

3H Beals Cove Road - One Bedroom- FINAL
March 25, 2025 to June 30, 2026

Costs - total [A+B+C+D+E+F]	\$ (396,570.16)
Purchase Jun 2024 (A)	\$ (357,136.85)
Carrying Costs (B) - Final	\$ (9,028.41)
Insurance	\$ (3,852.50)
Condo fees	\$ (4,627.00)
Water	\$ (292.98)
Elec	\$ (255.93)
Sewer	\$ -
Landscaping/ Snow removal	\$ -
Architect/Plans - staff (C)	\$ -
Bidding/Consultant	\$ -
Design	\$ -
Supervision	\$ -
Renovation - Final (D)	\$ (24,694.00)
Work completed	\$ (24,694.00)
Approved changeorders	\$ (1,710.00)
Estimate to completion	\$ -
**Lottery Agent Fee - 2.5% + \$1,000 (E)	\$ (4,887.50)
Work completed	\$ (4,887.50)
Estimate to completion	\$ -
Misc. (F) - Final	\$ (823.40)

Sales Proceeds - total \$ 152,907.59

Funding Sources - total	\$ (237,854.00)
HAHT	\$ (237,854.00)
Other Town Funds	\$ -
State Funds- grant	\$ -
Rental Income	\$ -
Energy Rebates/Funds	\$ -

Closing Costs \$ 3,216

Sales Proceeds* \$ 155,500.00

Net Cost to the Trust \$ (237,854.00)

*Sales proceeds based on property sale price; sale date 1/27/2026

**\$3,000 in lottery fees paid directly by HAHT; \$1,887.50 paid via Closing Costs.