

21B Beals Cove Road - Two Bedrooms

June 11, 2024 - March 31, 2025

Costs - total [A+B+C+D+E+F]	\$	(411,343.36)
Purchase Jun 2024 (A)	\$	(350,947.69)
Carrying Costs (B)	\$	(6,924.47)
Insurance	\$	(2,675.92)
Condo fees	\$	(4,101.00)
Water	\$	-
Elec	\$	(147.55)
Sewer	\$	-
Landscaping/ Snow removal	\$	-
Architect/Plans - staff (C)	\$	-
Bidding/Consultant	\$	-
Design	\$	-
Supervision	\$	-
Renovation - Estimate (D)	\$	(46,378.23)
Work completed	\$	(46,378.32)
Approved changeorders	\$	1,398.23
Estimate to completion	\$	-
Lottery Agent Fee - 2.5% + \$1,000 (E)	\$	(6,537.50)
Work completed	\$	(1,000.00)
Estimate to completion	\$	(5,537.50)
Misc. (F)	\$	(555.47)

Sources - total	\$ 221,500.00
HAHT	tbd
Other Town Fnds	\$ -
State Funds- grant	\$ -
Rental Income	
Energy Rebates/Funds	\$ -
Projected Sales Proceeds*	\$ 221,500.00

Proposed Net Cost to the Trust	\$ (189,843.36)
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*Sales proceeds based on 80% ami, 7.34 % interest, \$463 /month condo fee; sale date June 2025; updated April 2025.

[BACK](#)

Address/Account	21B Beals Cove Road -
Date	(Multiple Items)

Category	Total (FY 2021- present)
Condo fees	\$ (4,101.00)
Construction	\$ (46,378.32)
Electric	\$ (147.55)
Insurance	\$ (2,675.92)
Lottery agent	\$ (1,000.00)
Misc	\$ (555.47)
Purchase	\$ (350,947.69)
Total	\$ (405,805.95)

Address/Account 21B Beals Cove Road -

Number of days:	Purchase date
293	6/11/2024
Carrying cost per	End of Month
\$ (23.63)	3/31/2025
Carrying cost per year:	
\$ (8,626.05)	

Address/Account 21B Beals Cove Road -

Item	Total (FY 2021- present)
MJ Connors - Cont	\$ (46,378.32)
Total	\$ (46,378.32)