



Woodstock Housing Advisor
<https://www.woodstock-vermont.com/housing>
WoodstockHousingAdvisor@gmail.com
802-297-7563

INVOICE

Date: 11/20/2023
Invoice # 011

Grant Awardee:
Shawn & Anna Byrne
3588 West Woodstock Rd
Woodstock, VT 05091

To:
Town of Woodstock/EDC
Housing Programs
31 The Green
Woodstock, VT 05091

Payee Name	Grant Account	Payment Terms
Shawn & Anna Byrne	ADU Workforce Rental Incentive	Due within 7 days

Date	Description	Payment Due
11/20/2023	EDC ADU Workforce Rental Final payment from \$10,000 available balance.	\$2,500.00
	Total Payment Due:	\$2,500.00

Proof of Expenditures Submitted

Date	Description	Amount
11/20/2023	Contractor invoice and deposit paid	\$5,000

Grant Payment Timing: EDC will pay the incentive grant in up to four milestone payments as the construction progresses. Owner will provide copies of invoices, bills and/or receipts to justify each milestone payment. Final payment (25%) will be held until the fully executed lease with a tenant for the ADU is in place by the Owner.

McNeill Construction Company, Inc

434 Cream Hill Road
Mendon, Vermont 05701
Cellular (802) 770-2322
pmcneillconst@gmail.com

Estimate

Date	Estimate #
6/13/2023	184

Name / Address
Shawn Bryne 3588 West Woodstock Rd Woodstock, Vt 05091

Description	Total
Renovate the existing workshop located in the back section of the garage. I will take some additional space from the garage space to make a full bathroom. I will add a kitchenette to the new studio apartment. The space will be approximately 350 sqft.. I will build a coved entry way over the front door.	
Materials	
New flooring	2,300.00
Two new windows	1,200.00
Siding and trim	4,600.00
Bathroom door	350.00
Bathroom vanity	400.00
Bath accessories	160.00
Covered Entryway material	2,500.00
Counter tops	1,000.00
Appliances - stove, refrigerator	2,300.00
Painting - interior and exterior	2,500.00
Plumbing & Heating - 12K innovator heat pump on demand water heater 199K, kitchen faucet, lav faucet, 36 x 36 shower with valve and trim, toilet, laundry hook up, gas to range, heat pump and water heater 4, fixtures, plumbing;materials	12,482.00
Electrical - Installation of new lighting fixtures, moving some wiring to accommodate new kitchen, adding circuits from existing electrical panel where necessary. adding electrical connections to a heat pump, and all required state permits and inspections.	4,600.00
	Total

McNeill Construction Company, Inc

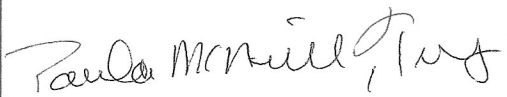
434 Cream Hill Road
 Mendon, Vermont 05701
 Cellular (802) 770-2322
 pmcneillconst@gmail.com

Estimate

Date	Estimate #
6/13/2023	184

Name / Address

Shawn Bryne
 3588 West Woodstock Rd
 Woodstock, Vt 05091

Description	Total
Debris Removal	950.00
Framing materials's and cement	2,500.00
Interior trim	1,000.00
Labor -	21,500.00
Subtotal	60,342.00
10% Contracting Fee	6,034.20
 Paula McNeill, Treasurer	
scheduled to start July 10, 2023	
Thank you for your business.	Total \$66,376.20

BANK OF AMERICA

BYRNE JOIN - 3096 : Account Activity

Transaction details

Posting date	Jun 20, 2023
Description	Check
Type	Check
Status	Cleared
Check #	305
Amount	-55,000.00
Description	Check
Merchant name	Check
Transaction category	Cash, Checks & Misc: Checks

ANNA K BYRNE
SHAWN M BYRNE
3588 W WOODSTOCK RD
WOODSTOCK, VT 05091-3305

6/13/2023 Date

305
53-13/110 MA
28348

Pay to the Order of Paul McNeil \$5,000.00

Five Thousand and 00/100 Dollars

BANK OF AMERICA

ACH R/T 011000138

For Jim

⑆011000138⑆ 004666593096⑆0305

⑆011000138⑆ 0305

004666593096

ANNA K BYRNE

Security Features exceed industry standards and include:

- ImageMatch®: Matching account and check number on back (found No. 9 750 P28)
- MobileMark®: Mobile Deposit check mark to indicate check has been deposited via mobile device
- The Security View® pattern on back designed to deter fraud
- Microprint (MP) lines printed on front and back
- The words "ORIGINAL DOCUMENT" across the back
- Photo Safe Deposit® icon visible on front and back

Do not cash if:

- Any of the features listed above are missing or appear altered
- Fugitive Ink on back looks pink or has disappeared
- Brown stains or colored spots appear on both front and back

ENDORSE HERE
mobile Deposit
Bevishire Bank

only
Paul McNeil
8/10/16/23

WRITE NAME IN INK ON LINE ABOVE

MOBILE DEPOSIT

⑆011000138⑆ 004666593096⑆0305