

		2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2022/23	2022/23	TOTAL
DEVELOPMENT COST		Full Year	Full Year	Full Year	Full Year	Full Year	Full Year	Full Year	Full Year	Full Year	Full Year	Full Year	Full Year	Qtr 1	Qtr 2	Qtr 3	
Phase 1	Decant & Buybacks	4,067,590	608,708														4,676,298
	Development Costs		4,316,778	4,706,617	5,849,669	314,174				215,966							15,403,204
Phase 2	Decant & Buybacks		2,095,800	2,832,388	599,314	24,692		720	240								5,553,154
	Development Costs		173,798	39,086	5,208,178	8,253,234	4,672,117	2,089,213	488,428	393							20,918,447
Phase 3	Decant & Buybacks			288,229	66,342	1,964,903	1,279,950	10,841		(95)							3,610,170
	Development Costs					83,261	251,250	4,798,185	6,973,901	3,681,324	948,727	5,979	(2,668)				16,739,959
Phase 4	Decant & Buybacks									6,033,496	2,200,566	854	(948)				8,233,968
	Development Costs									322,426	1,163,613	6,017,470	5,742,177	668,060	845,500	1,476,981	16,236,227
Phase 5	Decant & Buybacks					5,438	162	1,310,101	2,118,363	412,804	8,076	222	1,029				3,856,195
	Development Costs						1,703	116,024	291,258	2,489,064	4,622,785	2,031,564	2,922,635	6,036	17,079	1,480	12,499,607
Ham Drive	Decant & Buybacks				29,615	1,123,104	907,961	32,106	(72)								2,092,714
	Development Costs				8,840	3,700											12,540
Laurel Road	Decant & Buybacks																441,368
	Development Costs				1,610	10,504	13,530	118,644	18,731								133,784
Goodwin Crescent	Decant & Buybacks																852,636
	Development Costs					5,155	204,861	642,620									71,085
Allenby Road	Decant & Buybacks				71,085												590,920
	Development Costs					8,589	122,145	460,186									350,064
Wren Gardens	Decant & Buybacks																106,113
	Development Costs					4,932	87,970	255,086	2,075								0
Bodmin Road	Decant & Buybacks																9,092,871
	Development Costs						208,757	2,718,510	6,687,749	989,046	9,129						10,613,191
Skerries Road	Decant & Buybacks																0
	Development Costs					28,255	126,397	5,626,716	3,205,000	79,998	26,505						9,092,871
Southway	Decant & Buybacks																12,553,764
	Development Costs					29,570	28,611	462,465	8,658,783	3,283,500	92,405	(1,570)					12,553,764
Newcastle Gardens	Decant & Buybacks																59,487
	Development Costs									5,775	2,650	31,400	20,765	(5,103)	2,000	2,000	59,487
TOTAL NET EXPENDITURE		4,067,590	7,195,084	7,860,320	11,834,653	11,873,042	8,422,661	18,541,504	28,425,725	17,513,697	9,074,434	8,085,919	8,682,990	668,992	864,578	1,480,461	144,591,652

DEVELOPMENT INCOME

Phase 1	Land Receipts		882,425	282,575			389,546													1,554,546
	Grants	1,980,000	1,056,000	1,979,999	832,000		184,000													6,031,999
	Homebuy Sales			1,017,980	634,834															1,652,814
Phase 2	Land Receipts			1,114,311		1,651,013	1,089,602	742,910	1,191,455											5,938,380
	Grants			149,089		944,000	633,750	487,500	67,500											5,363,000
	Homebuy Sales			181,125		929,222	1,592,289	1,022,500	231,500											3,956,636
Phase 3	Land Receipts						3,198,720	363,762	185,750	719,784	185,752									1,455,048
	Grants									447,440	504,560	114,240								4,264,960
	Homebuy Sales								562,100	1,177,050	560,050									2,299,200
Phase 4	Land Receipts									474,075		353,850	119,910	223,020	157,710					1,328,565
	Grants									2,117,435	3,427,000	2,975,500								8,519,935
	Homebuy Sales										184,750	160,000			159,750				504,500	
Phase 5	Land Receipts										551,506	1,194,931	275,753							2,022,190
	Grants									2,273,250	821,689	128,311	157,500			285,000				3,981,000
	Homebuy Sales										1,062,500	1,368,500			222,500				2,653,500	
Ham Drive	Land Receipts					240,000		80,000												320,000
	Grants							335,200												335,200
	Homebuy Sales																			114,000
Laurel Road	Land Receipts																			160,000
	Grants					85,500		28,500												120,000
	Homebuy Sales																			80,000
Goodwin Crescent	Land Receipts																			2,731,000
	Grants																			1,582,500
	Homebuy Sales																			1,817,650
Allenby Road	Land Receipts																			2,129,000
	Grants																			1,817,650
	Homebuy Sales																			80,000
Wren Gardens	Land Receipts																			2,731,000
	Grants																			1,582,500
	Homebuy Sales																			1,817,650
Bodmin Road	Land Receipts																			2,129,000
	Grants																			1,817,650
	Homebuy Sales																			80,000
Skerries Road	Land Receipts																			2,731,000
	Grants																			1,582,500
	Homebuy Sales																			1,817,650
Southway	Land Receipts																			2,129,000
	Grants																			1,817,650
	Homebuy Sales																			80,000
Newcastle Gardens	Land Receipts																			2,731,000
	Grants																			1,582,500
	Homebuy Sales																			1,817,650
TOTAL NET INCOME		1,980,000	1,938,425	3,429,643	3,706,270	6,709,531	7,228,061	5,968,072	5,295,380	10,827,999	7,176,016	5,926,982	5,315,853	563,410	730,520	667,710	67,463,873			

NET EXPENDITURE / (INCOME)	2,087,590	5,256,659	4,430,677	8,128,383	5,163,511	1,194,600	12,573,432	23,130,345	6,685,698	1,898,418	2,158,937	3,367,137	105,582	134,058	812,751	77,127,780			
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