

BEFORE THE NORTH CAROLINA UTILITIES COMMISSION

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

COMPANY

1. Name of current certified owner Carrboro Berkshire West, LLC
2. Business mailing address of owner 112 NC 54 Highway
City and state Carrboro, North Carolina Zip Code 27510
3. Business telephone number 919-241-7845 Business fax number _____
4. Business email address berkshire54@jmgrealty.com
5. Name, telephone number, and fax number for person to contact concerning this notification:
Darylene Jacobs: 972-810-2138; Email: darylene.jacobs@realpage.com

UTILITY SERVICE AREA

6. Name of Apartment Complex or Manufactured Home Park Berkshire 54
7. Docket number on current schedule of rates WR-2516 Sub 1
8. County Orange

PROPOSED AND PRESENT RATES

- | | <u>Proposed Rates</u> | <u>Present Rates</u> |
|--|--------------------------|--------------------------|
| 9. Water usage rate (not to exceed supplier's unit consumption rate): | <u>\$7.39</u> | <u>\$6.07</u> |
| 10. Sewer usage rate (not to exceed supplier's unit consumption rate): | <u>\$8.45</u> | <u>\$6.94</u> |
| 11. Are the usage rates listed above per ccf or per 1,000 gallons? | <u>per 1,000 gallons</u> | <u>per 1,000 gallons</u> |
| 12. Monthly administrative fee: | <u>\$13.86</u> | <u>\$12.05</u> |
- (NOTE: NCUC Rule R18-6(a) specifies that no more than \$3.75 may be added to the cost of purchased water and sewer service as an administrative fee to compensate the provider for meter reading, billing, and collection. An additional administration fee amount may be requested to compensate the provider for administrative fees imposed by the supplier)
13. Bills past due 25 days after billing date (NCUC Rule R18-7(d) specifies that bills shall not be past due less than twenty-five (25) days after billing date).
 14. Bills Due: On billing date.
 15. Billing Frequency: Shall be monthly for service in arrears.
 16. Effective date of the supplier's rate increase October 1, 2022

REQUIRED EXHIBITS

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

INSTRUCTIONS

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

INSTRUCTIONS (continued)

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

SIGNATURE

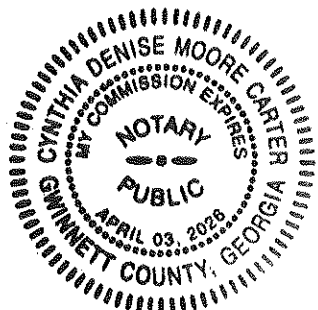
30. Application shall be signed and verified by the Applicant.

Signature Andrew Thomas

Date 5.23.23

31. (Typed or Printed Name) Andrew Thomas

personally appearing before me and, being first duly sworn, says that the information contained in this application and in the exhibits attached hereto are true to the best of his/her knowledge and belief.



This the 23 day of May, 2023.

Cynthia Denise Moore Carter
Notary Public

My Commission Expires: 4/3/26
Date

Orange Water and Sewer Authority - Schedule of Rates, Fees and Charges

Summary of rates effective on and after October 1, 2022

Monthly water and sewer services are billed in 1,000 gallon increments, rounded-down, with remaining unbilled amounts carried to the next month.

Monthly Charges for Water and Sewer Service							
Individually-Metered Residences							
Water Service Charge		Drinking Water Volume Charge (same rate for all meter sizes)		Sewer Service Charge		Sewer Service Volume Charge (same rate for all meter sizes)	
Meter Size	Monthly Charge	Gallons of Water Used	Rate	Meter Size	Monthly Charge	Gallons of Water Used	Rate
5/8"	\$19.17	0 - 2,000	\$3.43	5/8"	\$15.65	Up to 15,000	\$8.45
3/4" Domestic & Fire Combo	\$19.83	3,000 - 5,000	\$8.33	3/4" Domestic & Fire Combo	\$15.65	More than 15,000	\$0.00
1"	\$38.53	6,000 - 10,000	\$10.22	1"	\$26.88		
1" Domestic & Fire Combo	\$39.17	11,000 - 15,000	\$14.27	1" Domestic & Fire Combo	\$26.88		
1 1/2"	\$83.30	16,000 +	\$25.82	1 1/2"	\$46.34		
2"	\$125.72			2"	\$70.07		
3"	\$258.57			3"	\$132.51		
4"	\$422.10			4"	\$202.55		
6"	\$919.09			6"	\$371.38		
8"	\$1,307.17			8"	\$633.74		
Multi-Family Master-Metered Residences							
Water Service Charge		Drinking Water Volume Charge (same rate for all meter sizes)		Sewer Service Charge		Sewer Service Volume Charge (same rate for all meter sizes)	
Meter Size	Monthly Charge	Gallons of Water Used	Rate	Meter Size	Monthly Charge	Gallons of Water Used	Rate
5/8"	\$19.17	Any	\$7.39	5/8"	\$15.65	Any	\$8.45
3/4" Domestic & Fire Combo	\$19.83			3/4" Domestic & Fire Combo	\$15.65		
1"	\$38.53			1"	\$26.88		
1" Domestic & Fire Combo	\$39.17			1" Domestic & Fire Combo	\$26.88		
1 1/2"	\$83.30			1 1/2"	\$46.34		
2"	\$125.72			2"	\$70.07		
3"	\$258.57			3"	\$132.51		
4"	\$422.10			4"	\$202.55		
6"	\$919.09			6"	\$371.38		
8"	\$1,307.17			8"	\$633.74		
Non-Residential Except Irrigation-Only							
Water Service Charge		Drinking Water Volume Charge (same rate for all meter sizes)		Sewer Service Charge		Sewer Service Volume Charge (same rate for all meter sizes)	
Meter Size	Monthly Charge	Gallons of Water Used	Rate	Meter Size	Monthly Charge	Gallons of Water Used	Rate
5/8"	\$19.17	Any	October - April \$5.43	5/8"	\$15.65	Any	\$8.45
3/4" Domestic & Fire Combo	\$19.83	Any	May - Sept. \$10.32	3/4" Domestic & Fire Combo	\$15.65		
1"	\$38.53			1"	\$26.88		
1" Domestic & Fire Combo	\$39.17			1" Domestic & Fire Combo	\$26.88		
1 1/2"	\$83.30			1 1/2"	\$46.34		
2"	\$125.72			2"	\$70.07		
3"	\$258.57			3"	\$132.51		
4"	\$422.10			4"	\$202.55		
6"	\$919.09			6"	\$371.38		
8"	\$1,307.17			8"	\$633.74		
Irrigation-Only							
Water Service Charge		Drinking Water Volume Charge (same rate for all meter sizes)		Sewer Service Charge		Sewer Service Volume Charge (same rate for all meter sizes)	
Meter Size	Monthly Charge	Gallons of Water Used	Rate	Meter Size	Monthly Charge	Gallons of Water Used	Rate
5/8"	\$30.71	Any	\$11.10	Not applicable			
1"	\$61.38						
1 1/2"	\$113.62						
2"	\$174.75						
3"	\$345.89						
4"	\$530.95						
6"	\$1,044.46						
8"	\$1,660.99						

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May 24 2023

Exhibit 19
Master Meter Exhibit for Berkshire 54 (WR-2516)

Berkshire 54 Apartments
112 NC 54 Highway
Carrboro, North Carolina 27510

Service Address	Meter Number	Meter Size	Units Served	Water Base Charge	Sewer Base Charge
101 NC 54 Bypass	7123053	8-inch	192	\$1,307.17	\$633.74
			192	\$1,307.17	\$633.74

Water Base Charges	\$1,307.17
Water Base Per Unit:	\$6.81

Sewer Base Charges	\$633.74
Sewer Base Per Unit:	\$3.30

Admin Billing Fee:	\$3.75
Fixed Charges Per Unit:	\$10.11

Total Monthly Fee: \$13.86



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2201 Lakeside Blvd Richardson, Texas 75082

Order Form

There are 192 units
for WR-2516 and 104
units for WR-2534

JMG REALTY, INC.
5605 GLENRIDGE DR STE 1010
ATLANTA, GA 30342-1381
UNITED STATES
(404) 995-1111, (404) 995-1112 fax

Customer ID	Sites	Units/Beds
C1105 000 167	1	296 / --
Order No	Quote Date	Exp Date
Q1711 001 653	11/21/2017	12/21/2017

This Order Form ("Order Form") is subject to the Products and Services Master Agreement dated 02/05/2013 between RealPage, Inc. and the owner(s) of the Site(s) listed below ("Master Agreement"). Execution of this Order Form by a RealPage Party and such Site Owner(s) (either directly or through the agency of the Manager) shall obligate such RealPage Party or an affiliate to provide and the Site Owner(s) to accept and pay for the Product Centers shown below according to the provisions set forth in the attached Terms and Conditions referenced in the footnotes below ("T&Cs"), and creates a legally enforceable Master Agreement, Order Form and T&Cs, all of which are incorporated herein by reference, for each Site listed below.

ORDER SUMMARY

Products		Qty	ILF(\$)	Access(\$)	Billing	Measure
Account Activation Fee		1	0.00	██████	Per Occurrence	Transaction
Vacant Unit Cost Recovery-per occurrence		1	0.00	██████	Per Occurrence	Transaction
Property Name	Site ID	Owner Name	City	State	Units/Beds	PPU %
BERKSHIRE MANOR		CARRBORO BERKSHIRE EAST, LLC CARRBORO BERKSHIRE W	CARRBORO	NC	296 / --	N/A

Products		Qty	ILF(\$)	Access(\$)	Billing	Measure
Advanced Convergent Billing Enterprise Suite - Bill Pay		1	0.00	██████	Monthly	Unit
Submeter Reads: Automated-Water		1	0.00	██████	Monthly	Unit
Property Name	Site ID	Owner Name	City	State	Units/Beds	PPU %
BERKSHIRE MANOR		CARRBORO BERKSHIRE EAST, LLC CARRBORO BERKSHIRE W	CARRBORO	NC	296 / --	N/A

Products		Qty	ILF(\$)	Access(\$)	Billing	Measure
Convergent Billing Suite-Bill Payment Implementation		1	0.00	0.00	Initial Fee	Unit
Property Name	Site ID	Owner Name	City	State	Units/Beds	PPU %
BERKSHIRE MANOR		CARRBORO BERKSHIRE EAST, LLC CARRBORO BERKSHIRE W	CARRBORO	NC	296 / --	N/A

- Use of certain Product Centers and Services may be subject to additional Dependencies and Uses, which are located at <http://www.specifications.controls.realpage.com>, and incorporated herein by this reference.
- Notwithstanding the Trash Pickup Product Center shown above (if any), if upon Activation Site Owner determines it requires Billing: Flat Fee for Trash Pickup, Site Owner shall pay \$ per Unit, and if Site Owner determines it requires Billing: Allocated Charge for Trash Pickup, Site owner shall pay \$ per Unit.
- The Velocity Product Centers shown above are governed by the Velocity Terms and Conditions located here: <http://realpage.force.com/velocity>
- The RealPage Party accepting this Order Form and providing the RealPage Utility Management (RUM) Product Center referenced on this line item may consist of one or more of the following RealPage legal entities: Velocity Utility Solutions LLC, NWP Services Corporation, RP AUM LLC.
- Notwithstanding the Submeter Reads Product Center shown above (if any), if upon Activation Site Owner determines it requires Submeter Reads: Automated, Site Owner shall pay \$ per meter read and if Site Owner determines it requires Submeter Reads: Manual, Site Owner shall pay \$ per meter read.



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Order Form

2201 Lakeside Blvd Richardson, Texas 75082

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May 24 2023

CLIENT PORTAL ADMIN INFORMATION

Name	Title	Phone	Email

By executing this Order Form below, the undersigned represents and warrants to the RealPage Party that it is the Site Owner or the duly appointed agent of the Site Owner of the Site(s) identified on this Order Form, and has the authority either on its own behalf or pursuant to such agency agreement, to: (i) execute this Order Form; (ii) enter into this Order Form on behalf of each Site Owner; and (iii) administer the payment, on behalf of each Site Owner, of all invoices for all fees and charges associated with implementation (including Fees), access and use of the applicable Product Center on behalf of each Site in accordance with the terms of this Order Form. The agent shall defend, indemnify, and hold harmless the RealPage Party and its affiliates from and against any and all claims, losses, or liabilities (including reasonable attorneys' fees and expenses) arising, directly or indirectly, from any misrepresentation by the agent with regard to the existence and scope of its agency relationship with any Site Owner, including, without limitation, losses or liabilities arising from any misrepresentation concerning its authority to bind any Site Owner to the provisions of the Master Agreement, Order Form or T&Cs. In addition, by executing this Order Form below as agent, the undersigned represents and warrants to the RealPage Party that the Product Centers, Fees, and charges provided in the Master Agreement, Order Form and T&Cs constitute approved expenditures within the Site operating budget adopted by Site Owner. Any counterpart to this Order Form transmitted by facsimile or electronic means shall have the same force and effect as an original.

Through agency of ☒ Or Site Owner ☐

JMG REALTY, INC.
5605 GLENRIDGE DR STE 1010
ATLANTA, GA 30342-1381
UNITED STATES

VELOCITY UTILITY SOLUTIONS LLC
2201 LAKESIDE BLVD
RICHARDSON, TEXAS 75082
UNITED STATES

DocuSigned by:

By Jean Woodworth
 A8FC80285C1C47F...

Title: Jean Woodworth, EVPDate: 11/27/2017

By: W. Bryan Hill

Title: Chief Financial Officer

Effective Date: _____

Account Manager:	Mike Davis
Date:	11/20/2017