

21B Beals Cove Road - Two Bedrooms

June 11, 2024 - December 31, 2024

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|--|-----------------|
| Costs - total [A+B+C+D+E+F] | \$ (409,469.42) |
| Purchase Jun 2024 (A) | \$ (350,947.69) |
| Carrying Costs (B) | \$ (6,361.26) |
| Insurance | \$ (2,675.92) |
| Condo fees | \$ (3,591.00) |
| Water | \$ - |
| Elec | \$ (94.34) |
| Sewer | \$ - |
| Landscaping/ Snow removal | \$ - |
| Architect/Plans - staff (C) | \$ - |
| Bidding/Consultant | \$ - |
| Design | \$ - |
| Supervision | \$ - |
| Renovation - Estimate (D) | \$ (44,980.00) |
| Work completed | \$ (29,988.00) |
| Approved changeorders | \$ - |
| Estimate to completion | \$ (14,992.00) |
| Lottery Agent Fee - 2.5% + \$1,000 (E) | \$ (6,625.00) |
| Work completed | \$ (1,000.00) |
| Estimate to completion | \$ (5,625.00) |
| Misc. (F) | \$ (555.47) |

| | |
|---------------------------|---------------|
| Sources - total | \$ 225,000.00 |
| HAHT | tbd |
| Other Town Fnds | \$ - |
| State Funds- grant | \$ - |
| Rental Income | |
| Energy Rebates/Funds | \$ - |
| Projected Sales Proceeds* | \$ 225,000.00 |

Proposed Net Cost to the Trust \$ (184,469.42)

*Sales proceeds based on 80% ami, 7.34 % interest, \$538 /month condo fee; sale date March 2025; updated September, 2024.