

21B Beals Cove Road - Two Bedrooms**June 11, 2024 - January 31, 2025**

Costs - total [A+B+C+D+E+F]	\$ (409,932.42)
Purchase Jun 2024 (A)	\$ (350,947.69)
Carrying Costs (B)	\$ (6,824.26)
Insurance	\$ (2,675.92)
Condo fees	\$ (4,054.00)
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	\$ (184,932.42)
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*Sales proceeds based on 80% ami, 7.34 % interest, \$538 /month condo fee; sale date March 2025; updated September, 2024.