

270 Central St - 3 Bedroom April 2020- July 31, 2023		*Anticipated sale price based on 60% ami household 7.2% interest rate			
Sources		Costs		Anticipated Sales Proceeds*	Anticipated All-In Cost to the Trust
HAHT	tbd	Purchase April 2020 (+ closing costs)	\$ (118,505.79)	\$ 200,000.00	
Other Town Fnds	0	Carrying Costs- Current	\$ (15,240.87)		
State Funds	0	Insurance	\$ (13,121.40)		
Energy Rebates/Funds	0	Water up to date, since purchase	\$ (1,014.99)		
		Electric	\$ (104.48)		
		Oil last delivered 1/2020	\$ -		
		Gas- line brought to house	\$ (1,000.00)		
		Carrying Costs - anticipated - 1 yr	\$ (6,531.80)		
		Architect/Plans	\$ (13,195.00)		
		SD/ DD	\$ 5,200.00		
		Const. Docs.	\$ 5,195.00		
		Con. Admn.	\$ 2,800.00		
		Interior cleaning	\$ (24,406.57)		
		Construction- Zander Corp.	\$ (223,000.00)		
		Schirmer Excavating (Septic)	\$ (7,600.00)		
		Construction to date	\$ (206,625.00)		
		Lottery Agent Fee - 2.5%	\$ -		
		Misc.	\$ (15,053.83)		
Total Sources	\$ -	Total Costs	\$ (423,534)	\$ 200,000	\$ (223,534)

Address/Account 270 Central Street #10-866

Category	Total (FY 2021- present)
Construction	\$ (216,150.00)
Electric	\$ (104.48)
Insurance	\$ (11,787.80)
Lottery agent	\$ (1,000.00)
Misc	\$ (12,268.85)
Water	\$ (1,014.99)
Landscaping	\$ (2,120.00)
Architect	\$ (9,356.00)
Cleaning	\$ (24,406.57)
Snow removal	\$ (255.00)
Total	\$ (278,463.69)

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Item	Total (FY 2021- present)
National Grid	\$ (1,000.00)
Ralph Schirmer Ex	\$ (7,600.00)
Zander Corp.	\$ (206,625.00)
Total	\$ (215,225.00)

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Dates	Number of days:
9/30/2020	1076
10/31/2020	
1/31/2021	Carrying cost per day:
4/30/2021	\$ (13.24)
5/31/2021	
8/12/2021	Carrying cost per year:
12/1/2021	\$ (4,830.78)
2/22/2022	
3/28/2022	
4/26/2022	
8/17/2022	
8/18/2022	
10/13/2022	
12/19/2022	
12/31/2022	
1/11/2023	
2/8/2023	
3/20/2023	
4/3/2023	
4/4/2023	
4/11/2023	
5/15/2023	
5/24/2023	
6/5/2023	
6/20/2023	
6/28/2023	
6/30/2023	
8/10/2023	
8/16/2023	
9/5/2023	
9/11/2023	

