2065 Concept Before Capital Capital Before Everything Else

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The Demand

Before your next budget review, pull your original capital and construction estimate and your most recent contractor bids side by side. Calculate the gap in real dollars and as a percentage. If it is greater than ten percent, decide now — before you sign anything else — whether the sales-to-investment math still works at the new number. Bring your CPA and attorney into that conversation this week if they are not already in it.

The Work

Original capital and construction budget estimate:

Most recent actual contractor bids or updated figure:

The gap, in dollars and percentage:

Your conservative first-year sales projection:

Does that projection equal or exceed your total capital investment — yes or no:

If no — are you overcapitalizing the project or is this the wrong site, your honest read:

Have your CPA and attorney been active since month eleven, or are they being brought in now that things are complicated:

The one number in this budget you are currently working backwards from instead of building honestly toward:

The decision you will make this week while you still have options, before the construction contract is signed: