

499 Cushing St - 3 Bedroom PLUS SUBDIVISION / 2nd Lot
February 2017 - March 31, 2025

Projected costs - total	
[A+B+C+D+E+F+G+H+I]	\$ (1,031,683.32)
Purchase July 2018 (+ closing costs) (A)	\$ (552,966.20)
Carrying Costs (B)	\$ (27,057.12)
Insurance	\$ (20,554.18)
Gas	\$ -
Electric	\$ (593.32)
Water	\$ (3,321.92)
Oil	\$ (2,587.70)
Subdivision Engineering (C)	\$ (25,285.55)
Work - to date	\$ (11,473.05)
Estimate to completion	\$ (13,812.50)
Construction Grant (Rear Lot) (D)	\$ (100,000.00)
Renovation - Estimate (499 Cushing) (E)	\$ (270,000.00)
Work completed	\$ -
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)	\$ (9,000.00)
Work completed	\$ -
Estimate to completion	\$ (9,000.00)
Misc (I)	\$ (17,661.39)

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

Estimated Net Cost to the Trust	\$ (603,683.32)
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Net Cost per unit	\$ (301,841.66)
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*Sales proceeds based on 80% ami, 7.2% interest rate, back lot no charge.

Projected sale date December 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	\$ (593.32)
Insurance	\$ (16,666.74)
Landscaping	\$ (1,875.00)
Misc	\$ (9,901.62)
Oil	\$ (2,587.70)
Repairs	\$ (27,240.00)
Snow removal	\$ (80.00)
Water	\$ (3,077.47)
Total	\$ (62,021.85)

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)
DK Landscape Serv	\$ (1,575.00)
E.L. Margetts & So	\$ (595.00)
Eastern Alarm	\$ (3,424.00)
Grainger	\$ (392.07)
Hingham Oil	\$ (910.35)
HMLP	\$ (620.85)
Homestead Home	\$ (650.00)
Insurance	\$ (2,603.28)
J. Marcella Plumbi	\$ (1,399.56)
Johnson & Johnso	\$ 1,513.20

Address/Account	499 Cushing Street #10-863
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Dates	Number of days:
Grand Total	2953

Carrying cost per day:
\$ (9.16)

Carrying cost per year:
\$ (3,344.34)

SUBDIVISION ENGINEERING

Sum of Expenses(-)	499 Cushing Street #10-863	
Subdivision work		
Cavanaro Consulting		
Merrill Corporation -Engineers	\$	(4,712.50)
Total	\$	(4,712.50)

Lipsett & Sons, Inc	\$	(2,147.30)
Merrill Corporatio	\$	(4,712.50)
Milaniyas Landsca	\$	(80.00)
Old Colony Mecha	\$	(200.00)
R. Mullen	\$	(27,240.00)
Rent	\$	87,500.00
Richardson Insura	\$	(15,576.66)
Safety Fumigant	\$	(325.00)
Solstice Landscapi	\$	(300.00)
WB Mason	\$	(74.04)
Weir River Water	\$	(2,670.09)
Total	\$	20,495.12

Last day of month	Purchase date
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3/31/2025	2/28/2017
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HAHT #10-122	Total
\$ (2,125.00)	\$ (2,125.00)
	\$ (4,712.50)
\$ (2,125.00)	\$ (6,837.50)