

3H Beals Cove Road - One Bedroom

March 25, 2025 - April 30, 2025

Costs - total [A+B+C+D+E+F]	\$ (387,776.50)
Purchase Jun 2024 (A)	\$ (347,236.85)
Carrying Costs (B)	\$ (3,867.36)
Insurance	\$ (3,852.50)
Condo fees	\$ -
Water	\$ -
Elec	\$ (14.86)
Sewer	\$ -
Landscaping/ Snow removal	\$ -
Architect/Plans - staff (C)	\$ -
Bidding/Consultant	\$ -
Design	\$ -
Supervision	\$ -
Renovation - Estimate (D)	\$ (30,000.00)
Work completed	\$ -
Approved changeorders	\$ -
Estimate to completion	\$ (30,000.00)
Lottery Agent Fee - 2.5% + \$1,000 (E)	\$ (6,625.00)
Work completed	\$ -
Estimate to completion	\$ (6,625.00)
Misc. (F)	\$ (47.29)

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	\$ (162,776.50)
---------------------------------------	-----------------

*Sales proceeds based on 80% ami, 7.34 % interest, \$463 /month condo fee; sale date December 2025; updated March 2025.