

499 Cushing St - 3 Bedroom PLUS SUBDIVISION / 2nd Lot

February 2017 - May 31, 2024

Costs - total [A+B+C+D+E+F+G+H+I]	\$ (999,567.89)
Purchase July 2018 (+ closing costs) (A)	\$ (552,966.20)
Carrying Costs (B)	\$ (3,694.69)
Insurance	\$ (20,554.18)
Gas	\$ -
Electric	\$ (165.41)
Water	\$ (3,056.79)
Oil	\$ (472.49)
Subdivision Engineering (C)	\$ (25,285.55)
Work - to date	\$ (6,760.55)
Estimate to completion	\$ (18,525.00)
Construction Grant (Rear Lot) (D)	\$ (100,000.00)
Renovation - Estimate (499 Cushing) (E)	\$ (270,000.00)
	\$ -
Estimated to completion	\$ (270,000.00)
Repairs (F)	\$ (29,633.06)
Construction - repairs	\$ (27,240.00)
Plumber - repairs	\$ (2,393.06)
Landscape/ Snow removal (G)	\$ (80.00)
Lottery Agent fee - 2.5% + \$1,000 (H)	\$ (1,000.00)
Misc (I)	\$ (16,908.39)

Sources - total	\$ 428,000.00
HAHT	tbd
Other Town Fnds	\$ -
State Funds	\$ -
Rental Income	\$ 108,000.00
Energy rebates	\$ -
Projected Sales Proceeds*	\$ 320,000.00

Net Cost to the Trust	\$(571,567.89)
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Net Cost per unit	\$(285,783.95)
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*Sales proceeds based on 80% ami, 7.2% interest rate, back lot no charge.

Sale date January 2025. Anticipated transfer of rear lot to nonprofit for construction of second home, CY 2025.

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

Category	Total (FY 2021- present)
Electric	\$ (165.41)
Insurance	\$ (16,666.74)
Misc	\$ (9,148.62)
Oil	\$ (472.49)
Repairs	\$ (27,240.00)
Snow removal	\$ (80.00)
Water	\$ (2,812.34)
Total	\$ (56,585.60)

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)
Eastern Alarm	\$ (2,818.00)
Grainger	\$ (392.07)
HMLP	\$ (260.29)
Homestead Home	\$ (650.00)
Insurance	\$ (2,603.28)
J. Marcella Plumbi	\$ (1,399.56)
Johnson & Johnso	\$ 1,513.20
Lipsett & Sons, Inc	\$ (1,172.34)
Milaniyas Landsca	\$ (80.00)
Old Colony Mecha	\$ (200.00)

Address/Account	499 Cushing Street #10-863
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Dates	Number of days:	Last day of mor
7/31/2020		2649 5/31/2024
8/31/2020		
9/30/2020	Carrying cost per day:	
10/31/2020	\$ (9.15)	
1/31/2021		
2/28/2021	Carrying cost per year:	
3/31/2021	\$ (3,341.20)	
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		
6/30/2022		
7/6/2022		

SUBDIVISION ENGINEERING	
Sum of Expenses(-)	
Subdivision work	HAHT #10-122
Cavanaro Consulting	\$ (2,125.00)

R. Mullen	\$	(27,240.00)
Rent	\$	87,500.00
Richardson Insura	\$	(15,576.66)
Safety Fumigant	\$	(325.00)
WB Mason	\$	(74.04)
Weir River Water	\$	(2,404.96)
Total	\$	30,199.62

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
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 11/8/2023
 11/16/2023
 11/29/2023
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 12/12/2023
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 2/21/2024
 2/22/2024
 2/27/2024
 3/4/2024

4/4/2024

4/16/2024

4/18/2024

Grand Total

Purchase date

2/28/2017