

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

Costs - total [A+B+C+D+E+F]	\$ (428,331.15)
Purchase Dec 2023 (A)	\$ (384,636.25)
Carrying Costs (B)	\$ (9,258.85)
Insurance	\$ (2,255.98)
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	\$ (199,029.90)
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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 January 2025