

**3H Beals Cove Road - One Bedroom**

**November 2023 - September 30, 2025**

<b>Costs - total [A+B+C+D+E+F]</b>	\$ (379,851.05)
Purchase Jun 2024 (A)	\$ (347,236.85)
Carrying Costs (B)	\$ (5,620.86)
Insurance	\$ (3,852.50)
Condo fees	\$ (1,389.00)
Water	\$ (292.98)
Elec	\$ (86.38)
Sewer	\$ -
Landscaping/ Snow removal	\$ -
Architect/Plans - staff (C)	\$ -
Bidding/Consultant	\$ -
Design	\$ -
Supervision	\$ -
Renovation - Estimate (D)	\$ (21,499.00)
Work completed	\$ (19,146.00)
Approved changeorders	\$ (225.00)
Estimate to completion	\$ (2,128.00)
Lottery Agent Fee - 2.5% + \$1,000 (E)	\$ (4,887.50)
Work completed	\$ (1,000.00)
Estimate to completion	\$ (3,887.50)
Misc. (F)	\$ (606.84)

<b>Sources - total</b>	\$ 155,500.00
HAHT	tbd
Other Town Fnds	\$ -
State Funds- grant	\$ -
Rental Income	
Energy Rebates/Funds	\$ -
Projected Sales Proceeds*	\$ 155,500.00

<b>Projected Net Cost to the Trust</b>	\$ (224,351.05)
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\*Sales proceeds based on 60% ami, 7.06 % interest, \$463 /month condo fee; sale date December 2025; updated May 2025.