

18K Beals Cove Road - Two Bedrooms
December 2023 - May 31, 2024

Costs - total [A+B+C+D+E+F]	\$ (423,966.13)
Purchase Dec 2023 (A)	\$ (384,636.25)
Carrying Costs (B)	\$ (7,017.38)
Insurance	\$ (3,665.18)
Condo fees	\$ (2,805.00)
Water	\$ -
Elec	\$ (83.22)
Sewer	\$ (463.98)
Landscaping/ Snow removal	\$ -
Architect/Plans - staff (C)	\$ -
Bidding/Consultant	\$ -
Design	\$ -
Supervision	\$ -
Renovation - Estimate (D)	\$ (25,000.00)
Work completed	
Estimate to completion	\$ (25,000.00)
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	\$ -
Projected Sales Proceeds*	\$ 229,300.00

Net Cost to the Trust	\$ (194,666.13)
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*Sales proceeds based on 80% ami, 7.34 % interest, \$538 /month condo fee; sale date October 2024; updated April, 2024

[BACK](#)

Address/Account	18K Beals Cove Rd # 10-867
Date	(Multiple Items)

Category	Total (FY 2021- present)
Condo fees	\$ (2,805.00)
Electric	\$ (83.22)
Insurance	\$ (3,665.18)
Misc	\$ (580.00)
Purchase	\$ (384,636.25)
Sewer	\$ (463.98)
Total	\$ (392,233.63)

Address/Account	18K Beals Cove Rd # 10-867
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Number of days:	Purchase date
179	12/4/2023
Carrying cost per day:	End of Month
\$ (39.20)	5/31/2024
Carrying cost per year:	
\$ (14,309.18)	

Address/Account	18K Beals Cove Rd # 10-867
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Item	Total (FY 2021- present)
Total	

Carrying cost estimates	Dec 2023- Oct 2024 (10 months)
Condo Fees	\$5,380.00
Sewer (last bill)	\$239.02
Insurance (estimate)	\$5,000.00
	\$10,619.02