

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

Costs - total [A+B+C+D+E+F]	\$ (429,173.96)
Purchase Dec 2023 (A)	\$ (384,636.25)
Carrying Costs (B)	\$ (10,010.65)
Insurance	\$ (3,665.18)
Condo fees	\$ (5,610.00)
Water	\$ -
Elec	\$ (271.49)
Sewer	\$ (463.98)
Landscaping/ Snow removal	\$ -
Architect/Plans - staff (C)	\$ -
Bidding/Consultant	\$ -
Design	\$ -
Supervision	\$ -
Renovation - Actual	\$ (26,863.00)
Work - Estimate	\$ (25,000.00)
Approved changeorders	\$ (1,863.00)
Work completed	\$ (26,863.00)
Lottery Agent Fee - 2.5% + \$1,000 (E)	\$ (6,732.50)
Work completed	\$ (3,000.00)
Estimate to completion	\$ (3,732.50)
Misc. (F)	\$ (931.56)

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

Proposed Net Cost to the Trust	\$ (199,873.96)
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*Sales proceeds based on 80% ami, 7.34 % interest, \$538 /month condo fee;

Sale date November 2024; updated September, 2024