

DOCKET NO. WR-- WR-4168 Sub 0
FILING FEE RECEIVED \$100

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

APPLICATION FOR CERTIFICATE 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".

APPLICANT

1. Name of owner Eagleview Gate City LLC
2. Business mailing address of owner 13000 S Tryon St Suite F163
City and state Charlotte NC Zip code 28278
3. Business telephone number 704-962-9926 Business fax number _____
4. Business email address d-desantis@eagleviewcap.com

PROPOSED UTILITY SERVICE AREA

5. Name of Apartment Complex or Manufactured Home Park Gate City Flats Apartment Homes
6. County (or counties) Forsyth
7. Type of Service (Water and/or Sewer) Water/Sewer
8. Supplier of purchased water City of Greensboro
9. Supplier of purchased sewage treatment City of Greensboro
10. Number of customers - Water 101 Sewer 101
11. Number of customers that can be served (including present customers, vacant units or lots, etc.):
Water 101 Sewer 101
12. For manufactured home parks, are all lots to be served owned by the Applicant? (yes or no) _____

PROPOSED RATES

(Amount Applicant Proposes to Charge)

13. Water usage rate (not to exceed supplier's unit consumption rate): 3.41
14. Sewer usage rate (not to exceed supplier's unit consumption rate): 4.23
15. Are the usage rates listed above per ccf or per 1,000 gallons? Per CCF
16. Monthly administrative fee: \$3.75
(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)
17. 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).

PERSONS TO CONTACT

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>
18. Management Company	<u>Dan DeSantis</u>	<u>13000 S Tryon St Ste F-163 Charlotte, NC 28278</u>	<u>704-962-9926</u>
19. Complaints or Billing	<u>Dan DeSantis</u>	<u>13000 S Tryon St Ste F-163 Charlotte, NC 28278</u>	<u>704-962-9926</u>
20. Emergency Service	<u>Dan DeSantis</u>	<u>13000 S Tryon St Ste F-163 Charlotte, NC 28278</u>	<u>704-962-9926</u>
21. Filing and Payment of Regulatory Fees to Utilities Commission	<u>Dan DeSantis</u>	<u>13000 S Tryon St Ste F-163 Charlotte, NC 28278</u>	<u>704-962-9926</u>

REQUIRED EXHIBITS

- ✓ 1. If the Applicant 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 1 of application.)**
- ✗ 2. If the Applicant is a partnership, enclose a copy of the partnership agreement. **(Must match name on Line 1 of application.)**
- ✓ 3. Enclose a copy of a Warranty Deed showing that the Applicant has ownership of all the property necessary to operate the utility. **(Must match name on Line 1 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 Applicant 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 required exhibits and **original notarized signature** 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 an additional copy, 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.**

SIGNATURE

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

Signature

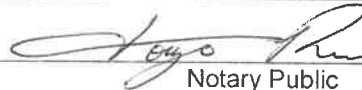


Date

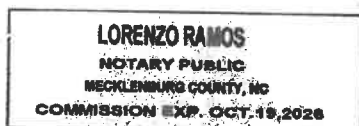
11/21/2022

13. (Typed or Printed Name) Daniel J. Desantis
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 21st day of November, 2022.


Notary Public

My Commission Expires: Oct 19, 2026
Date



EXH. 1

**CERTIFICATE OF FORMATION
OF
EAGLEVIEW GATE CITY, LLC**

THIS Certificate of Formation of Eagleview Gate City, LLC (the "Company"), dated as of June 10th, 2021, is being duly executed and filed by the undersigned, as an authorized person, to form a limited liability company under the Delaware Limited Liability Company Act (6 Del.C. § 18-101, *et seq.*).

1. *Name.* The name of the limited liability company formed hereby is Eagleview Gate City, LLC.

2. *Registered Office.* The address of the registered office of the Company in the State of Delaware is: 251 Little Falls Drive, Wilmington, New Castle County, Delaware 19808-1674.

3. *Registered Agent.* The name and address of the registered agent for service of process on the Company in the State of Delaware are: Corporation Service Company, 251 Little Falls Drive, Wilmington, New Castle County, Delaware 19808-1674.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation of Eagleview Gate City, LLC as of the date first-above written.

EAGLEVIEW GATE CITY, LLC

BY: Daniel J. DeSantis
Daniel J. DeSantis, Authorized Person

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Dec 01 2022

Ex 14 3

BK: R 8487
PG: 1592 - 1595

RECORDED:

07/29/2021

02:09:51 PM

ASSISTANT-HP

BY: SHEIKA WASHINGTON

2021056810

GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00

STATE OF NC

REAL ESTATE

EXTX \$12400.00

Excise Tax: \$12,400.00

Tax Parcel No. 0032352

Parcel Identifier No. 7876416382

Mail after recording to:

This instrument was prepared by: The Village at Summit Station LLCBrief Description for the Index: **6.04AC PB86-101 Apartment Summit Station**

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 28th day of July, 2021, by and between

GRANTOR	GRANTEE
The Village at Summit Station, LLC, a Florida limited liability company 405 Golfway West Drive St Augustine, FL 32095	Eagleview Gate City, LLC, a Delaware limited liability company 13000 S. Tryon Street Ste 163-F Charlotte, NC 28278

The designated 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 Guilford County, North Carolina, and more particularly described as follows:

See Attached Exhibit A Legal Description

Submitted electronically by "Chrystal DeHart Raper Attorney at Law, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Guilford County Register of Deeds.

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Dec 01 2022

The property herein above described was acquired by Grantor by instrument recorded in Book 8136, Page 1331-1334, Guilford County Registry.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 86, Page 101, Guilford County Registry.

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.

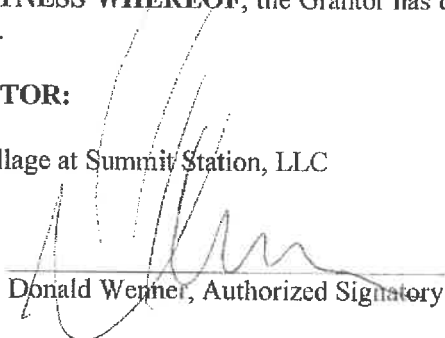
The Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions set forth herein on Exhibit "B", attached hereto and incorporated herein by reference (the "Exceptions").

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

GRANTOR:

The Village at Summit Station, LLC

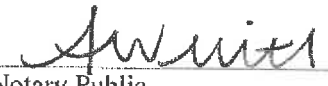
By:


Donald Wenner, Authorized Signatory

**STATE OF: FLORIDA
COUNTY OF: ST JOHNS**

I certify that the following person(s) personally appeared before me this day, by means of ☒ physical presence or ☐ online notarization, acknowledging to me that he voluntarily signed the foregoing document for the purposes stated therein and, in the capacity, indicated: Donald Wenner, Authorized Signatory of The Village at Summit Station, LLC.

Witness my hand and official stamp or seal, this the 23 day of July, 2021.


Notary Public

Abbigail White
Printed Name

My Commission Expires: 8/26/24



EXHIBIT A**Description of Property**

Being a parcel of land located in Gilmer Township, Guilford County, Greensboro, North Carolina, shown on Plat Book 86, Page 101 of the Guilford County Registry and more particularly described as follows:

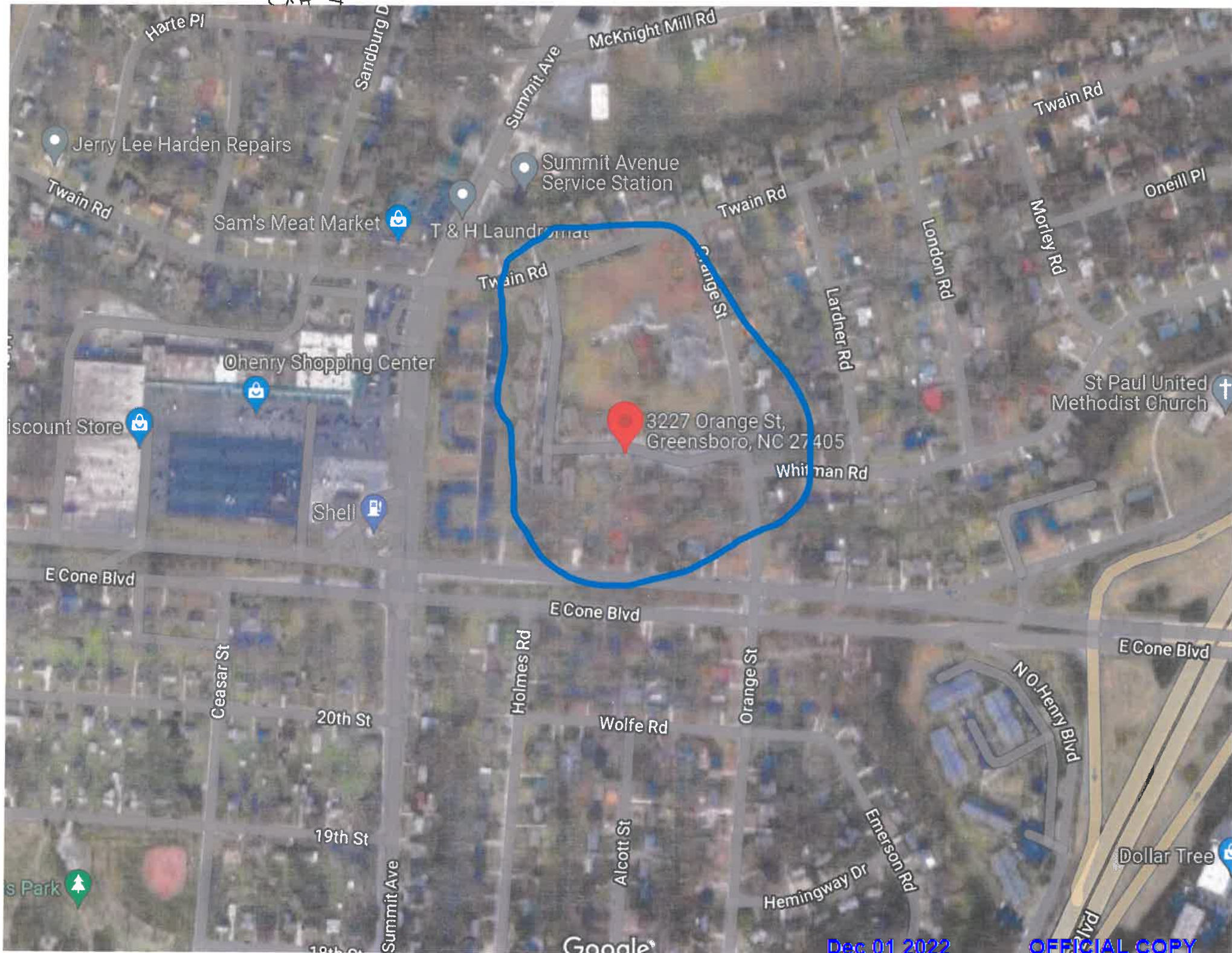
Beginning at an existing iron pipe, in the western right of way of Orange Street, said existing iron pipe being the Northeast corner of Lot 9 of O'Henry Oaks Subdivision, Section 2-A, Plat Book 24, Page 59; said existing iron pipe also being the Southeast corner of the herein described parcel; Thence, with Lots 9 through 1 of O'Henry Oaks Subdivision, Section 2-A, Plat Book 24, Page 59, N 86° 21' 00" W a total of 701.07 feet to an existing iron pipe, a corner with Lot 1 of the O'Henry Oaks Subdivision, Section 2-A, Plat Book 24, Page 59, in the line of Lot 1 of the O'Henry Oaks Subdivision, Section 2-G, Plat Book 30, Page 67; Thence, with part of Lot 1 and Lots 2 & 3 of the O'Henry Oaks Subdivision, Section 2-G, Plat Book 30, Page 67; N 03° 36' 19" E a total of 588.00 feet to an existing iron pipe, a corner with Lot 3 of the O'Henry Oaks Subdivision, Section 2-G, Plat Book 30, Page 67 in the right of way of Twain Road; Thence, with the right of way of Twain Road, N 74° 53' 58" E 64.56 feet to an existing iron pipe; thence, with the right of way of Twain Road, N 71° 56' 24" E 149.61 feet to an existing iron pipe, a corner with Greater Metropolitan Restoration Center, Deed Book 6259, Page 1011, in the Right of Way of Twain Road; Thence, with Greater Metropolitan Restoration Center, S 03° 37' 11" W 369.69 feet to an existing iron pipe; Thence, with Greater Metropolitan Restoration Center, S 86° 13' 44" E 438.72 feet to an existing iron pipe in the right of way of Orange Street; Thence, with the right of way of Orange Street, S 08° 32' 55" E 251.39 feet to an existing iron pipe; Thence, with the right of way of Orange Street, S 07° 27' 06" E 48.67 feet to an existing iron pipe, the place and point of beginning, said parcel containing 6.043 acres, more or less, as shown on a survey entitled, "ALTA Survey, Summit Station Apartments, By CPT Engineering and Surveying, Inc., Dated 07 Jun 07".

EXHIBIT B

EXCEPTIONS

1. Unpaid ad valorem real property taxes for 2021 and subsequent years;
2. Building restriction lines, easements and other matters shown on plat recorded in Plat Book 86, Page 101, Guilford County Registry;
3. Rights of tenants under unrecorded leases, as shown on the Rent Roll provided simultaneously herewith;
4. Title to any portion of the Property lying within the right of way of Twain Road and Orange Street.
5. Setbacks, easements and other matters shown on unrecorded ALTA/NSP Land Title Survey of 3203 Orange Street, Greensboro, North Carolina, prepared by Jonathan Murphy Professional Land Surveying, for Eagleview Gate City, LLC and dated July 2021.

EXH 4



Dec 01 2022

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ExH. 6 & 7

City of Greensboro Proposed Water and Sewer Rates (effective 7/1/2022)

Monthly Residential Accounts

Water	Inside	Outside
Billing and availability fee **	\$4.37	\$11.01
Up to 3 units	\$2.37 per unit	\$5.94 per unit
4th through the 10th unit	\$3.41 per unit	\$8.55 per unit
11th through the 20th unit	\$4.30 per unit	\$10.66 per unit
21st and greater units	\$5.93 per unit	\$14.85 per unit
Wastewater		
Billing and availability fee **	\$4.37	\$11.01
All units	\$4.23 per unit	\$10.46 per unit

** Fee shown applies to customers with 5/8" water meters. For 3/4" meters, the fee is \$7.04 for customers inside the City and \$17.64 for customers outside the City.

One Unit Equals 748 Gallons

All Sprinkler Accounts

	Inside	Outside
Billing and availability fee ^	\$7.04	\$17.64
Water	\$5.93 per unit	\$14.85 per unit

^ Fee shown applies to customers with 3/4" meters. Refer to Billing and Availability chart for other meter sizes.

One Unit Equals 748 Gallons

Non-Residential Accounts

Volume Charges (in addition to billing and availability fee)

Water	Inside	Outside
Up to 3000 units	\$3.41 per unit	\$8.55 per unit
3000 and greater	\$3.41 per unit	\$3.41 per unit
Wastewater		
Up to 3000 units	\$4.23 per unit	\$10.46 per unit
3000 and greater	\$4.23 per unit	\$4.23 per unit

Billing and Availability Fees***

Meter Size	Inside	Outside
5/8"	\$4.37	\$11.01
3/4"	\$7.04	\$17.64
1"	\$22.19	\$55.80
1 1/4"	\$52.00	\$133.00
1 1/2"	\$89.00	\$225.00
2"	\$147.00	\$370.00
3"	\$297.00	\$741.00
4"	\$466.00	\$1,167.00
6"	\$890.00	\$2,222.00
8"	\$1,432.00	\$3,573.00
10"	\$2,152.00	\$5,358.00

*** Fees are billed per service provided, so if water and wastewater are provided, a separate fee will be charged for each.

EXH 8



This standard agreement hereinafter "Agreement" is by and between the parties listed below and consists of two parts: The System Agreement and the Billing Services Agreement.

This agreement prepared: 11/15/2022

Between

Eagleview Gate City LLC 13000 S. Tryon St. Suite 1-163 Charlotte, North Carolina 28278 704-962-9926 *In this agreement, Eagleview Gate City LLC will be referred to as client.
--

Guardian Water & Power, Inc. 9121 Anson Way, Suite 200 Raleigh, North Carolina 27615 919-723-3739 *In this agreement, Guardian Water & Power, Inc. will be referred to as GWP.
--

I have read and understand all parts of this Standard Agreement.

For: Eagleview Gate City LLC Tax ID: 87-1301246 Signature: <i>Daniel J DeSantis</i> <i>*By signing this Agreement, I acknowledge that I am an authorized agent for the above named Client</i> Printed Name: Daniel DeSantis Title: Managing Member Date: 11/16/2022

For: Guardian Water & Power, Inc. Signature: <i>Branham Stovall</i> <i>*An authorized agent for GWP</i> Printed Name: Branham Stovall Title: Regional Sales Date: 11/17/22
--

Property: Live Gate City (3YY2Y)

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Dec 01 2022

I. System Specifications

Property Information				
Name:	Live Gate City		Contact:	Dan Desantis
Address:	3203 Orange St		Phone:	704-962-9926
City	Greensboro		Email:	ddesantis@eagleviewcap.com
State:	NC			
Zip	27405	# of units at property		100
Submeter Specifications				
Quantity	Utility	Submeter Model	Install by	Notes
100	Water	3/4" MJ20 Cold Water Meter (1 Per 10 G)	GWP	
Submeter Accessories				
Quantity	Accessory		Install by	Notes
100	3/4" Plastic Meter Coupling Set (MTW)		GWP	
Radio Frequency Technology				
Central Data Collector	NextCentury Gateway (GW301)		Install by	GWP
Repeater	NextCentury Repeater		# of Repeaters	4
Meter Transmitter Unit (MTU)	NextCentury Transceiver		# of MTUs	100
Pricing Summary				
# Of Units	Price Per Unit		Total Price	
100	\$	367.04	\$	36,703.89
				Plus Tax

Terms: 50% due upon acceptance, balance as components are supplied and/or installed. Shipping and handling will be invoiced to and paid by the Client. The Client is responsible for payment.

Equipment Special Instructions

II. Monitoring / Billing Services Specifications

Monitoring / Utility Billing Services & Fees						
Read & Bill (RB), Read, Bill & Collect (RBC) or Read & Monitor Only?				RBC	Charge Fee To:	
Service		Meter	RUBS	Fixed	Client	Occupant
Water	X	X				\$ 3.75
Sewer	X	X				(d)
Storm Water						
Gas						
Hot Water Energy						
Electric						
Garbage (Flat Rate)						
Set Up Fees	X			(b)	\$ 5.00	
Leak Alerts	X					(d)
Maintenance Alerts	X					(d)
5G/LTE Data Plan						
Sewer Capacity						
Other:						
Other:						
Utility Exp. Mgmt.						
Vacancy Cost Rev.						
Rent						
Pest Fees						
Link+ (PM Software)	<input type="checkbox"/> AppFolio	<input type="checkbox"/> Buildium	<input type="checkbox"/> MRI Software	<input type="checkbox"/> RP OneSite	<input type="checkbox"/> RentManager	<input type="checkbox"/> Yardi
Notes: (b) One time only charge per occupant. (c) Unless stated otherwise, fees are charged monthly per unit. (d) no additional fee.						

***Client acknowledges and agrees that all items listed in Section II 'Monitoring/ Billing Services Specifications' are subject to change pending further review from GWP's Chief Compliance Officer. All fees listed are ultimately the responsibility of Client should GWP's CCO determine that such fees may not be passed on to occupants. Client hereby agrees to timely execute an addendum if any such changes are required. ***

Billing Special Instructions

III. System Agreement

Introduction: Founded in 1983, Guardian Water & Power is an independent contractor engaged in the business of supplying, installing and servicing water, gas and electric submeters, and operating a billing service.

1. Scope of Work. Supply the system and install the components indicated in Part I. This agreement is subject to site conditions, discussed further below.

2. GWP Responsibilities. As part of this System Agreement, GWP will perform the following:

(a) Supply and install components listed in Part I in a workmanlike manner and in accordance with the manufacturer's installation and testing procedures. This agreement is subject to actual site conditions. In the event GWP provides an installation quote based off of photos provided by Client, GWP reserves the right to increase its quote should such photos not be representative of actual site conditions.

(b) Notify the Client as soon as possible upon identification of workplace conditions that impede the timely completion of component installations or present a safety hazard when such conditions become reasonably apparent from an inspection. Both parties agree that a change order or amendment to this Agreement may be necessary if conditions or safety hazards exist for items including but not limited faulty wiring.

(c) Maintain \$2.0 million general liability insurance and workers compensation policies.

(d) GWP is not responsible for the quality or condition of existing pipes, gas lines or electrical wiring. Any leaks, breaks, etc. in the plumbing other than the equipment specifically installed by GWP and only to the extent GWP directly caused such issues, will be the responsibility of the owner.

3. Client's Responsibilities. As part of this System Agreement, Client will perform the following:

(a) Provide GWP with a complete and accurate property mailing address, the utility provider or other provider for each type of service outlined in Part 2, and list of unit numbers upon acceptance of this Agreement, and, if available, a site plan and copies of its recent utility bill(s).

(i) For system components installed by Client, the Client will install the correct meter in/on the correct unit as programmed and labeled by Guardian prior to shipping. (For example: the meter labeled for unit 101 must be installed in unit 101). Client understands that failure to install the correct meter in the correct unit may result in delayed utility billing and additional reprogramming fees of at least \$500.

(b) Maintain in good working order all property systems including water, gas, electric and internet systems necessary for proper installation and testing of the components specified in this System Agreement.

(c) Ensure that plumbing systems comply with all applicable plumbing codes and that buildings and/or units are plumbed to avoid water backflow.

(d) For system components installed by GWP, the Client will:

Remove workplace obstructions that could impede installation or create a safety hazard and notify GWP of any defects, potential defects or hazards in existing plumbing or wiring and provide photo documentation of the same. GWP is not responsible for existing defects or hazards or improperly wired electrical panels that exist before GWP begins work. If the unit is occupied, client must notify occupant to remove workplace obstructions that could impede installation or create a safety hazard.

Provide GWP technicians with access to all units during normal business hours. While on-site, GWP technicians will make 2 (two) follow-up attempts to gain access to units that could not be entered on the originally scheduled installation date and time. Thereafter, Uninstalled Meter Devices ("UMD") will be left at the property or retained by GWP for later installation. Client agrees to pay GWP for all UMD at the price quoted in Part I, Specifications, System Pricing. If Client requests GWP follow-up visits to the property location to install UMD, Client agrees to pay GWP for additional labor and travel expenses.

Provide 110VAC double socket electric outlets for Data Collector and repeaters if included before installation begins (RF systems only).

Depending on system specifications (see Part I Specifications) and before GWP techs are at the site to install (if GWP install), Client to provide a live internet router installed and activated with DHCP server turned on. The internet connection must be "business class", have a minimum of 512 kbps up and down and have no filtering or proxying of HTTPS outgoing connections. Client understands that GWP cannot remotely connect to the submeter system without a working internet connection that meets these specifications (RF systems only). It is the Client's responsibility to troubleshoot any issues relating to internet connection. If Client does not provide internet connection or the internet is found at any time not to be in working order, LTE services may be activated and invoiced to the Client at the rate of \$35 per month.

Identify and label all main water shut-off valves, make sure they are in good working order and readily accessible at all time during installation (water submeter systems only).

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(e) For water submeter system components supplied by GWP but installed by Client, Client acknowledges and agrees that Client, Client's installer and the system manufacturer are solely liable for leaks should any occur. GWP will not be liable for such leaks.

[THIS SECTION IS INTENTIONALLY LEFT BLANK]

4. System Price

(a) The price to supply and/or install the system indicated in Part I is shown in Part I, Specifications, System Pricing. Fifty percent (50%) of the System Pricing Amount is due and payable on contract acceptance; the balance will become due and payable as components are delivered and/or installed. GWP will invoice Client for the balance and such invoice or invoices are due within 30 days. Reasonable shipping and handling costs will be invoiced to and paid by the Client. Late fees will apply if payment is not received within 30 days of invoice date. Please note this price is subject to change if not accepted within thirty (30) days of the date this System Agreement was prepared as set out on Page 1. \If amounts remain unpaid for longer than 30 days, GWP retains the rights to the system, including the data collector or other system components.

(b) Permits, if required, are not included in this price. Permits are the responsibility of the Client.

(c) Either party may terminate this System Agreement upon notice to the other party if property workplace conditions are found or hazards exist including hazards with existing plumbing or wiring that could not have been reasonably foreseen, unless the parties mutually agree to modify this System Agreement to reflect the unforeseen property conditions. In such case both parties agree to sign either an addendum to this Agreement or a change order reflecting the new scope of work and pricing.

(d) If the Client terminates this System Agreement for any reason other than unforeseen workplace conditions, Client will be responsible for 50% of the purchase price outlined above plus any manufacturer's restocking charges, shipping charges and reprogramming charges (RF systems only) incurred by GWP prior to the date of such termination will be invoiced to and paid by Client.

(e) No payment by Client or acceptance by GWP of an amount less than the invoiced amount due and owing shall be deemed a waiver of any other amount due or any other obligations set forth in this Agreement. No partial payment or endorsement on any check or any letter accompanying such payment shall be deemed an accord and satisfaction, but GWP may accept such payment without prejudice to GWP's right to collect the balance of any amounts due under the terms of this System Agreement or any late fees or other amounts charged hereunder.

5. Other Charges. The following charges apply only if GWP provides meter installation service and only at the time of the initial meter install, not under any on-going maintenance agreement which are subject to a different pricing schedule.

(a) Replace defective water valves if required at \$50 per occurrence.

(b) Install new unit water shut off valve if required at \$50 per occurrence.

(c) Remove and re-install hot water heaters, if required to install system components at \$150 per occurrence.

(d) If a section(s) of dry wall needs to be removed in order to install a meter(s), GWP is not responsible for any dry wall repair work. All charges to perform any such dry wall repairs will be the sole responsibility of the Client.

6. Delivery and Acceptance. Ownership of system components will pass to the Client upon the later to occur of (a) final payment or (b) delivery to the Client or the Client's representative or (c) installation of components by GWP if applicable. Unless the Client notifies GWP within five (5) business days of delivery or installation completion of any deviation from the System Components listed in Part I, the system will be considered delivered/installed in full.

7. Defective Property Systems. GWP is not responsible for damages resulting from defective property systems including plumbing, gas, electric, internet, or telephone systems.

8. Manufacturer's Warranties. GWP will provide a copy of such Warranty(s), upon request which are provided solely by the Manufacturer(s).

9. GWP Installation Services and Equipment Supply Warranties. For a period of one (1) year following substantial completion, GWP warrants that its installation services will be performed in a workmanlike manner and in accordance with the manufacturer's specifications. In the event that any system component installed by GWP does not perform in accordance with the Manufacturer's Warranty during the first year after shipment of system components to the Client, GWP will repair or replace said system component(s) free of charge. For any and all system components installed by GWP as a part of this System Agreement, GWP warrants its installation labor for a period of one (1) year from the date of installation. For a period of one (1) year following delivery, GWP further warrants that any system components supplied by GWP will perform in accordance with the Manufacturer's Warranty. In the event that any system component supplied by GWP does not perform in accordance with the Manufacturer's Warranty during the first year after shipment of system components to the Client, GWP will repair or replace said system component(s) free of charge. GWP's installation and equipment supply warranties set forth herein will not apply if the system component(s) have been damaged as a result of (a) acts of God, (b) vandalism, (c) any negligent or more culpable act or omission of the Client, its agents or employees, or residents or occupants (d) circumstances beyond the reasonable control of GWP.

10. Limits of Liability for System Agreement. FOR ANY AND ALL COMPONENTS TO BE SUPPLIED AND/OR INSTALLED BY GWP AS A PART OF THIS SYSTEM AGREEMENT, GWP WILL NOT BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, SPECIAL OR INDIRECT DAMAGES INCLUDING WITHOUT LIMITATION LOST REVENUE OR PROFITS, LOST SAVINGS OR LOST DATA, REGARDLESS OF FAULT, WHETHER OR NOT SUCH DAMAGES WERE FORESEEABLE AND WHETHER OR NOT GWP HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. GWP WILL NOT BE LIABLE FOR REGULATORY INFORMATION THAT MAY BE PROVIDED BY GWP. IN NO EVENT WILL GWP'S AGGREGATE LIABILITY EXCEED THE TOTAL FEES RECEIVED BY GWP UNDER THE BILLING SERVICE AGREEMENT SET OUT IN PART IV OF THIS STANDARD SERVICE AGREEMENT IN THE IMMEDIATE TWELVE (12) MONTH PERIOD PRECEDING THE OCCURRENCE WHICH FIRST GAVE RISE TO THE CLAIM. THE CLIENT SHALL INDEMNIFY AND HOLD GWP HARMLESS AGAINST ANY MISREPRESENTATION BY, OR ANY NEGLIGENT OR INTENTIONALLY WRONGFUL ACT OR OMMISSION BY THE CLIENT, ITS EMPLOYEES AND AGENTS. ANY BREACH BY EITHER PARTY OF THIS SYSTEM INSTALLATION AGREEMENT WILL IN NO WAY IMPACT THE VALIDITY OF THE BILLING SERVICES AGREEMENT.

11. Security Interests. Client hereby grants to GWP, and GWP hereby retains a security interest in the equipment and the proceeds thereof, until the purchase price therefore is fully paid. If requested, Client will execute and file whatever documents are reasonably requested by GWP to perfect the security interest granted hereby. However, no security interest shall be granted to or retained by GWP in any state where doing so would, under that state's laws, impair or limit GWP's exercise of its lien rights.

12. Term and Termination. This System Installation Agreement shall begin on the date above and will automatically terminate following the completion of the installation of all system components and payment in full by Client. All warranties referenced herein shall survive termination of this Agreement. Any duties to indemnify will also survive termination of this Agreement. This Agreement may be terminated by either party. Either party may terminate this System Installation Agreement upon thirty-days (30) written notice to the other party, however if Client terminates, Client still remains subject to Paragraph 4C of the System Installation Agreement as well as Paragraph 11 of the Billing Services Agreement.

13. Amendment; Assignment. This System Agreement may not be amended except in writing signed by an authorized representative of Client and GWP. Neither party hereto may assign this System Agreement or any rights or obligations hereunder without the prior written consent of the other party. Notwithstanding the foregoing, if Client is the owner or developer of the Property and seeks to transfer the Property to a homeowners' association or other third party such as a property owner or management company during the term of this System Agreement, Client shall be required to effectuate the valid assignment and assumption of this System Agreement to such homeowners' association or other third party (or other successor-in-interest to the Property) prior to any such transfer; provided, however, that Client must provide GWP with written notice of such assignment and the homeowners' association or other third party must agree in writing to be bound by the terms of this System Agreement. Any assignment in contravention of this Section 12 shall be null and void. The assigning party shall not be relieved of any of its obligations hereunder without the prior written consent of the non-assigning party.

14. Representation of Authority. Each individual executing this System Agreement on behalf of any party hereto expressly represents and warrants that he or she has the authority to execute and thereby bind the party on behalf of which he or she executes this System Agreement to the terms of this System Agreement, and such party agrees to indemnify and hold harmless the other party from any claim that such authority did not exist. For purposes of clarity, if a property management company or general contractor executes this System Agreement on behalf of the owner or developer of the Property, this System Agreement shall remain binding upon the owner or developer of the Property, as the contracting party, regardless of whether the owner or developer changes, removes or otherwise replaces such property management company at any time during the term of this System Agreement.

15. Entire Agreement. This System Agreement and all other agreements and documents referred to in this System Agreement or delivered pursuant hereto constitute the entire understanding among the parties with respect to the subject matter hereof and supersede all other prior agreements and understandings, both written and oral, among the parties or any of them with respect to the subject matter hereof.

16. Severability. The invalidity or unenforceability of any provision of this System Agreement will not affect the validity or enforceability of any other provisions of this Agreement, which will remain in full force and effect. In the event that subsequently enacted legislation or administrative rule makes any provision of this Agreement invalid, the parties agree to use their best efforts to re-negotiate such provision in good faith so as to preserve the underlying intent of this Agreement.

17. Governing Law and Arbitration. This System Agreement will be governed by and construed in accordance with the laws of the state of Ohio. Any controversy, claim or breach arising out of this agreement or any attached agreements shall be settled by arbitration in the state of Ohio and in accordance with the rules of the American Arbitration Association. Judgment upon the award rendered may be entered in any court having jurisdiction thereof.

18. Incorporation by Reference. All exhibits, schedules or other documents, certificates or instruments referred to or attached to this System Agreement are incorporated herein by reference as though fully set forth at the point referred to in the System Agreement.

19. Counterparts. This System Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this System Agreement delivered by e-mail or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this System Agreement.

IV. Monitoring / Billing Services Agreement

GWP will provide the monitoring and/or utility billing services indicated in Part IV of this Monitoring / Billing Services Agreement (the "Billing Services Agreement").

1. GWP Responsibilities. As part of this Billing Services Agreement, GWP will:

- (a) Read meters and bill occupants on an approx. 30-day cycle based on the current utility tariffs in effect in the municipality in which the property is located. While GWP will review the tariff on an annual basis and use reasonable efforts update the billing rates in accordance with the current tariff, GWP is not responsible for any loss of revenue which may occur as a result of any difference between the tariff being used and the then current tariff in effect. Client will notify GWP of any interim changes to local tariffs.
- (b) Submit monthly management reports to the Client. Reports will be available online at myguardianwp.com.
- (c) Provide call center service between the hours of 8:30 A.M. and 8:00 P.M. EST Monday through Friday.
- (d) Provide initial and new employee training for site and management personnel.
- (e) If Read, Bill and Collect (RBC) Services are selected above (Part II, Specifications, Billing Services and Fees), GWP will provide the following additional services:
 - (i) Submit a monthly preview statement by email.
 - (ii) Collect, record and process all occupant payments.
 - (iii) Provide a frequently updated list of occupant accounts receivable during the business week.
 - (iv) Submit a monthly reconciliation report and payment to the Client in amount equal to the payments made by the occupants to GWP during the month less all fees due GWP.
 - (v) At the Client's option, a late fee payable to the Client will be assessed on all delinquent accounts. and in accordance with whether such fees may be charged to occupants under applicable laws.

2. Client's Responsibilities. As part of this Agreement, the Client will:

- (a) Provide GWP with timely occupancy updates by email or by using our web portal myguardianwp.com.
- (b) If requested by GWP, provide timely copies of most recent utility bills. In some cases, utility bills must be used to calculate occupant bills rather than the then prevailing tariff. GWP is not responsible for missed billing cycles should Client not provide such bills when requested.
- (c) Promptly notify GWP if any units at a property are subject to rent control or low-income housing programs of any kind.

(d) Indemnify, defend and hold harmless GWP from and against any and all claims, demands, judgements, suits, regulatory actions and the like resulting from 1) Client's failure to properly notify or disclose to its occupants the existence of this program and all fees associated with the program as required by the laws of the state in which the property is located; 2) Client's decision to back bill occupants for any amounts Client later discovers were not billed. Client further represents it has the authority to backbill occupants by way of proper disclosures in a lease agreement or CC&Rs/By-Laws; 3) Client's failure to notify GWP that any unit is subject to rent control or low income housing of any kind and 4) Client's decision to bill its occupants for any type of utility service where a law, ordinance regulation tariff or the like is not clear as to Client's ability to do so. GWP may determine to move forward billing if directed by Client subject to Client's indemnification outlined herein.

(e) Should the property be sold or should property managers change, require any such change of ownership or management to assume this Agreement or sign a new agreement on similar terms with GWP.

(f) Notify GWP of any interim changes in the property utility tariff that occur after GWP's annual tariff review.

(g) Notify GWP of significant differences between master utility bill and the utility charges shown on GWP monthly management report.

(h) Ensure that lease agreements (CCR's/bi-laws if condos) clearly disclose all language required by law including but not limited to the existence of the program , the methodology/ies to be used, all fees charged to occupants and the amount of each fee (see Part II, Specifications, Billing Services and Fees).

[THIS SECTION IS INTENTIONALLY LEFT BLANK]

(i) Disclose to occupants any and all adjustments to fees that may occur from time to time.

(j) Comply with all state and local laws, guidelines and/or reporting requirements including but not limited to reports that may be due to the state, disclosures required to be given to occupants or copies of bills and other items required to be given to occupants .

(k) Promptly remit any and all fees due to GWP or late fees will apply.

(l) The first billing preview report generated by GWP requires approval by Client. GWP will make reasonable attempts to obtain approval. If no response is received from Client after 30 days) Client is in breach of this Agreement contract and is subject to the Early Termination Fee (see section 17 below).

(m) Notify GWP of any service work performed on system components by technicians other than GWP technicians.

(n) Provide GWP with a list of USPS addresses and unit numbers including occupied and vacant units in a timely manner. GWP needs list of addresses and unit numbers in order to program the meters.

3. Fees and Other Charges

(a) GWP's fees are set forth in Part II above. Unless prohibited by law, the Client may elect to include these fees in the occupant bills. GWP billing fee may be adjusted for any increase in the U.S. Department of Labor, Bureau of Labor Statistics Revised Consumer Price Index ("All Items"), for All Urban Consumers, U.S. City Average, or any comparable successor index, for the preceding 12 months for which such data is then available. Additionally, GWP fees will be automatically increased commensurate with any periodic increase in the U.S. Postal rates for regular mail delivery.

(b) If GWP provides Collection Services (Part II, Specifications, Billing Services and Fees), as a part of this Billing Services Agreement, GWP will (i) charge a NSF fee as allowed by the laws of the state where the property is located billed to the occupant's account for amounts that remain outstanding and (ii) have the right to recover any unpaid amounts due GWP by the Client from funds paid to GWP by the occupants.

(c) No payment by Client or acceptance by GWP of an amount less than the invoiced amount due and owing shall be deemed a waiver of any other amount due. No partial payment or endorsement on any check or any letter accompanying such payment shall be deemed an accord and satisfaction, but GWP may accept such payment without prejudice to GWP's right to collect the balance of any amounts due under the terms of this System Agreement or any late fees or other amounts charged hereunder.

4. Accounting & Billing Reconciliation. The Client will notify GWP of any accounting or billing errors in reports, bills or related documents (collectively, the documents) prepared by GWP within 90 days of the Client's receipt of said documents. GWP will not be responsible for any amounts resulting from errors after such 90 day period.

5. Warranties. Except as specifically set forth in this Billing Services Agreement or any attached agreements (including without limitation the System Agreement), documents, schedules or exhibits, GWP makes no warranties, expressed or implied, with regard to the services provided herein.

6. Limits of Liability for Billing Services. FOR ANY AND ALL SERVICES TO BE PERFORMED IN THIS BILLING SERVICES AGREEMENT, GWP WILL NOT BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, SPECIAL OR INDIRECT DAMAGES INCLUDING WITHOUT LIMITATION LOST REVENUE OR PROFITS, LOST SAVINGS OR LOST DATA, REGARDLESS OF FAULT, WHETHER OR NOT SUCH DAMAGES WERE FORESEEABLE AND WHETHER OR NOT GWP HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. GWP HEREBY EXPRESSLY DISCLAIMS ANY OBLIGATION WHATSOEVER TO INDEMNIFY, DEFEND OR HOLD CLIENT HARMLESS FROM AND AGAINST ANY REGULATORY CLAIM, SUIT OR OTHERWISE BROUGHT AGAINST PROPERTY INCLUDING ANY COMMON LAW OBLIGATIONS OF INDEMNITY. UNDER NO CIRCUMSTANCES WILL GWP BE LIABLE FOR REGULATORY INFORMATION, SAMPLE LEASE LANGUAGE OR SAMPLE CC&R/BY-LAW LANGUAGE THAT MAY BE PROVIDED BY GWP. IN NO EVENT WILL GWP'S AGGREGATE LIABILITY EXCEED THE TOTAL FEES RECEIVED BY GWP UNDER THIS BILLING SERVICE AGREEMENT IN THE IMMEDIATE TWELVE (12) MONTH PERIOD PRECEDING THE OCCURRENCE WHICH FIRST GAVE RISE TO THE CLAIM. No default of the System Installation Agreement by either party will impact the validity of the Billing Services Agreement.

7. Existing System Assessment. If a submetering system already exists at the property, GWP will perform a reading assessment of the existing metering equipment. The assessment identifies units not performing in accordance with the manufacturer's specifications. GWP may delay billing service until the existing equipment passes GWP's assessment process.

8. Interruption of Services. GWP will not be liable for interruption of services under this Billing Services Agreement resulting from (a) action of any governmental agency (b) acts of God or (c) circumstances beyond the reasonable control of GWP.

9. Contract Term. The Billing Services Agreement shall become fully effective and binding as of the date of the Client's signature on the 1st page of this Standard Service Agreement (the "Effective Date"), it being understood that GWP's responsibilities under Section 1 of this Billing Services Agreement shall begin on the first day of the Billing Term. The "Billing Term" shall mean

that period commencing on the date of the initial billing and continuing for (36) months thereafter (the "Billing Term").

Upon the expiration of the initial Billing Term, the Billing Services Agreement will automatically renew for succeeding billing terms of (12) month(s) unless either party provides 30 days written notice of cancellation prior to the commencement date of the additional term. This section 10 is subject to the rights set out in section 11 below.

10. Termination. Either party may terminate this Billing Services Agreement, effective upon written notice to the other (the "Defaulting Party"), if the Defaulting Party: (a) materially breaches this Billing Services Agreement, and such breach is incapable of cure, or with respect to a material breach capable of cure, the Defaulting Party does not cure such breach within sixty (60) days after receipt of written notice of such breach; (b) becomes insolvent or admits its inability to pay its debts generally as they become due; (c) becomes subject, voluntarily or involuntary, to any proceeding under any domestic or foreign bankruptcy or insolvency law, which is not fully stayed within seven business days or is not dismissed or vacated within 45 days after filing; (d) is dissolved or liquidated or takes any corporate action for such purpose; (e) makes a general assignment for the benefit of creditors; or (f) has a receiver, trustee, custodian or similar agent appointed by order of any court competent jurisdiction to take charge of or sell any material portion of its property or business. GWP may terminate this Billing Services Agreement at any time with or without cause, by giving the Client (30) days written notice.

11. Client Default; Early Termination Fee. In addition to the termination rights set forth above, in the event of Client's failure to perform any material obligation under this Billing Services Agreement or any other agreement with GWP in a timely manner, including without limitation, the obligation to pay amounts when due ("Client Default"), GWP is entitled at its sole option and in addition to any other rights or remedies at law or in equity, to suspend performance under this Billing Services Agreement, and/or to remotely remove or otherwise deactivate system configuration components supplied or installed by GWP, in each case without the necessity of taking any other action. In addition to the foregoing, upon the occurrence of a Client Default that results in the termination of this Billing Services Agreement prior to the expiration of the then-current Billing Term in accordance with Section 11 hereof, Client agrees to pay GWP a one-time early termination payment in an amount equal to (i) the balance of all outstanding unpaid invoices from GWP, plus (ii) the amount equal to (A) GWP's monthly fees per units charged to Client or Resident, multiplied by (B) the number of months (rounded up to the next full month) remaining until the end of the term of the Billing Services Agreement, multiplied by (C) the number of units serviced under this Agreement (such amount, the "Early Termination Fee"). The Early Termination Fee shall be due within thirty (30) days of the date of the Client's receipt of GWP's invoice for such Early Termination Fee. The Client agrees to be responsible for GWP's reasonable costs of collection should Client fail to pay the Early Termination Fee when due and payable. Client and GWP acknowledge and agree that the Early Termination Fee is intended to constitute liquidated damages and not a penalty. The parties further acknowledge that (i) the amount of loss or damages likely to be incurred as a result of a Client Default is difficult to precisely estimate, (ii) the amount of the Early Termination Fee bears a reasonable relationship to, and is not plainly or grossly disproportionate to, the probable loss likely to be incurred in connection with a Client Default resulting in the early termination of this Billing Services Agreement, and (iii) the Client and GWP are sophisticated business parties and have negotiated this Agreement at arm's length. In the event of a Default by Buyer, Buyer agrees to pay all reasonable costs of collection.

12. This Billing Services Agreement may not be amended except in writing signed by Client and GWP. Neither party hereto may assign this Billing Services Agreement or any rights or obligations hereunder without the prior written consent of the other party. Notwithstanding the foregoing, if Client is the owner or developer of the Property and seeks to transfer the Property to a homeowners' association or other third party during the term of this Billing Services Agreement, Client shall be required to effectuate the valid assignment and assumption of this Billing Services Agreement to such homeowners' association (or other successor-in-interest to the Property) prior to any such transfer; provided, however, that Client must provide GWP with written notice of such assignment and the homeowners' association (or other successor-in-interest to the Property) must agree in writing to be bound by the terms of this Billing Services Agreement. Any transfer or assignment in contravention of this Section 12 shall be null and void. The assigning party shall not be relieved of any of its obligations hereunder without the prior written consent of the non-assigning party.

13. Representation of Authority. Each individual executing this Billing Services Agreement on behalf of any party hereto expressly represents and warrants that he or she has the authority to execute and thereby bind the party on behalf of which he or she executes this Billing Services Agreement to the terms of this Billing Services Agreement, and such party agrees to indemnify and hold harmless the other party from any claim that such authority did not exist. For purposes of clarity, if a property management company or general contractor executes this Billing Services Agreement on behalf of the owner, developer or homeowner's association (HOA) of the Property, this Billing Services Agreement shall remain binding upon the owner or developer of the Property, as the contracting, regardless of whether the owner or developer changes, removes or otherwise replaces such property management company or general contractor at any time during the term of this Billing Services Agreement.

14. **Notices.** All notices, requests, demands, consents or approvals permitted or required to be given to any of the parties to this Billing Services Agreement will be in writing and will be deemed given or delivered when (a) delivered by hand; or (b) when received by the addressee, if sent by regular mail or other express delivery service, in each case to the addresses set forth above.

15. **Entire Agreement.** This Billing Services Agreement and all other agreements and documents referred to in this Agreement or delivered pursuant hereto constitute the entire understanding among the parties with respect to the subject matter hereof and supersede all other prior agreements and understandings, both written and oral, among the parties or any of them with respect to the subject matter hereof.

16. **Severability.** The invalidity or unenforceability of any provision of this Billing Services Agreement will not affect the validity or enforceability of any other provisions of this Agreement, which will remain in full force and effect. In the event that subsequently enacted legislation or administrative rule make any provision of this Agreement invalid, the parties agree to use their best efforts to re-negotiate such provision in good faith so as to preserve the underlying intent of this Agreement.

17. **Governing Law and Arbitration.** This Billing Services Agreement will be governed by and construed in accordance with the laws of the state of Ohio. Any controversy, claim or breach arising out of this Agreement or any attached Agreements shall be settled by arbitration in the state of Ohio and in accordance with the rules then obtaining of the American Arbitration Association. Judgment upon the award rendered may be entered in any court having jurisdiction thereof.

18. **Incorporation by Reference.** All exhibits, schedules or other documents, certificates or instruments referred to or attached to this Billing Services Agreement are incorporated herein by reference as though fully set forth at the point referred to in the Agreement.

19. **Counterparts.** This Billing Services Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Billing Services Agreement delivered by e-mail or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Billing Services Agreement.

EXH 9

Gate City Flats - Master Meter Exhibit

Meter Size	Service Address	Meter Number	# units Served	Monthly Water Admin Charge
2.0"	3223 Orange St	49908611	53	\$198.75
2.0"	3227 Orange St	21852906	48	\$180.00
Totals:			101	\$251.25

Revised Proposed Monthly Administrative Fee:

Billing	\$3.75
Monthly Water Base Fees	\$147.00
Monthly Sewer Base Fees	\$147.00
Total	\$297.75

D DeSantis 11/15/2022



CITY OF GREENSBORO

NORTH CAROLINA

PO BOX 1170

GREENSBORO NC 27402-1170

IMPORTANT CONTACT INFORMATION:

ALL BILLING INQUIRIES 336-373-2489
 BANK DRAFT INFORMATION 336-373-2489
 BILL INFORMATION 336-373-2489
 24-HOUR EMERGENCY 336-373-2033
 WATER/SEWER SERVICE 336-373-4729
 PAY BY PHONE 336-373-4729

ACCT NO	420-2015.305	SERVICE ADDRESS	3223 ORANGE ST
BILLING DATE	10/10/2022	STORMWATER PARCEL ID	0294-0001-011
CYCLE	35	NAME ON ACCOUNT	GATE CITY FLATS
DUE DATE	10/28/2022	TOTAL DUE	\$8,590.44

OFFICIAL COPY

CITY SERVICES STATEMENT

METER NUMBER(S)	METER SIZE	PREVIOUS READ	PRESENT READ	CONSUMPTION
1. 49908611	2"	8/25/22 16599 A	9/26/22 17112 A	513

Account Activity
 Previous Balance 7085.84
 Payment Received - 9/13/22 2714.22CR
 Balance Forward \$4371.62

Current Charges
 Water Billing & Availability Charge - Service 1 147.00
 Water Consumption Charges - Service 1 513 Units @ 3.41 1749.33
 Sewer Billing & Availability Charge - Service 1 147.00
 Sewer Consumption Charges - Service 1 513 Units @ 4.23 2169.99
 Monthly Household Haz. Waste - 2" 5.50
 Total Current Charges \$4218.82
 Total New Balance \$8590.44

THIS ACCOUNT IS DELINQUENT. Payment is due immediately on the past due amount labeled "Balance Forward" or "Previous Balance." Full payment is required by the due date. \$20.00 late fees will be added if payment is not received. Water may be cut off at any time afterward and the account may be terminated. This is your only notice before service is turned off.

Water, Sewer, and Solid Waste Charges INCREASED as of JULY 1, 2022. To set up a PAY ARRANGEMENT or INSTALLMENT PLAN, or if you have questions about your bill, please call 336-373-CITY (2489). Pay Online at www.greensboro-nc.gov/onlinepayments or by PHONE at 336-373-IPAY (4729).

Tear here and return THIS PORTION with payment in the return envelope provided or present in person at our office. Please do not staple or paper clip payment to this statement.



CITY OF GREENSBORO
 NORTH CAROLINA
 PO BOX 1170
 GREENSBORO NC 27402-1170
 RETURN SERVICE REQUESTED

CITY SERVICES STATEMENT

ACCOUNT	420-2015.305
CYCLE	35
PAY BY	10/28/2022
TOTAL DUE	\$8,590.44

006237

006237 Grp No: 006237 Page: 1 of 2 (Seq# 6237)
 GATE CITY FLATS
 3227 ORANGE ST
 GREENSBORO NC 27405-4103



CITY OF GREENSBORO
 PO BOX 1170
 GREENSBORO NC 27402-1170

420201530500008590445

Dec 01 2022

CITY OF GREENSBORO

NORTH CAROLINA

PO BOX 1170

GREENSBORO NC 27402-1170

IMPORTANT CONTACT INFORMATION:

BILLING INQUIRIES 336-373-2489
 BANK DRAFT INFORMATION 336-373-2489
 BILL INFORMATION 336-373-2489
 24-HOUR EMERGENCY 336-373-2033
 WATER/SEWER SERVICE 336-373-4729
 PAY BY PHONE 336-373-4729

ACCT NO	420-2016.305	SERVICE ADDRESS	3227 ORANGE ST
BILLING DATE	10/10/2022	STORMWATER PARCEL ID	0294-0001-011
CYCLE	35	NAME ON ACCOUNT	GATE CITY FLATS
DUE DATE	10/28/2022	TOTAL DUE	\$6,264.56

CITY SERVICES STATEMENT

METER NUMBER(S)	METER SIZE	PREVIOUS READ	PRESENT READ	CONSUMPTION
21852906	2"	8/25/22	439 A 9/26/22 838 A	399

Account Activity

Previous Balance 4497.66
 Payment Received - 9/13/22 1686.26CR
 Balance Forward \$2811.40

Current Charges

Water Billing & Availability Charge - Service 1 147.00
 Water Consumption Charges - Service 1 399 Units @ 3.41 1360.59
 Sewer Billing & Availability Charge - Service 1 147.00
 Sewer Consumption Charges - Service 1 399 Units @ 4.23 1687.77
 Monthly Household Haz. Waste - 2" 5.50
 Stormwater Charges 39.00 Units 105.30

Total Current Charges \$3453.16

Total New Balance \$6264.56

THIS ACCOUNT IS DELINQUENT. Payment is due immediately on the past due amount labeled "Balance Forward" or "Previous Balance." Full payment is required by the due date. \$20.00 late fees will be added if payment is not received. Water may be cut off at any time afterward and the account may be terminated. This is your only notice before service is turned off.

Water, Sewer, and Solid Waste Charges INCREASED as of JULY 1, 2022. To set up a PAY ARRANGEMENT or INSTALLMENT PLAN, or if you have questions about your bill, please call 336-373-CITY (2489). Pay Online at www.greensboro-nc.gov/onlinepayments or by PHONE at 336-373-IPAY (4729).

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CITY OF GREENSBORO
 NORTH CAROLINA
 PO BOX 1170
 GREENSBORO NC 27402-1170
 RETURN SERVICE REQUESTED

CITY SERVICES STATEMENT

ACCOUNT	420-2016.305
CYCLE	35
PAY BY	10/28/2022
TOTAL DUE	\$6,264.56

006237

006237 Grp No: 006237 Page: 2 of 2 (Seq# 6237)
 GATE CITY FLATS
 3227 ORANGE ST
 GREENSBORO NC 27405-4103



CITY OF GREENSBORO
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420201630500006264567

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Dec 01 2022