

18K Beals Cove Road - Two Bedrooms
December 2023 - April 30, 2024

Costs - total [A+B+C+D+E+F]	\$ (409,992.77)
Purchase Dec 2023 (A)	\$ (384,636.25)
Carrying Costs (B)	\$ (3,044.02)
Insurance	\$ -
Condo fees	\$ (2,805.00)
Water	\$ -
Elec	\$ -
Sewer	\$ (239.02)
Landscaping/ Snow removal	\$ -
Architect/Plans - staff (C)	\$ -
Bidding/Consultant	\$ -
Design	\$ -
Supervision	\$ -
Renovation - Estimate (D)	\$ (15,000.00)
Work completed	
Estimate to completion	\$ (15,000.00)
Lottery Agent Fee - 2.5% + \$1,000 (E)	\$ (6,732.50)
Misc. (F)	\$ (580.00)

Sources - total	\$ 229,300.00
HAHT	tbd
Other Town Fnds	\$ -
State Funds- grant	\$ -
Rental Income	
Energy Rebates/Funds	\$ -
Sales Proceeds*	\$ 229,300.00

Net Cost to the Trust	\$ (180,692.77)
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*Sales proceeds based on 80% ami, 7.34 % interest , \$538 /month condo fee;
sale date October 2024; updated April, 2024