

**Newton Community Preservation Program Grant Proposal  
 Newton Cultural Alliance – Nathaniel Allen Homestead  
 March/April 2020 - updated with contract and amendment costs  
 FINAL REPORT**

**PRO FORMA**

Uses of Funds		Nov. 2018	Sept. 2019	April 2020
	Acquisition and closing costs	325,000	325,000	325,000
Phase I	Hard costs	480,000	480,000	
	Soft costs - Architecture and Engineering	330,000	330,000	
	Total Phase I	810,000	810,000	810,000
Phase II	Hard costs	685,000	685,000	
	Soft costs - Architecture and Engineering	280,000	280,000	
	Total Phase II	965,000	965,000	965,000
Sub total	Phases I and II	2,100,000	2,100,000	2,100,000
Phase III				
	Change orders		258,298	755,406
	Total Hard Costs Phase III	3,500,000	4,258,894	4,258,894
	Total Soft Costs Phase III	400,000	400,000	400,000
	Total Phase III	3,900,000	4,917,192	5,414,300
	Overall Project Expenses			
	Contingency	300,000	42,000	0
	Finance/Interest Expense	350,000	190,000	190,000
	Developer Fee	600,000	300,000	150,000
	Management and staff	250,000	200,000	150,000
	Total overall project expenses	1,500,000	732,000	490,000
	<b>Total Phase III</b>	<b>3,900,000</b>	<b>4,658,894</b>	<b>5,904,300</b>
<b>TOTAL Uses of Funds</b>		<b>6,000,000</b>	<b>6,758,894</b>	<b>8,004,300</b>
<b>Sources of Funds:</b>				
	CPA - grants of 2014, 2016	2,300,000		
	Village Bank Debt (750 + 300)	1,050,000		
	MA Cultural Council (270+200)	470,000		
	NCA - donations before 2017	550,000		
	Capital Campaign - new funds incl. \$200k in pledges rec'd	900,000		
	MA Historic Tax Credits - net	1,143,000		
	Federal Historic Tax Credits - net	1,000,000		
	CPA - Additional grant 2018	600,000		
<b>TOTAL Sources of Funds</b>		<b>8,013,000</b>		