

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 CS1031 Abbington Place Apartments, DST
2. Business mailing address of owner 10900 Nuckols Road, Suite 200
City and state Glen Allen, Virginia Zip Code 23060
3. Business telephone number 336-299-8500 Business fax number _____
4. Business email address ncuc@conservice.com
5. Name, telephone number, and fax number for person to contact concerning this notification:
Carmen Sifri:435-716-7229

UTILITY SERVICE AREA

6. Name of Apartment Complex or Manufactured Home Park Abbington Place
7. Docket number on current schedule of rates WR-3118 Sub 1
8. County Guilford County

PROPOSED AND PRESENT RATES

- | | <u>Proposed Rates</u> | <u>Present Rates</u> |
|--|--------------------------|--------------------------|
| 9. Water usage rate (not to exceed supplier's unit consumption rate): | <u>\$ 4.56</u> | <u>\$ 4.36</u> |
| 10. Sewer usage rate (not to exceed supplier's unit consumption rate): | <u>\$ 5.66</u> | <u>\$ 5.40</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>\$ 18.59</u> | <u>\$ 17.91</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 07/01/22

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 27699-4300, 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.
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

Date

31. (Typed or Printed Name) Dina Biggs
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.

AMBER MUMFORD
Notary Public
State Of South Carolina
My Commission Expires October 6, 2030

This the 11th day of September, 2022

Amber Mumford
Notary Public

My Commission Expires: October 2030
Date

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.

Property Name	Abbington Place (bb003)		Created By	ialkinani
Address	1521 Bridford Pkwy Greensboro, NC 27407		Date:	08/10/22
Number of Units	360		Last Utility Rate Change:	07/01/22
Utility	City of Greensboro [Inside City, Non-Residential Designation]		Next Utility Rate Change:	07/01/23

Water Base Charges

(30) 1.5 " Meter Charges	\$	89.00	monthly each	\$	2,670.00	monthly
				\$	2,670.00	monthly total
				\$	7.42	per unit monthly

Water Consumption Charges
Utility Rates:

All Usage	\$	3.41	per CCF	\$	4.56	per 1,000 gallons
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NCUC Recommendation Rate:

All gallons	\$	4.56	per 1,000 gallons
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Sewer Base Charges

(30) 1.5 " Meter Charges	\$	89.00	monthly each	\$	2,670.00	monthly
				\$	2,670.00	monthly total
				\$	7.42	per unit monthly

Sewer Consumption Charges
Utility Rates:

All Usage	\$	4.23	per CCF	\$	5.66	per 1,000 gallons
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NCUC Recommendation Rate:

All gallons	\$	5.66	per 1,000 gallons
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Test:

Gallons:	Water	\$	25.65	NOTE: \$3.75 Per Unit Monthly Billing Management Fee.
4000	Sewer	\$	30.04	

Property Name: Abbington Place (bb003)
Utility Provider: City of Greensboro

Account	Address	Meter #	Meter Size	Units Service
410-0245.302	1521 Bndford Pkwy	18176874	IRR [Excluded]	IRR [Excluded]
410-2121.301	1521 7 Bridford Pkwy	0811773	(1) 1.5" Meter	12
410-2122.301	1521 4 Bridford Pkwy	0809237	(1) 1.5" Meter	12
410-2123.301	1521 5 Bridford Pkwy	0809238	(1) 1.5" Meter	12
410-2124.301	1521 6 Bridford Pkwy	0809244	(1) 1.5" Meter	12
410-2125.301	1521 8 Bridford Pkwy	0809642	(1) 1.5" Meter	12
410-2126.301	1521 9 Bridford Pkwy	0809293	(1) 1.5" Meter	12
410-2127.301	1521 10 Bridford Pkwy	15482473	(1) 1.5" Meter	12
410-2128.301	1521 11 Bridford Pkwy	0814200	(1) 1.5" Meter	12
410-2129.301	1521 12 Bridford Pkwy	0809282	(1) 1.5" Meter	12
410-2130.301	1521 13 Bridford Pkwy	0814312	(1) 1.5" Meter	12
410-2131.301	1521 16 Bridford Pkwy	0814213	(1) 1.5" Meter	12
410-2132.301	1521 14 Bridford Pkwy	0809290	(1) 1.5" Meter	12
410-2133.301	1521 15 Bridford Pkwy	0718312	(1) 1.5" Meter	12
410-2134.301	1521 17 Bridford Pkwy	0809248	(1) 1.5" Meter	12
410-2135.301	1521 18 Bridford Pkwy	0809317	(1) 1.5" Meter	12
410-2136.301	1521 19 Bridford Pkwy	0809283	(1) 1.5" Meter	12
410-2137.301	1521 20 Bridford Pkwy	0809657	(1) 1.5" Meter	12
410-2138.301	1521 1 Bridford Pkwy	0814201	(1) 1.5" Meter	12
410-2139.301	1521 2 Bridford Pkwy	0814208	(1) 1.5" Meter	12
410-2140.301	1521 21 Bridford Pkwy	20587969	Common Area [Excluded]	Common Area [Excluded]
410-2141.301	1521 21 Bridford Pkwy	17533598	IRR [Excluded]	IRR [Excluded]
410-2142.301	1521 3 Bridford Pkwy	0814313	(1) 1.5" Meter	12
410-2143.301	1505 10 Bridford Pkwy	0809643	(1) 1.5" Meter	12
410-2144.301	1505 9 Bridford Pkwy	0809284	(1) 1.5" Meter	12
410-2145.301	1505 8 Bridford Pkwy	0809247	(1) 1.5" Meter	12
410-2146.301	1505 7 Bridford Pkwy	0809641	(1) 1.5" Meter	12
410-2147.301	1505 6 Bridford Pkwy	0809241	(1) 1.5" Meter	12
410-2148.301	1505 5 Bridford Pkwy	0809240	(1) 1.5" Meter	12
410-2149.301	1505 4 Bridford Pkwy	0809292	(1) 1.5" Meter	12
410-2150.301	1505 3 Bridford Pkwy	0809291	(1) 1.5" Meter	12
410-2151.301	1505 2 Bridford Pkwy	0809294	(1) 1.5" Meter	12
410-2152.301	1505 1 Bridford Pkwy	16046453	(1) 1.5" Meter	12
410-2153.301	1505 1 Bridford Pkwy	18416320	IRR [Excluded]	IRR [Excluded]
Total:			(30) 1.5" Meters	360