

**23 Ridgewood Crossing - 2 Bedroom**  
**Nov. 2021-October 24, 2023**

\*Anticipated sales price based on 80% ami , 7.2% interest rate, \$200 month condo fee

Sources		Costs		Anticipated Sales Proceeds	Anticipated All-In Cost to the Trust
HAHT		Purchase Nov 2021 ( + closing costs)	\$ (182,884.75)	\$ 160,000.00	
Other Town Fnds	0	Carrying Costs	\$ (13,528.20)		
State Funds	0	Insurance	\$ (4,557.28)		
Energy Rebates/Funds	0	Gas	\$ (2,892.99)		
		Condo Fee	\$ (4,281.88)		
		Water	\$ (1,094.61)		
		Elec	\$ (701.44)		
		Architect/Plans - staff	\$ -		
		Bidding/Constutant	\$ -		
		Design	\$ -		
		Supervision	\$ -		
		Carrying Cost - Anticipated 1 yr	\$ (7,379.02)		
		Construction - low bid	\$ (137,165.00)		
		Construction to date	\$ (147,691.91)		
		Lottery Agent Fee - 2.5%	\$ (3,000.00)		
		Misc.	\$ (3,570.64)		
<b>Total Sources</b>	<b>\$ -</b>	<b>Total Costs</b>	<b>\$ (350,676)</b>	<b>\$ 160,000</b>	<b>\$ (190,676)</b>