

Yunker re: status of regulatory approval

Subtotal \$157.50

00761-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-River Bluffs

River Bluffs 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
05/01/2020	JAB	Confer with Greg re: closing matters	0.50	\$280.00	\$140.00
05/01/2020	GDH	Review and reply to emails from seller and seller's attorney re: closing; draft/revise closing documents, instruction letter, and opinion letter; review and reply to emails from title company re: closing; send email to CSWR re: closing completed	3.10	\$225.00	\$697.50
05/04/2020	GDH	Draft opinion letter; organize closing documents; review emails from seller and Russ Mitten re: construction problem with customer; confer with JAB re: same	1.80	\$225.00	\$405.00
05/07/2020	GDH	Review and reply to email from seller's attorney re: executed closing documents	0.20	\$225.00	\$45.00
05/18/2020	GDH	Review and reply to email from seller's attorney re: closing documents; draft email to title company re: getting copy of closing documents; review and reply to email from CSWR re: settlement statement	0.30	\$225.00	\$67.50
05/19/2020	GDH	Receive executed closing documents from title company; organize closing documents; send executed settlement statement to Brent; send final closing documents to seller's attorney	0.40	\$225.00	\$90.00

05/22/2020	FSN	Review file; respond to email from Ben Kuenzel	0.10	\$250.00	\$25.00
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Subtotal \$1,470.00

00789-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Arcadia Pines

Arcadia Pines 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
05/06/2020	GDH	Review file and draft email to Katie re: status of regulatory approval	0.30	\$225.00	\$67.50
05/11/2020	GDH	Review and reply to emails from Katie Yunker re: status of regulatory approval	0.20	\$225.00	\$45.00
05/12/2020	GDH	Review and reply to emails from Katie Yunker re: status of regulatory approval	0.20	\$225.00	\$45.00
				Subtotal	\$157.50

00803-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Randview

Randview 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
05/06/2020	GDH	Review file and draft email to Katie re: status of regulatory approval	0.30	\$225.00	\$67.50
05/11/2020	GDH	Review and reply to emails from Katie Yunker re: status of regulatory approval	0.20	\$225.00	\$45.00
05/12/2020	GDH	Review and reply to emails from Katie	0.70	\$225.00	\$157.50

Yunker re: status of regulatory approval; review previous emails between Katie Yunker and other third parties re: getting Randview company back in good standing, transferring deeds to them from prior entities; email Katie re: same

Subtotal **\$270.00**

Subtotal **\$20,440.00**

Total **\$20,440.00**

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-024	05/15/2020	\$29,099.50	\$0.00	\$29,099.50
67-025	06/03/2020	\$5,000.00	\$0.00	\$5,000.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-026	06/09/2020	\$20,440.00	\$0.00	\$20,440.00
Outstanding Balance				\$54,539.50
Total Amount Outstanding				\$54,539.50

FEDERAL I.D. NO. 90-0354740
 Please make all amounts payable to: The Beckemeier Law Firm, LC

Payment is due upon receipt.

The Beckemeier Law Firm, LC

13421 Manchester Road, Suite 103
St. Louis, MO 63131

Invoice # 71-014
Date: 06/09/2020

CSWR, Inc. - Cherokee Village Utility Operating Company, LLC
1650 Des Peres Rd., Suite 303
St. Louis, MO 63131

DATE RCVD	<u>06/15/20</u>	GL CODE	<u>183.002</u>
PRCD BY	<u>Krista</u>	GL DATE	<u>5/31/20</u>

00790-CSWR, Inc. - Cherokee Village Utility Operating Company, LLC-General

General

Services

Date	Firm Member	Notes	Quantity	Rate	Total
05/04/2020	JAB	Review update on closing matters	0.20	\$280.00	\$56.00
05/04/2020	FSN	Review file; send and review emails to and from Bryan Gibson, Jonathan Rhodes, Boyd Billingsley	1.00	\$250.00	\$250.00
05/07/2020	FSN	Telephone conference with Bryan Gibson; update pre-closing list; send and review emails to and from Bryan Gibson, Ron Geveden; telephone conference with Ron Geveden	2.70	\$250.00	\$675.00
05/08/2020	JAB	Review emails from Shabnam and telephone conference with Shabnam re: update on closing and title matters	0.50	\$280.00	\$140.00
05/08/2020	FSN	Send and review emails to and from Bryan Gibson, JAB, Ben Kuenzel, Melissa Smith; telephone conference with Ron Geveden	0.60	\$250.00	\$150.00

05/11/2020	FSN	Review restrictions and create overview document; send and review emails to and from Bryan Gibson	3.80	\$250.00	\$950.00
05/12/2020	FSN	Continue review of restrictions & update overview document; send and review emails to and from Bryan Gibson	0.60	\$250.00	\$150.00
05/13/2020	JAB	Review and reply to emails re: closing matters; telephone conference with Shabnam re: same; email Duncan re: same	0.70	\$280.00	\$196.00
05/13/2020	FSN	Send and review emails to and from Jon Abele, Bryan Gibson, Jonathan Rhodes, Chandler Daggett, Lindsey Daggett, Robbie Hausman; add new restrictions into overview document; review Lindsey Daggett's issues with SA Map	3.50	\$250.00	\$875.00
05/14/2020	JAB	Review emails re: closing matters	0.30	\$280.00	\$84.00
05/14/2020	FSN	Review file; send and review emails to and from Lindsey Daggett, Bryan Gibson, Robbie Hausman, Mike Duncan, Jason Pellin, Ben Kuenzel, Boyd Billingsley; continue preparation of closing documents; update closing checklist	3.30	\$250.00	\$825.00
05/15/2020	JAB	Review emails re: title matters	0.20	\$280.00	\$56.00
05/15/2020	FSN	Send and review emails to and from Alex Cooke, Bryan Gibson; telephone conference with Bryan Gibson	0.30	\$250.00	\$75.00
05/18/2020	FSN	Send and review emails to and from Bryan Gibson; update pre-closing checklist and save documents	1.30	\$250.00	\$325.00
05/19/2020	JAB	Review email from Shabnam re: title updates	0.20	\$280.00	\$56.00
05/19/2020	FSN	Telephone conference with Ben Kuenzel; send and review emails to and from Bryan Gibson, Alex Cooke; review deeds; telephone call to Boyd	1.40	\$250.00	\$350.00

		Billingsley; leave message for Jonathan Rhodes;			
05/20/2020	JL	UCC search	0.10	\$120.00	\$12.00
05/20/2020	JAB	Telephone conference with Shabnam re: update on title and closing matters	0.30	\$280.00	\$84.00
05/20/2020	FSN	Send and review emails to and from JAB, Bryan Gibson, legal assistant, Ben Kuenzel, Alex Cooke; review file and continue preparation of closing documents; telephone conference with JAB; telephone conference with Ben Kuenzel; review revised commitment	3.10	\$250.00	\$775.00
05/21/2020	JAB	Review emails re: title and closing matters	0.40	\$280.00	\$112.00
05/21/2020	FSN	Send and review emails to and from Ben Kuenzel, JAB	0.10	\$250.00	\$25.00
05/21/2020	FSN	Review UCC-1 search results; telephone conference with Ben, Jason, Alex Cooke; continue review of revised commitment; review ALC lawsuit; send and review emails to and from Mark Hodge, Chandler Daggett, et al., JAB, legal assistant, Bryan Gibson; telephone conference with Boyd Billingsley; call and leave message for Jonathan Rhodes; leave message for JAB; telephone conference with JAB; continue overview document; telephone conference with Brian Gibson; telephone conference with Chandler Daggett; telephone conference with Jonathan Rhodes	4.70	\$250.00	\$1,175.00
05/22/2020	JAB	Review emails re: title and closing matters; telephone conference with Shabnam re: same	0.50	\$280.00	\$140.00
05/22/2020	FSN	Send and review emails to and from Mark Hodge, Alex Cooke, Bryan Gibson, Larry Chisenhall, Todd Thomas; review revised commitment; review additional closing documents from Bryan Gibson; telephone	4.00	\$250.00	\$1,000.00

		conference with Alex Cooke; telephone conference with JAB; telephone conference with Bryan Gibson			
05/26/2020	JAB	Telephone conference with Shabnam re: closing matters and review emails re: same and updated surveys	0.50	\$280.00	\$140.00
05/26/2020	FSN	Send and review emails to and from Alex Cooke	0.10	\$250.00	\$25.00
05/26/2020	FSN	Send and review emails to and from Bryan Gibson, Alex Cooke, JAB; continue preparation of closing instruction letter; review survey and respond; telephone conference with Alex Cooke	1.40	\$250.00	\$350.00
05/27/2020	JAB	Review updated title docs and confer with Shabnam re: same	0.70	\$280.00	\$196.00
05/27/2020	FSN	Send and review emails to and from Alex Cooke, JAB, Ben Kuenzel, Jason Pellin, Robbie Hausman, Jon Abele, Chandler Daggett, Jane Daggett, Jake Freeman, Elizabeth Castleman, Jonathan Rhodes; continue preparation of closing documents; continue preparation of closing instruction letter; prepare documents for signature	8.70	\$250.00	\$2,175.00
05/28/2020	FSN	Send and review emails to and from Jake Freeman, Alex Cooke, Ron Geveden, Elizabeth Castleman, Jane Daggett, Jon Abele, Stacy Culleton, Boyd Billingsley; telephone conference with Alex Cooke; review updated tract 3 survey; telephone conference with Alex Cooke; telephone conference with Jason Pellin; update closing checklist; leave message for Jonathan Rhodes	3.80	\$250.00	\$950.00
05/29/2020	JAB	Review emails and documents re: closing matters; telephone conference with Shabnam re: same	0.80	\$280.00	\$224.00

05/29/2020	FSN	Send and review emails to and from Elizabeth Castleman, Jon Abele, Chandler Daggett, et al., Boyd Billingsley, legal assistant, Lindsey Daggett, Jonathan Rhodes, Alex Cooke, Jane Daggett; review revised commitment and revised closing documents; telephone conference with Elizabeth Castleman; telephone conference with Todd Thomas; leave message for Stacy Culleton; telephone conference with Jon Abele; telephone conference with JAB; leave message for Jonathan Rhodes; review and mark up final surveys; telephone conference with Jonathan Rhodes; telephone conference with Boyd Billingsley; telephone conference with Boyd Billingsley; telephone conference with Jonathan Rhodes; revise general assignment and send to Jonathan Rhodes	6.60	\$250.00	\$1,650.00
05/30/2020	FSN	Scan and save all signature pages for closing; travel to FedEx to drop off closing package	1.00	\$250.00	\$250.00
Services Subtotal					\$14,496.00

Expenses

Date	Firm Member	Notes	Quantity	Rate	Total
05/20/2020	JL	UCC search fee	1.00	\$24.00	\$24.00
Expenses Subtotal					\$24.00
Subtotal					\$14,520.00
Total					\$14,520.00

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
71-012	05/15/2020	\$6,307.00	\$0.00	\$6,307.00
71-013	06/03/2020	\$7,000.00	\$0.00	\$7,000.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
71-014	06/09/2020	\$14,520.00	\$0.00	\$14,520.00
			Outstanding Balance	\$27,827.00
			Total Amount Outstanding	\$27,827.00

FEDERAL I.D. NO. 90-0354740

Please make all amounts payable to: The Beckemeier Law Firm, LC

Payment is due upon receipt.



**Beckemeier
LeMoine Law**

13421 Manchester Road, Suite 103
St. Louis, MO 63131

CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC
1650 Des Peres Rd., Suite 303
St. Louis, MO 63131

Invoice # 67-041
Date: 02/10/2021

DATE RCVD 2/17/21 GL CODE ↓
SCAN _____ EMAIL _____ JOB _____
DATAPP _____ QB 2/1/21
DT PD _____ CK# _____

00577-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

General Matters

Services

923.4

(Split by 60) 30% ... all 107/105 ... 103/15 = 70.800

Date	Firm Member	Notes	Quantity	Rate	Total
01/19/2021	MAW	Review KY LLC registration process	0.50	\$235.00	\$117.50
01/20/2021	MAW	Prepare and file Articles of Organization with KY Secretary of State for "CSWR - Bluegrass Capital Company, LLC"; contact IRS re: error reference info; complete EIN Application and submit to IRS; prepare DOR application for KY Tax ID Number	2.50	\$235.00	\$587.50
01/21/2021	MAW	Prepare Operating Agreement for CSWR - Bluegrass Capital Company, LLC; prepare Articles	0.70	\$235.00	\$164.50
01/21/2021	JAB	Confer with Maddie re: setting up capital co. LLC	0.20	\$295.00	\$59.00
01/28/2021	JAB	Confer with Russ re: corporate officer matters and email re: same	0.10	\$295.00	\$29.50
Services Subtotal					\$958.00

\$7,268.00

Expenses

Date	Firm Member	Notes	Quantity	Rate	Total
01/20/2021	MAW	KY Secretary of State LLC Articles of Organization Filing Fee	1.00	\$40.00	\$40.00
01/21/2021	MAW	KY Secretary of State Amendment Filing Fee	1.00	\$40.00	\$40.00
Expenses Subtotal					\$80.00
Subtotal					\$1,038.00

00578-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Airview 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
01/08/2021	LKW	Review status	0.20	\$255.00	\$51.00
Subtotal					\$51.00

00579-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Brocklyn 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
01/08/2021	LKW	Review status	0.20	\$255.00	\$51.00
Subtotal					\$51.00

00580-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Fox Run 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
01/08/2021	LKW	Review status	0.20	\$255.00	\$51.00
01/15/2021	JAB	Revise purchase agreement and email Seller's attorney and Todd re: same	0.60	\$295.00	\$177.00
Subtotal					\$228.00

00581-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Columbia 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
01/08/2021	LKW	Review status	0.20	\$255.00	\$51.00
Subtotal					\$51.00

00587-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Marshall County 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
01/07/2021	GDH	Update spreadsheet with deal status and updates	0.20	\$245.00	\$49.00

Subtotal \$49.00

00598-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

LH Treatment Co 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
01/07/2021	GDH	Update spreadsheet with deal status and updates	0.20	\$245.00	\$49.00
01/27/2021	JAB	Review update on project from ORC	0.20	\$295.00	\$59.00
Subtotal					\$108.00

00607-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Kingswood Development 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
01/24/2021	JAB	Review and reply to emails re: status of project	0.20	\$295.00	\$59.00
Subtotal					\$59.00

00611-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Center Ridge 105.003

Date	Firm Member	Notes	Quantity	Rate	Total
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01/04/2021	JAB	Revise developer agreement	0.40	\$295.00	\$118.00
01/06/2021	GDH	Update spreadsheet with deal status and updates	0.20	\$245.00	\$49.00
				Subtotal	\$167.00

00650-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Joann Estates 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
01/07/2021	GDH	Update spreadsheet with deal status and updates	0.20	\$245.00	\$49.00
				Subtotal	\$49.00

00656-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Marshall Ridge 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
01/08/2021	GDH	Review email from Brent Theis re: executed settlement statement; extract executed settlement statement from closing documents and send to Brent Theis; update spreadsheet with deal status and updates	0.30	\$245.00	\$73.50
				Subtotal	\$73.50

00657-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Carriage Park 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
01/06/2021	GDH	Update spreadsheet with deal status and updates	0.20	\$245.00	\$49.00
01/06/2021	MG	Phone call with Amber and Shabnam re second training session and functionality	0.20	\$90.00	\$18.00
01/08/2021	GDH	Review email from Brent Theis re: executed settlement statement; extract executed settlement statement from closing documents and send to Brent Theis	0.20	\$245.00	\$49.00
Subtotal					\$116.00

00671-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

River Bluffs 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
01/08/2021	GDH	Update spreadsheet with deal status and updates	0.20	\$245.00	\$49.00
Subtotal					\$49.00

00699-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Arcadia Pines 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
01/06/2021	GDH	Update spreadsheet with deal status and updates	0.20	\$245.00	\$49.00
01/06/2021	MG	Phone call with Amber and Shabnam re second training session and functionality	0.20	\$90.00	\$18.00
01/08/2021	GDH	Review email from Brent Theis re: executed settlement statement; extract executed settlement statement from closing documents and send to Brent Theis	0.20	\$245.00	\$49.00
01/19/2021	GDH	Review and reply to emails from ORC re: following up on emails re: contacting third party	0.20	\$245.00	\$49.00
01/26/2021	ANP	Confer with BLF team re: status	0.40	\$175.00	\$70.00
01/26/2021	ANP	Confer with BLF team re: status	0.20	\$175.00	\$35.00
01/27/2021	JAB	Review update on project from ORC	0.20	\$295.00	\$59.00
Subtotal					\$329.00

00713-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Randview 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
01/08/2021	GDH	Review email from Brent Theis re: executed settlement statement; extract	0.30	\$245.00	\$73.50

executed settlement statement from closing documents and send to Brent Theis; update spreadsheet with deal status and updates

01/12/2021	GDH	Review and reply to email from Seller re: Central States sending our incorrect bills to customers due to customers having pre-paid for all 2020 service; draft email to Central States re: same	0.30	\$245.00	\$73.50
				Subtotal	\$147.00

00789-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Delaplain 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
01/08/2021	LKW	Review status	0.20	\$255.00	\$51.00
01/11/2021	MG	Training/Meeting with Jasmin re kick-off and due diligence calls and 'Need2Meet'	0.20	\$90.00	\$18.00
01/13/2021	FSN	Work on project management procedure document	0.50	\$280.00	\$140.00
01/14/2021	JAB	Review PSC Order and email CSWR and BLF teams re: same	0.20	\$295.00	\$59.00
				Subtotal	\$268.00

00833-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Woodland Acres 183.002

Date	Firm	Notes	Quantity	Rate	Total
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Member					
01/04/2021	MG	First training session for software program	0.20	\$90.00	\$18.00
01/08/2021	GDH	Update spreadsheet with deal status and updates	0.20	\$245.00	\$49.00
01/14/2021	JAB	Review PSC Order and email CSWR and BLF teams re: same	0.20	\$295.00	\$59.00
01/14/2021	GDH	Review email re: approval of system	0.10	\$245.00	\$24.50
01/19/2021	GDH	Review email from Central States re: upcoming closing dates; review file; review and reply to emails from 21 Design re: outstanding surveys	0.40	\$245.00	\$98.00
01/27/2021	GDH	Confer with JAB re: status of deal; draft emails to JAB re: same	0.20	\$245.00	\$49.00
				Subtotal	\$297.50

00874-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Springcrest 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
01/04/2021	MG	First training session for software program	0.20	\$90.00	\$18.00
01/06/2021	FSN	Virtual meeting with Blake, Amber, Martell; TCW Amber and Martell; TCW Amber; update spreadsheet for project uploads	0.50	\$280.00	\$140.00
01/08/2021	MAW	Review file; update legal research spreadsheet	0.50	\$235.00	\$117.50
01/11/2021	MAW	Project management preparation	0.50	\$235.00	\$117.50
01/14/2021	JAB	Review PSC Order and email CSWR and BLF teams re: same	0.20	\$295.00	\$59.00

01/14/2021	FSN	Send and review emails to and from JAB; update pre-closing checklist	0.10	\$280.00	\$28.00
01/21/2021	JAB	Review emails re: title matters	0.20	\$295.00	\$59.00
01/21/2021	FSN	Send and review emails to and from Sandy Neal	0.10	\$280.00	\$28.00
01/22/2021	FSN	Review file; begin preparation of overview; send and review emails to and from Robbie Hausman, et al, Karen Moore, Sandy Neal, Linda Price, Kyle Ruediger, Ron Geveden; telephone conference with Sandy Neal; telephone conference with Linda Price; begin preparation of closing instruction letter	4.60	\$280.00	\$1,288.00
01/24/2021	FSN	Send and review emails to and from Linda Sharkey, Ron Geveden	0.30	\$280.00	\$84.00
01/25/2021	ANP	Review file re: additional service area documents; email to Karen re: same	0.20	\$175.00	\$35.00
01/25/2021	FSN	Send and review emails to and from Amber Pierce	0.10	\$280.00	\$28.00
01/26/2021	FSN	Telephone conference with Ron Geveden; multiple telephone conferences with Robbie Hausman, ron Geveden, Tracy Jones; review email from Ron Geveden; prepare draft of Sharkey easement; update pre-closing checklist	1.70	\$280.00	\$476.00
01/27/2021	FSN	Send and review emails to and from Ron Geveden	0.20	\$280.00	\$56.00
01/29/2021	JAB	Review email re: lease and title matters	0.20	\$295.00	\$59.00
01/29/2021	FSN	Send and review emails to and from Ron Geveden, Sandy Neal, Todd Thomas, Aaron Silas, Mike Duncan; prepare exhibits to purchase agreement	0.70	\$280.00	\$196.00

Subtotal \$2,789.00

00875-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Herrington Haven 183,002

Date	Firm Member	Notes	Quantity	Rate	Total
01/06/2021	FSN	Virtual meeting with Blake, Amber, Martell; TCW Amber and Martell; TCW Amber; update spreadsheet for project uploads	0.50	\$280.00	\$140.00
01/11/2021	MAW	Project management preparation	0.60	\$235.00	\$141.00
01/14/2021	JAB	Review PSC Order and email CSWR and BLF teams re: same	0.20	\$295.00	\$59.00
01/14/2021	FSN	Send and review emails to and from JAB; update pre-closing checklist	0.10	\$280.00	\$28.00
01/14/2021	FSN	Telephone conference with Jasmin Llamas; telephone conference with Amber Pierce; telephone conference with Jasmin Llamas; send and review emails to and from Blake; Virtual Meeting with Blake & Jasmin Llamas; virtual meeting with Blake	0.50	\$280.00	\$140.00
01/22/2021	FSN	Send and review emails to and from Karen Moore, Robbie Hausman, et al; review file	0.40	\$280.00	\$112.00
01/25/2021	FSN	Send and review emails to and from Robbie Hausman	0.20	\$280.00	\$56.00
01/26/2021	FSN	Send and review emails to and from Karen Moore, Robbie Hausman, et al; save documents	0.60	\$280.00	\$168.00
01/29/2021	FSN	Review file; begin preparation of closing documents; prepare exhibits to agreement; send and review emails to and from Aaron Silas, Mike Duncan	1.80	\$280.00	\$504.00
				Subtotal	\$1,348.00

Subtotal **\$7,268.00**
Total **\$7,268.00**

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-041	02/10/2021	\$7,268.00	\$0.00	\$7,268.00
			Outstanding Balance	\$7,268.00
			Total Amount Outstanding	\$7,268.00

Federal I.D. #85-4165371
Please make all amounts payable to: Beckemeier LeMoine Law

Payment is due upon receipt.



Invoice # 67-044
Date: 04/21/2021

13421 Manchester Road, Suite 103
St. Louis, MO 63131

DATE RCVD 04/28/21 GL CODE 107.003
PRCD BY Krista GL DATE 4/21/21

CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC
1650 Des Peres Rd., Suite 303
St. Louis, MO 63131

APPROVED
By Russ Mitten at 9:13 am, May 24, 2021

00875-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Herrington Haven

OPINION LETTER

Date	Firm Member	Notes	Quantity	Rate	Total
04/21/2021	JAB	Flat Fee: Prepare opinion letter and review all relevant documents and law required to issue the same	1.00	\$5,000.00	\$5,000.00
				Subtotal	\$5,000.00
				Total	\$5,000.00

Federal I.D. #85-4165371
Please make all amounts payable to: Beckemeier LeMoine Law

Payment is due upon receipt.



**Beckemeier
LeMoine Law**

Invoice # 67-045
Date: 05/05/2021

13421 Manchester Road, Suite 103
St. Louis, MO 63131

DATE RCVD	05/06/21	GL CODE	See Below
PRCD BY	Krista	GL DATE	4/30/21

CSWR, Inc. - Bluegrass Water Utility Operating Company
1650 Des Peres Rd., Suite 303
St. Louis, MO 63131

APPROVED
By Russ Mitten at 9:19 am, May 24, 2021

00650-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

107.003

Joann Estates

Date	Firm Member	Notes	Quantity	Rate	Total
04/27/2021	JAB	Meet with BL team re: post closing matters	0.20	\$295.00	\$59.00
04/27/2021	GDH	Meet with BL team re: post closing matters	0.20	\$245.00	\$49.00
04/27/2021	LKW	Meet with BL team re: post closing matters	0.20	\$255.00	\$51.00
04/27/2021	MAW	Meet with BL team re: post closing matters	0.20	\$235.00	\$47.00
Subtotal					\$206.00

00699-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Arcadia Pines 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
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04/27/2021	JAB	Meet with BL team re: post closing matters	0.20	\$295.00	\$59.00
04/27/2021	GDH	Meet with BL team re: post closing matters	0.20	\$245.00	\$49.00
04/27/2021	LKW	Meet with BL team re: post closing matters	0.20	\$255.00	\$51.00
04/27/2021	MAW	Meet with BL team re: post closing matters	0.20	\$235.00	\$47.00
				Subtotal	\$206.00

00713-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Randview [107.003](#)

Date	Firm Member	Notes	Quantity	Rate	Total
04/27/2021	GDH	Update post-closing outstanding issues based on new lift station protocol	0.10	\$245.00	\$24.50
				Subtotal	\$24.50

00789-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Delaplain [107.003](#)

Date	Firm Member	Notes	Quantity	Rate	Total
04/05/2021	LKW	Review status; draft email to Aaron Silas	0.50	\$255.00	\$127.50
04/13/2021	LKW	Review status	0.20	\$255.00	\$51.00
04/27/2021	JAB	Meet with BL team re: post closing	0.20	\$295.00	\$59.00

Date	Firm Member	Notes	Quantity	Rate	Total
		matters			
04/27/2021	GDH	Meet with BL team re: post closing matters	0.20	\$245.00	\$49.00
04/27/2021	LKW	Meet with BL team re: post closing matters	0.20	\$255.00	\$51.00
04/27/2021	MAW	Meet with BL team re: post closing matters	0.20	\$235.00	\$47.00
				Subtotal	\$384.50

00833-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Woodland Acres [107.003](#)

Date	Firm Member	Notes	Quantity	Rate	Total
04/06/2021	GDH	Review and reply to email from seller's attorney re: post-closing matters	0.20	\$245.00	\$49.00
04/13/2021	GDH	Update project management status	0.20	\$245.00	\$49.00
				Subtotal	\$98.00

01174-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Darlington Creek [183.002](#)

Date	Firm Member	Notes	Quantity	Rate	Total
04/13/2021	GDH	Review emails from FSN re: new project	0.20	\$245.00	\$49.00
04/13/2021	JAB	Meet at CSWR re: status of deal	0.20	\$295.00	\$59.00
04/13/2021	FSN	Meet at CSWR re: status of deal	0.20	\$280.00	\$56.00

04/13/2021	FSN	Send and review emails to and from Aaron Silas, GDH, et al; update system	0.70	\$280.00	\$196.00
04/15/2021	MAW	Conduct UCC search; prepare memo re: UCC search results	0.70	\$235.00	\$164.50
04/15/2021	GDH	Confer with legal assistant re: title work order; review title work email from legal assistant	0.20	\$245.00	\$49.00
04/15/2021	JL	Emailed back and forth with attorney regarding title order	0.20	\$150.00	\$30.00
04/15/2021	JL	Sent title order request to title co	0.40	\$150.00	\$60.00
				Subtotal	\$663.50
				Subtotal	\$1,582.50
				Total	\$1,582.50

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-042	03/08/2021	\$28,725.50	\$0.00	\$28,725.50
67-044	04/21/2021	\$5,000.00	\$0.00	\$5,000.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-045	05/05/2021	\$1,582.50	\$0.00	\$1,582.50
Outstanding Balance				\$35,308.00
Total Amount Outstanding				\$35,308.00

Federal I.D. #85-4165371

Please make all amounts payable to: Beckemeier LeMoine Law

Payment is due upon receipt.



**Beckemeier
LeMoine Law**

Invoice # 67-046
Date: 06/08/2021

13421 Manchester Road, Suite 103
St. Louis, MO 63131

DATE RCVD	06/13/21	GL CODE	See Below
PRCD BY	Krista	GL DATE	5/31/21

CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC
1650 Des Peres Rd., Suite 303
St. Louis, MO 63131

APPROVED
By Russ Mitten at 3:15 pm, Jun 30, 2021

00578-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Airview 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
05/17/2021	LKW	Review status re: post-closing easements	0.40	\$255.00	\$102.00
Subtotal					\$102.00

00789-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Delaplain 107.003

Services

Date	Firm Member	Notes	Quantity	Rate	Total
05/24/2021	LKW	Draft post closing related documents	1.50	\$255.00	\$382.50
05/28/2021	LKW	Review closing documents	0.30	\$255.00	\$76.50
Services Subtotal					\$459.00

Expenses

Date	Firm Member	Notes	Quantity	Rate	Total
05/25/2021	LKW	Certificate of Existence	1.00	\$10.00	\$10.00
Expenses Subtotal					\$10.00
Subtotal					\$469.00

01174-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Darlington Creek 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
05/07/2021	MAW	Prepare form documents	0.50	\$235.00	\$117.50
05/12/2021	GDH	Review and reply to email from title company re: title questions and title work order issues; review plats sent by title company to discuss issues and answers with title company	0.60	\$245.00	\$147.00
Subtotal					\$264.50

01175-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Yung Farm 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
05/07/2021	MAW	Prepare form documents	0.60	\$235.00	\$141.00
05/17/2021	JAB	Review emails re: revisions to purchase agreement; revise purchase	0.30	\$295.00	\$88.50

agreement; email Sandy re: same					
05/18/2021	JAB	Review and reply to Sandy's email	0.10	\$295.00	\$29.50
				Subtotal	\$259.00
				Subtotal	\$1,094.50
				Total	\$1,094.50

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-047	06/08/2021	\$5,000.00	\$0.00	\$5,000.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-046	06/08/2021	\$1,094.50	\$0.00	\$1,094.50
Outstanding Balance				\$6,094.50
Total Amount Outstanding				\$6,094.50

Federal I.D. #85-4165371

Please make all amounts payable to: Beckemeier LeMoine Law

Payment is due upon receipt.

APPROVED
 By Russ Mitten at 9:26 am, Jul 12, 2021



Invoice # 67-047
 Date: 06/08/2021

13421 Manchester Road, Suite 103
 St. Louis, MO 63131

DATE RCVD	06/29/21	GL CODE	107.003
PRCD BY	Krista	GL DATE	6/8/21

CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC
 1650 Des Peres Rd., Suite 303
 St. Louis, MO 63131

00789-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Delaplain

OPINION LETTER

Services

Date	Firm Member	Notes	Quantity	Rate	Total
06/08/2021	JAB	Flat Fee: Prepare opinion letter and review all relevant documents and law required to issue the same	1.00	\$2,500.00	\$2,500.00
Services Subtotal					\$2,500.00

Expenses

Date	Firm Member	Notes	Quantity	Rate	Total
06/08/2021	JAB	Consultation fee from McBrayer PLLC	1.00	\$2,500.00	\$2,500.00
Expenses Subtotal					\$2,500.00
Subtotal					\$5,000.00
Total					\$5,000.00

Federal I.D. #85-4165371
 Please make all amounts payable to: Beckemeier LeMoine Law

Payment is due upon receipt.



**Beckemeier
LeMoine Law**

Invoice # 67-048
Date: 07/09/2021

13421 Manchester Road, Suite 103
St. Louis, MO 63131

DATE RCVD	07/15/21	GL CODE	See Below
PRCD BY	Krista	GL DATE	6/30/21

CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC
1650 Des Peres Rd., Suite 303
St. Louis, MO 63131

00577-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

923.4

General Matters

APPROVED
By Russ Mitten at 9:34 am, Jul 22, 2021

Date	Firm Member	Notes	Quantity	Rate	Total
06/17/2021	MAW	Review messages from KY Secretary of State; send email to Brent re: same	0.50	\$235.00	\$117.50
Subtotal					\$117.50

00713-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Randview 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
06/21/2021	JAB	Review emails re: easement matter; confer with Greg re: same	0.60	\$295.00	\$177.00
06/21/2021	GDH	Review and reply to emails from Ben Kuenzel and others re: issues and dispute with third party re: putting in road; confer with JAB re: same; conference call with third party John Wilson re: issues and road; review	2.60	\$245.00	\$637.00

		plats and title work			
06/25/2021	GDH	Draft email to Ben Kuenzel re: exhibits for discussion with third party for easement issue	0.20	\$245.00	\$49.00
				Subtotal	\$863.00

00789-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Delaplain

Date	Firm Member	Notes	Quantity	Rate	Total
06/02/2021	LKW	Finalize Opinion Letter	0.30	\$255.00	\$76.50
				Subtotal	\$76.50

01174-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Darlington Creek

183.002

Date	Firm Member	Notes	Quantity	Rate	Total
06/21/2021	GDH	Review and reply to emails from title company re: title matters and title commitment; review title commitment and title review letter from local counsel; confer with legal assistant re: uploading documents to sharepoint and contacting 21 Design re: survey	0.80	\$245.00	\$196.00
06/21/2021	LKW	Review status	0.20	\$255.00	\$51.00
06/23/2021	JL	Separated; Printed; Marked up; organized and uploaded title commitment and document to BLF server and Sharepoint.	4.00	\$150.00	\$600.00

06/23/2021	JL	Typed up email to title co for missing documents and questions regarding title work	0.30	\$150.00	\$45.00
06/24/2021	GDH	Review and reply to emails from title company re: title work; review title work and commitment	0.50	\$245.00	\$122.50
06/29/2021	GDH	Review and reply to emails from title company re: additional title work	0.20	\$245.00	\$49.00
06/30/2021	GDH	Review title commitment, service area map, and title work in preparation for due diligence call; due diligence telephone conference call with Robbie and Helen	0.40	\$245.00	\$98.00
				Subtotal	\$1,161.50

01175-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Yung Farm 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
06/15/2021	JAB	Revise purchase agreement and email Sandy and Todd re: same	0.40	\$295.00	\$118.00
				Subtotal	\$118.00
				Subtotal	\$2,336.50
				Total	\$2,336.50

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-046	06/08/2021	\$1,094.50	\$0.00	\$1,094.50
67-047	06/08/2021	\$5,000.00	\$0.00	\$5,000.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-048	07/09/2021	\$2,336.50	\$0.00	\$2,336.50
Outstanding Balance				\$8,431.00
Total Amount Outstanding				\$8,431.00

Federal I.D. #85-4165371

Please make all amounts payable to: Beckemeier LeMoine Law

Payment is due upon receipt.



**Beckemeier
LeMoine Law**

Invoice # 67-049
Date: 08/10/2021

13421 Manchester Road, Suite 103
St. Louis, MO 63131

DATE RCVD	08/20/21	GL CODE	See Below
PRCD BY	Krista	GL DATE	8/10/21

CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC
1650 Des Peres Rd., Suite 303
St. Louis, MO 63131

00598-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

LH Treatment Co 107.003

APPROVED
By Russ Mitten at 4:31 pm, Sep 08, 2021

Date	Firm Member	Notes	Quantity	Rate	Total
07/16/2021	GDH	Review and reply to email from ORC re: post-closing easement and lack of contact with third party; review title issues	0.40	\$245.00	\$98.00
Subtotal					\$98.00

00789-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Delaplain 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
07/27/2021	LKW	Draft email to McBrayer re: title policies and opinion letters	0.70	\$255.00	\$178.50
Subtotal					\$178.50

00833-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Woodland Acres

107.003

Date	Firm Member	Notes	Quantity	Rate	Total
07/23/2021	GDH	Review and reply to email from seller's attorney re: post-closing item and sending escrow money; review previous emails re: issue; review and reply to emails from title company re: same and sending escrow money	0.50	\$245.00	\$122.50
07/28/2021	GDH	Review and reply to email from title company re: post-closing matter and check being sent to third party	0.20	\$245.00	\$49.00
				Subtotal	\$171.50

00874-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Springcrest

107.003

Date	Firm Member	Notes	Quantity	Rate	Total
07/26/2021	FSN	Send and review emails to and from Helen Morse; review file	0.60	\$280.00	\$168.00
				Subtotal	\$168.00

01174-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Darlington Creek

183.002

Date	Firm Member	Notes	Quantity	Rate	Total
07/01/2021	JL	Sent out need to meet Due Diligence times to BLF, 21 design and CSWR	0.20	\$150.00	\$30.00
07/01/2021	JL	Sent out Due Diligence invite to BLF Team, 21 design and CSWR	0.20	\$150.00	\$30.00
07/01/2021	JL	Attended Due Diligence with BLF Team, 21 design and CSWR	0.50	\$150.00	\$75.00
07/06/2021	GDH	Draft compliance memo; research seller business entity information on KY secretary of state website; review title work	1.40	\$245.00	\$343.00
07/07/2021	GDH	Upload compliance memo and associated documents to Sharepoint; draft email to Aaron Silas re: same	0.30	\$245.00	\$73.50
07/07/2021	JAB	Review compliance memo	0.20	\$295.00	\$59.00
07/22/2021	JAB	Prepare fee and cost estimate and email Marty re: same	0.20	\$295.00	\$59.00
				Subtotal	\$669.50

01175-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Yung Farm

183.002

Date	Firm Member	Notes	Quantity	Rate	Total
07/14/2021	MAW	Review and reply to emails re: Purchase Agreement; revise Purchase Agreement	0.20	\$235.00	\$47.00
07/14/2021	JAB	Review and reply to email from Sandy re: change to purchase agreement	0.10	\$295.00	\$29.50
07/21/2021	JAB	Telephone conference with Seller's attorney; email Sandy re: same	0.40	\$295.00	\$118.00

Subtotal **\$194.50**

Subtotal **\$1,480.00**

Total **\$1,480.00**

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-046	06/08/2021	\$1,094.50	\$0.00	\$1,094.50
67-047	06/08/2021	\$5,000.00	\$0.00	\$5,000.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-049	08/10/2021	\$1,480.00	\$0.00	\$1,480.00
Outstanding Balance				\$7,574.50
Total Amount Outstanding				\$7,574.50

Federal I.D. #85-4165371

Please make all amounts payable to: Beckemeier LeMoine Law

Payment is due upon receipt.



**Beckemeier
LeMoine Law**

Invoice # 67-051
Date: 10/04/2021

13421 Manchester Road, Suite 103
St. Louis, MO 63131

DATE RCVD	10/13/21	GL CODE	See Below
PRCD BY	Krista	GL DATE	9/30/21

CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC
1650 Des Peres Rd., Suite 303
St. Louis, MO 63131

APPROVED
By Russ Mitten at 10:10 am, Oct 29, 2021

00607-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Kingswood Development 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
09/23/2021	JAB	Review title policy	0.20	\$295.00	\$59.00
09/27/2021	LKW	Review Title Policy	0.50	\$255.00	\$127.50
Subtotal					\$186.50

00611-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Center Ridge 105.003

Date	Firm Member	Notes	Quantity	Rate	Total
09/26/2021	FSN	Send and review emails to and from LKW	0.20	\$280.00	\$56.00
09/27/2021	LKW	Review post-closing status re: title policy and opinion letter	0.50	\$255.00	\$127.50
09/28/2021	JAB	Review issued title policy and opinion letter sent by local council	0.30	\$295.00	\$88.50

09/28/2021	LKW	Review post-closing title policy	0.30	\$255.00	\$76.50
				Subtotal	\$348.50

00657-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Carriage Park [107.003](#)

Date	Firm Member	Notes	Quantity	Rate	Total
09/30/2021	JAB	Review email from local council re: project	0.20	\$295.00	\$59.00
09/30/2021	LKW	Review post-closing status re: Title Policy and Opinion Letter	0.50	\$255.00	\$127.50
				Subtotal	\$186.50

00669-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Grantland Estates [183.002](#)

Date	Firm Member	Notes	Quantity	Rate	Total
09/15/2021	JL	Updated title matter	0.20	\$150.00	\$30.00
				Subtotal	\$30.00

00671-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

River Bluffs [107.003](#)

Date	Firm	Notes	Quantity	Rate	Total
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Member					
09/01/2021	MAW	Confer with FSN re: driveway issue; review and reply to emails re: same; review file	1.10	\$235.00	\$258.50
09/01/2021	LKW	Review status; confer with FSN	0.30	\$255.00	\$76.50
09/01/2021	FSN	Send and review emails to and from Ben Kuenzel; review file; multiple telephone conferences with MAW	0.70	\$280.00	\$196.00
09/27/2021	LKW	Review post-closing status re: title policy and opinion letter	0.40	\$255.00	\$102.00
09/28/2021	JAB	Review issued title policy and opinion letter sent by local council	0.30	\$295.00	\$88.50
09/28/2021	LKW	Review post-closing title policy and opinion letter	0.40	\$255.00	\$102.00
				Subtotal	\$823.50

00789-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Delaplain [107.003](#)

Date	Firm Member	Notes	Quantity	Rate	Total
09/28/2021	LKW	Review post-closing status re: opinion letter and title policy	0.30	\$255.00	\$76.50
09/29/2021	LKW	Review post-closing status re: Title Policy	0.50	\$255.00	\$127.50
				Subtotal	\$204.00

00833-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Woodland Acres 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
09/27/2021	LKW	Review Opinion Letter	0.40	\$255.00	\$102.00
Subtotal					\$102.00

00875-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Herrington Haven 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
09/28/2021	LKW	Review post-closing status re: opinion letter and title policy	0.30	\$255.00	\$76.50
Subtotal					\$76.50

01099-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Nixutil Sanitation Association 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
09/15/2021	JL	Updated title matter	0.20	\$150.00	\$30.00
Subtotal					\$30.00

01174-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Darlington Creek [183.002](#)

Date	Firm Member	Notes	Quantity	Rate	Total
09/01/2021	JAB	Review and reply to compliance questions and email CSWR re: same	0.20	\$295.00	\$59.00
09/20/2021	LKW	Review status; confer with Legal Assistant	0.20	\$255.00	\$51.00
09/28/2021	LKW	Review status	0.40	\$255.00	\$102.00
Subtotal					\$212.00

01175-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Yung Farm [183.002](#)

Date	Firm Member	Notes	Quantity	Rate	Total
09/15/2021	JL	Updated title matter	0.20	\$150.00	\$30.00
Subtotal					\$30.00

01699-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Paramount Estates [183.002](#)

Date	Firm Member	Notes	Quantity	Rate	Total
09/15/2021	JL	Updated title matter	0.20	\$150.00	\$30.00

Subtotal \$30.00

01749-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Moon River 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
09/28/2021	FSN	Send and review emails to and from JER; add to system	0.20	\$280.00	\$56.00
09/29/2021	JAB	Review and reply to emails and review purchase agreement for new deal	0.30	\$295.00	\$88.50
09/29/2021	ANP	Create new file	0.20	\$175.00	\$35.00
Subtotal					\$179.50
Subtotal					\$2,439.00
Total					\$2,439.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-051	10/04/2021	\$2,439.00	\$0.00	\$2,439.00
Outstanding Balance				\$2,439.00
Total Amount Outstanding				\$2,439.00

Federal I.D. #85-4165371

Please make all amounts payable to: Beckemeier LeMoine Law

Payment is due upon receipt.

APPROVED

By Russ Mitten at 9:05 am, Nov 17, 2021



**Beckemeier
LeMoine Law**

Invoice # 67-052
Date: 11/10/2021

13421 Manchester Road, Suite 103
St. Louis, MO 63131

DATE RCVD 11/11/21 GL CODE See Below
PRCD BY Curtis GL DATE 10/31/21

CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC
1650 Des Peres Rd., Suite 303
St. Louis, MO 63131

00578-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Airview 107.003 s

Date	Firm Member	Notes	Quantity	Rate	Total
10/21/2021	LKW	Review post-closing status re: binders	0.40	\$255.00	\$102.00
Subtotal					\$102.00

00598-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

LH Treatment Co 107.003 s

Date	Firm Member	Notes	Quantity	Rate	Total
10/21/2021	FSN	Send and review emails to and from legal assistant	0.20	\$280.00	\$56.00
10/28/2021	FSN	Review file; send and review emails to and from Jasmin Llamas, legal assistant, MAW; save recorded documents; review file	1.10	\$280.00	\$308.00
Subtotal					\$364.00

00607-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Kingswood Development 107.003 s

Date	Firm Member	Notes	Quantity	Rate	Total
10/28/2021	LKW	Review closing documents for binders; confer with Legal Assistant	0.20	\$255.00	\$51.00
10/28/2021	JCC	Confer with LKW re: closing binders	0.20	\$75.00	\$15.00
Subtotal					\$66.00

00611-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Center Ridge 105.003 w

Date	Firm Member	Notes	Quantity	Rate	Total
10/22/2021	MAW	Review title policy documents	0.40	\$235.00	\$94.00
10/28/2021	LKW	Review closing documents for binders; confer with Legal Assistant	0.20	\$255.00	\$51.00
10/28/2021	JCC	Confer with LKW re: closing binders	0.20	\$75.00	\$15.00
Subtotal					\$160.00

00650-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Timberland 107.003 s
Joann Estates

Date	Firm	Notes	Quantity	Rate	Total
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Member						
10/28/2021	LKW	Review closing documents for binders; confer with Legal Assistant	0.20	\$255.00	\$51.00	
10/28/2021	JCC	Confer with LKW re: closing binders	0.20	\$75.00	\$15.00	
					Subtotal	\$66.00

00657-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Carriage Park 107.003 s

Date	Firm Member	Notes	Quantity	Rate	Total	
10/20/2021	JAB	Review email re: title policy sent by title co.	0.30	\$295.00	\$88.50	
10/28/2021	LKW	Review closing documents for binders; confer with Legal Assistant	0.20	\$255.00	\$51.00	
10/28/2021	JCC	Confer with LKW re: closing binders	0.20	\$75.00	\$15.00	
					Subtotal	\$154.50

00671-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

River Bluffs 107.003 s

Date	Firm Member	Notes	Quantity	Rate	Total	
10/28/2021	LKW	Review closing documents for binders; confer with Legal Assistant	0.20	\$255.00	\$51.00	
10/28/2021	JCC	Confer with LKW re: closing binders	0.20	\$75.00	\$15.00	
					Subtotal	\$66.00

00699-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Arcadia Pines

107.003 s

Date	Firm Member	Notes	Quantity	Rate	Total
10/28/2021	LKW	Review closing documents for binders; confer with Legal Assistant	0.20	\$255.00	\$51.00
10/28/2021	JCC	Confer with LKW re: closing binders	0.20	\$75.00	\$15.00
Subtotal					\$66.00

00713-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Randview

107.003 s

Date	Firm Member	Notes	Quantity	Rate	Total
10/01/2021	LKW	Review post-closing status re: title policy	0.40	\$255.00	\$102.00
10/04/2021	FSN	Send and review emails to and from JAB	0.20	\$280.00	\$56.00
10/05/2021	JAB	Review emails re: easement matters	0.20	\$295.00	\$59.00
10/05/2021	FSN	Send and review emails to and from JAB, Ben Kuenzel; review file	0.60	\$280.00	\$168.00
10/20/2021	JAB	Review title policy sent by title co.; review email from Russ regarding dispute with a neighbor; [REDACTED] telephone conference with Russ regarding same [REDACTED]	0.50	\$295.00	\$147.50
10/20/2021	LKW	Review post-closing title policy and Opinion Letter	0.50	\$255.00	\$127.50

10/25/2021	FSN	Send and review emails to and from Ben Kuenzel	0.20	\$280.00	\$56.00
10/26/2021	MAW	Review and reply to emails re: post-closing matters; confer with FSN and JAB re: same; confer with BNN re: same; telephone call with Ben Kuenzel re: farmer questions	2.60	\$235.00	\$611.00
10/26/2021	JAB	Confer with Maddie re: post closing matter	0.20	\$295.00	\$59.00
10/26/2021	BN	Email correspondence; confer with MAW; phone conference	1.70	\$215.00	\$365.50
10/26/2021	FSN	Review email chain from Ben Kuenzel; draft and send email to MAW, BNN; telephone conference with Russ Mitten; telephone conference with MAW; telephone conference with MAW, BNN	0.80	\$280.00	\$224.00
10/27/2021	MAW	Telephone call to John Wilson and attorney re: post-closing matters; telephone call with Andrew (John's attorney) re: post-closing matters	0.80	\$235.00	\$188.00
10/27/2021	BN	Phone conference; draft confirmation email; confer with MAW	1.30	\$215.00	\$279.50
10/27/2021	JAB	Confer with Maddie re: dispute with neighbor re: easement; review and reply to email from Seller's attorney	0.30	\$295.00	\$88.50
10/27/2021	JL	Reviewed email	0.10	\$150.00	\$15.00
10/28/2021	BN	Phone conference; draft confirmation email; confer with MAW	2.60	\$215.00	\$559.00
10/28/2021	MAW	Review and send email to Andrew (farmer's attorney) re: post-closing matters	0.30	\$235.00	\$70.50
10/28/2021	LKW	Review closing documents for binders; confer with Legal Assistant	0.20	\$255.00	\$51.00
10/28/2021	JCC	Confer with LKW re: closing binders	0.20	\$75.00	\$15.00
10/29/2021	JL	Located and uploaded original	0.40	\$150.00	\$60.00

recorded documents for Mr. Waldrop
and emailed them to him

Subtotal **\$3,302.00**

00789-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Delaplain 107.003 s

Date	Firm Member	Notes	Quantity	Rate	Total
10/28/2021	LKW	Review closing documents for binders; confer with Legal Assistant	0.20	\$255.00	\$51.00
10/28/2021	JCC	Confer with LKW re: closing binders	0.20	\$75.00	\$15.00
Subtotal					\$66.00

00874-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Springcrest 107.003 s

Date	Firm Member	Notes	Quantity	Rate	Total
10/01/2021	LKW	Review post-closing status re: title policy	0.40	\$255.00	\$102.00
10/04/2021	JAB	Review issued title policy	0.20	\$295.00	\$59.00
10/04/2021	LKW	Review post-closing status re: policy	0.40	\$255.00	\$102.00
10/18/2021	JL	Reviewed and responded to emails regarding litigation	0.30	\$150.00	\$45.00
10/20/2021	LKW	Review post-closing status re: policy	0.30	\$255.00	\$76.50
10/20/2021	JL	Reviewed email from title co	0.20	\$150.00	\$30.00

10/20/2021	FSN	Review policy and closing packet; send and review emails to and from Jasmin Llamas	0.40	\$280.00	\$112.00
				Subtotal	\$526.50

00875-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Herrington Haven

107.003

S

Date	Firm Member	Notes	Quantity	Rate	Total
10/20/2021	LKW	Review post-closing status re: policy	0.30	\$255.00	\$76.50
10/20/2021	JL	Reviewed email from title co	0.20	\$150.00	\$30.00
10/20/2021	FSN	Review policy and closing packet; send and review emails to and from Jasmin Llamas	0.30	\$280.00	\$84.00
10/29/2021	FSN	Send and review emails to and from Joanne Noel	0.20	\$280.00	\$56.00
				Subtotal	\$246.50

01174-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Darlington Creek

183.002

Date	Firm Member	Notes	Quantity	Rate	Total
10/20/2021	JAB	Telephone conference with local council	0.20	\$295.00	\$59.00
10/20/2021	LKW	Review status	0.40	\$255.00	\$102.00
10/21/2021	LKW	Review status	0.10	\$255.00	\$25.50

Subtotal \$186.50

01749-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC

Moon River 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
09/28/2021	JER	Draft Purchase Agreement; research re: corporate status of Moon River Marina and Resort	1.20	\$295.00	\$354.00
				Subtotal	\$354.00
				Subtotal	\$5,726.00
				Total	\$5,726.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-052	11/10/2021	\$5,726.00	\$0.00	\$5,726.00
			Outstanding Balance	\$5,726.00
			Total Amount Outstanding	\$5,726.00

Federal I.D. #85-4165371
Please make all amounts payable to: Beckemeier LeMoine Law

Payment is due upon receipt.

The Beckemeier Law Firm, LC

13421 Manchester Road, Suite 103
St. Louis, MO 63131

Invoice # 61-016
Date: 02/12/2020

CSWR, Inc. - Persimmon Ridge
500 Northwest Plaza Drive, Suite 500
St. Ann, MO 63074

DATE RCVD 2/14/20 GL CODE 107.003
SCAN _____ EMAIL _____ JOB _____
DATAPP _____ QB 1/31/20
DT PD 2/25/20 CK# 1127

00608-CSWR, Inc. - Persimmon Ridge-Persimmon Ridge

Persimmon Ridge

Date	Firm Member	Notes	Quantity	Rate	Total
01/09/2020	GDH	Review new easement exhibit and legal descriptions from 21 design; analyze post-closing issue; begin drafting cross-easement for post-closing	1.20	\$225.00	\$270.00
01/10/2020	GDH	Continue drafting and revising deed of cross easement for post-closing item; confer with CMD and JAB re: same; send draft of cross easement to Kentucky counsel Jim Frazier; review email from Jim re: cross easement	1.50	\$225.00	\$337.50
01/10/2020	CMD	Review post-closing easement	0.40	\$225.00	\$90.00
01/15/2020	JAB	Review emails and drafts of easement re: post closing matter; email Greg re: same	0.20	\$280.00	\$56.00
01/15/2020	GDH	Confer with JAB re: cross-easement for post-closing; send draft of cross-easement to Persimmon Ridge president for review	0.30	\$225.00	\$67.50
01/16/2020	GDH	Finalize cross easement document for	1.10	\$225.00	\$247.50

\$1,158.50

		post-closing; have Josiah sign; send to Lawren Just for seller to sign and send to title company for recording; send Josiah's signed copy to title company for recording; draft email to title company re: same			
01/21/2020	GDH	Receive email from Lawren Just re: sending her signatures to title company for recording of post-closing cross-easement; send email to title company re: same	0.20	\$225.00	\$45.00
01/27/2020	GDH	Receive and reply to email from title company re: receiving copies of signatures pages from both parties for post-closing cross-easement and recording	0.20	\$225.00	\$45.00
				Subtotal	\$1,158.50
				Total	\$1,158.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due	
61-016	02/12/2020	\$1,158.50	\$0.00	\$1,158.50	
				Outstanding Balance	\$1,158.50
				Total Amount Outstanding	\$1,158.50

FEDERAL I.D. NO. 90-0354740
Please make all amounts payable to: The Beckemeier Law Firm, LC

Payment is due upon receipt.

The Beckemeier Law Firm, LC

13421 Manchester Road, Suite 103
St. Louis, MO 63131

Invoice # 61-017
Date: 03/10/2020

CSWR, Inc. - Persimmon Ridge
500 Northwest Plaza Drive, Suite 500
St. Ann, MO 63074

DATE RCVD 3/12/20 GL CODE 107.003
SCAN _____ EMAIL _____ JOB _____
DATAPP _____ QB 2/28/20
DT PD 3/17/20 CK# 1160

00608-CSWR, Inc. - Persimmon Ridge-Persimmon Ridge

Persimmon Ridge

Date	Firm Member	Notes	Quantity	Rate	Total
02/04/2020	GDH	Receive recorded post-closing cross-easement from title company; send copy to seller; send copy to 21 Design; save to server; confer with CMD re: final steps; email title company re: obtaining final original documents from closing	0.50	\$225.00	\$112.50
02/17/2020	GDH	Draft email to title company re: sending original documents for deal and for post-closing cross-easement back to us	0.20	\$225.00	\$45.00
02/19/2020	GDH	Review and reply to emails from title company re: sending of physical copy of recorded cross-easement	0.20	\$225.00	\$45.00
02/25/2020	CMD	Prepare closing binder	0.70	\$225.00	\$157.50

Subtotal **\$360.00**
Total **\$360.00**

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
61-017	03/10/2020	\$360.00	\$0.00	\$360.00
			Outstanding Balance	\$360.00
			Total Amount Outstanding	\$360.00

FEDERAL I.D. NO. 90-0354740

Please make all amounts payable to: The Beckemeier Law Firm, LC

Payment is due upon receipt.

The Beckemeier Law Firm, LC

Invoice # 61-018
Date: 05/15/2020

13421 Manchester Road, Suite 103
St. Louis, MO 63131

CSWR, Inc. - Persimmon Ridge
1650 Des Peres Rd., Suite 303
St. Louis, MO 63131

DATE RCVD	<u>05/26/20</u>	GL CODE	<u>107.003</u>
PRCD BY	<u>Krista</u>	GL DATE	<u>5/1/20</u>

00608-CSWR, Inc. - Persimmon Ridge-Persimmon Ridge

Persimmon Ridge

Date	Firm Member	Notes	Quantity	Rate	Total
04/21/2020	JAB	Confer with Jasmin re: deal binder preparation	0.20	\$280.00	\$56.00
				Subtotal	\$56.00
				Total	\$56.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
61-018	05/15/2020	\$56.00	\$0.00	\$56.00
Outstanding Balance				\$56.00
Total Amount Outstanding				\$56.00

FEDERAL I.D. NO. 90-0354740

Please make all amounts payable to: The Beckemeier Law Firm, LC

Payment is due upon receipt.

The Beckemeier Law Firm, LC

13421 Manchester Road, Suite 103
St. Louis, MO 63131

Invoice # 67-021
Date: 02/12/2020

CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC
500 Northwest Plaza Drive, Suite 500
St. Ann, MO 63074

DATE RCVD 2/14/20 GL CODE 107.003
SCAN _____ EMAIL _____ JOB _____
DATAPP _____ QB 1/31/20
DT PD 2/25/20 GK# 1127

00662-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Fox Run

Fox Run

Services

Date	Firm Member	Notes	Quantity	Rate	Total
01/02/2020	JAB	Review emails re: easement matter	0.20	\$265.00	\$53.00
01/02/2020	LKW	Confer with JAB; review and reply to email from Brian Johnson;	0.70	\$235.00	\$164.50
01/03/2020	JAB	Review emails re: easement matters; telephone conference with Josiah re: same	0.20	\$280.00	\$56.00
01/03/2020	LKW	Draft email to David Guarnieri; print and prepare closing documents for Josiah's signature; draft email to Karen Moore	1.10	\$235.00	\$258.50
01/06/2020	JL	Sent out Fedex package	0.10	\$120.00	\$12.00
01/07/2020	LKW	Draft email to Karen Moore; prepare FedEx and drop off package to be mailed overnight	0.50	\$235.00	\$117.50

\$1272.79

01/09/2020	LKW	Draft emails to Karen Moore; confer with JAB; draft email to Brent Thies	0.40	\$235.00	\$94.00
01/15/2020	JAB	Review emails re: wrap up of easement matter	0.10	\$280.00	\$28.00
				Services Subtotal	\$783.50

Expenses

Date	Firm Member	Notes	Quantity	Rate	Total
01/06/2020	JL	FedEx charge	1.00	\$73.29	\$73.29
				Expenses Subtotal	\$73.29
				Subtotal	\$856.79

00669-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Marshall County

Marshall County

Date	Firm Member	Notes	Quantity	Rate	Total
01/07/2020	CMD	Review and respond to multiple emails re: easements	0.30	\$225.00	\$67.50
01/22/2020	CMD	Review and respond to email from ORC re: Herndon Easement	0.10	\$225.00	\$22.50
				Subtotal	\$90.00

00683-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-LH Treatment Co

LH Treatment Co

Date	Firm Member	Notes	Quantity	Rate	Total
01/10/2020	GDH	Review previous emails from ORC for post-closing issues and easements	0.30	\$225.00	\$67.50
01/13/2020	GDH	Review previous emails with 21 Design and ORC re: exhibits for easement; draft new email to 21 Design re: needing exhibit and site layout for potential easements for post-closing issues; email ORC re: same	0.50	\$225.00	\$112.50
Subtotal					\$180.00

00693-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Kingswood Development

Kingswood Development

Date	Firm Member	Notes	Quantity	Rate	Total
01/10/2020	GDH	Review post-closing easement item and emails re: possibly Huntsman easement; follow up with 21 Design to see if they determined whether lines are under Huntsman property or not	0.40	\$225.00	\$90.00
01/30/2020	JAB	Review and reply to Katie Eckert's email	0.20	\$280.00	\$56.00
Subtotal					\$146.00

~~**00697-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Center Ridge**~~

~~**Center Ridge**~~

Date	Firm	Notes	Quantity	Rate	Total
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Member					
01/13/2020	CMD	Review and respond to email from 21 Design re: surveys; prepare and send email to title company re: title commitments	0.20	\$225.00	\$45.00
01/16/2020	CMD	Prepare and send email to title company re: title work	0.20	\$225.00	\$45.00
01/17/2020	CMD	Review title work; review and respond to multiple emails re: title work	0.60	\$225.00	\$135.00
01/20/2020	CMD	Review title work	0.40	\$225.00	\$90.00
01/29/2020	CMD	Prepare and send email to title company re: title work	0.10	\$225.00	\$22.50
01/30/2020	CMD	Review title work	0.90	\$225.00	\$202.50
01/31/2020	JAB	Prepare compliance memo and review documents re: same	0.50	\$280.00	\$140.00
01/31/2020	CMD	Review title work; prepare and send email to local counsel re: litigation searches	0.40	\$225.00	\$90.00
01/31/2020	LKW	Review Compliance Memos; create folders on Sharepoint and upload appropriate documents; draft email to Mike Duncan	0.40	\$235.00	\$94.00
Subtotal					\$864.00

00737-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Joann Estates

Joann Estates

Date	Firm Member	Notes	Quantity	Rate	Total
01/02/2020	JL	UCC Search	0.20	\$120.00	\$24.00
01/13/2020	CMD	Prepare UCC-1 Memo	0.20	\$225.00	\$45.00

01/31/2020	JAB	Prepare compliance memo and review documents re: same	0.50	\$280.00	\$140.00
01/31/2020	LKW	Review Compliance Memos; create folders on Sharepoint and upload appropriate documents; draft email to Mike Duncan	0.40	\$235.00	\$94.00
				Subtotal	\$303.00

00744-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Marshall Ridge

Marshall Ridge

Date	Firm Member	Notes	Quantity	Rate	Total
01/02/2020	JL	UCC Search	0.50	\$120.00	\$60.00
01/14/2020	CMD	Draft UCC-1 Memo	0.10	\$225.00	\$22.50
01/20/2020	CMD	Prepare UCC-1 memo; review UCC-1 searches	0.90	\$225.00	\$202.50
01/21/2020	CMD	Prepare UCC-1 Memo	0.10	\$225.00	\$22.50
01/28/2020	JAB	Draft compliance memo and review documents related to the same	0.60	\$280.00	\$168.00
01/28/2020	LKW	Review Compliance Memo; create folder on Sharepoint and upload appropriate documents; draft email to Mike Duncan	0.40	\$235.00	\$94.00
				Subtotal	\$569.50

00745-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Carriage Park

Carriage Park

Date	Firm Member	Notes	Quantity	Rate	Total
01/02/2020	JL	UCC Search	0.10	\$120.00	\$12.00
01/13/2020	CMD	Prepare UCC-1 Memo; review survey	0.20	\$225.00	\$45.00
01/28/2020	JAB	Draft compliance memo and review documents related to the same	0.60	\$280.00	\$168.00
01/28/2020	LKW	Review Compliance Memo; create folder on Sharepoint and upload appropriate documents; draft email to Mike Duncan	0.40	\$235.00	\$94.00
Subtotal					\$319.00

00761-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-River Bluffs

River Bluffs

Date	Firm Member	Notes	Quantity	Rate	Total
01/02/2020	JL	UCC Search	0.10	\$120.00	\$12.00
01/07/2020	CMD	Review email from 21 Design re: servitude	0.10	\$225.00	\$22.50
01/21/2020	CMD	Review file	0.10	\$225.00	\$22.50
01/31/2020	JAB	Prepare compliance memo and review documents re: same	0.60	\$280.00	\$168.00
01/31/2020	LKW	Review Compliance Memos; create folders on Sharepoint and upload appropriate documents; draft email to Mike Duncan	0.40	\$235.00	\$94.00
Subtotal					\$319.00

00789-CSWR, Inc. - Bluegrass Water Utility Operating

Company, LLC-Arcadia Pines

Arcadia Pines

Date	Firm Member	Notes	Quantity	Rate	Total
01/02/2020	JL	UCC Search	0.20	\$120.00	\$24.00
01/14/2020	CMD	Prepare and send email to 21 Design re: copies of plats; prepare UCC-1 memo	0.90	\$225.00	\$202.50
01/23/2020	CMD	Review litigations searches; prepare and send email to JAB re: litigation searches	0.30	\$225.00	\$67.50
01/28/2020	JAB	Draft compliance memo and review documents related to the same	0.60	\$280.00	\$168.00
01/28/2020	LKW	Review Compliance Memo; create folder on Sharepoint and upload appropriate documents; draft email to Mike Duncan	0.40	\$235.00	\$94.00
Subtotal					\$556.00

00803-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Randview

Randview

Date	Firm Member	Notes	Quantity	Rate	Total
01/02/2020	CMD	Perform UCC-1 searches; prepare and send email to legal assistant re: UCC searches	0.40	\$215.00	\$86.00
01/02/2020	JL	UCC Search	0.10	\$120.00	\$12.00
01/15/2020	CMD	Review title work; review and respond to emails from 21 Design re: title work	0.30	\$225.00	\$67.50

01/21/2020	CMD	Prepare and send email to local counsel re: litigation searches	0.30	\$225.00	\$67.50
01/28/2020	JAB	Draft compliance memo and review documents related to the same	0.50	\$280.00	\$140.00
01/28/2020	LKW	Review Compliance Memo; create folder on Sharepoint and upload appropriate documents; draft email to Mike Duncan	0.40	\$235.00	\$94.00
01/29/2020	CMD	Review emails from McBrayer and CSWR re: Waldrop Lagoon parcel; telephone conference with Katie Yunker re: PSC application	0.30	\$225.00	\$67.50
01/29/2020	JAB	Review and reply to emails re: title matters	0.20	\$280.00	\$56.00
				Subtotal	\$590.50

00972-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Springcrest

Springcrest

Date	Firm Member	Notes	Quantity	Rate	Total
01/14/2020	FSN	Review email from Todd Thomas; save executed agreement and update system	0.10	\$250.00	\$25.00
01/15/2020	JAB	Review email re: fully executed purchase agreement	0.10	\$280.00	\$28.00
				Subtotal	\$53.00

00973-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Herrington Haven

Herrington Haven

Date	Firm Member	Notes	Quantity	Rate	Total
01/15/2020	JAB	Review email re: fully executed purchase agreement	0.10	\$280.00	\$28.00
01/17/2020	CMD	Review and respond to multiple emails from 21 Design re: service areas	0.30	\$225.00	\$67.50
01/17/2020	JL	Creating title work order	0.30	\$120.00	\$36.00
01/20/2020	JL	sent out title work order email	0.10	\$120.00	\$12.00
Subtotal					\$143.50

Subtotal ~~\$4,990.29~~

Total ~~\$4,990.29~~

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-021	02/12/2020	\$4,990.29	\$0.00	\$4,990.29

Outstanding Balance ~~\$4,990.29~~

Total Amount Outstanding ~~\$4,990.29~~

FEDERAL I.D. NO. 90-0354740

Please make all amounts payable to: The Beckemeier Law Firm, LC

Payment is due upon receipt.

The Beckemeier Law Firm, LC

13421 Manchester Road, Suite 103
St. Louis, MO 63131

Invoice # 67-022
Date: 03/10/2020

CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC
500 Northwest Plaza Drive, Suite 500
St. Ann, MO 63074

DATE RCVD 3/12/20 GL CODE ↓
SCAN _____ EMAIL _____ JOB _____
DATAPP _____ QB 3/28/20
DT PD 3/17/20 GK# 1160

00660-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Airview

107,003 - \$575.50
923,400 - \$71.00

Airview

Date	Firm Member	Notes	Quantity	Rate	Total
01/08/2020	JL	FedEx Charge	1.00	\$71.00	\$71.00
Subtotal					\$71.00

923,400

00661-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Brocklyn

Brocklyn

Date	Firm Member	Notes	Quantity	Rate	Total
02/17/2020	LKW	Review and reply to email from Ron Geveden re: easements	0.30	\$235.00	\$70.50
Subtotal					\$70.50

107,003

00669-CSWR, Inc. - Bluegrass Water Utility Operating

\$646.50

Company, LLC-Marshall County

Marshall County

Date	Firm Member	Notes	Quantity	Rate	Total
02/13/2020	CMD	Prepare and send email to 21 Design re: post-closing easement	0.20	\$225.00	\$45.00
02/14/2020	CMD	Review and respond to meal from 21 Design re: Great Oaks	0.20	\$225.00	\$45.00
Subtotal					\$90.00

107,003

00683-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-LH Treatment Co

LH Treatment Co

Date	Firm Member	Notes	Quantity	Rate	Total
02/17/2020	GDH	Review email from ORC requesting update on exhibits and easements for post-closing easement; draft email to 21 Design re: same	0.30	\$225.00	\$67.50
02/19/2020	GDH	Review email from Ben re: sewer easement map and not needing any new easement for one area; review and reply to emails from Ben re: servitudes and exhibits for other area from WBI Assets and Longview Golf Club; email ORC re: same	1.10	\$225.00	\$247.50
Subtotal					\$315.00

107,003

00693-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Kingswood Development

Kingswood Development

Date	Firm Member	Notes	Quantity	Rate	Total
02/11/2020	FSN	Review email from Gail Williams; confer with JAB	0.10	\$250.00	\$25.00
02/18/2020	FSN	Review closing file; respond to email from Gail Williams	0.30	\$250.00	\$75.00

Subtotal \$100.00

107.003

00697-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Center Ridge

Center Ridge

Date	Firm Member	Notes	Quantity	Rate	Total
02/13/2020	CMD	Review and respond to email from 21 Design re: title commitments; review title work	0.80	\$225.00	\$180.00
02/19/2020	CMD	Review title commitments	3.20	\$225.00	\$720.00
02/20/2020	CMD	Prepare and send email to title company re: title work	0.50	\$225.00	\$112.50
02/21/2020	CMD	Review title work; review service area maps	1.30	\$225.00	\$292.50
02/21/2020	JL	Created brown folder and subfolders	0.60	\$120.00	\$72.00
02/21/2020	JL	printed and sorted out commitment documents	0.20	\$120.00	\$24.00
02/25/2020	GDH	Confer with CMD re: taking over project; review project	0.70	\$225.00	\$157.50

02/26/2020	CMD	Review file	0.60	\$225.00	\$135.00
02/28/2020	GDH	Review and reply to emails from 21 Design re: needing commitments for two parcel areas and emails re: edits for commitments; review commitment and file documents; send email to Karen Moore re: needing commitment and re: edits for commitments	1.30	\$225.00	\$292.50
02/28/2020	FSN	Review email from Jason Pellin	0.10	\$250.00	\$25.00
				Subtotal	\$2,011.00

00737-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Joann Estates

Joann Estates

Date	Firm Member	Notes	Quantity	Rate	Total
02/04/2020	CMD	Review and respond to email from local counsel re: litigation searches	0.10	\$225.00	\$22.50
02/04/2020	CMD	Review litigation searches	0.30	\$225.00	\$67.50
02/17/2020	CMD	Review title work; prepare and send email to JAB re: title review	2.10	\$225.00	\$472.50
02/18/2020	JAB	Review title matters and summary from Caroline re: same	0.30	\$280.00	\$84.00
02/18/2020	CMD	Prepare and send email to 21 Design re: title work	0.50	\$225.00	\$112.50
02/19/2020	CMD	Review file; review and respond to multiple emails from title company re: title work	1.00	\$225.00	\$225.00
02/20/2020	CMD	Review emails from title company re: title work; review title work; review and respond to multiple emails from local	1.40	\$225.00	\$315.00
02/20/2020	JAB	Review emails re: closing and title matters	0.50	\$280.00	\$140.00

02/21/2020	JAB	Review emails re: title matters	0.30	\$280.00	\$84.00
02/21/2020	CMD	Review title work; prepare and send deed to local counsel for review	0.60	\$225.00	\$135.00
02/24/2020	CMD	Review and respond to multiple emails from ORC and title company; review deed	1.10	\$225.00	\$247.50
02/25/2020	CMD	Review title work; prepare and send email to title company re: title work	0.70	\$225.00	\$157.50
02/25/2020	JAB	Review email re: title matters	0.20	\$280.00	\$56.00
02/25/2020	GDH	Confer with CMD re: taking over project; review project	0.50	\$225.00	\$112.50
				Subtotal	\$2,231.50

00761-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-River Bluffs

River Bluffs

Date	Firm Member	Notes	Quantity	Rate	Total
02/18/2020	CMD	Review title work; prepare and send email to JAB re: title review	2.40	\$225.00	\$540.00
02/25/2020	CMD	Confer with GDH re: title work	0.50	\$225.00	\$112.50
02/25/2020	GDH	Confer with CMD re: taking over project; review project	0.50	\$225.00	\$112.50
				Subtotal	\$765.00

00972-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Springcrest

Springcrest

Date	Firm Member	Notes	Quantity	Rate	Total
02/05/2020	CMD	Prepare and send email to 21 Design re: service area map	0.10	\$225.00	\$22.50
Subtotal					\$22.50

00973-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Herrington Haven

Herrington Haven

Services

Date	Firm Member	Notes	Quantity	Rate	Total
02/12/2020	CMD	Review title work; prepare and send email to title company re: title commitments	1.50	\$225.00	\$337.50
02/12/2020	JL	Printing out commitment documents and sorting them out	0.40	\$120.00	\$48.00
02/12/2020	JL	Created brown folder and subfolders for project	0.40	\$120.00	\$48.00
02/13/2020	CMD	Prepare and send email to legal assistant re: UCC searches	0.20	\$225.00	\$45.00
02/13/2020	JL	UCC Search	0.10	\$120.00	\$12.00
Services Subtotal					\$490.50

Expenses

Date	Firm Member	Notes	Quantity	Rate	Total
02/12/2020	CMD	Recorder of Deeds online search	1.00	\$35.00	\$35.00
Expenses Subtotal					\$35.00

Subtotal **\$525.50**

Subtotal **\$6,202.00**

Total **\$6,202.00**

Detailed Statement of Account

#

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-021	02/12/2020	\$4,990.29	\$1,272.79	\$3,717.50

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-022	03/10/2020	\$6,202.00	\$0.00	\$6,202.00
Outstanding Balance				\$9,919.50
Total Amount Outstanding				\$9,919.50

FEDERAL I.D. NO. 90-0354740

Please make all amounts payable to: The Beckemeier Law Firm, LC

Payment is due upon receipt.

The Beckemeier Law Firm, LC

13421 Manchester Road, Suite 103
St. Louis, MO 63131

Invoice # 67-023
Date: 04/14/2020

CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC
1650 Des Peres Rd., Suite 303
St. Louis, MO 63131

Bluegrass total -
\$3,051.50

DATE RCVD 04/21/20 GL CODE 107.003

PRCD BY Krista GL DATE 4/1/20

00659-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-General Matters



General Matters 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
03/26/2020	LKW	Finalize post-closing checklist; confer with JAB; draft email to BLF	0.50	\$235.00	\$117.50
				Subtotal	\$117.50

00660-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Airview

Airview 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
03/17/2020	LKW	Review title work; review post-closing matters, update post-closing action item checklist	2.60	\$235.00	\$611.00
03/18/2020	GDH	Confer with LKW re: post-closing issues	0.20	\$225.00	\$45.00

03/30/2020	JAB	Review list of post closing matter; confer with Shabnam and Logan re: same	0.30	\$280.00	\$84.00
03/31/2020	JAB	Continue review of post closing matters and email 21 Design re: same	0.20	\$280.00	\$56.00
Subtotal					\$796.00

00669-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Marshall County

Marshall County 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
03/17/2020	LKW	Review title work; review post-closing matters, update post-closing action item checklist	2.10	\$235.00	\$493.50
03/18/2020	GDH	Confer with LKW re: post-closing issues	0.20	\$225.00	\$45.00
03/30/2020	JAB	Review list of post closing matter; confer with Shabnam and Logan re: same	0.20	\$280.00	\$56.00
Subtotal					\$594.50

00683-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-LH Treatment Co

LH Treatment Co 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
03/18/2020	LKW	Confer with GDH; review title work; review post-closing matters; continue drafting post closing checklist	2.30	\$235.00	\$540.50

03/19/2020	GDH	Confer with LKW re: post-closing items; draft email with summary of progress	0.50	\$225.00	\$112.50
03/30/2020	JAB	Review list of post closing matter; confer with Shabnam and Logan re: same	0.30	\$280.00	\$84.00
03/31/2020	JAB	Continue review of post closing matters and email 21 Design re: same	0.20	\$280.00	\$56.00
Subtotal					\$793.00

00693-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Kingswood Development

Kingswood Development 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
03/18/2020	LKW	Confer with GDH; review title work; review post-closing matters; continue drafting post closing checklist	2.00	\$235.00	\$470.00
03/19/2020	GDH	Confer with LKW re: post-closing items and updates; draft email with summary of progress	0.50	\$225.00	\$112.50
03/30/2020	JAB	Review list of post closing matter; confer with Shabnam and Logan re: same	0.40	\$280.00	\$112.00
03/31/2020	JAB	Continue review of post closing matters and email 21 Design re: same	0.20	\$280.00	\$56.00
Subtotal					\$750.50

Krista Obernuefemann

From: Russ Mitten
Sent: Wednesday, May 6, 2020 11:00 AM
To: Krista Obernuefemann
Subject: RE: Invoice Approvals

Krista: The McBrayer and Beckemeier bills are fine. As I mentioned, I would prefer to have Beckemeier review the other bills since they are more familiar with what the Baldwin Haspel and Black Slaughter attorneys were doing.

Russ

From: Krista Obernuefemann <krista@cswrgroup.com>
Sent: Thursday, April 30, 2020 1:59 PM
To: Russ Mitten <rmitten@cswrgroup.com>
Subject: Invoice Approvals

Hi Russ,

I have another group of legal invoices that need your approval when you get a chance. During the Covid-19 shelter in place order, we will have to temporarily implement email approvals of invoices. The invoices are attached by vendor. Please review all of the invoices and then next to each invoice number listed below type "Approved" if they have your approval.

Thanks so much!
Krista

McBrayer -
Inv# 397171
Inv# 397172
Inv# 397173
Inv# 397174
Inv# 398087
Inv# 398088
Inv# 398089

Baldwin Haspel Burke & Mayer –
Inv# 67016
Inv# 67017
Inv# 67018
Inv# 67019
Inv# 67020
Inv# 67021
Inv# 67022
Inv# 67023
Inv# 67024
Inv# 67025
Inv# 67026
Inv# 67027
Inv# 67028

Black Slaughter Black –
Inv# 208686
Inv# 207189

Beckemeier Law –
Inv# 76-008
Inv# 67-023
Inv# 71-011
Inv# 79-001
Inv# 40-019
Inv# 65-006
Inv# 18-047
Inv# 5-035
Inv# 66-017
Inv# 75-009
Inv# 46-019
Inv# 57-017
Inv# 33-030
Inv# 74-009
Inv# 69-015
Inv# 78-007
Inv# 63-024

The Beckemeier Law Firm, LC

13421 Manchester Road, Suite 103
St. Louis, MO 63131

Invoice # 67-024
Date: 05/15/2020

CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC
1650 Des Peres Rd., Suite 303
St. Louis, MO 63131

DATE RCVD	<u>05/26/20</u>	GL CODE	<u>107.003</u>
PRCD BY	<u>Krista</u>	GL DATE	<u>5/1/20</u>

00660-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Airview

Airview

Date	Firm Member	Notes	Quantity	Rate	Total
04/01/2020	LKW	Review title work re: post-closing; begin drafting post-closing easements	1.30	\$235.00	\$305.50
04/21/2020	LKW	Confer with Legal Assistant re: final binders	0.20	\$235.00	\$47.00
				Subtotal	\$352.50

00661-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Brocklyn

Brocklyn

Date	Firm Member	Notes	Quantity	Rate	Total
04/21/2020	LKW	Confer with Legal Assistant re: final binders	0.20	\$235.00	\$47.00

Subtotal \$47.00

00662-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Fox Run

Fox Run

Date	Firm Member	Notes	Quantity	Rate	Total
04/21/2020	LKW	Confer with Legal Assistant re: final binders	0.20	\$235.00	\$47.00
Subtotal					\$47.00

00663-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Columbia

Columbia

Date	Firm Member	Notes	Quantity	Rate	Total
04/21/2020	LKW	Confer with Legal Assistant re: final binders	0.20	\$235.00	\$47.00
Subtotal					\$47.00

00669-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Marshall County

Marshall County

Date	Firm Member	Notes	Quantity	Rate	Total
04/01/2020	JAB	Review and reply to Ben and Robbie's emails re: access to manhole; confer	0.60	\$280.00	\$168.00

		with Greg re: same			
04/01/2020	GDH	Review and reply to emails from JAB and 21 Design re: post-closing easement; review documents for post-closing easement to discuss with ORC	0.70	\$225.00	\$157.50
04/02/2020	GDH	Review and reply to emails from 21 Design re: post-closing matters; confer with JAB re: same	0.40	\$225.00	\$90.00
04/02/2020	JAB	Review and reply to email from Robbie and Greg re: title matters	0.30	\$280.00	\$84.00
04/03/2020	JAB	Review and reply to emails re: post closing easement matters	0.20	\$280.00	\$56.00
04/06/2020	GDH	Review and reply to emails from ORC re: obtaining post-closing easement	0.40	\$225.00	\$90.00
04/08/2020	GDH	Review deed information and legal exhibit, begin drafting deed of easement for post-closing easement	1.00	\$225.00	\$225.00
04/09/2020	GDH	Draft/revise post-closing easement; draft email to Jim Frazier for easement review; draft email to ORC re: obtaining easement	1.30	\$225.00	\$292.50
04/10/2020	GDH	Review and reply to email from Jim Frazier re: post-closing deed of easement	0.20	\$225.00	\$45.00
04/14/2020	GDH	Review and reply to emails from ORC re: discussions with property owner for post-closing easement; draft and review emails to 21 design re: same	1.10	\$225.00	\$247.50
04/14/2020	JAB	Review and reply to emails re: easement acquisition	0.30	\$280.00	\$84.00
04/17/2020	GDH	Review and reply to emails from 21 Design re: post-closing easement; review new service area map from 21 Design with new easements on it	0.20	\$225.00	\$45.00
04/24/2020	JAB	Review emails re: easement negotiation	0.20	\$280.00	\$56.00

04/24/2020	GDH	Review and reply to emails from ORC re: meeting with third party for post-closing easement; confer with 21 Design and CSWR re: same; draft email to ORC re: strategy for meeting	0.90	\$225.00	\$202.50
04/27/2020	GDH	Review and reply to emails from CSWR and 21 Design re: post-closing easement strategy; draft email to ORC re: meeting with third party person for post-closing easement; telephone conference with ORC re: meeting	0.90	\$225.00	\$202.50
04/27/2020	JAB	Review emails re: easement matter	0.20	\$280.00	\$56.00
04/29/2020	GDH	Telephone conference with ORC re: summary of meeting with third party person for post-closing easement	0.40	\$225.00	\$90.00
				Subtotal	\$2,191.50

00683-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-LH Treatment Co

LH Treatment Co

Date	Firm Member	Notes	Quantity	Rate	Total
04/21/2020	JAB	Review invoice from ORC and email CSWR re: same	0.10	\$280.00	\$28.00
				Subtotal	\$28.00

00693-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Kingswood Development

Kingswood Development

Date	Firm Member	Notes	Quantity	Rate	Total
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04/01/2020	JAB	Review comments sent by Robbie re: post closing issues	0.20	\$280.00	\$56.00
04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of project	0.10	\$225.00	\$22.50
04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00
04/06/2020	FSN	Meet with BLF team re: status of project	0.10	\$250.00	\$25.00
04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
				Subtotal	\$167.00

00697-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Center Ridge

Center Ridge

Date	Firm Member	Notes	Quantity	Rate	Total
04/01/2020	GDH	Review title work; review and reply to emails from title company re: title issues	1.30	\$225.00	\$292.50
04/02/2020	GDH	Draft/revise closing documents; review title work	1.20	\$225.00	\$270.00
04/03/2020	GDH	Review and reply to emails from title company re: fifth title commitment; review title work; confer with JAB re: same	1.80	\$225.00	\$405.00
04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of project	0.10	\$225.00	\$22.50

04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00
04/06/2020	FSN	Meet with BLF team re: status of project	0.10	\$250.00	\$25.00
04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
04/07/2020	GDH	Review title work; draft/revise closing documents	1.30	\$225.00	\$292.50
04/09/2020	GDH	Review title work; draft/revise closing documents	1.00	\$225.00	\$225.00
04/13/2020	JAB	Confer with Greg re: title matters; review title documents	0.90	\$280.00	\$252.00
04/13/2020	GDH	Confer with JAB re: closing and title issues; review title work	1.20	\$225.00	\$270.00
04/14/2020	JAB	Review and reply to Duncan's email re: closing matters	0.20	\$280.00	\$56.00
04/15/2020	GDH	Review title work; review surveys and service area maps; draft email to 21 Design re: title issues and service area map updates	0.80	\$225.00	\$180.00
04/16/2020	GDH	Draft/revise closing documents; draft email to title company re: closing issues; confer with JAB re: title issues and closing documents	0.80	\$225.00	\$180.00
04/16/2020	JAB	Telephone conference with Duncan re: update on deal; confer with Greg re: same	0.30	\$280.00	\$84.00
04/17/2020	GDH	Review and reply to emails from title company re: parcel ownership issue; confer with JAB re: same; review title work	0.70	\$225.00	\$157.50
04/21/2020	GDH	Draft email to 21 Design re: service area maps and getting more information on parcels to be obtained; confer with JAB re: same	0.30	\$225.00	\$67.50
04/22/2020	GDH	Review and reply to emails from 21	0.80	\$225.00	\$180.00

		Design re: service area maps, lots and easements; review title work, commitments, and survey work			
04/23/2020	GDH	Review/reply to emails from 21 Design re: service area maps and area to be served	0.40	\$225.00	\$90.00
04/24/2020	GDH	Review and reply to emails from 21 Design re: service area map; review title work and maps for commitment issues	0.60	\$225.00	\$135.00
				Subtotal	\$3,248.00

00737-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Joann Estates

Joann Estates

Services

Date	Firm Member	Notes	Quantity	Rate	Total
04/01/2020	GDH	Review title work and closing documents; draft email to seller re: closing issues	0.60	\$225.00	\$135.00
04/02/2020	GDH	Draft/revise closing documents	0.70	\$225.00	\$157.50
04/03/2020	GDH	Review and reply to emails with ORC and title company re: ownership or parcel; review title work and documents; confer with JAB re: same	0.80	\$225.00	\$180.00
04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of project	0.10	\$225.00	\$22.50
04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00

04/06/2020	FSN	Meet with BLF team re: status of project	0.10	\$250.00	\$25.00
04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
04/07/2020	JAB	Confer with Greg re: title matters	0.30	\$280.00	\$84.00
04/07/2020	GDH	Review emails from title company, ORC re: title issues and owner of parcel; confer with JAB re: same; draft emails to ORC and title company re: same; review title work	1.90	\$225.00	\$427.50
04/08/2020	GDH	Receive new plats from title company; mail to 21 Design; email 21 Design re: same; review title work; review and reply to emails from title company and ORC re: title issues	1.30	\$225.00	\$292.50
04/09/2020	GDH	Review title work; draft/revise closing documents	0.80	\$225.00	\$180.00
04/09/2020	FSN	Review email from Stephen Kraft and forward to GDH	0.10	\$250.00	\$25.00
04/10/2020	JAB	Review and reply to email from Greg re: title matters	0.20	\$280.00	\$56.00
04/10/2020	GDH	Review and reply to emails from ORC re: obtaining deed over parcel; confer with JAB re: same	0.60	\$225.00	\$135.00
04/13/2020	GDH	Review and reply to emails with ORC re: purchase of parcel from Timberland Development and discussions re: same; draft/revise closing documents; confer with JAB re: closing and title issues	1.50	\$225.00	\$337.50
04/13/2020	JAB	Confer with Greg re: title and closing matters	0.40	\$280.00	\$112.00
04/14/2020	GDH	Review and reply to email from ORC re: obtaining parcel from Timberland and title issues; confer with JAB re: same; review title work; draft email to title company re: title issues and strategy	1.50	\$225.00	\$337.50

04/14/2020	JAB	Review and reply to Greg's email re: title matters	0.30	\$280.00	\$84.00
04/15/2020	GDH	Draft email to seller re: closing issues; review and reply to emails from title company re: title issues and closing; draft/revise closing documents	1.50	\$225.00	\$337.50
04/15/2020	JAB	Review and reply to emails re: closing matters	0.20	\$280.00	\$56.00
04/16/2020	GDH	Draft/revise closing documents; draft email to title company re: closing issues; confer with JAB re: title issues and closing documents; draft email to seller re: closing documents	1.50	\$225.00	\$337.50
04/16/2020	JAB	Confer with Greg re: closing matters	0.20	\$280.00	\$56.00
04/17/2020	GDH	Revise/draft closing documents; review and reply to emails from title company re: closing documents	1.00	\$225.00	\$225.00
04/20/2020	GDH	Review and reply to emails from ORC re: obtaining parcel from third party; review and reply to emails from title company re: proper owner of parcel; draft/revise closing documents	2.10	\$225.00	\$472.50
04/21/2020	JAB	Review invoice from ORC and email CSWR re: same	0.10	\$280.00	\$28.00
04/21/2020	GDH	Draft/revise closing documents; confer with JAB re: title and closing issues; draft and review emails from title company re: closing documents and title issues	2.80	\$225.00	\$630.00
04/22/2020	JAB	Review closing documents and email Greg re: same; confer with Greg re: same	0.40	\$280.00	\$112.00
04/22/2020	GDH	Draft/revise closing documents; review and reply to emails from ORC re: third party owner of parcel and closing of deal; review and reply to emails with title company re: ownership of parcel and closing documents; confer with JAB re: title issues and closing issues	3.00	\$225.00	\$675.00

04/23/2020	JAB	Confer with Greg re: closing matters	0.40	\$280.00	\$112.00
04/23/2020	GDH	Draft/revise closing documents; review and replies to emails from title company re: closing company and title issues; review and reply to emails from ORC re: obtaining parcel from third party; confer with JAB re: same	3.70	\$225.00	\$832.50
04/24/2020	JAB	Confer with Greg re: closing matters	0.30	\$280.00	\$84.00
04/24/2020	GDH	Review and reply to emails from ORC re: third party parcel; telephone conference with ORC re: same; confer with JAB re: same; review and reply to emails from title company re: title issues and closing issues; draft/revise closing documents; telephone conference with seller re: closing documents	2.90	\$225.00	\$652.50
04/27/2020	JL	UCC search ran	0.10	\$120.00	\$12.00
04/27/2020	JAB	Confer with Greg re: closing matters	0.30	\$280.00	\$84.00
04/27/2020	GDH	Draft/revise closing documents; review and reply to emails from seller re: closing documents; review and reply to emails from title company re: closing documents and closing; confer with JAB re: title and closing issues	3.10	\$225.00	\$697.50
04/28/2020	JAB	Review and comment on closing documents; confer with Greg re: same	0.30	\$280.00	\$84.00
04/28/2020	GDH	Revise/draft closing documents; confer with JAB re: same; telephone conference with seller re: closing document changes; review and reply to emails from title company re: title and closing issues; review and reply to emails from seller re: closing documents and closing issues	4.10	\$225.00	\$922.50
04/29/2020	JAB	Confer with Greg re: closing matters; review closing documents	0.40	\$280.00	\$112.00
04/29/2020	GDH	Prepare for closing; review and reply to emails from seller re: closing issues;	3.20	\$225.00	\$720.00

		review and reply to email from ORC re: closing issues with third party parcel; review and reply to emails from title company re: closing; confer with JAB re: closing issues; revise closing documents; meet with Josiah to sign closing documents; draft closing instruction letter			
04/30/2020	JAB	Confer with Greg re: closing matters; telephone conference with Josiah re: same	1.10	\$280.00	\$308.00
04/30/2020	GDH	Confer with JAB re: closing issues; telephone conference with title company re: closing issues; review and reply to emails from title company re: closing; review and reply to emails from ORC re: third party deed; draft email to seller re: closing; review and reply to emails re: survey from 21 Design; send email to CSWR re: closing; draft opinion letter and closing instruction letter; edit final commitment	3.10	\$225.00	\$697.50
				Services Subtotal	\$10,902.50

Expenses

Date	Firm Member	Notes	Quantity	Rate	Total
04/22/2020	GDH	Fee for obtaining certificate of existence for JoAnn Estates Utilities, Inc. from Kentucky secretary of state	1.00	\$10.00	\$10.00
04/29/2020	JAB	FedEx Charges	1.00	\$30.00	\$30.00
				Expenses Subtotal	\$40.00
				Subtotal	\$10,942.50

00744-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Marshall Ridge

Marshall Ridge

Date	Firm Member	Notes	Quantity	Rate	Total
04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of project	0.10	\$225.00	\$22.50
04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00
04/06/2020	FSN	Meet with BLF team re: status of project	0.10	\$250.00	\$25.00
04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
Subtotal					\$111.00

00745-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Carriage Park

Carriage Park

Date	Firm Member	Notes	Quantity	Rate	Total
04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of project	0.10	\$225.00	\$22.50
04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00
04/06/2020	FSN	Meet with BLF team re: status of	0.10	\$250.00	\$25.00

		project			
04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
				Subtotal	\$111.00

00761-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-River Bluffs

River Bluffs

Services

Date	Firm Member	Notes	Quantity	Rate	Total
04/01/2020	GDH	Telephone conference with Kentucky Division of Unemployment re: lien on seller's property; review email and document from Kentucky government re: release of lien; draft email to title company with copy of document; revise/draft closing documents	1.60	\$225.00	\$360.00
04/02/2020	JAB	Review and reply to emails from title co. and Greg re: title matters	0.30	\$280.00	\$84.00
04/02/2020	GDH	Review and reply to emails from title company re: release of lien and update of title commitment, and title issues; confer with JAB re: same; draft email to seller re: recording lien release; draft/revise closing documents	1.50	\$225.00	\$337.50
04/03/2020	GDH	Draft/revise closing documents; review and reply to emails from seller re: closing	1.10	\$225.00	\$247.50
04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of	0.10	\$225.00	\$22.50

		project			
04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00
04/06/2020	FSN	Meet with BLF team re: status of project	0.10	\$250.00	\$25.00
04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
04/07/2020	GDH	Draft/revise closing documents	0.50	\$225.00	\$112.50
04/08/2020	GDH	Review and reply to emails from seller re: closing status; draft/revise closing documents	0.80	\$225.00	\$180.00
04/13/2020	GDH	Draft/revise closing documents; obtain certificates of existence for seller and Bluegrass Water from KY secretary of state; review seller's company documents to draft corporate resolution; confer with JAB re: closing and title issues	2.90	\$225.00	\$652.50
04/13/2020	JAB	Meet with Greg re: closing and title matters	0.30	\$280.00	\$84.00
04/14/2020	GDH	Review and reply to emails from seller re: closing documents; draft/revise closing documents and corporate resolution; draft email to Karen and Jim at title company re: same	2.20	\$225.00	\$495.00
04/14/2020	JAB	Review and reply to Duncan's email re: closing matters	0.10	\$280.00	\$28.00
04/15/2020	GDH	Draft email to seller re: closing issues and closing documents; draft email to seller's attorney re: same; review and reply to emails from title company re: closing and closing documents; draft/revise closing documents	2.50	\$225.00	\$562.50
04/15/2020	JAB	Review and reply to emails re: closing matters	0.20	\$280.00	\$56.00
04/16/2020	GDH	Review and reply to emails from seller and seller's attorney re: closing and	3.40	\$225.00	\$765.00

		closing documents; review and reply to emails with title company re: closing documents; confer with JAB re: same; draft/revise closing documents; draft email to 21 design re: final surveys and final service area map			
04/16/2020	JAB	Confer with Greg re: closing matters	0.20	\$280.00	\$56.00
04/17/2020	GDH	Revise/draft closing documents; review and reply to emails from title company re: closing documents; draft email to seller and seller's attorney with drafts of closing documents and re: closing; review new service area map from 21 Design	2.70	\$225.00	\$607.50
04/20/2020	GDH	Draft/revise closing documents; review and reply to emails from seller's attorney re: closing documents; draft email to title company with copy of closing documents and discussion re: closing	1.80	\$225.00	\$405.00
04/21/2020	GDH	Confer with JAB re: closing issues; draft/revise closing documents; draft email to title company re: closing issues	1.20	\$225.00	\$270.00
04/22/2020	GDH	Review email and edits from seller's attorney re: closing documents; draft/revise closing documents; review emails from title company re: closing documents and closing	2.20	\$225.00	\$495.00
04/23/2020	JAB	Confer with Greg re: closing matters	0.30	\$280.00	\$84.00
04/23/2020	GDH	Draft/revise closing documents; review revised documents from seller's attorney; telephone conference with seller's attorney re: closing documents; confer with JAB re: same; review and reply to emails from title company re: closing; review and reply to emails from seller re: closing	2.50	\$225.00	\$562.50
04/24/2020	GDH	Draft/revise closing documents; review and reply to emails from seller's attorney re: closing; review and reply	2.10	\$225.00	\$472.50

		to emails from title company re: closing			
04/27/2020	JL	UCC search ran	0.10	\$120.00	\$12.00
04/27/2020	JAB	Review emails re: closing matters; confer with Greg re: same	0.30	\$280.00	\$84.00
04/27/2020	GDH	Review edits from seller's attorneys; confer with JAB re: same; draft/revise documents; draft emails and review emails from title company re: seller's changes and closing issues; review and reply to email from seller's attorney and seller re: closing issues	2.80	\$225.00	\$630.00
04/28/2020	JAB	Review and comment on closing documents; confer with Greg re: same	0.30	\$280.00	\$84.00
04/28/2020	GDH	Revise/draft closing documents; confer with JAB re: same; telephone conference with seller's attorney re: closing document changes; review and reply to emails from title company re: title and closing issues; review and reply to emails from seller and seller's attorney re: closing documents and closing	3.80	\$225.00	\$855.00
04/29/2020	JAB	Confer with Greg re: closing matters; review closing documents	0.40	\$280.00	\$112.00
04/29/2020	GDH	Prepare for closing; review and reply to emails from seller and seller's attorney re: closing issues; review and reply to ORC re: closing issues with third party parcel; review and reply to emails from title company re: closing; confer with JAB re: closing issues; revise closing documents; meet with Josiah to sign closing documents; draft closing instruction letter; review and reply to emails from CSWR re: customer list	3.80	\$225.00	\$855.00
04/30/2020	JAB	Confer with Greg re: closing matters	0.30	\$280.00	\$84.00
04/30/2020	GDH	Revise closing documents; confer with JAB re: closing issues; review and	2.70	\$225.00	\$607.50

reply to emails from title company re:
 closing; draft email to seller's attorney
 re: closing; review and reply to emails
 re: survey from 21 Design; begin
 drafting opinion letter and closing
 instruction letter

Services Subtotal \$10,351.50

Expenses

Date	Firm Member	Notes	Quantity	Rate	Total
04/13/2020	GDH	Fee for obtaining Certificate of existence for Bluegrass Water	1.00	\$10.00	\$10.00
04/13/2020	GDH	Fee for obtaining Certificate of existence for River Bluffs, Inc.	1.00	\$10.00	\$10.00
Expenses Subtotal					\$20.00
Subtotal					\$10,371.50

00789-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Arcadia Pines

Arcadia Pines

Date	Firm Member	Notes	Quantity	Rate	Total
04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of project	0.10	\$225.00	\$22.50
04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00
04/06/2020	FSN	Meet with BLF team re: status of project	0.10	\$250.00	\$25.00

04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
04/07/2020	GDH	Review file to determine status of title work, surveys, and other documents needed	0.50	\$225.00	\$112.50
				Subtotal	\$223.50

00803-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Randview

Randview

Date	Firm Member	Notes	Quantity	Rate	Total
04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of project	0.10	\$225.00	\$22.50
04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00
04/06/2020	FSN	Meet with BLF team re: status of project	0.10	\$250.00	\$25.00
04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
				Subtotal	\$111.00

00927-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Woodland Acres

Woodland Acres

Date	Firm Member	Notes	Quantity	Rate	Total
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04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of project	0.10	\$225.00	\$22.50
04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00
04/06/2020	FSN	Meet with BLF team re: status of project	0.10	\$250.00	\$25.00
04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
04/07/2020	FSN	Review file and determine status	0.30	\$250.00	\$75.00
04/20/2020	JL	sent out title work order to Local Kentucky Counsel	0.10	\$120.00	\$12.00
				Subtotal	\$198.00

00972-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Springcrest

Springcrest

Date	Firm Member	Notes	Quantity	Rate	Total
04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of project	0.10	\$225.00	\$22.50
04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00
04/06/2020	FSN	Meet with BLF team re: status of project	0.10	\$250.00	\$25.00
04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
04/07/2020	FSN	Review file and determine status	0.30	\$250.00	\$75.00

Subtotal \$186.00

00973-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Herrington Haven

Herrington Haven

Date	Firm Member	Notes	Quantity	Rate	Total
04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of project	0.10	\$225.00	\$22.50
04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00
04/06/2020	FSN	Meet with BLF team re: status of project	0.10	\$250.00	\$25.00
04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
04/07/2020	JAB	Review and reply to emails re: survey update	0.20	\$280.00	\$56.00
04/07/2020	FSN	Review file and determine status	0.30	\$250.00	\$75.00
04/20/2020	FSN	Review file; begin pre-closing checklist; Send and review emails to and from Karen Moore	1.90	\$250.00	\$475.00
				Subtotal	\$717.00
				Subtotal	\$29,099.50
				Total	\$29,099.50

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-023	04/14/2020	\$11,650.00	\$0.00	\$11,650.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-024	05/15/2020	\$29,099.50	\$0.00	\$29,099.50
Outstanding Balance				\$40,749.50
Total Amount Outstanding				\$40,749.50

FEDERAL I.D. NO. 90-0354740
Please make all amounts payable to: The Beckemeier Law Firm, LC

Payment is due upon receipt.

The Beckemeier Law Firm, LC

13421 Manchester Road, Suite 103
St. Louis, MO 63131

\$26,219.50

Invoice # 67-024B
Date: 05/15/2020

CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC
1650 Des Peres Rd., Suite 303
St. Louis, MO 63131

183.002

DATE RCVD	05/26/20	GL CODE	107.003
PRCD BY	Krista	GL DATE	5/1/20

00660-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Airview

Airview 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
04/01/2020	LKW	Review title work re: post-closing; begin drafting post-closing easements	1.30	\$235.00	\$305.50
04/21/2020	LKW	Confer with Legal Assistant re: final binders	0.20	\$235.00	\$47.00
Subtotal					\$352.50

00661-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Brocklyn

Brocklyn 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
04/21/2020	LKW	Confer with Legal Assistant re: final binders	0.20	\$235.00	\$47.00

Subtotal \$47.00

00662-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Fox Run

Fox Run 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
04/21/2020	LKW	Confer with Legal Assistant re: final binders	0.20	\$235.00	\$47.00
Subtotal					\$47.00

00663-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Columbia

Columbia 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
04/21/2020	LKW	Confer with Legal Assistant re: final binders	0.20	\$235.00	\$47.00
Subtotal					\$47.00

00669-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Marshall County

Marshall County 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
04/01/2020	JAB	Review and reply to Ben and Robbie's emails re: access to manhole; confer	0.60	\$280.00	\$168.00

			with Greg re: same		
04/01/2020	GDH	Review and reply to emails from JAB and 21 Design re: post-closing easement; review documents for post-closing easement to discuss with ORC	0.70	\$225.00	\$157.50
04/02/2020	GDH	Review and reply to emails from 21 Design re: post-closing matters; confer with JAB re: same	0.40	\$225.00	\$90.00
04/02/2020	JAB	Review and reply to email from Robbie and Greg re: title matters	0.30	\$280.00	\$84.00
04/03/2020	JAB	Review and reply to emails re: post closing easement matters	0.20	\$280.00	\$56.00
04/06/2020	GDH	Review and reply to emails from ORC re: obtaining post-closing easement	0.40	\$225.00	\$90.00
04/08/2020	GDH	Review deed information and legal exhibit, begin drafting deed of easement for post-closing easement	1.00	\$225.00	\$225.00
04/09/2020	GDH	Draft/revise post-closing easement; draft email to Jim Frazier for easement review; draft email to ORC re: obtaining easement	1.30	\$225.00	\$292.50
04/10/2020	GDH	Review and reply to email from Jim Frazier re: post-closing deed of easement	0.20	\$225.00	\$45.00
04/14/2020	GDH	Review and reply to emails from ORC re: discussions with property owner for post-closing easement; draft and review emails to 21 design re: same	1.10	\$225.00	\$247.50
04/14/2020	JAB	Review and reply to emails re: easement acquisition	0.30	\$280.00	\$84.00
04/17/2020	GDH	Review and reply to emails from 21 Design re: post-closing easement; review new service area map from 21 Design with new easements on it	0.20	\$225.00	\$45.00
04/24/2020	JAB	Review emails re: easement negotiation	0.20	\$280.00	\$56.00

04/24/2020	GDH	Review and reply to emails from ORC re: meeting with third party for post-closing easement; confer with 21 Design and CSWR re: same; draft email to ORC re: strategy for meeting	0.90	\$225.00	\$202.50
04/27/2020	GDH	Review and reply to emails from CSWR and 21 Design re: post-closing easement strategy; draft email to ORC re: meeting with third party person for post-closing easement; telephone conference with ORC re: meeting	0.90	\$225.00	\$202.50
04/27/2020	JAB	Review emails re: easement matter	0.20	\$280.00	\$56.00
04/29/2020	GDH	Telephone conference with ORC re: summary of meeting with third party person for post-closing easement	0.40	\$225.00	\$90.00
				Subtotal	\$2,191.50

00683-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-LH Treatment Co

LH Treatment Co 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
04/21/2020	JAB	Review invoice from ORC and email CSWR re: same	0.10	\$280.00	\$28.00
				Subtotal	\$28.00

00693-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Kingswood Development

Kingswood Development 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
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04/01/2020	JAB	Review comments sent by Robbie re: post closing issues	0.20	\$280.00	\$56.00
04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of project	0.10	\$225.00	\$22.50
04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00
04/06/2020	FSN	Meet with BLF team re: status of project	0.10	\$250.00	\$25.00
04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
				Subtotal	\$167.00

00697-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Center Ridge

Center Ridge 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
04/01/2020	GDH	Review title work; review and reply to emails from title company re: title issues	1.30	\$225.00	\$292.50
04/02/2020	GDH	Draft/revise closing documents; review title work	1.20	\$225.00	\$270.00
04/03/2020	GDH	Review and reply to emails from title company re: fifth title commitment; review title work; confer with JAB re: same	1.80	\$225.00	\$405.00
04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of project	0.10	\$225.00	\$22.50

04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00
04/06/2020	FSN	Meet with BLF team re: status of project	0.10	\$250.00	\$25.00
04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
04/07/2020	GDH	Review title work; draft/revise closing documents	1.30	\$225.00	\$292.50
04/09/2020	GDH	Review title work; draft/revise closing documents	1.00	\$225.00	\$225.00
04/13/2020	JAB	Confer with Greg re: title matters; review title documents	0.90	\$280.00	\$252.00
04/13/2020	GDH	Confer with JAB re: closing and title issues; review title work	1.20	\$225.00	\$270.00
04/14/2020	JAB	Review and reply to Duncan's email re: closing matters	0.20	\$280.00	\$56.00
04/15/2020	GDH	Review title work; review surveys and service area maps; draft email to 21 Design re: title issues and service area map updates	0.80	\$225.00	\$180.00
04/16/2020	GDH	Draft/revise closing documents; draft email to title company re: closing issues; confer with JAB re: title issues and closing documents	0.80	\$225.00	\$180.00
04/16/2020	JAB	Telephone conference with Duncan re: update on deal; confer with Greg re: same	0.30	\$280.00	\$84.00
04/17/2020	GDH	Review and reply to emails from title company re: parcel ownership issue; confer with JAB re: same; review title work	0.70	\$225.00	\$157.50
04/21/2020	GDH	Draft email to 21 Design re: service area maps and getting more information on parcels to be obtained; confer with JAB re: same	0.30	\$225.00	\$67.50
04/22/2020	GDH	Review and reply to emails from 21	0.80	\$225.00	\$180.00

		Design re: service area maps, lots and easements; review title work, commitments, and survey work			
04/23/2020	GDH	Review/reply to emails from 21 Design re: service area maps and area to be served	0.40	\$225.00	\$90.00
04/24/2020	GDH	Review and reply to emails from 21 Design re: service area map; review title work and maps for commitment issues	0.60	\$225.00	\$135.00
				Subtotal	\$3,248.00

00737-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Joann Estates

Joann Estates 183.002

Services

Date	Firm Member	Notes	Quantity	Rate	Total
04/01/2020	GDH	Review title work and closing documents; draft email to seller re: closing issues	0.60	\$225.00	\$135.00
04/02/2020	GDH	Draft/revise closing documents	0.70	\$225.00	\$157.50
04/03/2020	GDH	Review and reply to emails with ORC and title company re: ownership or parcel; review title work and documents; confer with JAB re: same	0.80	\$225.00	\$180.00
04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of project	0.10	\$225.00	\$22.50
04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00

04/06/2020	FSN	Meet with BLF team re: status of project	0.10	\$250.00	\$25.00
04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
04/07/2020	JAB	Confer with Greg re: title matters	0.30	\$280.00	\$84.00
04/07/2020	GDH	Review emails from title company, ORC re: title issues and owner of parcel; confer with JAB re: same; draft emails to ORC and title company re: same; review title work	1.90	\$225.00	\$427.50
04/08/2020	GDH	Receive new plats from title company; mail to 21 Design; email 21 Design re: same; review title work; review and reply to emails from title company and ORC re: title issues	1.30	\$225.00	\$292.50
04/09/2020	GDH	Review title work; draft/revise closing documents	0.80	\$225.00	\$180.00
04/09/2020	FSN	Review email from Stephen Kraft and forward to GDH	0.10	\$250.00	\$25.00
04/10/2020	JAB	Review and reply to email from Greg re: title matters	0.20	\$280.00	\$56.00
04/10/2020	GDH	Review and reply to emails from ORC re: obtaining deed over parcel; confer with JAB re: same	0.60	\$225.00	\$135.00
04/13/2020	GDH	Review and reply to emails with ORC re: purchase of parcel from Timberland Development and discussions re: same; draft/revise closing documents; confer with JAB re: closing and title issues	1.50	\$225.00	\$337.50
04/13/2020	JAB	Confer with Greg re: title and closing matters	0.40	\$280.00	\$112.00
04/14/2020	GDH	Review and reply to email from ORC re: obtaining parcel from Timberland and title issues; confer with JAB re: same; review title work; draft email to title company re: title issues and strategy	1.50	\$225.00	\$337.50

04/14/2020	JAB	Review and reply to Greg's email re: title matters	0.30	\$280.00	\$84.00
04/15/2020	GDH	Draft email to seller re: closing issues; review and reply to emails from title company re: title issues and closing; draft/revise closing documents	1.50	\$225.00	\$337.50
04/15/2020	JAB	Review and reply to emails re: closing matters	0.20	\$280.00	\$56.00
04/16/2020	GDH	Draft/revise closing documents; draft email to title company re: closing issues; confer with JAB re: title issues and closing documents; draft email to seller re: closing documents	1.50	\$225.00	\$337.50
04/16/2020	JAB	Confer with Greg re: closing matters	0.20	\$280.00	\$56.00
04/17/2020	GDH	Revise/draft closing documents; review and reply to emails from title company re: closing documents	1.00	\$225.00	\$225.00
04/20/2020	GDH	Review and reply to emails from ORC re: obtaining parcel from third party; review and reply to emails from title company re: proper owner of parcel; draft/revise closing documents	2.10	\$225.00	\$472.50
04/21/2020	JAB	Review invoice from ORC and email CSWR re: same	0.10	\$280.00	\$28.00
04/21/2020	GDH	Draft/revise closing documents; confer with JAB re: title and closing issues; draft and review emails from title company re: closing documents and title issues	2.80	\$225.00	\$630.00
04/22/2020	JAB	Review closing documents and email Greg re: same; confer with Greg re: same	0.40	\$280.00	\$112.00
04/22/2020	GDH	Draft/revise closing documents; review and reply to emails from ORC re: third party owner of parcel and closing of deal; review and reply to emails with title company re: ownership of parcel and closing documents; confer with JAB re: title issues and closing issues	3.00	\$225.00	\$675.00

04/23/2020	JAB	Confer with Greg re: closing matters	0.40	\$280.00	\$112.00
04/23/2020	GDH	Draft/revise closing documents; review and replies to emails from title company re: closing company and title issues; review and reply to emails from ORC re: obtaining parcel from third party; confer with JAB re: same	3.70	\$225.00	\$832.50
04/24/2020	JAB	Confer with Greg re: closing matters	0.30	\$280.00	\$84.00
04/24/2020	GDH	Review and reply to emails from ORC re: third party parcel; telephone conference with ORC re: same; confer with JAB re: same; review and reply to emails from title company re: title issues and closing issues; draft/revise closing documents; telephone conference with seller re: closing documents	2.90	\$225.00	\$652.50
04/27/2020	JL	UCC search ran	0.10	\$120.00	\$12.00
04/27/2020	JAB	Confer with Greg re: closing matters	0.30	\$280.00	\$84.00
04/27/2020	GDH	Draft/revise closing documents; review and reply to emails from seller re: closing documents; review and reply to emails from title company re: closing documents and closing; confer with JAB re: title and closing issues	3.10	\$225.00	\$697.50
04/28/2020	JAB	Review and comment on closing documents; confer with Greg re: same	0.30	\$280.00	\$84.00
04/28/2020	GDH	Revise/draft closing documents; confer with JAB re: same; telephone conference with seller re: closing document changes; review and reply to emails from title company re: title and closing issues; review and reply to emails from seller re: closing documents and closing issues	4.10	\$225.00	\$922.50
04/29/2020	JAB	Confer with Greg re: closing matters; review closing documents	0.40	\$280.00	\$112.00
04/29/2020	GDH	Prepare for closing; review and reply to emails from seller re: closing issues;	3.20	\$225.00	\$720.00

		review and reply to email from ORC re: closing issues with third party parcel; review and reply to emails from title company re: closing; confer with JAB re: closing issues; revise closing documents; meet with Josiah to sign closing documents; draft closing instruction letter			
04/30/2020	JAB	Confer with Greg re: closing matters; telephone conference with Josiah re: same	1.10	\$280.00	\$308.00
04/30/2020	GDH	Confer with JAB re: closing issues; telephone conference with title company re: closing issues; review and reply to emails from title company re: closing; review and reply to emails from ORC re: third party deed; draft email to seller re: closing; review and reply to emails re: survey from 21 Design; send email to CSWR re: closing; draft opinion letter and closing instruction letter; edit final commitment	3.10	\$225.00	\$697.50
				Services Subtotal	\$10,902.50

Expenses

Date	Firm Member	Notes	Quantity	Rate	Total
04/22/2020	GDH	Fee for obtaining certificate of existence for JoAnn Estates Utilities, Inc. from Kentucky secretary of state	1.00	\$10.00	\$10.00
04/29/2020	JAB	FedEx Charges	1.00	\$30.00	\$30.00
				Expenses Subtotal	\$40.00
				Subtotal	\$10,942.50

00744-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Marshall Ridge

Marshall Ridge 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of project	0.10	\$225.00	\$22.50
04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00
04/06/2020	FSN	Meet with BLF team re: status of project	0.10	\$250.00	\$25.00
04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
Subtotal					\$111.00

00745-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Carriage Park

Carriage Park

Date	Firm Member	Notes	Quantity	Rate	Total
04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of project	0.10	\$225.00	\$22.50
04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00
04/06/2020	FSN	Meet with BLF team re: status of	0.10	\$250.00	\$25.00

		project			
04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
				Subtotal	\$111.00

00761-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-River Bluffs

River Bluffs 183.002

Services

Date	Firm Member	Notes	Quantity	Rate	Total
04/01/2020	GDH	Telephone conference with Kentucky Division of Unemployment re: lien on seller's property; review email and document from Kentucky government re: release of lien; draft email to title company with copy of document; revise/draft closing documents	1.60	\$225.00	\$360.00
04/02/2020	JAB	Review and reply to emails from title co. and Greg re: title matters	0.30	\$280.00	\$84.00
04/02/2020	GDH	Review and reply to emails from title company re: release of lien and update of title commitment, and title issues; confer with JAB re: same; draft email to seller re: recording lien release; draft/revise closing documents	1.50	\$225.00	\$337.50
04/03/2020	GDH	Draft/revise closing documents; review and reply to emails from seller re: closing	1.10	\$225.00	\$247.50
04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of	0.10	\$225.00	\$22.50

		project			
04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00
04/06/2020	FSN	Meet with BLF team re: status of project	0.10	\$250.00	\$25.00
04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
04/07/2020	GDH	Draft/revise closing documents	0.50	\$225.00	\$112.50
04/08/2020	GDH	Review and reply to emails from seller re: closing status; draft/revise closing documents	0.80	\$225.00	\$180.00
04/13/2020	GDH	Draft/revise closing documents; obtain certificates of existence for seller and Bluegrass Water from KY secretary of state; review seller's company documents to draft corporate resolution; confer with JAB re: closing and title issues	2.90	\$225.00	\$652.50
04/13/2020	JAB	Meet with Greg re: closing and title matters	0.30	\$280.00	\$84.00
04/14/2020	GDH	Review and reply to emails from seller re: closing documents; draft/revise closing documents and corporate resolution; draft email to Karen and Jim at title company re: same	2.20	\$225.00	\$495.00
04/14/2020	JAB	Review and reply to Duncan's email re: closing matters	0.10	\$280.00	\$28.00
04/15/2020	GDH	Draft email to seller re: closing issues and closing documents; draft email to seller's attorney re: same; review and reply to emails from title company re: closing and closing documents; draft/revise closing documents	2.50	\$225.00	\$562.50
04/15/2020	JAB	Review and reply to emails re: closing matters	0.20	\$280.00	\$56.00
04/16/2020	GDH	Review and reply to emails from seller and seller's attorney re: closing and	3.40	\$225.00	\$765.00

		closing documents; review and reply to emails with title company re: closing documents; confer with JAB re: same; draft/revise closing documents; draft email to 21 design re: final surveys and final service area map			
04/16/2020	JAB	Confer with Greg re: closing matters	0.20	\$280.00	\$56.00
04/17/2020	GDH	Revise/draft closing documents; review and reply to emails from title company re: closing documents; draft email to seller and seller's attorney with drafts of closing documents and re: closing; review new service area map from 21 Design	2.70	\$225.00	\$607.50
04/20/2020	GDH	Draft/revise closing documents; review and reply to emails from seller's attorney re: closing documents; draft email to title company with copy of closing documents and discussion re: closing	1.80	\$225.00	\$405.00
04/21/2020	GDH	Confer with JAB re: closing issues; draft/revise closing documents; draft email to title company re: closing issues	1.20	\$225.00	\$270.00
04/22/2020	GDH	Review email and edits from seller's attorney re: closing documents; draft/revise closing documents; review emails from title company re: closing documents and closing	2.20	\$225.00	\$495.00
04/23/2020	JAB	Confer with Greg re: closing matters	0.30	\$280.00	\$84.00
04/23/2020	GDH	Draft/revise closing documents; review revised documents from seller's attorney; telephone conference with seller's attorney re: closing documents; confer with JAB re: same; review and reply to emails from title company re: closing; review and reply to emails from seller re: closing	2.50	\$225.00	\$562.50
04/24/2020	GDH	Draft/revise closing documents; review and reply to emails from seller's attorney re: closing; review and reply	2.10	\$225.00	\$472.50

		to emails from title company re: closing			
04/27/2020	JL	UCC search ran	0.10	\$120.00	\$12.00
04/27/2020	JAB	Review emails re: closing matters; confer with Greg re: same	0.30	\$280.00	\$84.00
04/27/2020	GDH	Review edits from seller's attorneys; confer with JAB re: same; draft/revise documents; draft emails and review emails from title company re: seller's changes and closing issues; review and reply to email from seller's attorney and seller re: closing issues	2.80	\$225.00	\$630.00
04/28/2020	JAB	Review and comment on closing documents; confer with Greg re: same	0.30	\$280.00	\$84.00
04/28/2020	GDH	Revise/draft closing documents; confer with JAB re: same; telephone conference with seller's attorney re: closing document changes; review and reply to emails from title company re: title and closing issues; review and reply to emails from seller and seller's attorney re: closing documents and closing	3.80	\$225.00	\$855.00
04/29/2020	JAB	Confer with Greg re: closing matters; review closing documents	0.40	\$280.00	\$112.00
04/29/2020	GDH	Prepare for closing; review and reply to emails from seller and seller's attorney re: closing issues; review and reply to ORC re: closing issues with third party parcel; review and reply to emails from title company re: closing; confer with JAB re: closing issues; revise closing documents; meet with Josiah to sign closing documents; draft closing instruction letter; review and reply to emails from CSWR re: customer list	3.80	\$225.00	\$855.00
04/30/2020	JAB	Confer with Greg re: closing matters	0.30	\$280.00	\$84.00
04/30/2020	GDH	Revise closing documents; confer with JAB re: closing issues; review and	2.70	\$225.00	\$607.50

reply to emails from title company re:
 closing; draft email to seller's attorney
 re: closing; review and reply to emails
 re: survey from 21 Design; begin
 drafting opinion letter and closing
 instruction letter

Services Subtotal \$10,351.50

Expenses

Date	Firm Member	Notes	Quantity	Rate	Total
04/13/2020	GDH	Fee for obtaining Certificate of existence for Bluegrass Water	1.00	\$10.00	\$10.00
04/13/2020	GDH	Fee for obtaining Certificate of existence for River Bluffs, Inc.	1.00	\$10.00	\$10.00
Expenses Subtotal					\$20.00
Subtotal					\$10,371.50

00789-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Arcadia Pines

Arcadia Pines

Date	Firm Member	Notes	Quantity	Rate	Total
04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of project	0.10	\$225.00	\$22.50
04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00
04/06/2020	FSN	Meet with BLF team re: status of project	0.10	\$250.00	\$25.00

04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
04/07/2020	GDH	Review file to determine status of title work, surveys, and other documents needed	0.50	\$225.00	\$112.50
				Subtotal	\$223.50

00803-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Randview

Randview 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of project	0.10	\$225.00	\$22.50
04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00
04/06/2020	FSN	Meet with BLF team re: status of project	0.10	\$250.00	\$25.00
04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
				Subtotal	\$111.00

00927-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Woodland Acres

Woodland Acres

Date	Firm Member	Notes	Quantity	Rate	Total
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04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of project	0.10	\$225.00	\$22.50
04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00
04/06/2020	FSN	Meet with BLF team re: status of project	0.10	\$250.00	\$25.00
04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
04/07/2020	FSN	Review file and determine status	0.30	\$250.00	\$75.00
04/20/2020	JL	sent out title work order to Local Kentucky Counsel	0.10	\$120.00	\$12.00
				Subtotal	\$198.00

00972-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Springcrest

Springcrest

Date	Firm Member	Notes	Quantity	Rate	Total
04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of project	0.10	\$225.00	\$22.50
04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00
04/06/2020	FSN	Meet with BLF team re: status of project	0.10	\$250.00	\$25.00
04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
04/07/2020	FSN	Review file and determine status	0.30	\$250.00	\$75.00

Subtotal \$186.00

00973-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Herrington Haven

Herrington Haven 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
04/06/2020	JAB	Meet with BLF team re: status of project	0.10	\$280.00	\$28.00
04/06/2020	GDH	Meet with BLF team re: status of project	0.10	\$225.00	\$22.50
04/06/2020	JL	Meet with BLF team re: status of project	0.10	\$120.00	\$12.00
04/06/2020	FSN	Meet with BLF team re: status of project	0.10	\$250.00	\$25.00
04/06/2020	LKW	Meet with BLF team re: status of project	0.10	\$235.00	\$23.50
04/07/2020	JAB	Review and reply to emails re: survey update	0.20	\$280.00	\$56.00
04/07/2020	FSN	Review file and determine status	0.30	\$250.00	\$75.00
04/20/2020	FSN	Review file; begin pre-closing checklist; Send and review emails to and from Karen Moore	1.90	\$250.00	\$475.00
				Subtotal	\$717.00
				Subtotal	\$29,099.50
				Total	\$29,099.50

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-023	04/14/2020	\$11,650.00	\$0.00	\$11,650.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-024	05/15/2020	\$29,099.50	\$0.00	\$29,099.50
			Outstanding Balance	\$40,749.50
			Total Amount Outstanding	\$40,749.50

FEDERAL I.D. NO. 90-0354740
Please make all amounts payable to: The Beckemeier Law Firm, LC

Payment is due upon receipt.

The Beckemeier Law Firm, LC

13421 Manchester Road, Suite 103
St. Louis, MO 63131

Invoice # 67-026
Date: 06/09/2020

CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC
1650 Des Peres Rd., Suite 303
St. Louis, MO 63131

DATE RCVD	06/15/20	GL CODE	See Below
PRCD BY	Krista	GL DATE	5/31/20

Bluegrass

\$ 3,548.50

107.003 - \$3,523.50 (Bluegrass)

67-026B: 183.002 - \$16,891.50 (CSWR)

00660-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Airview

Airview 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
04/30/2020	LKW	Review title work re: post-closing easements	0.60	\$235.00	\$141.00
Subtotal					\$141.00

00669-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Marshall County

Marshall County 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
05/05/2020	GDH	Review and reply to emails from ORC re: meeting with third party parcel owner for easement; draft email to 21 Design and Jake Freeman re: post-closing easement and strategy	0.60	\$225.00	\$135.00
05/06/2020	GDH	Review and reply to emails from Jake	0.40	\$225.00	\$90.00

		Freeman re: post-closing easement; review and reply to emails from ORC re: same			
05/08/2020	GDH	Review and reply to emails from Jake Freeman re: third party parcel post-closing easement; draft email to ORC re: contact information for third party for Jake	0.40	\$225.00	\$90.00
05/08/2020	JAB	Review emails re: developer agreement	0.20	\$280.00	\$56.00
05/15/2020	JAB	Review emails re: post closing easement	0.10	\$280.00	\$28.00
05/15/2020	GDH	Telephone conference with Ron at ORC re: Herrington easement; draft email to Jake re: his conversations with Mr. Herrington; review email from Jake; draft email to ORC re: same	0.50	\$225.00	\$112.50
05/22/2020	GDH	Review and reply to email from ORC re: conversations with Mr. Herrington and plan going forward for post-closing easement	0.30	\$225.00	\$67.50
05/26/2020	JAB	Review and reply to email re: post closing road easement matter	0.20	\$280.00	\$56.00
05/26/2020	GDH	Review and reply to emails from ORC with updates on discussions with Mr. Herrington for post-closing Great Oaks easement; draft email to 21 Design and Jake Freeman re: same; review emails from 21 Design and Jake re: same	0.70	\$225.00	\$157.50
05/27/2020	GDH	Review email from ORC re: estimate from contractor for road for post-closing issue; draft and review emails to Jake Freeman and 21 Design re: same; draft email to ORC re: offer	0.50	\$225.00	\$112.50
05/27/2020	JAB	Review emails re: post closing easement	0.10	\$280.00	\$28.00
05/29/2020	GDH	Review and reply to email from Jake Freeman re: waiver for Mr. Herrington	0.40	\$225.00	\$90.00

hook-ups fee; review and reply to emails from ORC re: same and confirming offer

Subtotal **\$1,023.00**

00683-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-LH Treatment Co

LH Treatment Co **107.003**

Date	Firm Member	Notes	Quantity	Rate	Total
05/13/2020	GDH	Review and reply to email from ORC re: status of exhibit for post-closing easement; draft email to 21 Design re: same	0.20	\$225.00	\$45.00
05/22/2020	FSN	Review file; respond to email from Ben Kuenzel	0.10	\$250.00	\$25.00
				Subtotal	\$70.00

00693-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Kingswood Development

Kingswood Development **107.003**

Date	Firm Member	Notes	Quantity	Rate	Total
05/22/2020	FSN	Review file; respond to email from Ben Kuenzel	0.10	\$250.00	\$25.00
				Subtotal	\$25.00

00697-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Center Ridge

Center Ridge

183.002

Services

Date	Firm Member	Notes	Quantity	Rate	Total
05/04/2020	GDH	Review and reply to emails from 21 Design and JAB re: title work and surveys; review title work	0.50	\$225.00	\$112.50
05/05/2020	GDH	Review title work; review previous emails with title company	1.10	\$225.00	\$247.50
05/06/2020	GDH	Review title work; review deed and parcel information to have ORC contact parcel owners for acquisition or easement purposes	1.20	\$225.00	\$270.00
05/06/2020	JAB	Confer with Greg re: closing matters	0.20	\$280.00	\$56.00
05/08/2020	GDH	Review title work; confer with JAB re: title work	0.60	\$225.00	\$135.00
05/12/2020	GDH	Review title work; research parcel and deed information for third party parcels	1.40	\$225.00	\$315.00
05/13/2020	JAB	Review and reply to emails re: closing matters	0.30	\$280.00	\$84.00
05/13/2020	GDH	Review title work; review and reply to emails with ORC re: obtaining parcel information from third parties; confer with JAB re: same	3.50	\$225.00	\$787.50
05/14/2020	JAB	Telephone conference with Greg re: status of deal; review and reply to email from Greg re: same	0.40	\$280.00	\$112.00
05/14/2020	GDH	Review title work; review surveys and commitments; confer with JAB re: status of project; telephone conference	5.10	\$225.00	\$1,147.50

		with seller; draft emails to 21 Design re: title issue and questions			
05/15/2020	JAB	Confer with Greg re: title matters; email Duncan re: same	0.60	\$280.00	\$168.00
05/15/2020	GDH	Telephone conference with Ron at ORC re: discussions with third parties; confer with JAB re: title issues; review title work and surveys; analyze issues and research companies on KY secretary of state website; draft email to JAB re: issues and status of project	4.30	\$225.00	\$967.50
05/18/2020	GDH	Review and reply to emails from 21 Design re: closing; review and reply to emails from ORC re: title matters; review maps and property value assessments sent by ORC; review title work and analyze title matters	4.20	\$225.00	\$945.00
05/19/2020	JAB	Telephone conference with Ben re: closing matters; confer with Greg re: same	0.90	\$280.00	\$252.00
05/19/2020	JAB	Telephone conference with Ben	0.20	\$280.00	\$56.00
05/19/2020	GDH	Review title work, surveys, and commitments; confer with JAB re: title issues; review and reply to emails from 21 Design re: surveys and title issues; telephone conference with seller's attorney; draft email to seller's attorney re: closing and closing issues; draft email to title company re: closing issues	6.20	\$225.00	\$1,395.00
05/20/2020	JAB	Review and reply to email from Greg re: closing matters	0.20	\$280.00	\$56.00
05/20/2020	GDH	Review and reply to emails from title company re: title and closing issues; confer with JAB re: same; review title work and deal documents; begin drafting closing documents	6.00	\$225.00	\$1,350.00
05/21/2020	JL	UCC Search	0.20	\$120.00	\$24.00
05/21/2020	JAB	Review email from Greg re: closing	0.30	\$280.00	\$84.00

		matters; telephone conference with Greg re: same			
05/21/2020	GDH	Review and reply to emails from 21 Design re: title issues, survey issues, and service area map updates; review and reply to emails from title company re: updated plats and closing issues; confer with JAB re: closing and title issues; draft/revise closing documents; review UCC search results and liens against seller; draft email to CSWR re: same; telephone conference with seller; draft email to seller's attorney re: closing	6.50	\$225.00	\$1,462.50
05/22/2020	JAB	Review and reply to emails re: closing matters	0.30	\$280.00	\$84.00
05/22/2020	GDH	Draft/revise closing documents; telephone conference with Katie Eckert at McBrayer law firm re: closing issues; review and reply to emails with closing company re: title and closing issues; confer with JAB re: closing issues; draft email to seller and seller's attorneys re: closing issues	4.80	\$225.00	\$1,080.00
05/26/2020	GDH	Draft/revise closing documents; communicate with seller and seller's attorney re: closing items, closing documents, and seller's fines; review and reply to emails from title company re: closing issues and seller's fines; confer with JAB re: closing issues	4.40	\$225.00	\$990.00
05/26/2020	JAB	Review and reply to emails re: closing matters and regulatory matters	0.50	\$280.00	\$140.00
05/27/2020	JAB	Review and reply to Russ' email re: closing matters; confer with Greg re: same; review emails re: closing matters	0.50	\$280.00	\$140.00
05/27/2020	GDH	Review and reply to emails from title company re: closing documents and closing; review and reply to emails from CSWR re: closing issues; telephone conference with seller's	5.50	\$225.00	\$1,237.50

		attorney re: closing issues; draft/revise closing documents; telephone conference with seller re: closing issues; confer with JAB re: closing issues; review final service area maps			
05/28/2020	JAB	Review and reply to emails re: closing matters; confer with Greg re: same	1.10	\$280.00	\$308.00
05/28/2020	GDH	Revise closing documents; review and reply to multiple emails from title company re: closing documents and closing issues; review and reply to multiple emails from seller's attorney and seller re: closing documents and closing issues; telephone conference with seller; confer with JAB re: closing issues; send closing information to 21 Design and CSWR re: closing documents wire information, taking over system; meet with Josiah to sign documents	5.80	\$225.00	\$1,305.00
05/28/2020	JL	Created Fedex label for document shipment	0.10	\$120.00	\$12.00
05/29/2020	JAB	Confer with Greg re: closing matters	0.30	\$280.00	\$84.00
05/29/2020	GDH	Review and reply to emails from title company re: closing documents and closing; telephone conference with Karen Moore re: closing documents being delayed by FedEx and possible solutions; confer with JAB re: same; review and reply to emails from seller and seller's attorney re: closing; draft email to Central States re: closing; draft closing instruction letter	3.00	\$225.00	\$675.00
Services Subtotal					\$16,082.50

Expenses

Date	Firm Member	Notes	Quantity	Rate	Total
05/28/2020	JL	Fedex Fee	1.00	\$66.50	\$66.50

Expenses Subtotal \$66.50

Subtotal \$16,149.00

00737-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Joann Estates

Joann Estates 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
04/29/2020	JCC	Prepare FedEx envelope to Karen Moore and drop off same	0.40	\$60.00	\$24.00
05/01/2020	GDH	Review and reply to emails from seller re: closing and post-closing items; review and reply to emails from title company and ORC re: obtaining deed from third party Timberland Development; telephone conference with title company re: same	1.40	\$225.00	\$315.00
05/04/2020	GDH	Review and reply to emails from ORC re: third party sending in closing documents; review and reply to emails from title company re: third party documents being received and closing; organize closing documents	1.10	\$225.00	\$247.50
05/15/2020	GDH	Review and reply to emails from seller re: utility and water bills still being in his name; draft email to Central States and 21 Design re: same; review email from Mike Duncan re: taking care of it; draft email to seller re: same	0.60	\$225.00	\$135.00
05/15/2020	JAB	Review email from Greg re: post closing matters	0.10	\$280.00	\$28.00
05/18/2020	GDH	Draft email to title company re: getting copy of closing documents; review and reply to email from CSWR re: settlement statement	0.20	\$225.00	\$45.00

05/22/2020	FSN	Review file; respond to email from Ben Kuenzel	0.10	\$250.00	\$25.00
				Subtotal	\$819.50

00744-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Marshall Ridge

Marshall Ridge 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
05/06/2020	GDH	Review file and draft email to Katie re: status of regulatory approval	0.30	\$225.00	\$67.50
05/11/2020	GDH	Review and reply to emails from Katie Yunker re: status of regulatory approval	0.20	\$225.00	\$45.00
05/12/2020	GDH	Review and reply to emails from Katie Yunker re: status of regulatory approval	0.20	\$225.00	\$45.00
				Subtotal	\$157.50

00745-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Carriage Park

Carriage Park 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
05/06/2020	GDH	Review file and draft email to Katie re: status of regulatory approval	0.30	\$225.00	\$67.50
05/11/2020	GDH	Review and reply to emails from Katie Yunker re: status of regulatory approval	0.20	\$225.00	\$45.00
05/12/2020	GDH	Review and reply to emails from Katie	0.20	\$225.00	\$45.00

Yunker re: status of regulatory approval

Subtotal \$157.50

00761-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-River Bluffs

River Bluffs 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
05/01/2020	JAB	Confer with Greg re: closing matters	0.50	\$280.00	\$140.00
05/01/2020	GDH	Review and reply to emails from seller and seller's attorney re: closing; draft/revise closing documents, instruction letter, and opinion letter; review and reply to emails from title company re: closing; send email to CSWR re: closing completed	3.10	\$225.00	\$697.50
05/04/2020	GDH	Draft opinion letter; organize closing documents; review emails from seller and Russ Mitten re: construction problem with customer; confer with JAB re: same	1.80	\$225.00	\$405.00
05/07/2020	GDH	Review and reply to email from seller's attorney re: executed closing documents	0.20	\$225.00	\$45.00
05/18/2020	GDH	Review and reply to email from seller's attorney re: closing documents; draft email to title company re: getting copy of closing documents; review and reply to email from CSWR re: settlement statement	0.30	\$225.00	\$67.50
05/19/2020	GDH	Receive executed closing documents from title company; organize closing documents; send executed settlement statement to Brent; send final closing documents to seller's attorney	0.40	\$225.00	\$90.00

05/22/2020	FSN	Review file; respond to email from Ben Kuenzel	0.10	\$250.00	\$25.00
				Subtotal	\$1,470.00

00789-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Arcadia Pines

Arcadia Pines 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
05/06/2020	GDH	Review file and draft email to Katie re: status of regulatory approval	0.30	\$225.00	\$67.50
05/11/2020	GDH	Review and reply to emails from Katie Yunker re: status of regulatory approval	0.20	\$225.00	\$45.00
05/12/2020	GDH	Review and reply to emails from Katie Yunker re: status of regulatory approval	0.20	\$225.00	\$45.00
				Subtotal	\$157.50

00803-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Randview

Randview 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
05/06/2020	GDH	Review file and draft email to Katie re: status of regulatory approval	0.30	\$225.00	\$67.50
05/11/2020	GDH	Review and reply to emails from Katie Yunker re: status of regulatory approval	0.20	\$225.00	\$45.00
05/12/2020	GDH	Review and reply to emails from Katie	0.70	\$225.00	\$157.50

Yunker re: status of regulatory approval; review previous emails between Katie Yunker and other third parties re: getting Randview company back in good standing, transferring deeds to them from prior entities; email Katie re: same

Subtotal **\$270.00**

Subtotal **\$20,440.00**

Total **\$20,440.00**

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-024	05/15/2020	\$29,099.50	\$0.00	\$29,099.50
67-025	06/03/2020	\$5,000.00	\$0.00	\$5,000.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
67-026	06/09/2020	\$20,440.00	\$0.00	\$20,440.00
			Outstanding Balance	\$54,539.50
			Total Amount Outstanding	\$54,539.50

FEDERAL I.D. NO. 90-0354740

Please make all amounts payable to: The Beckemeier Law Firm, LC

Payment is due upon receipt.

The Beckemeier Law Firm, LC

13421 Manchester Road, Suite 103
St. Louis, MO 63131

Invoice # 71-014
Date: 06/09/2020

CSWR, Inc. - Cherokee Village Utility Operating Company, LLC
1650 Des Peres Rd., Suite 303
St. Louis, MO 63131

DATE RCVD	<u>06/15/20</u>	GL CODE	<u>183.002</u>
PRCD BY	<u>Krista</u>	GL DATE	<u>5/31/20</u>

00790-CSWR, Inc. - Cherokee Village Utility Operating Company, LLC-General

General

Services

Date	Firm Member	Notes	Quantity	Rate	Total
05/04/2020	JAB	Review update on closing matters	0.20	\$280.00	\$56.00
05/04/2020	FSN	Review file; send and review emails to and from Bryan Gibson, Jonathan Rhodes, Boyd Billingsley	1.00	\$250.00	\$250.00
05/07/2020	FSN	Telephone conference with Bryan Gibson; update pre-closing list; send and review emails to and from Bryan Gibson, Ron Geveden; telephone conference with Ron Geveden	2.70	\$250.00	\$675.00
05/08/2020	JAB	Review emails from Shabnam and telephone conference with Shabnam re: update on closing and title matters	0.50	\$280.00	\$140.00
05/08/2020	FSN	Send and review emails to and from Bryan Gibson, JAB, Ben Kuenzel, Melissa Smith; telephone conference with Ron Geveden	0.60	\$250.00	\$150.00

05/11/2020	FSN	Review restrictions and create overview document; send and review emails to and from Bryan Gibson	3.80	\$250.00	\$950.00
05/12/2020	FSN	Continue review of restrictions & update overview document; send and review emails to and from Bryan Gibson	0.60	\$250.00	\$150.00
05/13/2020	JAB	Review and reply to emails re: closing matters; telephone conference with Shabnam re: same; email Duncan re: same	0.70	\$280.00	\$196.00
05/13/2020	FSN	Send and review emails to and from Jon Abele, Bryan Gibson, Jonathan Rhodes, Chandler Daggett, Lindsey Daggett, Robbie Hausman; add new restrictions into overview document; review Lindsey Daggett's issues with SA Map	3.50	\$250.00	\$875.00
05/14/2020	JAB	Review emails re: closing matters	0.30	\$280.00	\$84.00
05/14/2020	FSN	Review file; send and review emails to and from Lindsey Daggett, Bryan Gibson, Robbie Hausman, Mike Duncan, Jason Pellin, Ben Kuenzel, Boyd Billingsley; continue preparation of closing documents; update closing checklist	3.30	\$250.00	\$825.00
05/15/2020	JAB	Review emails re: title matters	0.20	\$280.00	\$56.00
05/15/2020	FSN	Send and review emails to and from Alex Cooke, Bryan Gibson; telephone conference with Bryan Gibson	0.30	\$250.00	\$75.00
05/18/2020	FSN	Send and review emails to and from Bryan Gibson; update pre-closing checklist and save documents	1.30	\$250.00	\$325.00
05/19/2020	JAB	Review email from Shabnam re: title updates	0.20	\$280.00	\$56.00
05/19/2020	FSN	Telephone conference with Ben Kuenzel; send and review emails to and from Bryan Gibson, Alex Cooke; review deeds; telephone call to Boyd	1.40	\$250.00	\$350.00

		Billingsley; leave message for Jonathan Rhodes;			
05/20/2020	JL	UCC search	0.10	\$120.00	\$12.00
05/20/2020	JAB	Telephone conference with Shabnam re: update on title and closing matters	0.30	\$280.00	\$84.00
05/20/2020	FSN	Send and review emails to and from JAB, Bryan Gibson, legal assistant, Ben Kuenzel, Alex Cooke; review file and continue preparation of closing documents; telephone conference with JAB; telephone conference with Ben Kuenzel; review revised commitment	3.10	\$250.00	\$775.00
05/21/2020	JAB	Review emails re: title and closing matters	0.40	\$280.00	\$112.00
05/21/2020	FSN	Send and review emails to and from Ben Kuenzel, JAB	0.10	\$250.00	\$25.00
05/21/2020	FSN	Review UCC-1 search results; telephone conference with Ben, Jason, Alex Cooke; continue review of revised commitment; review ALC lawsuit; send and review emails to and from Mark Hodge, Chandler Daggett, et al., JAB, legal assistant, Bryan Gibson; telephone conference with Boyd Billingsley; call and leave message for Jonathan Rhodes; leave message for JAB; telephone conference with JAB; continue overview document; telephone conference with Brian Gibson; telephone conference with Chandler Daggett; telephone conference with Jonathan Rhodes	4.70	\$250.00	\$1,175.00
05/22/2020	JAB	Review emails re: title and closing matters; telephone conference with Shabnam re: same	0.50	\$280.00	\$140.00
05/22/2020	FSN	Send and review emails to and from Mark Hodge, Alex Cooke, Bryan Gibson, Larry Chisenhall, Todd Thomas; review revised commitment; review additional closing documents from Bryan Gibson; telephone	4.00	\$250.00	\$1,000.00

		conference with Alex Cooke; telephone conference with JAB; telephone conference with Bryan Gibson			
05/26/2020	JAB	Telephone conference with Shabnam re: closing matters and review emails re: same and updated surveys	0.50	\$280.00	\$140.00
05/26/2020	FSN	Send and review emails to and from Alex Cooke	0.10	\$250.00	\$25.00
05/26/2020	FSN	Send and review emails to and from Bryan Gibson, Alex Cooke, JAB; continue preparation of closing instruction letter; review survey and respond; telephone conference with Alex Cooke	1.40	\$250.00	\$350.00
05/27/2020	JAB	Review updated title docs and confer with Shabnam re: same	0.70	\$280.00	\$196.00
05/27/2020	FSN	Send and review emails to and from Alex Cooke, JAB, Ben Kuenzel, Jason Pellin, Robbie Hausman, Jon Abele, Chandler Daggett, Jane Daggett, Jake Freeman, Elizabeth Castleman, Jonathan Rhodes; continue preparation of closing documents; continue preparation of closing instruction letter; prepare documents for signature	8.70	\$250.00	\$2,175.00
05/28/2020	FSN	Send and review emails to and from Jake Freeman, Alex Cooke, Ron Geveden, Elizabeth Castleman, Jane Daggett, Jon Abele, Stacy Culleton, Boyd Billingsley; telephone conference with Alex Cooke; review updated tract 3 survey; telephone conference with Alex Cooke; telephone conference with Jason Pellin; update closing checklist; leave message for Jonathan Rhodes	3.80	\$250.00	\$950.00
05/29/2020	JAB	Review emails and documents re: closing matters; telephone conference with Shabnam re: same	0.80	\$280.00	\$224.00

05/29/2020	FSN	Send and review emails to and from Elizabeth Castleman, Jon Abele, Chandler Daggett, et al., Boyd Billingsley, legal assistant, Lindsey Daggett, Jonathan Rhodes, Alex Cooke, Jane Daggett; review revised commitment and revised closing documents; telephone conference with Elizabeth Castleman; telephone conference with Todd Thomas; leave message for Stacy Culleton; telephone conference with Jon Abele; telephone conference with JAB; leave message for Jonathan Rhodes; review and mark up final surveys; telephone conference with Jonathan Rhodes; telephone conference with Boyd Billingsley; telephone conference with Boyd Billingsley; telephone conference with Jonathan Rhodes; revise general assignment and send to Jonathan Rhodes	6.60	\$250.00	\$1,650.00
05/30/2020	FSN	Scan and save all signature pages for closing; travel to FedEx to drop off closing package	1.00	\$250.00	\$250.00

Services Subtotal \$14,496.00

Expenses

Date	Firm Member	Notes	Quantity	Rate	Total
05/20/2020	JL	UCC search fee	1.00	\$24.00	\$24.00
Expenses Subtotal					\$24.00

Subtotal \$14,520.00

Total \$14,520.00

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
71-012	05/15/2020	\$6,307.00	\$0.00	\$6,307.00
71-013	06/03/2020	\$7,000.00	\$0.00	\$7,000.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
71-014	06/09/2020	\$14,520.00	\$0.00	\$14,520.00
Outstanding Balance				\$27,827.00
Total Amount Outstanding				\$27,827.00

FEDERAL I.D. NO. 90-0354740
 Please make all amounts payable to: The Beckemeier Law Firm, LC
 Payment is due upon receipt.

The Beckemeier Law Firm, LC

13421 Manchester Road, Suite 103
St. Louis, MO 63131

Invoice # 67-027
Date: 07/21/2020

CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC
1650 Des Peres Rd., Suite 303
St. Louis, MO 63131

DATE RCVD	<u>08/12/20</u>	GL CODE	<u>See Below</u>
PRCD BY	<u>Krista</u>	GL DATE	<u>7/1/20</u>

00659-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-General Matters

General Matters

Services 923.4

Date	Firm Member	Notes	Quantity	Rate	Total
06/15/2020	JL	Sent Deed to KY Council	0.10	\$120.00	\$12.00
Services Subtotal					\$12.00

Expenses

Date	Firm Member	Notes	Quantity	Rate	Total
06/15/2020	JL	Sent Deed to KY Council	1.00	\$21.25	\$21.25
Expenses Subtotal					\$21.25
Subtotal					\$33.25

00662-CSWR, Inc. - Bluegrass Water Utility Operating

183,002 - 9711.50
107,003 - #1488.00
105,003 - #3,031.00
923.4 - #33.25

Page 1 of 10

\$5263.75

Company, LLC-Fox Run

Fox Run 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
06/25/2020	LKW	Draft emails to Ben Kuenzel; review Lilly Easement and send to Ben Kuenzel	0.50	\$235.00	\$117.50
06/25/2020	FSN	Send and review emails to and from Ben Kuenzel, LKW	0.10	\$250.00	\$25.00
				Subtotal	\$142.50

00669-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Marshall County

Marshall County 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
06/01/2020	GDH	Review and reply to emails from ORC and Jake re: finalizing post-closing easement; confer with JAB and LKW re: same	0.30	\$225.00	\$67.50
06/02/2020	JAB	Review emails and draft letter to neighbor re: easement acquisition	0.20	\$280.00	\$56.00
06/02/2020	GDH	Review and reply to emails from ORC and Jake re: finalizing post-closing easement, and waiver letter for Mr. Herrington	0.40	\$225.00	\$90.00
06/02/2020	LKW	Review emails from GDH; review and revise access easement; draft email to Ron Geveden	0.70	\$235.00	\$164.50
06/04/2020	GDH	Receive email from ORC re: final signed documents from seller with W-9	0.50	\$225.00	\$112.50

		and signed easement; save to file; draft email to Central States re: sending check to Mr. Herrington; prepare easement for Josiah to sign			
06/08/2020	GDH	Receive signed easement in mail from ORC; confer with JAB re: post-closing easement; draft email to Josiah re: signing easement; draft email to Jake and Brent re: sending check to Mr. Herrington	0.60	\$225.00	\$135.00
06/12/2020	GDH	Draft email to Josiah and Barb re: Josiah's signatures for post-closing easement from Mr. Herrington; draft email to Mike Indelicato re: check being sent for post-closing easement to Mr. Herrington; draft email to ORC re: check being sent; draft email to title company re: post-closing easement and mail to title company for recording; draft email to 21 Design re: easement being recorded	0.90	\$225.00	\$202.50
06/18/2020	GDH	Finalize post-closing matters; update spreadsheet	0.20	\$225.00	\$45.00
				Subtotal	\$873.00

00683-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-LH Treatment Co

LH Treatment Co 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
06/10/2020	GDH	Review and reply to emails from Ben re: easement exhibits and easements that we are obtaining; review easement exhibits and previous emails from ORC	0.50	\$225.00	\$112.50
				Subtotal	\$112.50

00697-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Center Ridge

Center Ridge 105.003

Date	Firm Member	Notes	Quantity	Rate	Total
06/03/2020	GDH	Review and reply to email from Stacy re: credit payment information for customers	0.20	\$225.00	\$45.00
06/04/2020	GDH	Review email from seller's attorney with updated copy of customer list and customer credit payments; review documents; draft email with customer list to Stacy and Brenda; confer with JAB re: credit payments issue; review and reply to emails from Stacy re: credit payments issue; review and reply to email from Central States re: customer list issue; draft email to seller's attorney re: customer list issue; draft Exhibit A for opinion letter; telephone conference with seller's attorney re: post-closing issues	3.10	\$225.00	\$697.50
06/04/2020	JAB	Review customer credit documents; confer with Greg re: same; telephone conference with Todd and Duncan re: same	0.50	\$280.00	\$140.00
06/05/2020	GDH	Review and reply to emails from seller's attorney re: post-closing issues; review and reply to emails from title company re: closing documents; review and reply to emails from Central States re: post-closing issues;	1.10	\$225.00	\$247.50
06/08/2020	GDH	Review documents from seller re: credit payments; draft email to seller's attorney re: outstanding issues, annual reports, credit payment reimbursement, and scheduling telephone conference; confer with JAB re: same; review and reply to email's	1.00	\$225.00	\$225.00

		from seller's attorney's paralegal re: various issues			
06/09/2020	GDH	Draft email to title company re: previous fines and refunds owed by seller; review email from title company re: same; telephone conference with seller's attorney re: credit payments issue and post-closing issues; confer with JAB re: same; review and reply to emails from seller's attorney re: post-closing issues; draft email to title company re: wiring of escrow funds back to Central States; review and reply to emails from Central States re: wiring instructions	1.40	\$225.00	\$315.00
06/10/2020	GDH	Draft email to title company re: escrow payment back to Central States; draft email to Central States re: escrow repayment; update spreadsheet; review and reply to email from seller's attorney re: credit payment check	0.60	\$225.00	\$135.00
06/11/2020	GDH	Review and reply to emails from title company re: escrow payment being sent; draft email to Central States re: escrow payment and credit payment check from seller	0.40	\$225.00	\$90.00
06/12/2020	GDH	Receive check in mail from seller for credit overpayments; confer with JAB re: same	0.20	\$225.00	\$45.00
06/16/2020	GDH	Draft email to Stacy and Brenda re: credit payments issue resolution and customer list; review and reply to email from 21 Design re: placing new water main	0.50	\$225.00	\$112.50
06/17/2020	GDH	Draft email to seller's attorney re: multiple post-closing issues; review plats and title work for question from Robbie re: easements for building new water main; confer with JAB re: easement question; draft email to Robbie re: same	0.90	\$225.00	\$202.50
06/17/2020	JAB	Confer with Greg re: post closing	0.10	\$280.00	\$28.00

Date	Firm	Notes	Quantity	Rate	Total
easement matters					
06/19/2020	GDH	Review plat sent by Robbie re: legal access for installing new water main; review and reply to multiple emails re: same	0.50	\$225.00	\$112.50
06/25/2020	GDH	Review and reply to emails from 21 Design re: new water main location; review service area maps and exhibits re: same; review plats; draft message to seller re: annual reports due	0.80	\$225.00	\$180.00
06/26/2020	GDH	Review and reply to messages from seller re: annual reports; telephone conference with seller's attorney re: multiple post-closing issues; confer with JAB re: post-closing issues and annual reports due	0.60	\$225.00	\$135.00
06/26/2020	JAB	Review and reply to email from Greg re: post closing matter	0.10	\$280.00	\$28.00
06/29/2020	GDH	Review previous correspondence with Kentucky counsel re: annual reports due from seller; review and reply to messages from seller re: annual reports due; draft email to Kentucky counsel re: annual reports update; draft email to seller's attorney re: annual reports	0.70	\$225.00	\$157.50
06/30/2020	GDH	Review and reply to messages from seller re: annual report filings due; review and reply to emails from title company re: same	0.60	\$225.00	\$135.00
				Subtotal	\$3,031.00

00737-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Joann Estates

Joann Estates 107.003

Date	Firm	Notes	Quantity	Rate	Total
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Member					
06/04/2020	GDH	Review email from title company with final executed copies of documents; review documents and save to file; review and reply to email from ORC with copies of Timberland Ridge Development signed documents	0.60	\$225.00	\$135.00
06/05/2020	GDH	Review and reply to email from ORC re: closing documents for Timberland Development Corporation; draft email to title company re: same; review email from title company re: same	0.40	\$225.00	\$90.00
06/09/2020	GDH	Receive final signed bill of sale for Timberland Development from title company; draft email to ORC with copy of bill of sale	0.20	\$225.00	\$45.00
06/10/2020	GDH	Update spreadsheet	0.20	\$225.00	\$45.00
				Subtotal	\$315.00

00744-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Marshall Ridge

Marshall Ridge 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
06/22/2020	GDH	Review and reply to emails from local counsel re: approval for deal; review file and deal documents	0.50	\$225.00	\$112.50
				Subtotal	\$112.50

00745-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Carriage Park

Carriage Park 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
06/22/2020	GDH	Review and reply to emails from local counsel re: approval for deal; review file and deal documents	0.50	\$225.00	\$112.50
				Subtotal	\$112.50

00761-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-River Bluffs

River Bluffs 107.003

Date	Firm Member	Notes	Quantity	Rate	Total
06/10/2020	GDH	Update spreadsheet	0.20	\$225.00	\$45.00
				Subtotal	\$45.00

00789-CSWR, Inc. - Bluegrass Water Utility Operating Company, LLC-Arcadia Pines

Arcadia Pines 183.002

Date	Firm Member	Notes	Quantity	Rate	Total
06/22/2020	GDH	Review and reply to emails from local counsel re: approval for deal; review file and deal documents	0.50	\$225.00	\$112.50
06/25/2020	ANP	Basecamp migration	0.20	\$170.00	\$34.00