

Project Budget--Sanbornton-Swain CE 3-14-23 CONFIDENTIAL DRAFT.xlsx

| SWAIN FARM CONSERVATION EASEMENT<br>SANBORNTON (~320 Acres)                                                             | Projected<br>Amount | Notes                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------|
| <b>EXPENSES</b>                                                                                                         |                     |                                                                                          |
| Purchase Price (Fair Market Value of Conservation Easement)                                                             | \$970,000           | Based on preliminary appraisal needed for NRCS; another appraisal will be required later |
| <b>Transaction Costs</b>                                                                                                |                     |                                                                                          |
| Survey                                                                                                                  | \$24,000            | Estimate                                                                                 |
| Appraisal                                                                                                               | \$8,000             | Preliminary appraisal for NRCS--\$4,000; will need final appraisal                       |
| Environmental Site Assessment (Phase 1)                                                                                 | \$0                 | Included in Other Study below                                                            |
| Preliminary certificate of title                                                                                        | \$1,500             | Estimate                                                                                 |
| Legal services, including title search & opinion                                                                        | \$2,500             | Estimate                                                                                 |
| Title insurance premium                                                                                                 | \$2,910             |                                                                                          |
| Real estate transfer tax                                                                                                | \$0                 | NA because Town will be executory interest holder                                        |
| Recording fees                                                                                                          | \$177               | Estimate                                                                                 |
| LCHIP fees                                                                                                              | \$50                |                                                                                          |
| <b>Baseline Documentation Report</b>                                                                                    | \$2,000             | Estimate                                                                                 |
| <b>Other Study/Report(s) if needed (e.g., bioinventory, info for grant application)</b>                                 |                     |                                                                                          |
| Truslow Resource Consulting--Phase 1, conservation values assessment, ALE application                                   | \$11,422            |                                                                                          |
| <b>LRCT Stewardship Fund Contribution</b>                                                                               | \$12,000            |                                                                                          |
| <b>Project Management/Staff Time</b>                                                                                    |                     |                                                                                          |
| Project contribution for staff and consultant time--land transaction, stewardship input, fundraising and communications | \$9,000             | Estimate                                                                                 |
| Fundraising costs (e.g., printing, postage)                                                                             | \$4,000             | Estimate (includes \$1,000 for photography)                                              |
| Mileage (\$0.67/mile 2024 reimbursement rate)                                                                           | \$402               | 50 miles round trip from LRCT                                                            |
| <b>Total Expenses</b>                                                                                                   | <b>\$1,047,961</b>  |                                                                                          |
| <b>INCOME</b>                                                                                                           |                     |                                                                                          |
| <b>Donations (Individual and Foundations)</b>                                                                           | \$7,914             | Received to date                                                                         |
| Existing LRCT donors                                                                                                    |                     |                                                                                          |
| Other Sanbornton and regional donors identified through work with ad hoc project team                                   |                     |                                                                                          |
| LRCT Sanbornton Fund                                                                                                    | \$10,000            |                                                                                          |
| <b>Grants</b>                                                                                                           |                     |                                                                                          |
| <b>Federal:</b>                                                                                                         |                     |                                                                                          |
| NRCS                                                                                                                    | \$485,000           |                                                                                          |
| <b>State:</b>                                                                                                           |                     |                                                                                          |
| LCHIP                                                                                                                   | \$250,000           |                                                                                          |
| Moose Plate                                                                                                             | \$25,000            |                                                                                          |
| <b>Local</b>                                                                                                            |                     |                                                                                          |
| Sanbornton Conservation Fund                                                                                            | \$100,000           | Public hearing and Board of Selectmen, April-May 2024                                    |
| <b>Total Income</b>                                                                                                     | <b>\$877,914</b>    |                                                                                          |
| <b>Amount remaining to be raised</b>                                                                                    | <b>\$170,047</b>    |                                                                                          |