

# Building Name, High Street

HURFORD SALVI CARR PROPERTY MANAGEMENT

	Current Cost	Annual Collection	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 30
<b>Building Cost Inflation:</b>			4.50%	4.75%	4.80%	5.00%	4.50%	4.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	3.25%	
<b>Interest earned on Deposit:</b>			4.00%	4.25%	4.50%	4.00%	4.25%	3.50%	3.75%	4.00%	4.25%	5.00%	5.25%	4.75%	4.00%	4.00%	4.00%	

**Structure:**

Roof works	£20,000	£2,042																	£61,246
RWP renewal	£4,000	£408																	£12,249
Parapets & Copings	£2,500	£350											£3,849						
Brick Pointing	£5,000	£510																	£15,311
Redecorations	£12,000	£3,021					£15,105					£17,896							£20,999
Window replacement	£15,000																		
External Doors	£3,000	£379														£4,925			

**Common Parts:**

Decorations	£2,500	£956			£2,868			£3,281			£3,611			£3,975					£4,375
Carpets & flooring	£4,000	£597										£5,965							
Stair nosing																			
Doors, Internal																			
Balustrades and handrails																			
Electrical installation	£4,000	£467																	£7,000
Light fittings																			
Emergency lights	£1,000	£132													£1,590				
Fire Alarms	£1,000	£132													£1,590				
Entryphone	£1,500	£199													£2,385				

**Services:**

Mechanical																			
Electrical																			
Drains and Manholes	£4,000																		
Paved, Landscaped Areas	£5,000	£583																	£8,750
Boundaries	£1,000																		

**Surveyor's Adjustment:**

		-£4,000																	
	£85,500				£2,868		£15,105	£3,281			£3,611	£23,861	£3,849	£9,539	£4,925			£41,124	£88,807
		£5,776																	

**Current Reserve Fund:**

£5,000

<b>Cash at Year End, including Interest:</b>	£11,092	£17,462	£21,286	£28,029	£20,014	£23,311	£30,070	£37,165	£41,032	£25,143	£28,541	£26,271	£28,289	£35,312	-£5,811				
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<b>Cumulative Inflation:</b>	1.0450	1.0946	1.1472	1.2045	1.2587	1.3122	1.3549	1.3989	1.4444	1.4913	1.5398	1.5898	1.6415	1.6949	1.7499				3.0623
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