

21B Beals Cove Road - Two Bedrooms

June 11, 2024 - April 30, 2025

Costs - total [A+B+C+D+E+F]	\$ (415,706.67)
Purchase Jun 2024 (A)	\$ (350,947.69)
Carrying Costs (B)	\$ (11,287.78)
Insurance	\$ (6,189.38)
Condo fees	\$ (4,564.00)
Water	\$ -
Elec	\$ (534.40)
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	\$ (194,206.67)
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*Sales proceeds based on 80% ami, 7.34 % interest, \$463 /month condo fee; sale date June 2025; updated April 2025.