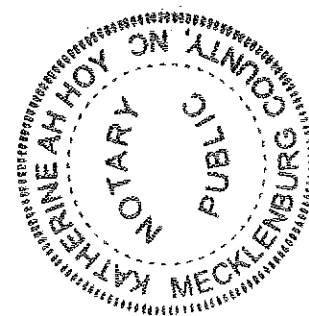
I, Katherine Ahlthay, the undersigned Notary Public of the County and State aforesaid, certify that Margaret Griffeth Lyerly personally came before me this day and acknowledged that she is the Executrix of the Estate of Peggy R. Griffeth, and that by authority duly given and as the act of such, she voluntarily signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal, this 9 day of April, 2019.

Katherine Ahlthay  
Notary Public

My Commission Expires: 11/7/21

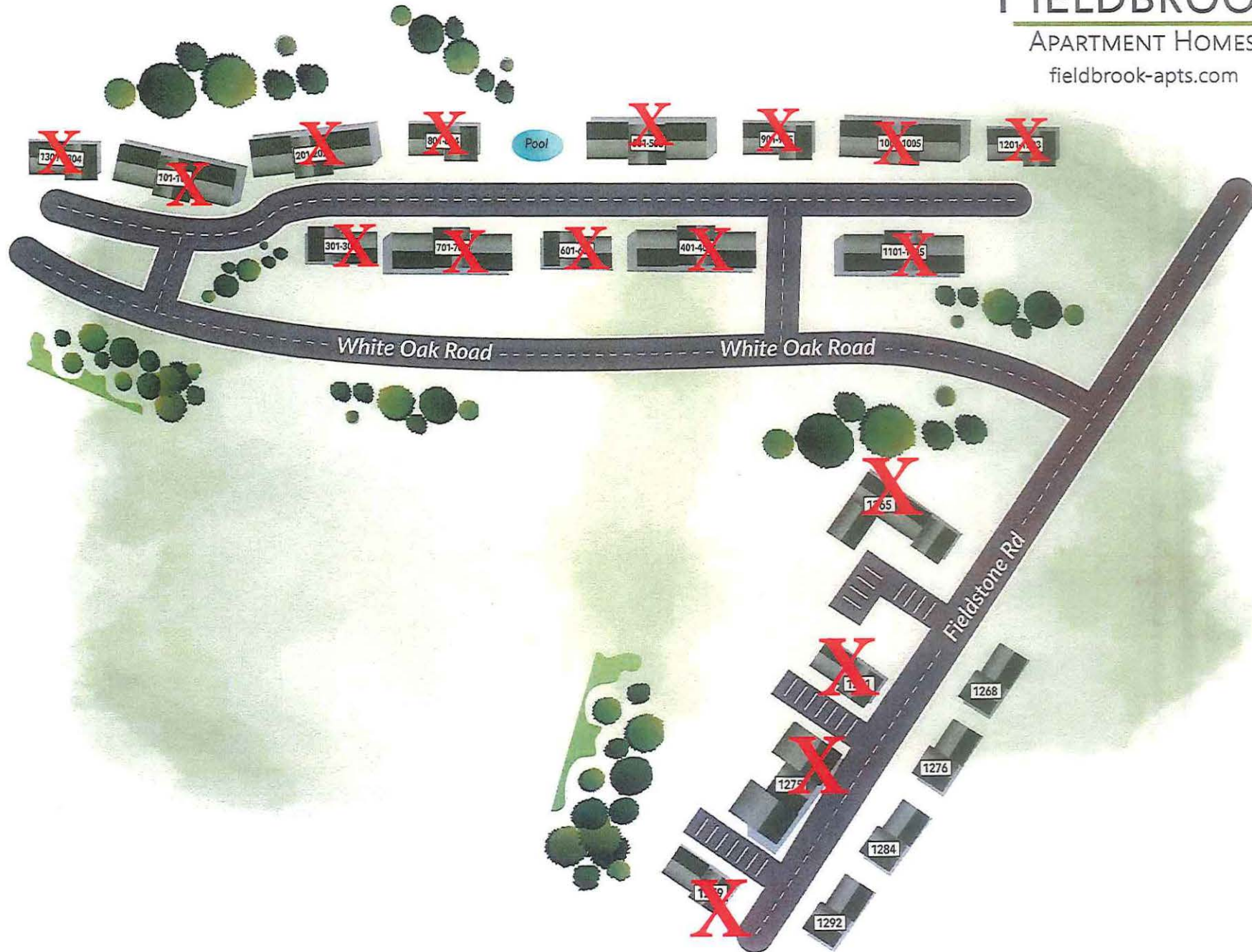
Katherine Ahlthay  
(Printed Name of Notary Public)



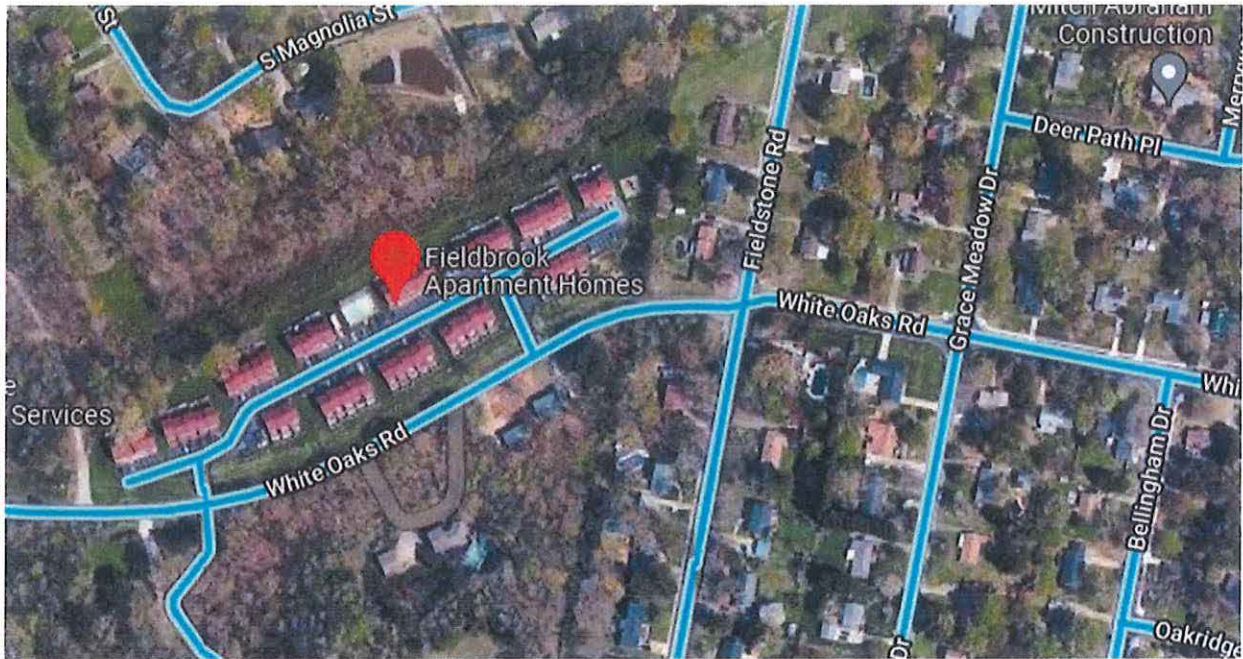
# FIELDBROOK

APARTMENT HOMES

[fieldbrook-apts.com](http://fieldbrook-apts.com)







## Fieldbrook Apartment Homes

3.5 ★★★★★ 10 reviews

Apartment complex



Directions



Save



Nearby



Send to  
phone



Share



776 White Oaks Rd #501, Mooresville, NC 28115



## WATER/SEWER RATES

**July 1, 2022- June 30, 2023**

### Water - Minimum Monthly Charge

Customer Class	Meter Size (inch)	Monthly Charge Inside	Monthly Charge Outside
Residential & Commercial	3/4"	\$ 7.11	\$ 14.22
Residential & Commercial	1"	\$ 17.78	\$ 35.56
Residential & Commercial	1.5"	\$ 35.55	\$ 71.10
Residential & Commercial	2"	\$ 56.88	\$ 113.76
Residential & Commercial	3"	\$ 113.76	\$ 227.52
Residential & Commercial	4"	\$ 177.75	\$ 355.50
Residential & Commercial	6"	\$ 355.50	\$ 711.00
Residential & Commercial	8"	\$ 568.80	\$ 1,137.60
Hydrant	N/A	\$ 40.90	\$ 81.80

### Volumetric Water Rates

Usage Block	Monthly Usage (gallons)	Rate/1,000 Gallons Inside	Rate/1,000 Gallons Outside
Residential - Block 1	0-5,000	\$ 4.14	\$ 8.28
Residential - Block 2	5,001 - 10,000	\$ 5.19	\$ 10.38
Residential - Block 3	All Over 10,000	\$ 6.63	\$ 13.26
Commercial - All Usage	<100,000,000	\$ 4.87	\$ 9.74
Commercial - All Usage	≥100,000,000	\$ 3.70	
Utility Bulk	All Flow	\$ 3.72	
Governmental Bulk	All Flow	\$ 0.52	

### Sewer Minimum Monthly Charge

Customer Class	Meter Size (inch)	Monthly Charge Inside	Monthly Charge Outside
Residential, Commercial, and Metered Sev	3/4"	\$ 9.39	\$ 18.78
Residential, Commercial, and Metered Sev	1"	\$ 23.48	\$ 46.96
Residential, Commercial, and Metered Sev	1.5"	\$ 46.95	\$ 93.90
Residential, Commercial, and Metered Sev	2"	\$ 75.12	\$ 150.24
Residential, Commercial, and Metered Sev	3"	\$ 150.24	\$ 300.48
Residential, Commercial, and Metered Sev	4"	\$ 234.75	\$ 469.50
Residential, Commercial, and Metered Sev	6"	\$ 469.50	\$ 939.00
Residential, Commercial, and Metered Sev	8"	\$ 751.20	\$ 1,502.40

### Volumetric Sewer Rate

Usage Block	Monthly Usage (gallons)	Rate/1,000 Gallons Inside	Rate/1,000 Gallons Outside
Residential	All Flow	\$ 6.28	\$ 12.56
Commercial	All Flow	\$ 6.28	\$ 12.56
Governmental Bulk	All Flow	\$ 5.34	
Utility Bulk	All Flow	\$ 5.65	





# Conservice Service and Pricing Schedule

Bret  
James

Digitally signed by Bret James  
DN: cn=Bret James, o=Conservice, ou=Conservice, email=bret.james@conservice.com  
Date: 2019.08.01 09:38:30

Community Name: Fieldbrook Village Management: Ginkgo Residential Legal Name: \_\_\_\_\_

Complete Address: 776 White Oaks Rd. #501  
1060 Fieldbrook Road, Mooresville, NC 28115

Tax ID: 83-2460486 Units: 16 Beds: \_\_\_\_\_ Contract Term: MSA

BILLING	<input type="checkbox"/> Conservice Collect <input checked="" type="checkbox"/> Community Collect		<b>Monthly Conservice Invoice/Reimbursement Preferences</b> Delivery Method: Email Payment Method:		Takeover: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Prior Customer/Provider:		<input checked="" type="checkbox"/> Multifamily <input type="checkbox"/> HOA <input type="checkbox"/> Student <input type="checkbox"/> Military <input type="checkbox"/> Commercial <input type="checkbox"/> WYSE	
	Method: <input checked="" type="checkbox"/> RUBS <input checked="" type="checkbox"/> Sub-metered <input type="checkbox"/> Direct Metered		Occupants to Bill: <input checked="" type="checkbox"/> New Move-ins <input checked="" type="checkbox"/> Lease Renewals <input checked="" type="checkbox"/> Employees		Retail Units: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Electronic Data Exchange (EDE): <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Tenant Software: OneSite Accounting Software:	
	UTILITY	MATCH PREVIOUS	METHOD	CAD/FLAT AMOUNT	RAMP UP?	ADDITIONAL INFORMATION		
	Water	<input type="checkbox"/>	Sub-meter Utility Rates		<input checked="" type="checkbox"/>	Ginkgo has contracted with us to complete the water submeter retrofit installation. Billing will begin after the installation and approval from the NCUC  Synergy Only until meter install and NCUC approval are completed. NCUC docket signed 9/10/19 ramp up 4/10/19 for NMI's and LR's		
	Sewer	<input type="checkbox"/>	Sub-meter Utility Rates		<input checked="" type="checkbox"/>			
	Trash	<input type="checkbox"/>	Flat Fee	\$10	<input checked="" type="checkbox"/>			
Pest	<input type="checkbox"/>	Flat Fee	\$7	<input checked="" type="checkbox"/>				
Stormwater	<input type="checkbox"/>	RUBS per Unit	0%	<input checked="" type="checkbox"/>	Rent/Ancillary: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Vacant Electricity	<input type="checkbox"/>	Direct Metered		<input type="checkbox"/>				

FEE NAME	FREQUENCY	OCCUPANT FEE	CLIENT PORTION	\$ OR %	RAMP UP
<del>Synergy Processing Fee/Unit</del>	<del>Per Month</del>		<del>Client Pays</del>	<del>\$1.50*</del>	<input type="checkbox"/>
<del>Vacant Cost Recovery</del>	<del>Per Occurrence</del>		<del>Client Retains</del>		<input type="checkbox"/>
All Utilities	Per Bill Mailed	\$3.75	Client Retains	\$0.00	<input checked="" type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>
					<input type="checkbox"/>

Postal Increase Paid By: ☒ Owner ☐ Resident/Tenant ☒ Neither CPI Increase Paid By: ☐ Owner ☐ Resident/Tenant ☒ Neither

Additional Information: NO VCR Fees for Ginkgo Residential - Per Marc  
\*Synergy only fee of \$1.50 until All Utilities fee of \$3.75 with the start of billing.

MSA: ☒ Yes ☐ No Client Name: Ginkgo Residential

<b>SYNERGY</b>  Services Used: (mark all that apply)  <input checked="" type="checkbox"/> Vacant Billing <input checked="" type="checkbox"/> Bill Pay <input type="checkbox"/> EPA Benchmarking (\$25 per month) <input type="checkbox"/> Owner Conversion (\$1,299) Expected close date: _____ <input type="checkbox"/> New Construction (\$250 per month)	<b>SUB-METER EQUIPMENT</b>  If Applicable: Meter Type: Meter Model: Meter Size: Reading System: Measurement: Modem #: Conservice Install: Maintenance Plan: <input type="checkbox"/> Gold If unmarked, on-call pricing will apply	<b>MISCELLANEOUS</b>  Products: <input type="checkbox"/> Control * <input checked="" type="checkbox"/> Full <input type="checkbox"/> Self <input type="checkbox"/> Vendor Mgmt <input type="checkbox"/> Resident Tools * <input type="checkbox"/> Check Scanning * <input type="checkbox"/> Sub-meter Installation * <input type="checkbox"/> Energy/ENERGYZE * *Terms and Fees listed on product addenda
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	Contact Name	Role	Email	Phone
CONTACTS	Brianna Wood	Project Manager - setup contact	brianna.wood@ginkgoemail.com	704-944-2004
	Christi Manos	Project Manager - setup contact	christi.manos@ginkgoemail.com	704-944-2031
	Kayla Hattaway	Property Manager	manager@fieldbrook-aps.com	704-981-4582
	Diana Leis	Regional Manager	diana.leis@ginkgoemail.com	980-722-1403
ADD. INFO	IT Contact Accounting Contact			

Sales: Pam Berkosky Account Manager: Shana Lunsford Customer Initials: \_\_\_\_\_ Conservice Initials: DS

OFFICIAL COPY  
Oct 25 2022

Property Name	Fieldbrook Village (fl049)		Created By:	csifri
Address	1268 Fieldstone Rd Mooresville NC 28115		Date:	07/22/19
Number of Units	16		Last Utility Rate Change:	09/01/15
Utility	Town of Mooresville [Residential, Inside City Designation]		Next Utility Rate Change:	09/01/19
*Rates have not changed since 09/01/15.*				
<b>Water Base Charges</b>				
(4) 1.0 " Meter Charge	\$	17.78 each	\$	71.12 monthly
			\$	71.12 monthly total
			\$	4.45 per unit monthly
<b>Water Consumption Charges</b>				
<b>Utility Rates:</b>				
First 20,000 Gallons	\$	3.10 per CCF	\$	4.14 per 1,000 gallons
Next 20,000 Gallons	\$	3.88 per CCF	\$	5.19 per 1,000 gallons
Overage	\$	4.96 per CCF	\$	6.63 per 1,000 gallons
<b>NCUC Recommendation Rate (based on average unit consumption of 4,000 gallons):</b>				
		All gallons	\$	5.40 per 1,000 gallons
*Price derived from weighted average price per 1,000 gallons for 4,000 gallons of monthly consumption:				
First Tier	1250 Gallons	@ 4.14 per 1,000 gallons	\$	5.18
Second Tier	1250 Gallons	@ 5.19 per 1,000 gallons	\$	6.49
Third Tier	1500 Gallons	@ 6.63 per 1,000 gallons	\$	9.95
	4,000 Gallons		\$	21.61
**Rates have not changed since 09/01/15.**				
<b>Sewer Base Charges</b>				
(4) 1.0 " Meter Charge	\$	23.48 each	\$	93.92 monthly
			\$	93.92 monthly total
			\$	5.87 per unit monthly
<b>Sewer Consumption Charges</b>				
<b>Utility Rates:</b>				
All Usage	\$	4.70 per CCF	\$	6.28 per 1,000 gallons
<b>NCUC Recommendation Rate:</b>				
		All gallons	\$	6.28 per 1,000 gallons
<b>Test:</b>				
Gallons:	Water	\$	26.05	NOTE: \$3.75 Per Unit Monthly Billing Management Fee.
4000	Sewer	\$	30.99	



Name of Property: Fieldbrook Village (fl049)  
Utility Provider: Town of Mooresville

Account Number	Service Address	Meter Size(s)	Units Served
103057	1292 Fieldstone Rd	(1) 1.0 " Meter	4
103058	1284 Fieldstone Rd	(1) 1.0 " Meter	4
103059	1276 Fieldstone Rd	(1) 1.0 " Meter	4
103060	1268 Fieldstone Rd	(1) 1.0 " Meter	4
Total:		(4) 1.0 " Meters	16