

270 Central St - 3 Bedroom April 2020- October 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		\$ (15,455.77)	
State Funds	0	Insurance	\$ (13,121.40)		
Energy Rebates/Funds	0	Water up to date, since purchase	\$ (1,109.44)		
		Electric	\$ (123.36)		
		Oil last delivered 1/2020	\$ -		
		Gas- line brought to house	\$ (1,101.57)		
		Carrying Costs - anticipated - 1 yr		\$ (6,623.90)	
		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	\$ (235,250.00)		
		Lottery Agent Fee - 2.5%		\$ -	
		Misc.		\$ (15,770.90)	
<b>Total Sources</b>	<b>\$ -</b>	<b>Total Costs</b>	<b>\$ (424,558)</b>	<b>\$ 200,000</b>	<b>\$ (224,558)</b>



Address/Account 270 Central Street #10-866  
 Date (Multiple Items)

Category	Total (FY 2021- present)
Construction	\$ (233,012.50)
Electric	\$ (123.36)
Gas	\$ (8.00)
Insurance	\$ (11,787.80)
Lottery agent	\$ (1,000.00)
Misc	\$ (12,985.92)
Water	\$ (1,109.44)
Landscaping	\$ (2,120.00)
Architect	\$ (9,356.00)
Cleaning	\$ (24,406.57)
Snow removal	\$ (255.00)
<b>Total</b>	<b>\$ (296,164.59)</b>

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Item	Total (FY 2021- present)
National Grid	\$ (1,101.57)
Ralph Schirmer Ex	\$ (7,600.00)
Zander Corp.	\$ (235,250.00)
<b>Total</b>	<b>\$ (243,951.57)</b>

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Dates	Number of days:
9/30/2020	1076
10/31/2020	
1/31/2021	<b>Carrying cost per day:</b>
4/30/2021	\$ (13.34)
5/31/2021	
8/12/2021	<b>Carrying cost per year:</b>
12/1/2021	\$ (4,869.22)
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	

9/27/2023  
10/2/2023  
10/5/2023  
10/19/2023  
10/20/2023  
10/30/2023

