



**Thompson Tract (Durham)**  
**Draft Total Budget**

<b>EXPENSES</b>		
<u>Transaction Costs</u>	<u>Budgeted (SELTNH CE)</u>	<u>Notes</u>
<b>Acquisition Costs</b>		
Purchase Price	\$425,000	Appraised Value \$450K. \$25K bargain sale
<b>Due Diligence Costs</b>		
Hazardous Waste Assess.	\$1,500	
Survey	\$12,000	
Appraisal(s)	\$3,000	Required update for LWCF
Second Appraisal	\$3,000	
Legal	\$4,350	
Attorney Fees	\$3,000	
Title insurance policy	\$1,000	
Title examination	\$350	
<b>Closing Costs</b>		
Miscellaneous	\$200	
Real estate transfer tax	\$0	Exempt with Town and Federal entities
Recording fees	\$200	
<b>Project Management Expenses</b>		
Staff time	\$13,500	
Project Management	\$12,000	
Baseline Documentation	\$1,500	
Printing	\$50	
Travel	\$125	
<b>Subtotal, Transaction Costs</b>	<b>\$459,725</b>	
<u>Stewardship Costs</u>	<u>Budgeted</u>	<u>Notes</u>
<b>Startup Costs</b>		
Management Plan (Durham)	\$3,000	Cost for Ibis Wildlife Consultants
Easement Stewardship Fund	\$9,100	
<b>Subtotal, Stewardship Costs</b>	<b>\$12,100</b>	
<b>TOTAL EXPENSES</b>	<b>\$471,825</b>	total Transaction Costs + Long Term Stewardship Costs
<b>REVENUES</b>		
<u>Revenue Sources</u>	<u>Budget</u>	<u>Notes</u>
<b>Government</b>		
Town	TBD	
LRAC	\$141,000	Secured
Mooseplate	\$15,000	Secured
PREP	\$10,000	Secured
LWCF	\$150,000	Secured. Requires 50% non federal match Not likely to be competitive
LCHIP	\$0	
UNH		Pursue funding 2016 Water budget that matches/closely matches LRAC and Town funding
NHDES Source Water	\$19,950	Secured
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$335,950</b>

\$135,875