

SELLER DOCKET NO. WR-3310 Sub 1  
PURCHASER DOCKET NO. WR-4108 Sub 0  
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 SW1 Cleveland Crossing, LLC  
2. Mailing address 360 Central Avenue, Suite 1130, St. Petersburg, Florida 33701  
3. Business telephone number 727-339-6630

PURCHASER

4. Name of purchaser YCP Alcove LLC  
5. Business mailing address of purchaser 26 Anvil Peak Drive  
City and state Garner, North Carolina Zip code 27529  
6. Business telephone number 919-550-3500 Business fax number \_\_\_\_\_  
7. Business email address ncuc@conservice.com

UTILITY SERVICE AREA

8. Name of Apartment Complex or Manufactured Home Park Alcove Garner (Previously Cleveland Crossing Apartments)  
9. County (or counties) Johnston County  
10. Type of Service (Water and/or Sewer) Water & Sewer  
11. Supplier of purchased water Johnston County Public Utilities  
12. Supplier of purchased sewage treatment Johnston County Public Utilities  
13. Current number of customers - Water 170 Sewer 170  
14. Number of customers that can be served (including present customers, vacant units or lots, etc.):  
Water 170 Sewer 170

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>\$ 4.40</u>           | <u>\$ 3.90</u>           |
| 16. Sewer usage rate (not to exceed supplier's unit consumption rate): | <u>\$ 7.25</u>           | <u>\$ 6.55</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:  | <u>\$ 9.07</u>           | <u>\$ 8.73</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)
19. 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>    |
|---|-------------------------|--|---------------------|
| 20. Management Company  | <u>Christina Daniel</u> | <u>5508 Parkcrest Dr, Suite 320</u>                            | <u>404-459-6100</u> |
| 21. Complaints or Billing   | <u>Joy Miller</u>       | <u>9950 Scripps Lake Drive, Suite 101, San Diego, CA 92131</u> | <u>435-265-3183</u> |
| 22. Emergency Service   | <u>Christina Daniel</u> | <u>5508 Parkcrest Dr, Suite 320</u>                            | <u>404-459-6100</u> |
| 23. Filing and Payment of Regulatory Fees to Utilities Commission | <u>Joy Miller</u>       | <u>9950 Scripps Lake Drive, Suite 101, San Diego, CA 92131</u> | <u>435-265-3183</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 Mail Service Center, Raleigh, North Carolina 27699-4300**, or [overnight delivery at street address] **Chief Clerk's Office, North Carolina Utilities Commission, 430 North Salisbury Street, Raleigh, North Carolina 27603**. Provide a self-addressed stamped envelope, plus additional copies, if a file-stamped copy is requested by the Applicant.
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

10-10-22

Signature

~~\_\_\_\_\_~~  
Seller

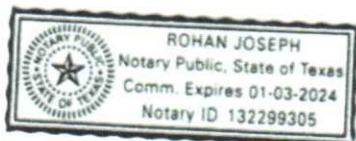
Date

13. (Typed or Printed Name)

Ravee Dave

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 10th day of October, 2022.



  
Notary Public

My Commission Expires: 01-03-2024  
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.)
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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.

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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

Date

Signature

Date

Purchaser

Seller

*Pamela Linden, Authorized Signatory of SWI Cleveland Crossing LLC*

13. (Typed or Printed Name)

*Pamela Linden, Authorized Signatory of SWI Cleveland Crossing LLC*  
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 10<sup>th</sup> day of October, 2022.

Notary Public

My Commission Expires:

Date



JEFFREY EVAN APPLEANG

Notary Public  
State of Florida  
Comm# HH060409  
Expires 11/4/2024

• File an Annual Report/Amend an Annual Report • 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

YCP Alcove LLC

## Information

**SosId:** 2470206

**Status:** Current-Active ⓘ

**Date Formed:** 8/15/2022

**Citizenship:** Foreign

**State of Incorporation:** DE

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

**CurrentAnnual Report Status:**

**Registered Agent:** Corporation Service Company

## Addresses

### Mailing

134 Rumford Ave, Suite 303  
Newton, MA 02466-1378

### Principal Office

134 Rumford Ave, Suite 303  
Newton, MA 02466-1378

### Reg Office

2626 Glenwood Ave Ste 550  
Raleigh, NC 27608

### Reg Mailing

2626 Glenwood Ave Ste 550  
Raleigh, NC 27608

## Company Officials

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

**State of North Carolina  
Department of the Secretary of State**

SOSID: 2470206  
Date Filed: 8/15/2022 12:34:00 PM  
Elaine F. Marshall  
North Carolina Secretary of State  
C2022 224 01010

OFFICIAL COPY

Oct 24 2022

**APPLICATION FOR CERTIFICATE OF AUTHORITY  
FOR LIMITED LIABILITY COMPANY**

Pursuant to §57D-7-03 of the General Statutes of North Carolina, the undersigned limited liability company hereby applies for a Certificate of Authority to transact business in the State of North Carolina, and for that purpose submits the following:

1. The name of the limited liability company is YCP Alcove LLC;

and if the limited liability company name is unavailable for use in the State of North Carolina, the name the limited liability company wishes to use is \_\_\_\_\_.

2. The state or country under whose laws the limited liability company was formed is DE, United States.

3. Principal office information: (Select either a or b.)

a. ☒ The limited liability company has a principal office.

The principal office telephone number: (630) 401-1846.

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

Number and Street: 134 Rumford Ave, Suite 303

City: Newton State: MA Zip Code: 02466-1378 County: Middlesex

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

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

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

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

4. The name of the registered agent in the State of North Carolina is: Corporation Service Company.

5. The street address and county of the registered agent's office in the State of North Carolina is:

Number and Street: 2626 Glenwood Ave Ste 550

City: Raleigh State: NC Zip Code: 27608 County: Wake

6. The North Carolina mailing address, *if different from the street address*, of the registered agent's office in the State of North Carolina is:

Number and Street: 2626 Glenwood Ave Ste 550

City: Raleigh State: NC Zip Code: 27608 County: Wake

# APPLICATION FOR CERTIFICATE OF AUTHORITY

Page 2

7. The names, titles, and usual business addresses of the current company officials of the limited liability company are:  
(use attachment if necessary) (This document must be signed by a person listed in item 7.)

<u>Name</u>	<u>Title</u>	<u>Business Address</u>
YCP ASHTON LLC	Member	134 Rumford Ave, Suite 303 Newton MA, 02466-1378 United States

8. Attached is a certificate of existence (or document of similar import), duly authenticated by the secretary of state or other official having custody of limited liability company records in the state or country of formation. **The Certificate of Existence must be less than six months old. A photocopy of the certification cannot be accepted.**
9. If the limited liability company is required to use a fictitious name in order to transact business in this State, a copy of the resolution of its managers adopting the fictitious name is attached.
10. (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.
11. This application will be effective upon filing, unless a delayed date and/or time is specified: \_\_\_\_\_.

This the 12th day of August, 2022

YCP Alcove LLC  
Name of Limited Liability Company

YCP ASHTON LLC Eric L. Weiss, Attorney  
Signature of Company Official

Eric L. Weiss, Attorney  
Type or Print Name and Title

## Notes:

1. **Filing fee is \$250.** This document must be filed with the Secretary of State.

# Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "YCP ALCOVE LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE ELEVENTH DAY OF AUGUST, A.D. 2022.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "YCP ALCOVE LLC" WAS FORMED ON THE FIRST DAY OF AUGUST, A.D. 2022.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.



6946739 8300

SR# 20223239864

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

A handwritten signature in black ink, appearing to read "JBULLOCK", is written over a horizontal line. Below the line, the text "Jeffrey W. Bullock, Secretary of State" is printed.

Authentication: 204141483

Date: 08-11-22

OFFICIAL COPY

Oct 24 2022

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$ 84,500 .00

Parcel Identifier No.: 06E02007C Verified by: \_\_\_\_\_ County on \_\_\_\_\_ day of \_\_\_\_\_, 2022

By: \_\_\_\_\_

Mail/Box To: YCP Alcove LLC, 134 Rumford Ave, Suite 303, Newton, MA 02466

This Instrument was prepared by: DLA Piper LLP, 1251 Avenue of the Americas, 27th Floor,  
New York, NY 10020, Attn: Alexander Woo

Brief description for the index: 26 Anvil Peak Drive, Garner, North Carolina 27529 (Alcove Garner Apartments)

THIS DEED made this 1<sup>st</sup> day of September, 2022, by and between

**GRANTOR**

**GRANTEE**

**SW1 Cleveland Crossing, LLC**, a Delaware limited liability company

**YCP ALCOVE LLC**, a Delaware limited liability company

c/o Stoneweg U.S., LLC  
360 Central Avenue, Suite 1130  
St. Petersburg, FL 33701

134 Rumford Avenue, Suite 303  
Newton, MA 02466

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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.

Submitted electronically by "Stewart Title Guaranty Company - Commercial Services Charlotte" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Johnston County Register of Deeds.



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 or near the Town of Garner, Johnston County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property herein conveyed does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5470, Page 715-718.

A map showing the above-described description is recorded in [See Exhibits A and B attached hereto for plat references].

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee to 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: see Exhibit B attached hereto for a list of exceptions.

[Remainder of page intentionally left blank]

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

**GRANTOR:**

**SW1 CLEVELAND CROSSING LLC,**  
a Delaware limited liability company

By: **SW1 CLEVELAND CROSSING  
MANAGER LLC,**  
a Delaware limited liability company  
Its: Manager

By: **STONEWEG U.S., LLC,**  
a Florida limited liability company  
Its: Managing Member

By: *Pamela Linden*  
Name: Pamela Linden  
Title: Executive Vice President &  
Chief Legal Officer

STATE OF Florida

COUNTY OF Palm Beach

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document for the purpose stated therein and in the capacity indicated Pamela Linden, as Executive Vice President and Chief Legal Officer of Stoneweg U.S., LLC, a Florida limited liability company, the Managing Member of SW1 Cleveland Crossing Manager LLC, a Delaware limited liability company, the Manager of SW1 Cleveland Crossing LLC, a Delaware limited liability company.

Date: 8/24/22

Official Signature of Notary: *Christina Armstrong*

Notary's Printed Name: Christina Armstrong

My commission expires: 12/13/24



[Alcove Garner – Special Warranty Deed]

**EXHIBIT A**

BEING all of that 11.635 acres, more or less, as shown on that certain plat entitled "Recombination Plat & Boundary Survey of Parcels – Survey for Cleveland Crossing, LLC" recorded in Plat Book 78, Page 434, in the Office of the Register of Deeds of Johnston County, North Carolina.

And being the same property described in prior deed recorded in Book 4322, Page 540, aforesaid Registry.

The property conveyed hereby has Johnston County tax parcel ID # 06B02007C.

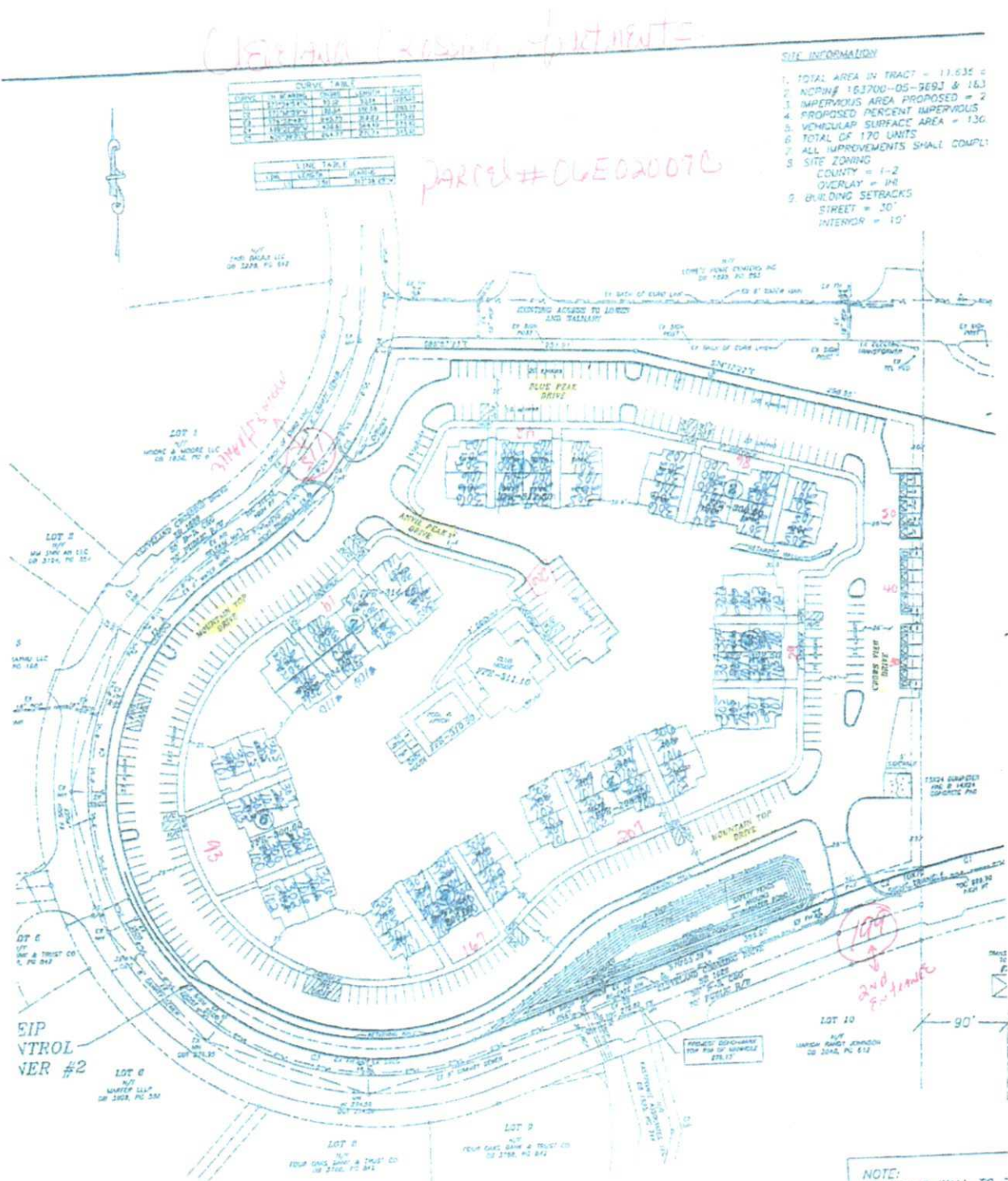
OFFICIAL COPY

Oct 24 2022

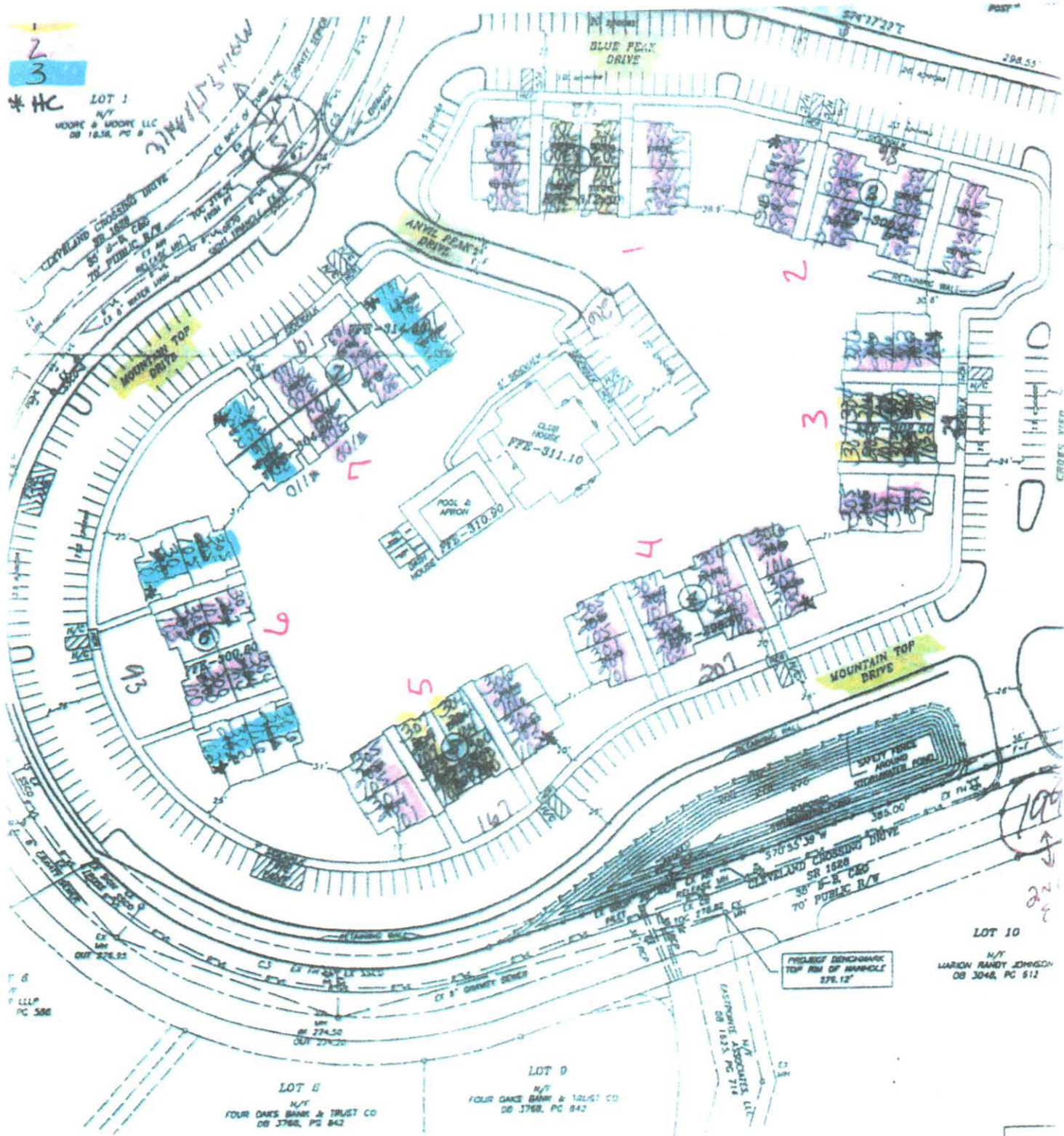
**EXHIBIT B****Permitted Exceptions**

1. Taxes for the year 2022, payable but not yet due, and subsequent years, which are not yet due and payable.
2. Rights of tenants in possession under unrecorded lease agreements, which lease agreements do not contain any options or rights of first refusal to purchase the land, or any part thereof.
3. The following matters disclosed by plat(s):
  - a. Carolina Power & Light Company Easement as shown on plat recorded in Plat Book 78, Page 434, Johnston County Registry, as shown on the survey described in Exhibit A (the "Survey");
  - b. 20' Sanitary Sewer Easement and 20' Water Easement as shown on plat recorded in Plat Book 80, Page 111, Johnston County Registry, as shown on the Survey; and
  - c. 20' Sanitary Sewer Easement and 20' Waterline Easement as shown on plat recorded in Plat Book 80, Page 373, Johnston County Registry, as shown on the Survey.
4. Easement(s) and/or Right(s) of Way to Carolina Power & Light Company, recorded in Book 963, Page 649 and Book 963, Page 653, Johnston County Registry, as shown on the Survey;
5. Easement to Carolina Power & Light Company, recorded in Book 1627, Page 546, Johnston County Registry;
6. Easement to BellSouth Telecommunications, LLC, d/b/a AT&T North Carolina, recorded in Book 4358, Page 547, Johnston County Registry; and
7. Easement and Memorandum of Agreement to Time Warner Cable Enterprises LLC, recorded in Book 4623, Page 367, Johnston County Registry.









will have (2) basement apts. on right side of bldg.

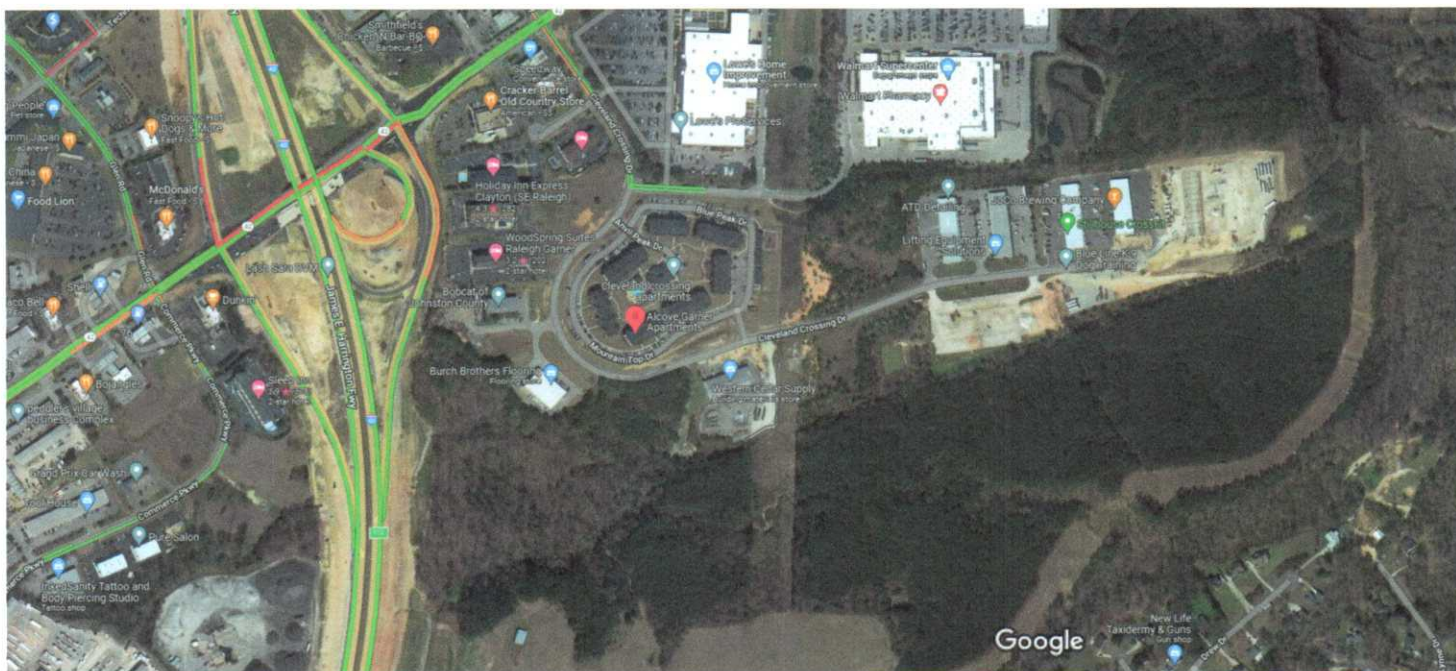
Story Apartments Cleveland Crossing Apartments

DENNIS RAY BLACKMON, RLS CLEVELAND CRO

NOT  
RET  
TOP  
BE  
SYS



Google Maps Alcove Garner Apartments



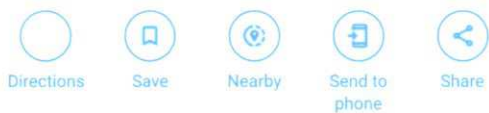
Imagery ©2022 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GE0, Map data ©2022 200 ft



## Alcove Garner Apartments

3.3 ★★★★★ 60 reviews

Apartment complex



26 Anvil Peak Dr, Garner, NC 27529

Open · Closes 6PM  
Confirmed by this business 11 weeks ago

alcovegarner.com

(919) 550-3500

JC4R+45 Garner, North Carolina

Suggest an edit

Photos

*Johnston County*  
**DEPARTMENT OF PUBLIC UTILITIES**  
PO BOX 2263  
SMITHFIELD, NC 27577  
(919) 989-5075

**MEMORANDUM**

TO: Rick J. Hester  
County Manager

FROM: Chandra C. Farmer, PE *Chandra C. Farmer*  
Director of Utilities

DATE: April 19, 2022

RE: Proposed FY 22/23 Department of Public Utilities Operations Budget

The Department of Public Utilities completed the proposed FY 22/23 budget. Staff entered the budget into the County's accounting system, and this summary memorandum is for your information and understanding.

General

The Department of Utilities continues to meet existing demands for water and wastewater services, in addition to planning for future demands. We provide retail water service to over 41,000 customers, retail sewer service to over 8,200 customers, and bulk water and sewer service to multiple municipalities. Please see the table below for a summary of operations over the past four years.

Item	2017	2018	2019	2020	2021	5-Year Increase
New Retail Water Customers	1,620	1,649	1,516	2,145	2,386	9,316
Retail Water Customer Growth (%)	4.8%	4.7%	4.1%	5.6%	5.9%	27.6%
New Retail Sewer Customers	655	578	695	804	727	3,459
Retail Sewer Customer Growth (%)	13.8%	10.7%	11.6%	12.0%	9.7%	72.8%
Average Daily Water Demand (MGD)*	12.43	13.10	13.69	13.57	13.57	N/A
Average Daily WWTP Influent Flow (MGD)**	5.49	5.84	5.97	7.09	6.69	N/A

\*Includes water demand for processing at WTP.

\*\*Excludes flow sent to Benson and Clayton WWTFs.

The proposed FY 22/23 Public Utilities budget contains no transfers from the General Fund to the Public Utilities Fund. However, it includes a transfer of \$150,000 from the Public Utilities Fund to the General Fund to reimburse for general fund services provided to the water and sewer enterprise funds.

Following is a comparison of the FY 21/22 operating fund totals to the proposed FY 22/23 amounts:

Fund	FY 21/22	FY 22/23 (Proposed)
65 – Administration	\$ 1,786,000	\$ 1,974,000
67 – Water	\$ 24,542,000	\$ 25,257,000
68 – Wastewater	\$ 18,506,000	\$ 18,106,000
69 – Water Districts	\$ 26,993,000	\$ 28,967,000
Total	\$ 71,827,000	\$ 74,304,000



**FY 22/23 - Proposed Water and Sewer Rate Adjustments (continued)**

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Oct 24 2022

**Table 2. Retail Water Rates - Proposed Effective Date: September 1, 2022**

<b>Item</b>	<b>Existing</b>	<b>FY 22/23 Proposed</b>
<b>Retail Monthly Service Base Charge</b>		
¾" – 1" Meter	\$21.00/month	<b>No Change</b>
1 ½" Meter	\$42.00/month	
2" Meter	\$56.00/month	
3" Meter	\$84.00/month	
4" Meter	\$140.00/month	
6" Meter	\$210.00/month	
8" Meter	\$265.00/month	
10" Meter	\$420.00/month	
12" Meter	\$560.00/month	
<b>Retail Commodity Charge</b>		
Residential (up to 4,000 gal/month) & Other	\$4.15/1,000 gallons	\$4.40/1,000 gallons
Residential (5,000 – 9,000 gal/month)	\$5.10/1,000 gallons	\$5.40/1,000 gallons
Residential (10,000 – 14,000 gal/month)	\$6.05/1,000 gallons	\$6.40/1,000 gallons
Residential (15,000 gallons or more/month)	\$6.70/1,000 gallons	\$7.10/1,000 gallons
Metered Irrigation Usage	\$5.30/1,000 gallons	\$5.65/1,000 gallons
<b>Hydrant Meter</b>		
Base Charge	\$75.00/month	\$80.00/month
Commodity Charge (per 1,000 gallons)	\$8.30/1,000 gallons	\$8.80/1,000 gallons
<b>Monthly Fire Protection Charges</b>		
Standby Fire Hydrant (Private)	\$10.00/month	\$11.00/month
2" Sprinkler Connection	\$25.00/month	\$27.00/month
4" Sprinkler Connection	\$35.00/month	\$37.00/month
6" Sprinkler Connection	\$50.00/month	\$53.00/month
8" Sprinkler Connection	\$100.00/month	\$105.00/month
10" Sprinkler Connection	\$200.00/month	\$215.00/month
12" Sprinkler Connection	\$300.00/month	\$320.00/month

**FY 22/23 - Proposed Water and Sewer Rate Adjustments (continued)****Table 5. Retail Sewer Rates - Proposed Effective Date: September 1, 2022**

Item	Existing	FY 22/23 Proposed
Retail Monthly Service Base Charge		
¾" – 1" Meter	\$31.00/month	No Change
Devil's Racetrack (¾"-1")	\$36.00/month	
1 ½" Meter	\$51.00/month	
Devil's Racetrack (1 ½")	\$55.00/month	
2" Meter	\$73.00/month	
3" Meter	\$115.00/month	
4" Meter	\$195.00/month	
6" Meter	\$300.00/month	
8" Meter	\$445.00/month	
Retail Commodity Charge	\$6.90/1,000 gallons	\$7.25/1,000 gallons

**Table 6. Bulk Sewer Rates - Proposed Effective Date: September 1, 2022**

Item	Existing	FY 22/23 Proposed
Bulk Capacity Fee	\$11.00/gpd plus costs for any necessary transmission infrastructure not included in the 2019 SDF CIP	No Change
Bulk Commodity Charge (Transmission)		
Town of Smithfield	\$0.69/1,000 gallons	\$0.73/1,000 gallons
Town of Selma	\$1.11/1,000 gallons	\$1.17/1,000 gallons
Town of Pine Level/Four Oaks/Clayton/Aqua	\$1.30/1,000 gallons	\$1.37/1,000 gallons
Bulk Commodity Charge (Treatment)		
Smithfield/Selma/Pine Level/Four Oaks	\$3.15/1,000 gallons	\$3.31/1,000 gallons
Clayton/Aqua	\$3.15/1,000 gallons	\$3.31/1,000 gallons
Carolina Water Service	\$6.45/1,000 gallons	\$6.77/1,000 gallons
High Strength Surcharge		
Town of Clayton	\$2.68/1,000 gallons	\$2.81/1,000 gallons
Residential Septage Disposal	\$32.00/ton	\$34.00/ton
Biosolids Processing	\$1,090.00/dry ton	\$1,145.00/ton
Landfill Leachate Treatment	\$6.00/1,000 gallons	\$6.15/1,000 gallons



# Conservice Service and Pricing Schedule

Marcia Fishwick  
2022.09.21  
09:58:33 -06'00'

Community Name: Aicove Gamer Management: RPM Living Legal Name: YCP Ashton LLC

Complete Address: 26 Anvil Peak Dr Garner, NC 27529

Tax ID: 83-2402145 Units: 170 Beds: \_\_\_\_\_ Wizard #: \_\_\_\_\_

Bill Delivery Preference: ☒ Ebill ☐ Mail

Contract Term: MSA

BILLING	<input checked="" type="checkbox"/> Conservice Collect <input checked="" type="checkbox"/> Community Collect	<b>Monthly Conservice Invoice/Reimbursement Preferences</b> Delivery Method: <u>Synergy</u> Payment Method: <u>SyNERGY Funds Request</u>		<b>Takeover:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Prior Customer/Provider: <u>Guardian Billing</u>		<input type="checkbox"/> Multifamily <input type="checkbox"/> HOA <input type="checkbox"/> Student <input type="checkbox"/> Military <input type="checkbox"/> Commercial <input type="checkbox"/> WYSE
	<b>Method:</b> <input type="checkbox"/> RUBS <input checked="" type="checkbox"/> Sub-metered <input type="checkbox"/> Direct Metered		<b>Occupants to Bill:</b> <input type="checkbox"/> New Move-ins <input type="checkbox"/> Lease Renewals <input type="checkbox"/> Employees		<b>Retail Units:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Electronic Data Exchange (EDE):</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Tenant Software:</b> <u>Yardi</u> <b>Accounting Software:</b> <u>Yardi</u>
	<b>UTILITY</b>	<b>MATCH PREVIOUS</b>	<b>METHOD</b>	<b>CAD/FLAT AMOUNT</b>	<b>RAMP UP?</b>	<b>ADDITIONAL INFORMATION</b>
	Water	<input type="checkbox"/>	Sub-meter Utility Rates		<input type="checkbox"/>	Yardi Prop Code: 47500 al086
	Sewer	<input type="checkbox"/>	Sub-meter Utility Rates		<input type="checkbox"/>	
	Trash	<input type="checkbox"/>	Flat Fee	\$10.00	<input type="checkbox"/>	
	<input type="checkbox"/>			<input type="checkbox"/>		
	<input type="checkbox"/>			<input type="checkbox"/>		
	<input type="checkbox"/>			<input type="checkbox"/>	<b>Rent/Ancillary:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

FEE SCHEDULE	<b>FEE NAME</b>	<b>FREQUENCY</b>	<b>OCCUPANT FEE</b>	<b>CLIENT PORTION</b>	<b>\$ OR %</b>	<b>RAMP UP</b>
	Water/Sewer Admin	Per Bill Mailed	\$3.75	Client Retains	\$0.00	<input type="checkbox"/>
	Trash Admin	Per Bill Mailed	\$1.00	Client Retains	\$0.80	<input type="checkbox"/>
	Vacant Cost Recovery	Per Occurrence		Client Pays	\$10.00	<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
						<input type="checkbox"/>
<b>Postal Increase Paid By:</b> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Resident/Tenant <input type="checkbox"/> Neither			<b>CPI Increase Paid By:</b> <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Resident/Tenant <input type="checkbox"/> Neither			
<b>Additional Information:</b>				<b>MSA:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Client Name:</b> <u>RPM Living</u>	

<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 (\$20 per month) <input checked="" type="checkbox"/> Owner Conversion \$599 Expected close date: <u>9/1/22</u> <input type="checkbox"/> New Construction (\$250 per month)	<b>SUB-METER EQUIPMENT</b> If Applicable: <b>Meter Type:</b> <b>Meter Model:</b> <b>Meter Size:</b> <b>Reading System:</b> <b>Measurement:</b> <b>Modem #:</b> <b>Conservice Install:</b> <b>Maintenance Plan:</b> <input type="checkbox"/> Gold If unmarked, on-call pricing will apply	<b>MISCELLANEOUS</b> <b>Products:</b> <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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CONTACTS	<b>Contact Name</b>	<b>Role</b>	<b>Email</b>	<b>Phone</b>
	Property Manager	Property Manager	alcovegamer@rpmiliving.com	919-550-3500
	Meg Grant	Regional Manager	meg.grant@rpmiliving.com	404-459-6100
ADD INFO				

Sales: Kim MacInnes Account Manager: Holly Thall Customer Initials: \_\_\_\_\_ Conservice Initials: JMM

OFFICIAL COPY  
Oct 24 2022

Property Name	<b>Alcove Garner (al086)</b> (formerly Cleveland Crossing)		Created By:	csifri
Address	<b>26 Anvil Peak Dr</b> <b>Garner, NC 27529</b>		Date:	09/20/22
Number of Units	<b>170</b>		Last Utility Rate Change:	09/01/22
Utility	<b>Johnston County Department of Public Utilities</b>		Next Utility Rate Change:	09/01/23

**Water Base Charges**

(7) 2.0 " Meter Charges	\$	56.00	each	\$	392.00	monthly
				\$	392.00	monthly total
				\$	2.31	per unit monthly

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

All Usage	\$	3.29	per CCF	\$	4.40	per 1,000 gallons
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**NCUC recommendation rate:**

		All gallons	\$	4.40	per 1,000 gallons
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**Sewer Base Charges**

(7) 2.0 " Meter Charges	\$	73.00	each	\$	511.00	monthly
				\$	511.00	monthly total
				\$	3.01	per unit monthly

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

All Usage	\$	5.42	per CCF	\$	7.25	per 1,000 gallons
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**NCUC recommendation rate:**

		All gallons	\$	7.25	per 1,000 gallons
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**Test:**

Gallons:	Water	\$	15.51	*NOTE: \$3.75 Per Unit Monthly Billing Management Fee.
3000	Sewer	\$	24.76	



Property Nan Alcove Garner (al086)

(formerly Cleveland Crossing)

Utility Provider Johnston County Department of Public Utilities

Account #:	Meter #:	Meter Size(s)	Service Address:	Building #:	Units
44186	60858809	Clubhouse [Excluded]	26 Anvil Peak Dr	Clubhouse	[Excluded]
44187	60858815	(1) 2.0 " Meter	42 Blue Peak Dr	1	24
44188	60858812	(1) 2.0 " Meter	86 Blue Peak Dr	2	24
44191	60858813	(1) 2.0 " Meter	29 Crows View Dr	3	24
44192	60858811	(1) 2.0 " Meter	207 Mountain Top Dr	4	24
44193	60841769	(1) 2.0 " Meter	167 Mountain Top Dr	5	24
44194	60858808	(1) 2.0 " Meter	93 Mountain Top Dr	6	24
44195	60858814	(1) 2.0 " Meter	19 Mountain Top Dr	7	26
44692	70278732	IRR [Excluded]	115 Cleveland Crossing Dr	N/A	[Excluded]
Total:		(7) 2.0 " Meters			170