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| A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT | B. TYPE OF LOAN: 1. <input type="checkbox"/> FHA 2. <input type="checkbox"/> FmHA 3. <input type="checkbox"/> CONV. UNINS. 4. <input type="checkbox"/> VA 5. <input type="checkbox"/> CONV. INS. 6. FILE NUMBER: CSWR-RANDVIEW 7. LOAN NUMBER: 8. MORTGAGE INS CASE NUMBER: |
|--|--|

C. NOTE: *This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.*

| | | |
|--|---|--------------------------------|
| D. NAME AND ADDRESS OF BORROWER: Bluegrass Water Utility Operating Company, LLC 1650 Des Peres Rd., Ste. 303 St. Louis, MO 63131 | E. NAME AND ADDRESS OF SELLER: Randview Septic Corporation [REDACTED] | F. NAME AND ADDRESS OF LENDER: |
|--|---|--------------------------------|

| | | |
|---|--|--|
| G. PROPERTY LOCATION: Parcel 073.01.01.072.00 Randview SD Mayfield, KY 42066 Graves County, Kentucky | H. SETTLEMENT AGENT: McBrayer PLLC PLACE OF SETTLEMENT [REDACTED] | I. SETTLEMENT DATE: November 19, 2020 |
|---|--|--|

| J. SUMMARY OF BORROWER'S TRANSACTION | | K. SUMMARY OF SELLER'S TRANSACTION | |
|--|------------------|--|------------------|
| 100. GROSS AMOUNT DUE FROM BORROWER: | | 400. GROSS AMOUNT DUE TO SELLER: | |
| 101. Contract Sales Price | 20,000.00 | 401. Contract Sales Price | 20,000.00 |
| 102. Personal Property | | 402. Personal Property | |
| 103. Settlement Charges to Borrower (Line 1400) | 1,430.75 | 403. | |
| 104. | | 404. | |
| 105. | | 405. | |
| <i>Adjustments For Items Paid By Seller in advance</i> | | <i>Adjustments For Items Paid By Seller in advance</i> | |
| 106. City/Town Taxes | to | 406. City/Town Taxes | to |
| 107. County Taxes | to | 407. County Taxes | to |
| 108. Assessments | to | 408. Assessments | to |
| 109. | | 409. | |
| 110. | | 410. | |
| 111. | | 411. | |
| 112. | | 412. | |
| 120. GROSS AMOUNT DUE FROM BORROWER | 21,430.75 | 420. GROSS AMOUNT DUE TO SELLER | 20,000.00 |
| 200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER: | | 500. REDUCTIONS IN AMOUNT DUE TO SELLER: | |
| 201. Deposit or earnest money | | 501. Excess Deposit (See Instructions) | |
| 202. Principal Amount of New Loan(s) | | 502. Settlement Charges to Seller (Line 1400) | 20.00 |
| 203. Existing loan(s) taken subject to | | 503. Existing loan(s) taken subject to | |
| 204. | | 504. Payoff of first Mortgage | |
| 205. | | 505. Payoff of second Mortgage | |
| 206. | | 506. | |
| 207. | | 507. | |
| 208. | | 508. | |
| 209. Prepaid Service Payments | 1,100.00 | 509. Prepaid Service Payments | 1,100.00 |
| <i>Adjustments For Items Unpaid By Seller</i> | | <i>Adjustments For Items Unpaid By Seller</i> | |
| 210. City/Town Taxes | to | 510. City/Town Taxes | to |
| 211. County Taxes | to | 511. County Taxes | to |
| 212. Assessments | to | 512. Assessments | to |
| 213. | | 513. | |
| 214. | | 514. | |
| 215. | | 515. | |
| 216. | | 516. | |
| 217. | | 517. | |
| 218. | | 518. | |
| 219. | | 519. | |
| 220. TOTAL PAID BY/FOR BORROWER | 1,100.00 | 520. TOTAL REDUCTION AMOUNT DUE SELLER | 1,120.00 |
| 300. CASH AT SETTLEMENT FROM/TO BORROWER: | | 600. CASH AT SETTLEMENT TO/FROM SELLER: | |
| 301. Gross Amount Due From Borrower (Line 120) | 21,430.75 | 601. Gross Amount Due To Seller (Line 420) | 20,000.00 |
| 302. Less Amount Paid By/For Borrower (Line 220) | (1,100.00) | 602. Less Reductions Due Seller (Line 520) | (1,120.00) |
| 303. CASH (X FROM) (TO) BORROWER | 20,330.75 | 603. CASH (X TO) (FROM) SELLER | 18,880.00 |

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower Bluegrass Water Utility Operating Company, LLC
 BY: _____

Seller Randview Septic Corporation
 BY: _____

| | | | | | |
|--|----------------------------------|----------------------------------|--|--------------------------------|--|
| A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT | B. TYPE OF LOAN: | | | | |
| | 1. <input type="checkbox"/> FHA | 2. <input type="checkbox"/> FmHA | 3. <input type="checkbox"/> CONV. UNINS. | 4. <input type="checkbox"/> VA | 5. <input type="checkbox"/> CONV. INS. |
| | 6. FILE NUMBER: CSWR-RANDVIEW | | | 7. LOAN NUMBER: | |
| | 8. MORTGAGE INS CASE NUMBER: | | | | |

C. NOTE: *This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.*

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| D. NAME AND ADDRESS OF BORROWER: Bluegrass Water Utility Operating Company, LLC 1650 Des Peres Rd., Ste. 303 St. Louis, MO 63131 | E. NAME AND ADDRESS OF SELLER: Randview Septic Corporation [REDACTED] [REDACTED] | F. NAME AND ADDRESS OF LENDER: |
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| G. PROPERTY LOCATION: Parcel 073.01.01.072.00 Randview SD Mayfield, KY 42066 Graves County, Kentucky | H. SETTLEMENT AGENT: McBrayer PLLC PLACE OF SETTLEMENT [REDACTED] [REDACTED] | I. SETTLEMENT DATE: November 19, 2020 |
|---|--|--|

| J. SUMMARY OF BORROWER'S TRANSACTION | |
|--|------------------|
| 100. GROSS AMOUNT DUE FROM BORROWER: | |
| 101. Contract Sales Price | 20,000.00 |
| 102. Personal Property | |
| 103. Settlement Charges to Borrower (Line 1400) | 1,430.75 |
| 104. | |
| 105. | |
| <i>Adjustments For Items Paid By Seller in advance</i> | |
| 106. City/Town Taxes | to |
| 107. County Taxes | to |
| 108. Assessments | to |
| 109. | |
| 110. | |
| 111. | |
| 112. | |
| 120. GROSS AMOUNT DUE FROM BORROWER | 21,430.75 |
| 200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER: | |
| 201. Deposit or earnest money | |
| 202. Principal Amount of New Loan(s) | |
| 203. Existing loan(s) taken subject to | |
| 204. | |
| 205. | |
| 206. | |
| 207. | |
| 208. | |
| 209. Prepaid Service Payments | 1,100.00 |
| <i>Adjustments For Items Unpaid By Seller</i> | |
| 210. City/Town Taxes | to |
| 211. County Taxes | to |
| 212. Assessments | to |
| 213. | |
| 214. | |
| 215. | |
| 216. | |
| 217. | |
| 218. | |
| 219. | |
| 220. TOTAL PAID BY/FOR BORROWER | 1,100.00 |
| 300. CASH AT SETTLEMENT FROM/TO BORROWER: | |
| 301. Gross Amount Due From Borrower (Line 120) | 21,430.75 |
| 302. Less Amount Paid By/For Borrower (Line 220) | (1,100.00) |
| 303. CASH (X FROM) (TO) BORROWER | 20,330.75 |

| K. SUMMARY OF SELLER'S TRANSACTION | |
|--|------------------|
| 400. GROSS AMOUNT DUE TO SELLER: | |
| 401. Contract Sales Price | 20,000.00 |
| 402. Personal Property | |
| 403. | |
| 404. | |
| 405. | |
| <i>Adjustments For Items Paid By Seller in advance</i> | |
| 406. City/Town Taxes | to |
| 407. County Taxes | to |
| 408. Assessments | to |
| 409. | |
| 410. | |
| 411. | |
| 412. | |
| 420. GROSS AMOUNT DUE TO SELLER | 20,000.00 |
| 500. REDUCTIONS IN AMOUNT DUE TO SELLER: | |
| 501. Excess Deposit (See Instructions) | |
| 502. Settlement Charges to Seller (Line 1400) | 20.00 |
| 503. Existing loan(s) taken subject to | |
| 504. Payoff of first Mortgage | |
| 505. Payoff of second Mortgage | |
| 506. | |
| 507. | |
| 508. | |
| 509. Prepaid Service Payments | 1,100.00 |
| <i>Adjustments For Items Unpaid By Seller</i> | |
| 510. City/Town Taxes | to |
| 511. County Taxes | to |
| 512. Assessments | to |
| 513. | |
| 514. | |
| 515. | |
| 516. | |
| 517. | |
| 518. | |
| 519. | |
| 520. TOTAL REDUCTION AMOUNT DUE SELLER | 1,120.00 |
| 600. CASH AT SETTLEMENT TO/FROM SELLER: | |
| 601. Gross Amount Due To Seller (Line 420) | 20,000.00 |
| 602. Less Reductions Due Seller (Line 520) | (1,120.00) |
| 603. CASH (X TO) (FROM) SELLER | 18,880.00 |

The undersigned hereby acknowledge receipt of a completed copy of pages 1&2 of this statement & any attachments referred to herein.

Borrower Bluegrass Water Utility Operating Company, LLC
 BY: _____

Seller Randview Septic Corporation
 BY: 

Bluegrass Water
 Case No. 2025-00354
HUD-12-001-BSPA, HB4305.2

| L. SETTLEMENT CHARGES | | | | PAID FROM BORROWER'S FUNDS AT SETTLEMENT | PAID FROM SELLER'S FUNDS AT SETTLEMENT |
|--|---|-----------|----------------|---|---|
| 700. TOTAL COMMISSION Based on Price | \$ | @ | % | | |
| <i>Division of Commission (line 700) as Follows:</i> | | | | | |
| 701. \$ | to | | | | |
| 702. \$ | to | | | | |
| 703. Commission Paid at Settlement | | | | | |
| 704. | to | | | | |
| 800. ITEMS PAYABLE IN CONNECTION WITH LOAN | | | | | |
| 801. Loan Origination Fee | % | to | | | |
| 802. Loan Discount | % | to | | | |
| 803. Appraisal Fee | | to | | | |
| 804. Credit Report | | to | | | |
| 805. Lender's Inspection Fee | | to | | | |
| 806. Mortgage Ins. App. Fee | | to | | | |
| 807. Assumption Fee | | to | | | |
| 808. | | | | | |
| 809. | | | | | |
| 810. | | | | | |
| 811. | | | | | |
| 900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE | | | | | |
| 901. Interest From | to | @ \$ | /day (days %) | | |
| 902. MIP TotIns. for LifeOfLoan | for | months to | | | |
| 903. Hazard Insurance Premium for | 1.0 years to | | | | |
| 904. | | | | | |
| 905. | | | | | |
| 1000. RESERVES DEPOSITED WITH LENDER | | | | | |
| 1001. Hazard Insurance | months @ \$ | | per month | | |
| 1002. Mortgage Insurance | months @ \$ | | per month | | |
| 1003. City/Town Taxes | months @ \$ | | per month | | |
| 1004. County Taxes | months @ \$ | | per month | | |
| 1005. Assessments | months @ \$ | | per month | | |
| 1006. | months @ \$ | | per month | | |
| 1007. | months @ \$ | | per month | | |
| 1008. | months @ \$ | | per month | | |
| 1100. TITLE CHARGES | | | | | |
| 1101. Settlement or Closing Fee | to | | | | |
| 1102. Abstract or Title Search | to | | | | |
| 1103. Title Examination | to McBrayer PLLC | | POC:B0.00 | | |
| 1104. Title Insurance Binder | to | | | | |
| 1105. Document Preparation | to | | | | |
| 1106. Notary Fees | to | | | | |
| 1107. Attorney's Fees | to McBrayer PLLC | | POC:B0.00 | | |
| <i>(includes above item numbers:</i> | | | | | |
| 1108. Title Insurance | to First American Title Insurance Company | | | 1,175.00 | |
| <i>(includes above item numbers:</i> | | | | | |
| 1109. Lender's Coverage | \$ | | | | |
| 1110. Owner's Coverage | \$ 350,000.00 | | | | |
| 1111. Premium Tax | to First American Title Insurance Company | | | 105.75 | |
| 1112. | McBrayer PLLC | | | | |
| 1113. | | | | | |
| 1200. GOVERNMENT RECORDING AND TRANSFER CHARGES | | | | | |
| 1201. Recording Fees: Deed \$ 50.00; Mortgage \$; Releases \$ | | | | 50.00 | |
| 1202. City/County Tax/Stamps: Deed ; Mortgage | | | | | |
| 1203. State Tax/Stamps: Revenue Stamps 20.00; Mortgage | | | | | 20.00 |
| 1204. General Assignments to Graves County Clerk | | | | 50.00 | |
| 1205. Record Sayre QC Deed to Graves County Clerk | | | | 50.00 | |
| 1300. ADDITIONAL SETTLEMENT CHARGES | | | | | |
| 1301. Survey to | | | | | |
| 1302. Pest Inspection to | | | | | |
| 1303. 2020 Property Taxes to Graves County Sheriff | | | POC:S5.87 | | |
| 1304. | | | | | |
| 1305. | | | | | |
| 1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K) | | | | 1,430.75 | 20.00 |

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Certified to be a true copy.


 McBrayer PLLC
 Settlement Agent

(CSWR-RANDVIEW / CSWR-RANDVIEW / 4)