

**499 Cushing St - 3 Bedroom PLUS SUBDIVISION / 2ND Lot**

Feb 2017 -October 31, 2023

\* Anticipated sale price based on 80% ami, 7.2% interest rate, back lot no charge

Sources		Costs		Anticipated Sales Proceeds*	Anticipated All-In Cost to the Trust
HAHT		Purchase July 2018 ( + closing costs)	\$ (552,966.20)	\$ 260,000.00	
Other Town Fnds	\$ -	Carrying Costs	\$ (17,443.61)		
State Funds	\$ -	Insurance	\$ (14,608.28)		
Rental Income (Feb 2017- present)	\$ 108,000.00	Gas	\$ -		
		HMLP	\$ (147.80)		
		Water	\$ (2,687.53)		
		Carrying Costs- anticipated 1 yr to dispo.	\$ (4,360.90)		
		Subdivision Engineering-Cavanaro	\$ (25,286.00)		
		Work completed	\$ (6,760.55)		
		Estimated to complete (based on signed contract in file Feb 2020 for \$20,650 less \$2125 paid out in Feb 2021)	\$ (18,525.00)		
		Construction - repairs	\$ (27,240.00)		
		Plumber repairs	\$ (2,393.06)		
		Lottery Agent fee estimate - 2.5%	\$ (6,500.00)		
		Misc.	\$ (11,619.33)		
<b>Total Sources</b>	<b>\$ 108,000</b>	<b>Total Costs</b>	<b>\$ (641,309)</b>	<b>\$ 260,000</b>	<b>\$ (273,309)</b>

600  
4200  
2603.28  
69.68  
7759.77

Address/Account	499 Cushing Street #10-863
Date	(Multiple Items)

Category	Total (FY 2021- present)
Insurance	\$ (10,720.84)
Misc	\$ (3,859.56)
Repairs	\$ (27,240.00)
Water	\$ (2,443.08)
<b>Total</b>	<b>\$ (44,263.48)</b>

Address/Account	499 Cushing Street #10-863
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Item	Total (FY 2021- present)
Aquarion	\$ (407.38)
Budge It Drains	\$ (190.00)
Chris Brennan Hor	\$ (2,425.00)
E.L. Margetts & So	\$ (595.00)
Grainger	\$ (392.07)
Homestead Home	\$ (650.00)
Insurance	\$ (2,603.28)
J. Marcella Plumbi	\$ (1,399.56)
Old Colony Mecha	\$ (200.00)
R. Mullen	\$ (27,240.00)
Rent	\$ 87,500.00
Richardson Insura	\$ (8,117.56)

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Dates	Number of days:
7/31/2020	1112
8/31/2020	
9/30/2020	<b>Carrying cost per day:</b>
10/31/2020	\$ (15.69)
1/31/2021	
	<b>Carrying cost per year:</b>
2/28/2021	\$ (5,725.65)
3/31/2021	
4/30/2021	
5/31/2021	
6/30/2021	
7/30/2021	
7/31/2021	
8/11/2021	
8/31/2021	
9/30/2021	
10/31/2021	
11/9/2021	
11/30/2021	
12/31/2021	
1/4/2022	
1/31/2022	
2/16/2022	
2/28/2022	
3/23/2022	
3/30/2022	
3/31/2022	
4/30/2022	
5/16/2022	
6/6/2022	

Safety Fumigant	\$	(325.00)
Weir River Water	\$	(2,228.60)
<b>Total</b>	<b>\$</b>	<b>40,726.55</b>

6/30/2022  
 7/6/2022  
 8/17/2022  
 8/31/2022  
 9/30/2022  
 10/31/2022  
 11/22/2022  
 11/30/2022  
 12/6/2022  
 1/31/2023  
 2/15/2023  
 2/28/2023  
 3/6/2023  
 3/13/2023  
 3/31/2023  
 4/5/2023  
 5/9/2023  
 5/15/2023  
 6/16/2023  
 7/6/2023  
 7/10/2023  
 8/17/2023  
 10/19/2023  
 11/7/2023  
 11/8/2023  
 11/16/2023  
 11/29/2023  
**Grand Total**