

29-31 Rhodes Circle - Two 3 Bedroom Units
June 2019 - January 31, 2024

Costs - total [A+B+C+D+E+F+G]	\$ (802,289.82)
Purchase Mar 2019 (+ closing costs) (A)	\$ (527,959.15)
Carrying Costs (B)	\$ (29,341.90)
Insurance	\$ (7,876.20)
Sewer	\$ (594.04)
Water	\$ (2,560.51)
Elec	\$ (5,510.18)
Gas	\$ (4,380.96)
Architect/Plans - staff (C)	\$ -
Bidding/Consultant	\$ -
Design	\$ -
Supervision	\$ -
Landscaping/ Snow removal (D)	\$ (8,420.01)
Construction to date (E)	\$ (145,809.35)
Lottery Agent Fee - 2.5% + \$1,000 (F)	\$ (12,000.00)
Misc. (G)	\$ (78,759.41)

Sources - total	\$ 559,471.38
HAHT	tbd
Other Town Fnds	\$ -
State Funds- grant	\$ 119,471.38
Rental income (to date)	\$ -
Energy rebates	\$ -
Anticipated Sales Proceeds*	\$ 440,000.00

Anticipated All-In Cost to the Trust	\$(242,818.44)
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*Anticipated sale price based on 60% ami, 7.2% interest , \$200 /month condo fee