

Development Entity
 Development Name
 SCHEDULE OF CHAPTER 40B MAXIMUM ALLOWABLE PROFIT FROM SALES
 Date

12/14/2023

This Schedule covers the period from _____ to _____

Affordable Unit Fraction _____ 0%

SALES / REVENUE

	<u>Total Number of Units</u>	<u>Total Dollars</u>
Market Unit Sales		\$ -
*Market Unit Sales to Related Parties		\$ -
Affordable Unit Sales		\$ -
Other Project Income (including extras/upgrades not already reported above)		\$ -
Total Sales / Revenue		\$ - (A)
Total Project Costs (taken from Schedule of Total Chapter 40B Costs)		\$ - (B)
Computed Profit from Sales / Revenue		\$ - (C) = (A) - (B)
**Maximum Allowable Profit – 20% of Total Project Costs		\$ - (D) = (B) x 20%
Excess Profit		\$ - (C) - (D)
Percent Profit		#DIV/0! (C) / (B)

*Market Unit Sales to Related Parties – use the higher of X or Y on Related Party Sales tab:

**Maximum Allowable Profit from Sales/Revenue is limited to the lesser of 20% of Total Project Costs or the amount as directed in the Regulatory Agreement.

***Market Unit Sales to Related Parties – use the higher of X or Y:**

Market Unit #	Buyer's Name	Actual Sale Price (X)	Average Sale Price of Highest 3 Arm's Length Sales of Comparable Units (Y)

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SCHEDULE OF TOTAL CHAPTER 40B COSTS
Date:

DEVELOPMENT COSTS	TOTAL COST	PER UNIT COST
SITE ACQUISITION	\$ -	
HARD COSTS		
Site Development Costs	\$ -	\$ -
Roads (including utilities in roads)		
On-site Septic System		
On-site Water System		
Blasting		
Rough Grading/Site Prep.		
Landscaping		
Utility Connections		
Residential Construction*		
Related Party Details**		
Builder's Profit		
Builder's Overhead		
General Requirements		
TOTAL HARD COSTS	\$ -	\$ -
SOFT COSTS		
Permits/Surveys		\$ -
Architectural		
Engineering		
Legal		
Title and Recording		
Insurance		
Security		
Construction Manager		
Property Taxes		
Construction Loan Interest		
Application/Financing Fees		
Closing Costs		
Condo Fees		
Appraisal		
Utilities		
Accounting		
Commissions/Advertising/Lottery - Affordable Units		
Commissions/Advertising - Market Units		
Model Unit		
40B Consultant		
Consultant - other		
Developer's Overhead		
TOTAL SOFT COSTS	\$ -	\$ -
TOTAL DEVELOPMENT COSTS	\$ -	\$ -

Per Square Foot Hard Costs	
Market Type 1	/sq.ft.
Market Type 2 (if applicable)	/sq.ft.
Market Type 3 (if applicable)	/sq.ft.
Affordable Unit	/sq.ft.

* To be supported by RS Means data.

** To be completed when General Contractor or Construction Manager is a Related Party.
The costs listed here should not also be included in the other cost line items.