

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

Costs - total [A+B+C+D+E+F]	\$ (429,740.35)
Purchase Dec 2023 (A)	\$ (384,636.25)
Carrying Costs (B)	\$ (10,668.05)
Insurance	\$ (3,665.18)
Condo fees	\$ (6,166.00)
Water	\$ -
Elec	\$ (372.89)
Sewer	\$ (463.98)
Landscaping/ Snow removal	\$ -
Architect/Plans - staff (C)	\$ -
Bidding/Consultant	\$ -
Design	\$ -
Supervision	\$ -
Renovation - Actual (D)	\$ (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)	\$ (6,641.49)
Work completed	\$ 6,641.49
Estimate to completion	\$ (0.00)
Misc. (F)	\$ (931.56)

Sources - total	\$ 225,659.76
HAHT	tbd
Other Town Fnds	\$ -
State Funds- grant	\$ -
Rental Income	
Energy Rebates/Funds	\$ -
Sales Proceeds*	\$ 225,659.76

Net Cost to the Trust	\$ (200,439.10)
------------------------------	-----------------

Sales proceeds includes final lottery payment to lottery agent of \$3,641.49

*Sales proceeds based on 80% ami, 7.34 % interest, \$538 /month condo fee;

Sale date November 2024; updated September, 2024

[BACK](#)

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

Category	Total (FY 2021- present)
Condo fees	\$ (6,166.00)
Construction	\$ (26,863.00)
Electric	\$ (372.89)
Insurance	\$ (3,665.18)
Lottery agent	\$ (3,000.00)
Misc	\$ (931.56)
Purchase	\$ (384,636.25)
Sewer	\$ (463.98)
Total	\$ (426,098.86)

Address/Account 18K Beals Cove Rd # 10-867

Number of days:	Purchase date
362	12/4/2023
Carrying cost per	Sale Date
\$ (29.47)	11/30/2024
Carrying cost per	Total carrying costs:
\$ (10,756.46)	\$ (10,668.05)

\$ 222,659.76
\$ 3,000.00
\$ 225,659.76

Carrying cost estimates (12/2023)	Dec 2023- Oct 2024 (10 months)
Condo Fees	\$5,380.00
Sewer (last bill)	\$239.02
Insurance (estimate)	\$5,000.00
	\$10,619.02

Address/Account 18K Beals Cove Rd # 10-867

Item	Total (FY 2021- present)
L.A. Associates	\$ (3,000.00)
Total	\$ (3,000.00)